

Listed below are key characters (in bold) for searching within this file.

Hold down the control key and select the “f” key. Enter either a key character from the list below or document name and select enter for a list of documents containing the search word you entered.

APL – all documents behind this target sheet pertain to the original application submitted by the Applicant.

PBM1 – all documents behind this target sheet are any Planning Board memos with attachments that went to the Board.

PBR1 - all documents behind this target sheet are any Planning Board reports with attachments that went to the Board.

CC1 - all documents behind this target sheet are any City Council memos/reports that went to the City Council.

DRC1 - all documents behind this target sheet are those pertaining to the post review of the project by the Development Review Coordinator.

MISC1 - all documents behind this target sheet are those that may not be included in any of the categories above.

APL

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Dept.

Address of Construction: 832 Congress St		Zone: B-2b
Total Square Footage of Proposed Structure Parking Lot Lot 11,200 sq ft²		Square Footage of Lot 19,094 sq ft²
Tax Assessor's Chart, Block & Lot Chart# 53 Block# F 1,2,3,4,5 Lot# 6,7	Property owner, mailing address: Boyd Properties 44 Elm St Camden, ME 04843	Telephone: 207 236-0909
Consultant/Agent, mailing address, phone & contact person Associated Design Partners 80 Leighton Rd. Falmouth ME 04105	Applicant name, mailing address & telephone: 878-1751 Jim Thibodeau / Matthew Kelly	Project name: Portland Glass Parking Lot Expansion
Proposed Development (check all that apply) <input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input checked="" type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision, amount of lots <input type="checkbox"/> \$25.00 per lot \$ _____ <input type="checkbox"/> Site Location of Development \$3,000, except for residential lots which are then \$200 per lot _____ <input type="checkbox"/> Traffic Movement \$1,000 <input type="checkbox"/> Stormwater Quality \$250.00 <input type="checkbox"/> Other _____ <input type="checkbox"/> After the fact review - Major project \$1,500.00 <input type="checkbox"/> After the fact review - Minor project \$1,200.00		
Major Development _____ \$500.00 Minor Development <input checked="" type="checkbox"/> \$400.00 Plan Amendments: <input type="checkbox"/> Board review \$200.00 <input type="checkbox"/> Staff review \$100.00		
Who billing will be sent to: Mailing address: Associated Design Partners State and Zip: 80 Leighton Rd. Contact person: Jim T. Phone: 878 Falmouth, ME 04105 Matthew Kelly -1751		

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, and c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x 11) you may also visit the web site: cl.portland.me.us chapter 14

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: Matthew P. Kelly	Date: 6/12/02
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This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

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

2002-0133

Application I. D. Number

06/12/2002

Application Date

Portland Glass Pk. Lot Expansion

Project Name/Description

Associated Design Partners

Applicant

80 Leighton Road, Falmouth, ME 04105

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 878-1751 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

832 - 832 Congress St, Portland, Maine

Address of Proposed Site

053 F001001

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) _____

Proposed Building square Feet or # of Units

Acreage of Site

B2b

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 Plan **\$400.00** Subdivision _____ Engineer Review _____ Date **06/13/2002**

Planning Approval Status:

Reviewer _____

- Approved Approved w/Conditions
See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets
Attached

OK to Issue Building Permit _____
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

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

August 28, 2002

Mr. Matthew Kelly, Project Engineer
Associated Design Partners, Inc.
80 Leighton Avenue
Falmouth, ME 04105

RE: Portland Glass Parking Lot Expansion, 832 Congress Street
(ID# 2002-0133, CBL#53-F-1001)

Dear Mr. Kelly:

On August 28, 2002, the Portland Planning Authority granted minor site plan approval with the following conditions for the expansion and redesign of the Portland Glass parking lot located in the vicinity of 832 Congress Street:

1. That the detail sheet be amended to show a granite tipdown of 7' as opposed to the 6' currently shown.
2. That the applicant complete a maintenance agreement for the on-site stormwater apparatus.
3. That the landscape plan be modified in the following ways:
 - a. That three 2.5" caliper Honey Locusts be shown as street trees in the esplanade.
 - b. That the two rhododendrons nearest the paved area at the west end of the site be replaced with a 2.5" caliper thornless Hawthorne.
 - c. That an Austrian Pine be shown behind the eight rhododendrons near the existing building.

Note: A building permit for the retaining walls is required.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

June 20, 2002

Mr. Matthew Kelly, Project Engineer
Associated Design Partners, Inc.
80 Leighton Avenue
Falmouth, ME 04105

RE: Portland Glass Parking Lot Expansion, 832 Congress Street
(ID# 2002-0133, CBL#53-F-1001)

Dear Mr. Kelly:

The Planning Department has received your minor site plan application for the parking lot expansion at 832 Congress Street. After review of the submitted plans and materials, the following comments have been generated:

1. The proposed expanded parking lot has in excess of 25 parking spaces. Parking lots of this size are required to provide on-site treatment to remove contaminants such as oil, grease and sediments from the stormwater runoff. An on site device such as a VorTechnics box will be required.
2. The Fire Department has approved the addition with no conditions.
3. Staff has to date not received evidence of right title or interest in the property.
4. The property appears to be encumbered by a 20' passageway that is an easement to abutters and possibly not owned by the applicant. Staff requests clarification regarding this passageway.
5. Staff requests engineering details for the proposed retaining walls.
6. Staff requests catalog cuts and photometrics for the proposed lighting.

The City of Portland's Consulting Engineer, City Arborist and the Public Works Department are currently reviewing the plans. If there are any additional comments, I will forward them to you promptly.

If you have any questions, please do not hesitate to contact me at 756-8083.

O:\PLAN\DEVREVW\Congress832\Bennett 6-19-2002.doc

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

July 9, 2002

Mr. Matthew Kelly, Project Engineer
Associated Design Partners, Inc.
80 Leighton Avenue
Falmouth, ME 04105

RE: Portland Glass Parking Lot Expansion, 832 Congress Street
(ID# 2002-0133, CBL#53-F-1001)

Dear Mr. Kelly:

The Planning Authority recognizes the timeliness of proceeding with the placement of the 8" PVC pipe tying into the existing combined sewer system in Congress Street. Although this pipe is a component of a pending site plan application, please proceed through Public Works with this small portion of the project, stubbing the pipe after it enters your property. No other portions of this project have been approved of at this time.

If you have any questions, please do not hesitate to contact me at 756-8083.
Sincerely,

A handwritten signature in blue ink, appearing to read 'Jonathan C. Spence'.

Jonathan C. Spence
Planner

CC: Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Anthony Lombardo, Public Works
Todd Merkle, Public Works
Eric Labelle, Public Works
Kathy Staples, Public Works

DRC1

6. SITE LIGHTING	_____	_____	_____	_____	_____	7800 ⁻
7. EROSION CONTROL	_____	_____	_____	_____	_____	1950 ⁻
Silt Fence	_____	_____	_____	_____	_____	_____
Check Dams	_____	_____	_____	_____	_____	_____
Pipe Inlet/Outlet Protection	_____	_____	_____	_____	_____	_____
Level Lip Spreader	_____	_____	_____	_____	_____	_____
Slope Stabilization	_____	_____	_____	_____	_____	2500 ⁻
Geotextile	_____	_____	_____	_____	_____	_____
Hay Bale Barriers	_____	_____	_____	_____	_____	_____
Catch Basin Inlet Protection	_____	_____	_____	_____	_____	_____
8. RECREATION AND OPEN SPACE AMENITIES	_____	_____	_____	_____	_____	_____
9. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	_____	_____	_____	_____	_____	2925 ⁻
10. MISCELLANEOUS	10% UNKNOWN REVIEW ISSUES	_____	_____	_____	_____	2000 ⁻
TOTAL:	\$8,500	_____	_____	_____	_____	\$69,235.00
GRAND TOTAL:	_____	_____	_____	_____	_____	\$77,735 ⁻

OK 10-24-02
J.R.

INSPECTION FEE (to be filled out by the City)

	<u>PUBLIC</u>	<u>PRIVATE</u>	<u>TOTAL</u>
A: 2.0% of totals:	\$170.00	99,935 \$1,384.70	\$1,554.70 ✓
or	_____	_____	_____
B: Alternative Assessment:	_____	_____	_____
Assessed by:	J.R. (name)	J.R. (name)	J.R.

MISC1

October 23, 2002

99032

Alexander Jaegerman
Portland Planning Division Director
389 Congress Street
Portland, Maine 04101

Re: Portland Glass Parking Lot Expansion
(ID# 2002-0133, CBL#53-F-1001)

Dear Mr. Jaegerman:

This letter is in response to the approval of the above referenced project, dated August 28, 2002. Three conditions were requested for minor site plan approval. Each condition has been addressed as follows:

1. The granite curb detail has been changed to reflect the 7' tipdown as opposed to the 6' tipdown.
2. A maintenance agreement for on-site stormwater apparatus will not be required for this project. The apparatus was eliminated due to the decreased scope of the parking area. Also, we are now proposing to keep the stormwater piping connection on site so that construction into Congress Street can be avoided. The existing pipe depth, size & connection has been field verified by Hardy Pond Construction.
3. The landscape plan has been modified to show;
 - a. Three Honey Locusts as street trees in the esplanade.
 - b. Two rhododendrons at the west end of the parking area be replaced by two thornless Hawthorne
 - c. One Austrian Pine behind the eight rhododendrons near the existing building.

If you have any questions, please feel free to call our office. 878-1751

Sincerely,



Aaron Bennett
Project Designer
Associated Design Partners Inc.

CC: Matt Orne



02P133

TO: Jonathan Spence, Planner
FROM: Jim Seymour – Development Review Coordinator, Sebago Technics, Inc.
RE: 832 Congress Street - Portland Glass Parking Lot Expansion
DATE: August 14, 2002

We have made a review of the revised plans for the Portland Glass Parking Lot Expansion and have the following concerns regarding outstanding issues from our initial memo. The following comments are submitted in outline format:

1. Sheet 1 of 5

- A. Delineate Snow storage areas on Plan
- B. Show all striping including stop bar at entrance
- C. Show light fixture location and underground electrical service locations
- D. Please label extent of guardrail

2. Sheet 2 of 5

- A. Show handicap crossing to building. Does slope meet ADA standards?
- B. Please respond to the earth being cut from the foundation and discuss frost and stability issues due to new cut at the foundation.
- C. Grading at the turnaround has not been corrected. How will slopes here be stabilized?
- D. Please eliminate Downstream Defender since less than 25 spaces are now proposed. Show only one basin unless stormwater storage is an issue. Catch basin is required to have a Casco Trap or equivalent hood.
- E. Silt fence should be at toe of cut slope not top.
- F. Catch basin shall be protected with measures during construction from sediment. Show measures.
- G. Please show base line for profile and location of City ROW and retaining wall as well.
- H. Please explain elevation changes to doorway along Northwest side and what will happen to accessibility.
- I. Trees to be removed along with existing trees to remain have still not been shown.
- J. Sidewalk cross slope at Congress Street is being constructed and will not be matching the slope proposed by this plan. Grading will be needed to be revised to

accommodate pedestrian safe crosswalks also 18% is too steep for a driveway access. Please correct. Grades will have to be lowered to accommodate both driveway and pedestrian safety.

3. **Sheet 3 of 5**

- A. The landscape plan, shall be reviewed by Planning Staff and/or Jeff Tarling, the City Arborist. The plan still has plant listings not shown on the plan.

Retaining Wall Sections

- A. All retaining wall sections shall be submitted to the Code Enforcement Office for building permits as necessary.

Please feel free to contact me if you have any questions.

JS:



ASSOCIATED DESIGN PARTNERS INC.

Office: 207.878.1751

Fax: 207.878.1788

e-mail: tibs@javanet.com

80 Leighton Road • Falmouth, Maine 04105

June 12, 2002

99032

MKelly 01
@ M.D.R. P.C.

Sarah Hopkins, Senior Planner
City of Portland
Planning Department
389 Congress Street
Portland, ME 04101

RE: Submission documents for minor site plan review Portland Glass Parking Lot Renovation, 832 Congress Street, Portland.

Dear Sarah:

We have attached plan sets (9 full size) for minor site plan approval for the above referenced project. The owner of record is Boyd Properties (Matthew Orne) Camden, ME.

1. The current and proposed use of the site will remain unchanged as a parking lot.
2. We have met with Eric Label and Gretel Varney (City of Portland Public Works Employees) to discuss and coordinate the renovation of the parking lot with the City of Portland planned Congress Street sidewalk / street paving project that is scheduled for July and August 2002. The critical path construction items of this parking lot project relative to the City of Portland Congress Street project are the storm drain connection to the existing combined sewer line on Congress Street and the retaining wall construction proposed for the parking lot. With these items completed the City of Portland can continue with their Congress Street sidewalk and paving construction unimpeded.
4. Existing street utilities are currently water, electrical, sewer & natural gas.
5. The anticipated sequence of construction is:
 1. Sidewalk Removal (City of Portland)
 2. Installation of erosion control measures
 3. Excavation for storm drain and retaining wall
 4. Install storm drain piping and catch basins
 5. Construct Retaining Walls
 6. Backfill and grading
 7. Paving of new parking lot and entrance
 8. Final loam and seeding with associative landscaping
 9. Install Lighting
 10. Parking lot detailing

Construction is estimated to begin upon all appropriate approvals have been obtained. Completion of storm drain system and retaining walls shall be completed within (4) weeks. Project final completion shall be completed with (8) weeks from start of construction.

6. There are no state or federal regulatory approvals required for this project.
7. We will provide evidence (next week) of applicant's right, title or interest in the property is the deed of the property.
8. There are no unusual natural areas, wildlife and fisheries habitats or archaeological sites located on or near the project site.

Page 2
File No. 98037

Should you have any questions with this submittal, please do not hesitate to contact me. We look forward to any comments or suggestions from the next planning board meeting.

Sincerely,

Aaron Bennett
Project Designer
Associated Design Partners, Inc.

Cc Boyd Properties; Matthew Orne

June 17, 2002

99032

Johnathan Spencer
City of Portland
Planning Department
389 Congress Street
Portland, ME 04101

RE: Portland Glass Parking Lot Renovation, 832 Congress Street, Portland.
(ID# 2002-0133, CBL # 53-F-1001)

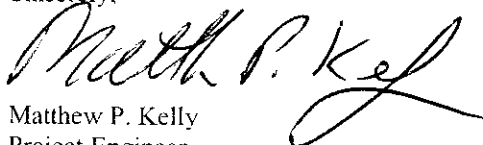
Dear Johnathan:

Please find attached (4) copies of the additional information that you requested in your letter dated 6/20/02. The following are answers to the comments in your letter.

1. The proposed construction has been reduced. The reduced construction scope is for a parking lot of (19) parking spaces. The proposed storm water system has been design to include a treatment system if the scope of work exceeds (25) parking spaces. Thank you for the letter enabling the project to install the storm water piping (8" PVC) under the street and sidewalk.
2. No action.
3. Please find attached a copy of deed, for the property (14) pages. The owner of record is Hay Block LLC / Matthew Orne.
4. The project scope has been reduced to not include the passageway. The title for this passageway is currently being researched by the owners, attorney.
5. Please find attached engineering details for the retaining walls.
6. Please find attached copies of catalog cuts (3) sheets and photometrics for the proposed lighting system.

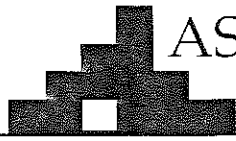
Should you have any questions with this submittal, please do not hesitate to contact me. We look forward to any comments or suggestions from the next planning board meeting.

Sincerely,



Matthew P. Kelly
Project Engineer
Associated Design Partners, Inc.

Cc Boyd Properties; Matthew Orne



August 22, 2002

99032

Jonathan Spencer
City of Portland
Planning Department
389 Congress Street
Portland, ME 04101

RE: Portland Glass Parking Lot Renovation, 832 Congress Street, Portland.
(ID# 2002-0133, CBL # 53-F-1001)

Dear Jonathan:

Please find attached (2) sets of revised plans per your request. One (1) set was delivered directly to Jim Seymour at Sebago Technics. The following are resolutions / answers to Jim Seymour letter, dated 8/22/02.

Sheet 1 of 5

- A. Snow Storage area delineated on plan.
- B. All parking lot stripping and Stop bar is shown.
- C. Light fixture and underground electrical service location is shown on sheet 3 of 5.
- D. Guide rail is depicted with a length 112'. See construction detail on sheet 4 of 5.

Sheet 2 of 5

- A. Wheel chair path is shown. Slope of path is 20:1.
- B. Retaining wall extended to building edge and offset 3' from building. Foundation frost protection detail added to sheet 4 of 5.
- C. Grade re-labeled. Edge of pavement delineated.
- D. Downstream Defender eliminated. Catch basin with Casco trap specified.
- E. Silt fence relocated to toe of slope.
- F. Catch basin silt protection specified and detail added to sheet 5 of 5.
- G. Retaining wall base and City ROW delineated.
- H. Overhead door eliminated.
- I. As per our telephone conversation. Final landscape plan to be determined at end of construction with the assistance of Jeff Tarling, City Arborist.
- J. Grade at parking lot entry revised to 20:1 slope.

Sheet 3 of 5

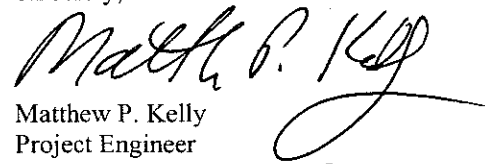
A. Jeff Tarling's landscape requirements will be provided at end of construction.

Retaining Wall Sections

A. Retaining wall construction to start after building permit is issued.

Should you have any questions with this submittal, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Matthew P. Kelly". The signature is written in a cursive style with a large, sweeping flourish at the end.

Matthew P. Kelly
Project Engineer
Associated Design Partners, Inc.

Cc Boyd Properties; Matthew Orne



02P133

TO: Jonathan Spence, Planner
FROM: Jim Seymour – Development Review Coordinator, Sebago Technics, Inc.
RE: 832 Congress Street - Portland Glass Parking Lot Expansion
DATE: August 14, 2002

We have made a review of the revised plans for the Portland Glass Parking Lot Expansion and have the following concerns regarding outstanding issues from our initial memo. The following comments are submitted in outline format:

1. Sheet 1 of 5

- A. Delineate Snow storage areas on Plan
- B. Show all striping including stop bar at entrance
- C. Show light fixture location and underground electrical service locations
- D. Please label extent of guardrail

2. Sheet 2 of 5

- A. Show handicap crossing to building. Does slope meet ADA standards?
- B. Please respond to the earth being cut from the foundation and discuss frost and stability issues due to new cut at the foundation.
- C. Grading at the turnaround has not been corrected. How will slopes here be stabilized?
- D. Please eliminate Downstream Defender since less than 25 spaces are now proposed. Show only one basin unless stormwater storage is an issue. Catch basin is required to have a Casco Trap or equivalent hood.
- E. Silt fence should be at toe of cut slope not top.
- F. Catch basin shall be protected with measures during construction from sediment. Show measures.
- G. Please show base line for profile and location of City ROW and retaining wall as well.
- H. Please explain elevation changes to doorway along Northwest side and what will happen to accessibility.
- I. Trees to be removed along with existing trees to remain have still not been shown.
- J. Sidewalk cross slope at Congress Street is being constructed and will not be matching the slope proposed by this plan. Grading will be needed to be revised to

Portland Glass 832 Congress St.

-2-

August 14, 2002

accommodate pedestrian safe crosswalks also 18% is too steep for a driveway access. Please correct. Grades will have to be lowered to accommodate both driveway and pedestrian safety.

3. Sheet 3 of 5

- A. The landscape plan, shall be reviewed by Planning Staff and/or Jeff Tarling, the City Arborist. The plan still has plant listings not shown on the plan.

Retaining Wall Sections

- A. All retaining wall sections shall be submitted to the Code Enforcement Office for building permits as necessary.

Please feel free to contact me if you have any questions.

JS:

Square Series

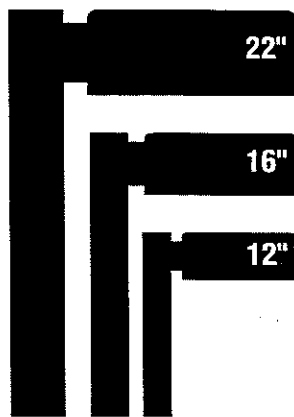
The Square Series is available with 10 different optical systems, to satisfy almost any lighting job. These high performance fixtures have computer-designed optics that provide precise light distribution as well as glare control.

Floodlight Optical Systems

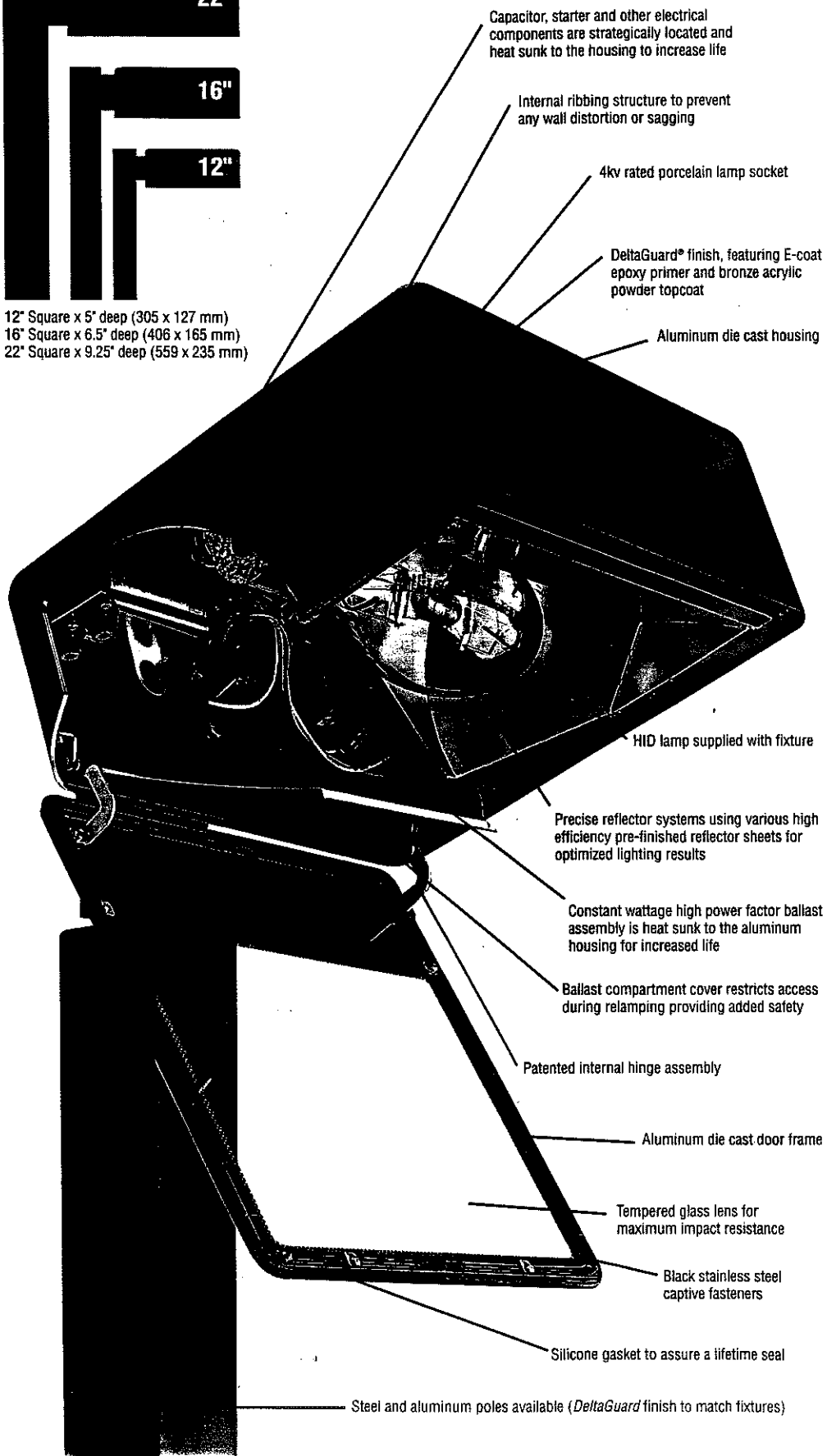
This product group is characterized by their ability to be tilted above horizontal to place the main beam in the optimum position for the project. This group includes: Standard, Cutoff, Parabolic Medium and Narrow and Narrow Beam Cutoff. Several mountings are offered for special projects that require the fixture's aiming angle to be adjusted. Refer to the mountings on page 71 and the mounting brackets shown on pages 108 and 109.

Area Light Optical Systems

These lights are typically used at a fixed position, parallel to the ground. Their optical systems are designed to place the main beam in the correct position without any tilt angle. This group includes: Vertical Forward Throw, Parking/Roadway, Area Cutoff and Quadrate Vertical and Horizontal. Several mountings are offered—see page 71 for mountings and pages 108 and 109 for mounting brackets.



12" Square x 5" deep (305 x 127 mm)
 16" Square x 6.5" deep (406 x 165 mm)
 22" Square x 9.25" deep (559 x 235 mm)



Capacitor, starter and other electrical components are strategically located and heat sunk to the housing to increase life

Internal ribbing structure to prevent any wall distortion or sagging

4kv rated porcelain lamp socket

DeltaGuard® finish, featuring E-coat epoxy primer and bronze acrylic powder topcoat

Aluminum die cast housing

HID lamp supplied with fixture

Precise reflector systems using various high efficiency pre-finished reflector sheets for optimized lighting results

Constant wattage high power factor ballast assembly is heat sunk to the aluminum housing for increased life

Ballast compartment cover restricts access during relamping providing added safety

Patented internal hinge assembly

Aluminum die cast door frame

Tempered glass lens for maximum impact resistance

Black stainless steel captive fasteners

Silicone gasket to assure a lifetime seal

Steel and aluminum poles available (DeltaGuard finish to match fixtures)

RUUD[®]
LIGHTING

Installation Simplified

Your efforts installing these fixtures are reduced due to four primary design considerations. The first is that all fixtures come complete with the lamp already inside the fixture. This eliminates the coordination of lamp shipment and assures you that the right lamp is provided. The second design feature is that most fixtures come with a Quad-volt ballast of common local voltages. The third is simplicity of mounting designs. For example, with the 2" Adjustable Fitter, just two set screws are needed. And they face you, rather than being located on all four sides of the fitter. The fourth feature is the patented "internal" hinging system which automatically positions the lens assembly when it is closed. This requires only two stainless steel screws to secure the lens assembly.

Less Wind Loading

Computer designed optics using compact lamps and superior heat dissipation techniques allow the compact size of our square housings. Size and shape reduce wind load, resulting in cost savings when determining pole specifications.

Ten Reflector Options

Ten reflector systems provide the flexibility to accomplish any lighting task in the most optimized manner. Our engineers use the latest computerized design techniques and are not satisfied

until our reflector systems provide optimum results. This has resulted in our utilizing smaller envelope lamps in some reflectors to achieve the desired optimized results. For example, our AC Series Forward Throw fixture could not have been achieved in the past without the fixture being double its size. However, by using the ED28 ∇ reduced envelope lamp for the 400 watt metal halide and the BT37 ∇ reduced envelope lamp for the 1000 watt metal halide, we were able to develop optical systems that have a forward main beam at 60+ degrees with no fixture tilt, and virtually no back light. This amazing reflector system allows you to light parking lots and tennis courts with minimal spill light onto adjacent properties. The reflector system and adjustable backlight cutoff also allow direct or indirect wall mounted lighting without the typical objectionable wall brightness.

Longer Fixture Life

All products are standard with our exclusive *DeltaGuard* finish, featuring an E-coat epoxy primer and a bronze acrylic powder topcoat. The acrylic finish is resistant to the degrading effects of the ultraviolet radiation from the sun and other environmental factors. This assures you that the products you install today will look great in the future as well. We are so confident, we offer a 7-year finish warranty!

Lamps

12" housings and 16" Post Top Lights thru 150W PSMH, 175W MH and 150W HPS accommodate medium base lamps. 16" housings accommodate mogul base lamps (the PM, PN and the AC Series utilize an ED28 ∇ reduced envelope lamp for 300-400W PSMH & 400W MH fixtures). 22" housings accommodate mogul base lamps (the QV Square Tube Post Top and VFT Series utilize a ED28 ∇ reduced envelope lamp for 300-400W PSMH & 400W MH fixtures; the PM, PN, AC, VFT and QV Square Tube Post Top Series utilize a BT37 ∇ reduced envelope lamp for 1000W MH fixtures).

Weather-tight Housing

The aluminum housing is manufactured with the latest die casting technology. This unique styling allows straight wall sections. The die cast door frame has a high temperature silicone gasket and high impact strength tempered glass lens. The lens frame is supplied with mounting holes for field-installed accessories. For the VFT Series, a clear sag lens (acrylic on 250-400W and glass on 1000W) is used and lens frame is supplied with mounting clips for the Backlight Shield accessory. For the Square Tube Post Top, all horizontal lamps and 50-175W vertical lamps are supplied with a clear, flat tempered glass lens; 250-1000W vertical lamps have a sag tempered glass lens.

Structural Integrity

Internal ribbing is designed into the housing to distribute structural loads. This allows the fixture to be mounted in any operating position without any wall distortion. Typical fixture leaks are eliminated. The internal structure also prevents fatigue failure of the housing.

Ballasts

All fixtures are standard with a high power factor ballast. The majority of Flood/Area fixtures are supplied with a multi-volt ballast. In the U.S., the standard ballast includes 120, 208, 240 and 277 volts; in Canada, the standard ballast includes 120, 277 and 347 volts (some wattages are standard with a 120/277V dual-volt ballast).

Wiring

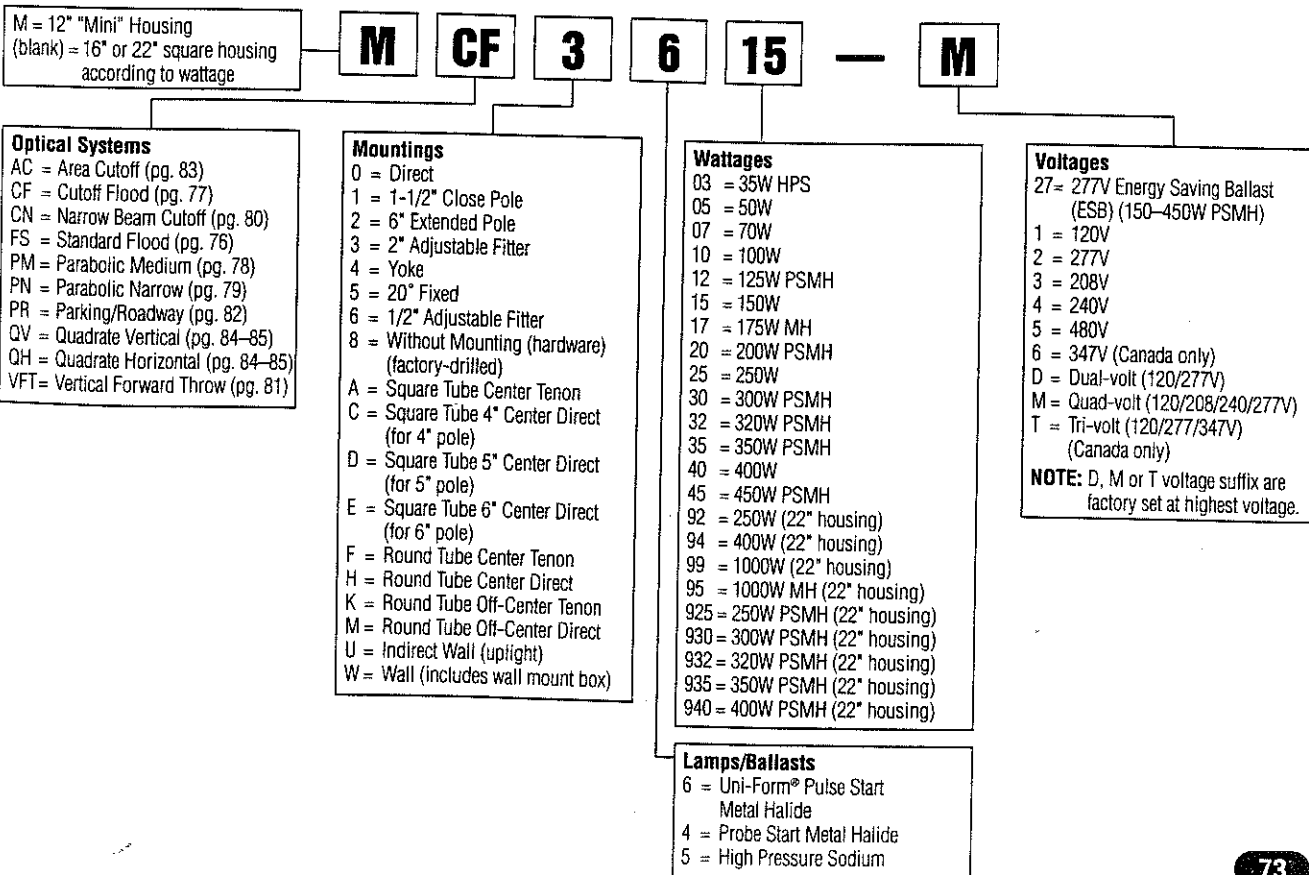
150°C minimum supply wire is required for wall mounted fixtures.

Labels

UL Listed in U.S. and Canada for wet locations, and enclosure classified IP54 and/or IP65 per IEC 529 and IEC 598.

Square Series Catalog Number Logic

NOTE: See product pages for availability.



Prepay
Adder
\$6
\$10
\$18
\$8
\$8
\$108
\$96
\$16
\$2

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Prepay
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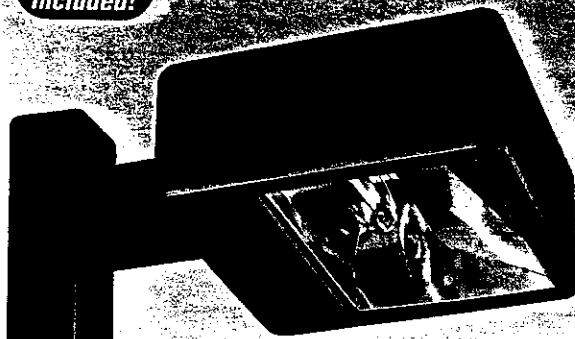
\$18
\$24

Prepay
Price
\$44
\$6

Price
\$8
\$8
\$10

age 71
age 73
74-75
age 89
3-107
3-109
3-113
3-183

Lamp
Included!



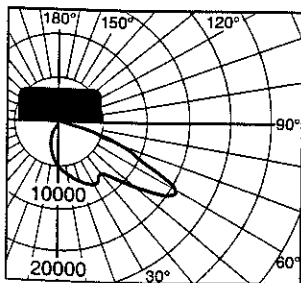
**AC Series
6" Extended Pole Mount**

Area Cutoff Floodlight

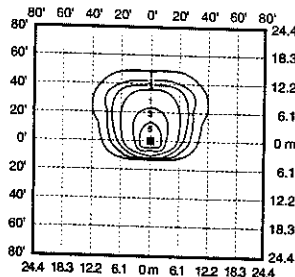
This compact forward-throw reflector has a main beam of 60°+ from vertical (30° from horizontal), providing wide lateral distribution and excellent uniformities. A Backlight Shield accessory (standard on Wall Mount) permits precise cutoff adjustability.

Three Sizes:

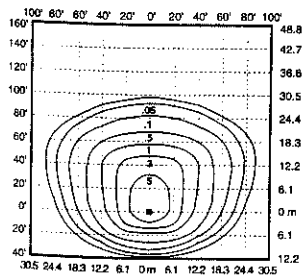
- 12" square x 5" deep (305 x 127 mm)
- 16" square x 6.5" deep (406 x 165 mm)
- 22" square x 9.25" deep (559 x 235 mm)



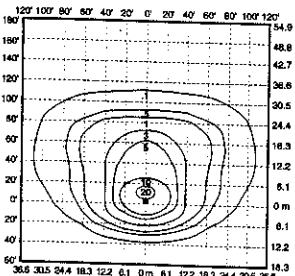
Candlepower distribution curve of 400W MH 16" Area Cutoff Floodlight.



Isofootcandle plot of 175W MH Area Cutoff Floodlight at 15' (4.6 m) mounting height, 0° tilt above horizontal, with backlight shield located for backlight cutoff.



Isofootcandle plot of 400W MH Area Cutoff Floodlight at 25' (7.6 m) mounting height, 0° tilt above horizontal, with backlight shield removed.



Isofootcandle plot of 1000W MH Area Cutoff Floodlight at 30' (9.1 m) mounting height, 0° tilt above horizontal, with backlight shield removed.

AC Series Order Information

Housing Size (sq.)	Wattage/Lamp	Catalog Number	Prepay Price	Mounting Code (Insert Code at * in Catalog #)	Prepay Adder
12"	125W PSMH	MAC*612-D	\$137	1 = 1-1/2" Close Pole Mount	\$6
12"	150W PSMH	MAC*615-M	\$142	2 = 6" Extended Pole Mount	\$10
16"	200W PSMH	AC*620-M	\$173	3 = 2" Adjustable Filter	\$18
16"	250W PSMH	AC*625-M	\$174	4 = Yoke Mount	\$8
16"	300W PSMH	AC*630-M	\$175	6 = 1/2" Adjustable Filter (12" housing only)	\$8
16"	320W PSMH	AC*632-M	\$176	K = Round Tube Off-Center Tenon Mount (16" housing only)	\$108
16"	350W PSMH	AC*635-M	\$176	M = Round Tube Off-Center (For 2-3/8" or 3" O.D.)	\$96
16"	400W PSMH	AC*640-M	\$181	Direct Mount (16" housing only)	
12"	50W MH	MAC*405-D	\$142	(Direct Filter for 4" sq. pole)	
12"	70W MH	MAC*407-D	\$142	W = Wall Mount (Backlight Shield is standard)	\$16
12"	100W MH	MAC*410-D	\$142	B = Without Mounting (hardware)	\$2
12"	175W MH	MAC*417-M	\$137		
16"	175W MH	AC*417-M	\$160		
16"	250W MH	AC*425-M	\$162		
16"	400W MH	AC*440-M	\$170		
22"	1000W MH	AC*499-M	\$293		
12"	35W HPS	MAC*503-1	\$130		
12"	50W HPS	MAC*505-D	\$135		
12"	70W HPS	MAC*507-M	\$135		
12"	100W HPS	MAC*510-M	\$135		
12"	150W HPS	MAC*515-M	\$136		
16"	250W HPS	AC*525-M	\$172		
16"	400W HPS	AC*540-M	\$180		

NOTE: When using multiple 22" sq. housings at 90° configuration, a special 12" arm is required; consult factory for availability and pricing.

Options: (Factory-installed)	Change Suffix To	Add After Suffix	Prepay Adder
277V Energy Saving Ballast (ESB) (150-400W PSMH only)	27		deduct \$10
120V Reactor ballast (50-150W HPS 12" housing only)	1		deduct \$10
480V ballast (200-400W PSMH, 175-1000W MH & 70-400W HPS only)	5		no adder
Quad-volt ballast (50-100W MH only)	M		\$4
Tri-volt ballast (200-400W PSMH, 70-400W MH & 70-400W HPS only) (Canada only)	T		no adder
Single Fuse* (277V ESB, 120V, 277V or 347V)	27, 1, 2 or 6	F	\$12
Dual Fuse* (208V, 240V or 480V)	3, 4 or 5	F	\$20
2-Level (250W HPS only) (120V, 277V or 347V)	1, 2 or 6	H	\$60
Quartz Standby (delay-relay type) (includes 100W Q lamp) (n/a 277V ESB)	Q		\$45
Button Photocell* (Factory-installed with all mountings other than 2" Adjustable Filter)			
External Photocell* (Factory-installed) (Page 89)	27, 1, 2, 3, 4 or 6	P	\$12
For fixtures w/1000W, 120V	1	P	\$18
For fixtures w/480V	5	P	\$24

* Fixtures with factory-installed photocell and/or fuse supplied with single voltage ballast.

Accessories: (Field-installed)	Prepay Price	Prepay Price	Prepay Price
	12" housing	16" housing	22" housing
Wire Guard FWG-12	\$10	FWG-16 \$14	FWG-22 \$44
Backlight Shield SBL-12	\$4	SBL-16 \$4	SBL-22 \$6

Button Photocell (Field-installed in fixtures with 2" Adjustable Filter)	Catalog #	Prepay Price
For fixtures w/120V (n/a on 1000W)	PC-1	\$8
For fixtures w/208, 240 or 277V	PC-2	\$8
For fixtures w/347V	PC*6	\$10

Mountings Page 71

Catalog Number Logic/Voltage Suffix Key Page 73

Optical Systems Pages 74-75

Accessories Page 89

Mounting Alternatives Pages 106-107

Mounting Brackets Pages 108-109

Poles Pages 110-113

2-Level Option (250W HPS only) Pages 180-183

AI's Choice (See page 3 for explanation)

Ask for details on 30 day no-risk sample orders!
(800) 236-7000; FAX: (800) 236-7500
www.rudlighting.com

LAW OFFICE OF
KEITER & ASSOCIATES, P.A.

178 Middle Street
P. O. Box 7332
Portland, Maine 04112
(207)774-5100
FAX: (207)774-5199

DATE: June 24, 2002 14 NUMBER OF PAGES

CLIENT/MATTER NAME Orne/Parking Lot Expansion

Mr. Matthew Kelly

NAME

Associated Design Partners, Inc.

COMPANY

Falmouth

CITY

ME

STATE

207-878-1788

FACSIMILE NUMBER

COMMENTS: _____

THIS COMMUNICATION IS INTENDED FOR THE USE OF THE ADDRESSEE NAMED HEREIN AND MAY CONTAIN LEGALLY PRIVILEGED AND CONFIDENTIAL INFORMATION. IF YOU ARE NOT THE INTENDED RECIPIENT OF THIS FACSIMILE, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL COMMUNICATION TO US AT THE ADDRESS ABOVE VIA THE UNITED STATES POSTAL SERVICE. WE WILL REIMBURSE ANY COSTS YOU INCUR IN NOTIFYING US AND RETURNING THE COMMUNICATION TO US. THANK YOU.

*If you do not receive this complete transmission
please call Bobbi at (207)774-5100*

LAW OFFICE OF
KEITER & ASSOCIATES, P.A.
178 MIDDLE STREET
P. O. BOX 7332
PORTLAND, MAINE 04112
(207)774-5100 FAX (207)774-5199

June 24, 2002

VIA FACSIMILE
878-1788
(13 pages)

Mr. Matthew Kelly
Associated Design Partners, Inc.
80 Leighton Road
Falmouth, ME 04105

Re: Hay Block LLC/Parking Lot Expansion, 832 Congress Street

Dear Matt:

I am writing in response to your request for information regarding the above. I am enclosing copies of two deeds, a Trustees' Deed from the Trustees of the Gene R. Cohen Revocable Trust to Hay Block LLC (recorded in the Cumberland County Registry of Deeds in Book 14733, Page 332) and a Confirmatory Trustees' Deed between the same parties (recorded in Book 14733, Page 338), both conveying this property, which consists of several lots, to Hay Block LLC.

Regarding your other question, the 20-foot passageway as to which a question has been raised is not described in the deeds, so there is no apparent ownership of that passageway by Hay Block LLC. However, I must note that there has also been no title research done with respect to the passageway, so it is not known whether there may be rights in the passageway held by Hay Block LLC, such as easement rights or the like.

Please feel free to contact me if I can provide you with any further information regarding this property. Many thanks.

Very truly yours,


Timothy S. Keiter

TSK: blr

File Number: 513.016

TRUSTEES' DEED

CHARLES E. MILLER and RICHARD P. LEBLANC, both of Portland, Maine, and WILLIAM S. BUSKER of Alexandria, Virginia, Trustees of THE GENE R. COHEN REVOCABLE TRUST u/a dated March 5, 1970, by the power conferred by law, and every other power, for One Dollar (\$1.00) paid, GRANT to HAY BLOCK LLC, a Maine limited liability company, certain real property, together with any improvements thereon, located in Portland, Maine, and more particularly described on Exhibit A attached hereto and made a part hereof.

WITNESS our hands and seals, ^{as of} this 30 day of April, 1999.

WITNESSETH:

THE GENE R. COHEN REVOCABLE TRUST

Tom S. Hanson
Name: Tom S. Hanson

By: Charles E. Miller, Jr.
Charles E. Miller, as Trustee and not individually

Richard P. LeBlanc
Name:

By: Richard P. LeBlanc
Richard P. LeBlanc, as Trustee and not individually

William S. Busker
Name:

By: William S. Busker
William S. Busker, as Trustee and not individually

MAINE REAL ESTATE TAX PAID

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

April 21, 1999

PERSONALLY APPEARED the above-named Charles E. Miller, trustee as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said trust.

Before me,
Tom S. Hanson
Name: Tom S. Hanson
Notary Public/Attorney-at-Law

EXHIBIT A

Parcel One:

A certain lot or parcel of land, with the buildings thereon, situated on the southwesterly side of Congress Street in said Portland, bounded and described as follows:

Beginning at a point in the southwesterly side line of Congress Street forty (40) feet northwesterly of the dividing line established by the mutual deeds of William H. Baxter and Charles H. Haskell recorded in Cumberland County Registry of Deeds in Book 337, Pages 407 and 408; thence by the line of Congress Street northwesterly twenty-nine (29) feet and five (5) inches to a point opposite the center of the partition wall between the house hereby conveyed and the westerly house of the block of houses on the land conveyed to Frank G. Patterson by Charlotte B. Little et als by deed dated April 15, 1876 and recorded in the Cumberland County Registry of Deeds in Book 434, Page 25; thence on a straight line southwesterly through the center of said partition wall eighty-two (82) feet and five (5) inches to a lane leading from Vaughan Street to Ellsworth Street, being the same laid down on the Vaughan Plan recorded in said Registry of Deeds in Book 71, Page 206; thence by the line of said lane southeasterly twenty-nine (29) feet, eight (8) inches to land formerly of the Portland Savings Bank; thence northeasterly by said Portland Savings Bank land eighty-seven and twenty-six hundredths (87.26) feet to Congress Street at the place of beginning.

Also, another certain lot or parcel of land, with the buildings thereon, situated on the ~~southeasterly corner of Congress and Ellsworth Streets in said Portland~~, bounded and described as follows: Commencing at the corner aforesaid; thence southeasterly by the line of Congress Street thirty and two-tenths (30.2) feet to a point opposite the center of the partition wall between the house on the premises herein described and the southeasterly house in the block; thence on a line through the center of the division wall between said houses to a lane leading from Vaughan Street to Ellsworth Street, a distance of eighty-two and five-tenths (82.5) feet; thence northwesterly by the line of said lane forty-five and seven-tenths (45.7) feet to Ellsworth Street; thence by the line of Ellsworth Street northeasterly seventy-six and six-tenths (76.6) feet to the point of beginning.

Being the same premises conveyed to Charles E. Miller, Richard P. LeBlanc and William S. Busker, as Trustees of the Gene R. Cohen Revocable Trust, by deed of Gene R. Cohen dated August 3, 1989 and recorded at the Cumberland County Registry of Deeds in Book 8851, Page 386.

Parcel Two:

A certain lot or parcel of land with the buildings thereon, situated on the southwesterly side of Congress Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows: Beginning at the intersection of the southwesterly sideline of Congress Street with the northwesterly sideline of Ellsworth Street; thence southwesterly by Ellsworth Street seventy-two and fifty-eight hundredths (72.58) feet to the easterly corner of land

conveyed by Rufus T. Boothby to Helen M. Chipman by deed dated May 20, 1905 and recorded in Cumberland County Registry of Deeds in Book 767, Page 302; thence northwesterly by said Chipman land and by land conveyed by Rufus T. Boothby to John C. Otis by deed dated May 5, 1905 and recorded in said Registry of Deeds in Book 767, Page 206, ninety-three and twenty-five hundredths (93.25) feet to the southerly corner of land conveyed by Lyman B. Chipman to the heirs of Catherine C. Dugan by deed dated October 1, 1925, and recorded in said Registry of Deeds in Book 1223, Page 32; thence northeasterly by said Dugan land sixty-two and fourth-two hundredths (62.42) feet to the southwestly sideline of Congress Street; thence southeasterly by Congress Street one hundred nineteen and fourteen hundredths (119.14) feet to the point of beginning.

Being the same premises conveyed to Charles E. Miller, Richard P. LeBlanc and William S. Busker, as Trustees of the Gene R. Cohen Revocable Trust, by deed of Gene R. Cohen dated August 3, 1989 and recorded at the Cumberland County Registry of Deeds in Book 8851, Page 386.

Parcel Three:

Also a certain lot or parcel of land with the buildings thereon, situated on the southerly side of Congress Street in said City of Portland, bounded and described as follows: Beginning at a point on the southerly sideline of Congress Street one hundred sixty-five and sixty-two hundredths (165.62) feet from the intersection of the southerly sideline of Congress Street and the westerly sideline of Ellsworth Street; thence South 38 degrees West through the center line of a 3 foot cement walk fifty-nine and four tenths (59.4) feet, more or less, to land now or formerly of Alfred A. White; thence southeasterly along ~~land now or formerly of Alfred A. White to the~~ northeasterly corner of said White land; thence southwestly one (1) foot, more or less, to the northwesterly corner of land formerly of Lyman B. Chipman; thence southeasterly by said Chipman land eight (8) feet; thence northeasterly by other land formerly of said Lyman B. Chipman sixty-two and forty-two hundredths (62.42) feet, more or less, to the southerly sideline of Congress Street, at a point one hundred nineteen and fourteen hundredths (119.14) feet from the intersection of the southerly sideline of Congress Street and the westerly sideline of Ellsworth Street; thence westerly by the southerly sideline of Congress Street forty-six and forty-eight hundredths (46.48) feet, more or less, to the point of beginning.

Being the same premises conveyed to Charles E. Miller, Richard P. LeBlanc and William S. Busker, as Trustees of the Gene R. Cohen Revocable Trust, by deed of Gene R. Cohen dated August 3, 1989 and recorded at the Cumberland County Registry of Deeds in Book 8851, Page 386.

Parcel Four:

Also a certain lot or parcel of land with the buildings thereon, situated on the southwestly side of Congress Street in said City of Portland, bounded and described as follows: Beginning at a point on the southwestly sideline of Congress Street one hundred sixty-five and sixty-two hundredths (165.62) feet from the intersection of said sideline of Congress Street with the westerly sideline of Ellsworth Street; thence South 38 degrees West through the center of a

three (3) foot cement walk fifty-nine and four tenths (59.4) feet, more or less, to land now or formerly of Alfred A. White; thence North 28 degrees 17 minutes West thirty-three and eight tenths (33.8) feet, more or less, to land now or formerly of Charles B. Garland; thence northeasterly by said Garland land sixty (60) feet, more or less, to a point on said sideline of Congress Street thirty-three and twenty-three hundredths (33.23) feet from the point of beginning; thence southeasterly by said sideline of Congress Street to the point of beginning.

Being the same premises conveyed to Charles E. Miller, Richard P. LeBlanc and William S. Busker, as Trustees of the Gene R. Cohen Revocable Trust, by deed of Gene R. Cohen dated August 3, 1989 and recorded at the Cumberland County Registry of Deeds in Book 8851, Page 386.

Parcel Five:

Also a certain lot or parcel of land with the buildings thereon, situated on the southerly side of Congress Street in said City of Portland, bounded and described as follows: Beginning on the southerly side of Congress Street at the easterly corner of land now or formerly of Charles P. Garland; thence easterly by said southerly line of Congress Street thirty-nine and seven tenths (39.7) feet, more or less, to an iron rod at the northerly corner of land now or formerly of Joseph L. Spear; thence southerly by said Spear land sixty-four and seven tenths (64.7) feet, more or less, to an iron rod, which is situated sixty-five (65) feet from Crescent Street; thence westerly parallel with Crescent Street and sixty-five (65) feet therefrom thirty-five and two tenths (35.2) feet to an iron rod on the easterly line of said Garland land; thence northerly by said Garland land sixty-eight and fifteen hundredths (68.15) feet, more or less, to Congress Street and the point of beginning.

Being the same premises conveyed to Charles E. Miller, Richard P. LeBlanc and William S. Busker, as Trustees of the Gene R. Cohen Revocable Trust, by deed of Gene R. Cohen dated August 3, 1989 and recorded at the Cumberland County Registry of Deeds in Book 8851, Page 386.

Parcel Six:

Also a certain lot or parcel of land with the buildings thereon, situated on the southerly side of Congress Street in said City of Portland, bounded and described as follows: Beginning at an iron rod on the southerly side of said Congress Street and at the easterly line of a contemplated street or lane twenty (20) feet wide extending from said Congress Street southerly; thence running southerly by said lane or street seventy-one and eight-six hundredths (71.86) feet to an iron rod; thence easterly on the line of land sold by Charles P. Garland to Edwin O. Foster thirty-five and two tenths (35.2) feet to an iron rod; thence northerly on the line of land sold by said Garland to Cyrus M. Caswell sixty-eight and fifteen hundredths (68.15) feet to said Congress Street; thence westerly by said Congress Street thirty-nine and seven hundred fifteen thousandths (39.715) feet to the point of beginning.

Being the same premises conveyed to Charles E. Miller, Richard P. LeBlanc and William S. Busker, as Trustees of the Gene R. Cohen Revocable Trust, by deed of Gene R. Cohen dated

BK 4733PG336

August 3, 1989 and recorded at the Cumberland County Registry of Deeds in Book 8851, Page 386.

Parcel Seven:

Also a certain lot or parcel of land with the buildings thereon, situated on the southerly side of Congress Street in said City of Portland, bounded and described as follows: Beginning on the southerly sideline of Congress Street at the northwesterly corner of a passageway adjoining land formerly of Charles P. Garland; thence running westerly by Congress Street sixty (60) feet to land which Edward E. Proctor conveyed to Josephine L. Dalton; thence southerly by said Dalton land fifty-seven (57) feet to land formerly of E.B. Cummings; thence easterly forty-four (44) feet by said Cummings land to said passageway; thence northerly by said passageway sixty-four and seventy-nine hundredths (64.79) feet to Congress Street at the point of beginning.

Being the same premises conveyed to Charles E. Miller, Richard P. LeBlanc and William S. Busker, as Trustees of the Gene R. Cohen Revocable Trust, by deed of Gene R. Cohen dated August 3, 1989 and recorded at the Cumberland County Registry of Deeds in Book 8851, Page 386.

Parcel Eight:

A certain lot or parcel of land with the buildings thereon situated in said City of Portland on the southwardly side of Congress Street, being numbered 856-860 Congress Street and bounded and described as follows:

Commencing on said side of Congress Street at a point distant sixty (60) feet westwardly from the westwardly sideline of a certain passageway adjoining land formerly of one Garland and from said point westwardly on said Congress Street, a distance of sixty-one and nine tenths (61.9) feet to another point; thence running from Congress Street southwardly with an included angle of seventy-four degrees thirty-one minutes ($74^{\circ} - 31'$) fifty-four and fifty-four hundredth (54.54) feet to the northwesterly corner of land formerly of Edward B. Cummings, thence on line between this lot and Cummings land eastwardly forty-three (43) feet to a certain point; thence northwardly in a direct line fifty-seven (57) feet to the first point of commencing on Congress Street.

Being the same premises conveyed to Charles E. Miller, Richard P. LeBlanc, and William S. Busker, as Trustees of the Gene R. Cohen Revocable Trust by deed of Charles E. Miller, as Personal Representative of the Estate of Gene R. Cohen, dated May 6, 1992 and recorded at the Cumberland County Registry of Deeds in Book 10053, Page 87.

BK 4733 PG 337

Parcel Nine:

A certain lot or parcel of land on the southerly side of Congress Street in the City of Portland, County of Cumberland and State of Maine, being numbered 862-864 Congress Street and bounded and described as follows:

Beginning at the southerly sideline of Congress Street at the northwesterly corner of said premises conveyed to Cumberland Savings and Loan Association by Charles J. Peters and Elsie W. Peters by deed of mortgage dated April 9, 1952, and recorded in Cumberland County Registry of Deeds in Book 2077, Page 222; thence running easterly by said southerly sideline of Congress Street, fifty-four and five tenths (54.5) feet to the northeasterly corner of said parcel mortgaged by Charles J. Peters and Elsie W. Peters to said Cumberland Savings and Loan Association; thence running southerly along the easterly sideline of said mortgaged premises forty-one (41) feet to a point; thence running westerly in a straight line to a point on the westerly sideline of said mortgaged premises thirty-nine (39) feet thereon southerly from the northwesterly corner of said mortgage premises; thence running northerly by said westerly sideline of said mortgaged premises, thirty-nine (39) feet to the point of beginning.

Being the same premises conveyed to Charles E. Miller, Richard P. LeBlanc, and William S. Busker, as Trustees of the Gene R. Cohen Revocable Trust by deed of Charles E. Miller, as Personal Representative of the Estate of Gene R. Cohen, dated May 6, 1992 and recorded at the Cumberland County Registry of Deeds in Book 10053, Page 87.

Parcel Ten:

Beginning on the northerly side line of Crescent Street at a post about eighty-six and seventy-five one-hundredths (86.75) feet northeasterly, measuring on said street from the southeasterly corner of land released by George E. B. Jackson and others, Trustees of the estate of John B. Brown, to Edward E. Proctor, by deed dated November 27, 1890, and recorded in Cumberland County Registry of Deeds, Book 578, Page 44; thence northeasterly measuring on said street seventy (70) feet to another post and from these two points extending northeasterly to Congress Street as the fences stand and as they stood September 26, 1891, and between these lines parallel with the easterly line of the parcel released to said Edward E. Proctor as aforesaid and holding the width of seventy (70) feet.

The above parcel is conveyed subject to the exceptions, reservations and rights contained in a deed from Violet E. Davidson to John Nappi, which deed is recorded at the Cumberland County Registry of Deeds in Book 2028, Page 130.

Being the same premises conveyed to Charles E. Miller, Richard P. LeBlanc, and William S. Busker, as Trustees of the Gene R. Cohen Revocable Trust by deed of Charles E. Miller, as Personal Representative of the Estate of Gene R. Cohen, dated March 24, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14633, Page 86. :

RECEIVED
RECORDED REGISTRY OF DEEDS

1999 MAY -5 PM 3: 27

CUMBERLAND COUNTY

CONFIRMATORY TRUSTEES' DEED

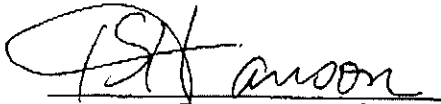
CHARLES E. MILLER and RICHARD P. LEBLANC, both of Portland, Maine, Trustees of THE GENE R. COHEN RESIDUARY TRUST u/a dated March 5, 1970, by the power conferred by law, and every other power, for One Dollar (\$1.00) paid, GRANT to HAY BLOCK LLC, a Maine limited liability company, certain real property, together with any improvements thereon, located in Portland, Cumberland County, Maine, and more particularly described on Exhibit A attached hereto and made a part hereof.


Meaning and intending to convey hereby any of the real property described on Exhibit A attached hereto that was not conveyed by a certain Trustees' Deed of near or even date herewith from Charles E. Miller, Richard P. LeBlanc, and William S. Busker, as Trustees of the Gene R. Cohen Revocable Trust to Hay Block LLC.

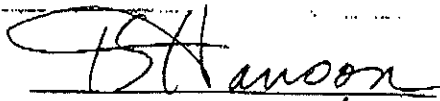
WITNESS our hands and seals this 20 day of April, 1999.

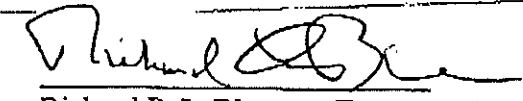
WITNESSETH:

THE GENE R. COHEN RESIDUARY TRUST


Name: Tom S. Hanson

By: 
Charles E. Miller, as Trustee and not individually


Name: Tom S. Hanson

By: 
Richard P. LeBlanc, as Trustee and not individually

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

April 29, 1999

PERSONALLY APPEARED the above-named Charles E. Miller, trustee as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said trust.

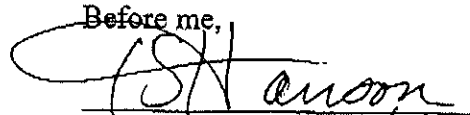
Before me,

Name: Tom S. Hanson
Notary Public/Attorney-at-Law

EXHIBIT A

Parcel One:

A certain lot or parcel of land, with the buildings thereon, situated on the southwesterly side of Congress Street in said Portland, bounded and described as follows:

Beginning at a point in the southwesterly side line of Congress Street forty (40) feet northwesterly of the dividing line established by the mutual deeds of William H. Baxter and Charles H. Haskell recorded in Cumberland County Registry of Deeds in Book 337, Pages 407 and 408; thence by the line of Congress Street northwesterly twenty-nine (29) feet and five (5) inches to a point opposite the center of the partition wall between the house hereby conveyed and the westerly house of the block of houses on the land conveyed to Frank G. Patterson by Charlotte B. Little et als by deed dated April 15, 1876 and recorded in the Cumberland County Registry of Deeds in Book 434, Page 25; thence on a straight line southwesterly through the center of said partition wall eighty-two (82) feet and five (5) inches to a lane leading from Vaughan Street to Ellsworth Street, being the same laid down on the Vaughan Plan recorded in said Registry of Deeds in Book 71, Page 206; thence by the line of said lane southeasterly twenty-nine (29) feet, eight (8) inches to land formerly of the Portland Savings Bank; thence northeasterly by said Portland Savings Bank land eighty-seven and twenty-six hundredths (87.26) feet to Congress Street at the place of beginning.

Also, another certain lot or parcel of land, ~~with the buildings thereon, situated on the~~ southeasterly corner of Congress and Ellsworth Streets in said Portland, bounded and described as follows: Commencing at the corner aforesaid; thence southeasterly by the line of Congress Street thirty and two-tenths (30.2) feet to a point opposite the center of the partition wall between the house on the premises herein described and the southeasterly house in the block; thence on a line through the center of the division wall between said houses to a lane leading from Vaughan Street to Ellsworth Street, a distance of eighty-two and five-tenths (82.5) feet; thence northwesterly by the line of said lane forty-five and seven-tenths (45.7) feet to Ellsworth Street; thence by the line of Ellsworth Street northeasterly seventy-six and six-tenths (76.6) feet to the point of beginning.

Being the same premises conveyed to Charles E. Miller, Richard P. LeBlanc and William S. Busker, as Trustees of the Gene R. Cohen Revocable Trust, by deed of Gene R. Cohen dated August 3, 1989 and recorded at the Cumberland County Registry of Deeds in Book 8851, Page 386.

Parcel Two:

A certain lot or parcel of land with the buildings thereon, situated on the southwesterly side of Congress Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows: Beginning at the intersection of the southwesterly sideline of Congress Street with the northwesterly sideline of Ellsworth Street; thence southwesterly by Ellsworth Street seventy-two and fifty-eight hundredths (72.58) feet to the easterly corner of land

conveyed by Rufus T. Boothby to Helen M. Chipman by deed dated May 20, 1905 and recorded in Cumberland County Registry of Deeds in Book 767, Page 302; thence northwesterly by said Chipman land and by land conveyed by Rufus T. Boothby to John C. Otis by deed dated May 5, 1905 and recorded in said Registry of Deeds in Book 767, Page 206, ninety-three and twenty-five hundredths (93.25) feet to the southerly corner of land conveyed by Lyman B. Chipman to the heirs of Catherine C. Dugan by deed dated October 1, 1925, and recorded in said Registry of Deeds in Book 1223, Page 32; thence northeasterly by said Dugan land sixty-two and fourth-two hundredths (62.42) feet to the southwesterly sideline of Congress Street; thence southeasterly by Congress Street one hundred nineteen and fourteen hundredths (119.14) feet to the point of beginning.

Being the same premises conveyed to Charles E. Miller, Richard P. LeBlanc and William S. Busker, as Trustees of the Gene R. Cohen Revocable Trust, by deed of Gene R. Cohen dated August 3, 1989 and recorded at the Cumberland County Registry of Deeds in Book 8851, Page 386.

Parcel Three:

Also a certain lot or parcel of land with the buildings thereon, situated on the southerly side of Congress Street in said City of Portland, bounded and described as follows: Beginning at a point on the southerly sideline of Congress Street one hundred sixty-five and sixty-two hundredths (165.62) feet from the intersection of the southerly sideline of Congress Street and the westerly sideline of Ellsworth Street; thence South 38 degrees West through the center line of a 3 foot cement walk fifty-nine and four tenths (59.4) feet, more or less, to land now or formerly of Alfred A. White; thence southeasterly along land now or formerly of Alfred A. White to the northeasterly corner of said White land; thence southwesterly one (1) foot, more or less, to the northwesterly corner of land formerly of Lyman B. Chipman; thence southeasterly by said Chipman land eight (8) feet; thence northeasterly by other land formerly of said Lyman B. Chipman sixty-two and forty-two hundredths (62.42) feet, more or less, to the southerly sideline of Congress Street, at a point one hundred nineteen and fourteen hundredths (119.14) feet from the intersection of the southerly sideline of Congress Street and the westerly sideline of Ellsworth Street; thence westerly by the southerly sideline of Congress Street forty-six and forty-eight hundredths (46.48) feet, more or less, to the point of beginning.

Being the same premises conveyed to Charles E. Miller, Richard P. LeBlanc and William S. Busker, as Trustees of the Gene R. Cohen Revocable Trust, by deed of Gene R. Cohen dated August 3, 1989 and recorded at the Cumberland County Registry of Deeds in Book 8851, Page 386.

Parcel Four:

Also a certain lot or parcel of land with the buildings thereon, situated on the southwesterly side of Congress Street in said City of Portland, bounded and described as follows: Beginning at a point on the southwesterly sideline of Congress Street one hundred sixty-five and sixty-two hundredths (165.62) feet from the intersection of said sideline of Congress Street with the westerly sideline of Ellsworth Street; thence South 38 degrees West through the center of a

three (3) foot cement walk fifty-nine and four tenths (59.4) feet, more or less, to land now or formerly of Alfred A. White; thence North 28 degrees 17 minutes West thirty-three and eight tenths (33.8) feet, more or less, to land now or formerly of Charles B. Garland; thence northeasterly by said Garland land sixty (60) feet, more or less, to a point on said sideline of Congress Street thirty-three and twenty-three hundredths (33.23) feet from the point of beginning; thence southeasterly by said sideline of Congress Street to the point of beginning.

Being the same premises conveyed to Charles E. Miller, Richard P. LeBlanc and William S. Busker, as Trustees of the Gene R. Cohen Revocable Trust, by deed of Gene R. Cohen dated August 3, 1989 and recorded at the Cumberland County Registry of Deeds in Book 8851, Page 386.

Parcel Five:

Also a certain lot or parcel of land with the buildings thereon, situated on the southerly side of Congress Street in said City of Portland, bounded and described as follows: Beginning on the southerly side of Congress Street at the easterly corner of land now or formerly of Charles P. Garland; thence easterly by said southerly line of Congress Street thirty-nine and seven tenths (39.7) feet, more or less, to an iron rod at the northerly corner of land now or formerly of Joseph L. Spear; thence southerly by said Spear land sixty-four and seven tenths (64.7) feet, more or less, to an iron rod, which is situated sixty-five (65) feet from Crescent Street; thence westerly parallel with Crescent Street and sixty-five (65) feet therefrom thirty-five and two tenths (35.2) feet to an iron rod on the easterly line of said Garland land; thence northerly by said Garland land ~~sixty-eight and fifteen hundredths (68.15) feet, more or less, to Congress Street and the point of beginning.~~

Being the same premises conveyed to Charles E. Miller, Richard P. LeBlanc and William S. Busker, as Trustees of the Gene R. Cohen Revocable Trust, by deed of Gene R. Cohen dated August 3, 1989 and recorded at the Cumberland County Registry of Deeds in Book 8851, Page 386.

Parcel Six:

Also a certain lot or parcel of land with the buildings thereon, situated on the southerly side of Congress Street in said City of Portland, bounded and described as follows: Beginning at an iron rod on the southerly side of said Congress Street and at the easterly line of a contemplated street or lane twenty (20) feet wide extending from said Congress Street southerly; thence running southerly by said lane or street seventy-one and eight-six hundredths (71.86) feet to an iron rod; thence easterly on the line of land sold by Charles P. Garland to Edwin O. Foster thirty-five and two tenths (35.2) feet to an iron rod; thence northerly on the line of land sold by said Garland to Cyrus M. Caswell sixty-eight and fifteen hundredths (68.15) feet to said Congress Street; thence westerly by said Congress Street thirty-nine and seven hundred fifteen thousandths (39.715) feet to the point of beginning.

Being the same premises conveyed to Charles E. Miller, Richard P. LeBlanc and William S. Busker, as Trustees of the Gene R. Cohen Revocable Trust, by deed of Gene R. Cohen dated

August 3, 1989 and recorded at the Cumberland County Registry of Deeds in Book 8851, Page 386.

Parcel Seven:

Also a certain lot or parcel of land with the buildings thereon, situated on the southerly side of Congress Street in said City of Portland, bounded and described as follows: Beginning on the southerly sideline of Congress Street at the northwesterly corner of a passageway adjoining land formerly of Charles P. Garland; thence running westerly by Congress Street sixty (60) feet to land which Edward E. Proctor conveyed to Josephine L. Dalton; thence southerly by said Dalton land fifty-seven (57) feet to land formerly of E.B. Cummings; thence easterly forty-four (44) feet by said Cummings land to said passageway; thence northerly by said passageway sixty-four and seventy-nine hundredths (64.79) feet to Congress Street at the point of beginning.

Being the same premises conveyed to Charles E. Miller, Richard P. LeBlanc and William S. Busker, as Trustees of the Gene R. Cohen Revocable Trust, by deed of Gene R. Cohen dated August 3, 1989 and recorded at the Cumberland County Registry of Deeds in Book 8851, Page 386.

Parcel Eight:

A certain lot or parcel of land with the buildings thereon situated in said City of Portland on the southwardly side of Congress Street, being numbered 856-860 Congress Street and bounded and described as follows:

Commencing on said side of Congress Street at a point distant sixty (60) feet westwardly from the westwardly sideline of a certain passageway adjoining land formerly of one Garland and from said point westwardly on said Congress Street, a distance of sixty-one and nine tenths (61.9) feet to another point; thence running from Congress Street southwardly with an included angle of seventy-four degrees thirty-one minutes (74° - 31') fifty-four and fifty-four hundredth (54.54) feet to the northwesterly corner of land formerly of Edward B. Cummings, thence on line between this lot and Cummings land eastwardly forty-three (43) feet to a certain point; thence northwardly in a direct line fifty-seven (57) feet to the first point of commencing on Congress Street.

Being the same premises conveyed to Charles E. Miller, Richard P. LeBlanc, and William S. Busker, as Trustees of the Gene R. Cohen Revocable Trust by deed of Charles E. Miller, as Personal Representative of the Estate of Gene R. Cohen, dated May 6, 1992 and recorded at the Cumberland County Registry of Deeds in Book 10053, Page 87.

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Parcel Nine:

A certain lot or parcel of land on the southerly side of Congress Street in the City of Portland, County of Cumberland and State of Maine, being numbered 862-864 Congress Street and bounded and described as follows:

Beginning at the southerly sideline of Congress Street at the northwesterly corner of said premises conveyed to Cumberland Savings and Loan Association by Charles J. Peters and Elsie W. Peters by deed of mortgage dated April 9, 1952, and recorded in Cumberland County Registry of Deeds in Book 2077, Page 222; thence running easterly by said southerly sideline of Congress Street, fifty-four and five tenths (54.5) feet to the northeasterly corner of said parcel mortgaged by Charles J. Peters and Elsie W. Peters to said Cumberland Savings and Loan Association; thence running southerly along the easterly sideline of said mortgaged premises forty-one (41) feet to a point; thence running westerly in a straight line to a point on the westerly sideline of said mortgaged premises thirty-nine (39) feet thereon southerly from the northwesterly corner of said mortgage premises; thence running northerly by said westerly sideline of said mortgaged premises, thirty-nine (39) feet to the point of beginning.

Being the same premises conveyed to Charles E. Miller, Richard P. LeBlanc, and William S. Busker, as Trustees of the Gene R. Cohen Revocable Trust by deed of Charles E. Miller, as Personal Representative of the Estate of Gene R. Cohen, dated May 6, 1992 and recorded at the Cumberland County Registry of Deeds in Book 10053, Page 87.

Parcel Ten:

Beginning on the northerly side line of Crescent Street at a post about eighty-six and seventy-five one-hundredths (86.75) feet northeasterly, measuring on said street from the southeasterly corner of land released by George E. B. Jackson and others, Trustees of the estate of John B. Brown, to Edward E. Proctor, by deed dated November 27, 1890, and recorded in Cumberland County Registry of Deeds, Book 578, Page 44; thence northeasterly measuring on said street seventy (70) feet to another post and from these two points extending northeasterly to Congress Street as the fences stand and as they stood September 26, 1891, and between these lines parallel with the easterly line of the parcel released to said Edward E. Proctor as aforesaid and holding the width of seventy (70) feet.

The above parcel is conveyed subject to the exceptions, reservations and rights contained in a deed from Violet E. Davidson to John Nappi, which deed is recorded at the Cumberland County Registry of Deeds in Book 2028, Page 130.

Being the same premises conveyed to Charles E. Miller, Richard P. LeBlanc, and William S. Busker, as Trustees of the Gene R. Cohen Revocable Trust by deed of Charles E. Miller, as Personal Representative of the Estate of Gene R. Cohen, dated March 24, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14633, Page 86.

RECEIVED
RECORDED REGISTRY OF DEEDS

1999 MAY -5 PM 3: 29