

**McKinley Partners Limited Partnership**

23 South Main Street  
Hanover, New Hampshire 03755  
Tel: 603.643.3300  
Fax: 603.643.0331

CITY CLERK

2004 AUG 16 A 11: 23

August 12, 2004

Michael Demarest  
OBD Licensing Program  
Maine Department of Environmental Protection  
17 State House Station  
Augusta, ME 04333-0017

Dear Mr. Demarest,

On behalf of McKinley Partners Limited Partnership, I enclose an Application for Commercial Wastewater Discharge License related to Diamond Cove on Great Diamond Island.

McKinley Partners is signing and submitting this Application at the request of and as an accommodation to the Diamond Cove Homeowners Association. Although McKinley Partners remains the title holder of record of the Common Properties and the Wastewater Treatment Facility at Diamond Cove, it is not presently and has not been for several years occupying the property or running the treatment facility. The only reason McKinley Partners remains the record title holder is that the Homeowners Association has refused to accept title itself.

Please understand that the Application itself was prepared by the Homeowners Association and not by McKinley Partners.

Sincerely,



Robert Meyer

Enclosure (1)

cc: Jonathan Dietz, Director  
Diamond Cove Homeowners Association  
Jon Carman, JMC Wastewater  
City of Portland, City Clerks Office

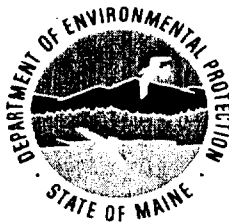
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**WASTEWATER DISCHARGE LICENSE RENEWAL  
APPLICATION**

**Diamond Cove**

**Great Diamond Island**

**JULY 2004**



MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF LAND & WATER QUALITY

APPLICATION for COMMERCIAL WASTEWATER DISCHARGE LICENSE

Waste Discharge License W006931 5C

Application Type: [X] Renewal [ ] Renewal with Transfer [ ] Amendment [ ] Other

Mail the completed original application with attachments to:

- [X] Maine Department of Environmental Protection Overboard Discharge Licensing Program
17 State House Station
Augusta, Maine 04333-0017
[X] Submit one copy of application and attachments, to the town or city municipal office where the discharge occurs, and:
[ ] Please retain a copy for your own records.

Your Project Manager will be:

Mike Demarest (207) 287-6301
Name His/Her phone #

GENERAL INSTRUCTIONS

Please read the entire application form before filling out. Please contact your project manager if you need assistance. Please be sure to read and follow the instructions on Page 3-4 regarding Public Notice. Public Notice is required by regulation for all DEP licensing actions.

It is the licensee's responsibility to renew or transfer their wastewater discharge license. Failure to renew or transfer the license or not submitting a timely and complete application may result in termination of the license and/or enforcement action.

APPLICANT AND ESTABLISHMENT INFORMATION

- 1. Applicant Name: MCKINLEY PARTNERS LTD Attn: Robert Meyer
2. Mailing Address: 23 South Main Street Andover NH 03755
(800) 859-0562 Ext. 124 (work telephone) N/A (home telephone) (603) 643-0331 (Fax number)
May we contact you by Email? [ ] Yes [X] No @ (e-mail address)
3. Establishment 911 Location: N/A
4. Name of Current License Holder: MCKINLEY PARTNERS LTD
5. Establishment Discharge Description: 40000 gallons per day commercial overboard discharge.
6. System Type: (check one) [ ] Mechanical [X] Sand filter [ ] Primary (graywater) [ ] No Treatment
Disinfection: [X] Chlorine [ ] Ultraviolet [ ] Other (describe) See System Description attached as supplemental information
7. Name of Receiving Water: CASCO BAY Class: SB
8. Is this establishment currently used on a year round basis? [X] Yes [ ] No If yes, since when? June/1989
If no, please "X" the months used: [ ] January [ ] February [ ] March [ ] April [ ] May [ ] June [ ] July [X] August [ ] September [ ] October [ ] November [ ] December
9. If you have a sand filter or primary system, when were the septic tanks last pumped? June 2004
10. If you have a mechanical treatment plant, a valid service contract is required by law. Do you have a contract with a DEP approved maintenance contractor to service your system? [X] Yes [ ] No Who is your contract with? J.M.C. Wastewater Services / Contract attached

11. Is the system including the outfall pipe entirely on your property?  Yes  No
12. Is the establishment or any part of the waste disposal system within 200 feet of a municipal or quasi-municipal sanitary sewer or have you been contacted about connecting to a municipal sewer?  Yes  No

13. **Establishment type:** (check all that apply)

<input checked="" type="checkbox"/> <b>Restaurant</b> <input checked="" type="checkbox"/> <b>Lounge</b> <input type="checkbox"/> <b>Fast Food-Take-out only</b> <input type="checkbox"/> <b>Dairy Bar</b> No. of indoor seats: _____ No. of outdoor seats: _____ No. of employees: _____ (all shifts within a 24-hour period) Disposable Utensils? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> <b>Multi-Family Facilities</b> Total Number of Units _____ Central washer? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no Number of bedrooms per unit Unit 1 _____ Unit 2 _____ Unit 3 _____ Unit 4 _____ Total Bedrooms: _____ <u>If more than four units, attach list of individual units and # of beds per unit</u>	<input type="checkbox"/> <b>Hotel or Motel</b> Total no. of Units _____ # w/private baths _____ # w/shared baths _____ # Houskeeping Units _____ # Employees _____	<input type="checkbox"/> <b>Bed and Breakfast</b> # of rental rooms _____ # w/private baths _____ # w/shared baths _____ # of employees _____
Meals served: <input type="checkbox"/> Breakfast <input checked="" type="checkbox"/> Lunch <input checked="" type="checkbox"/> Dinner	<input checked="" type="checkbox"/> <b>Store</b> # of employees _____ # of public restrooms _____	<input type="checkbox"/> <b>Other type of commercial establishment</b> Please describe: _____	
Please provide Eating/Lodging Place License # <b>4097</b>	Please provide Department of Agriculture License # _____		

**See attached Site Evaluation Report for allocation of use and detailed flow analysis**

14. Has the establishment been significantly renovated, expanded, or rebuilt since 1987?  Yes  No  
 If yes, please describe the changes (additional beds, bedrooms, seats, etc.): N/A

15. Is there more than one establishment connected to the system?  Yes  No If yes, how many? \_\_\_\_\_  
 By whom are they owned? **See listing attached as supplemental information**

[If yes, please review the applicant affirmation on Signature Page (pg. 4) and the Property Easement Requirement]

16. Proposed amendments & other comments: \_\_\_\_\_  
**Request that 40,000 gpd weekly flow limit be retained in new license.**

**IMPORTANT CHANGES TO THE LAW**

Effective September 13, 2003, prior to the transfer of properties served by OBDs, the parties to the sale must obtain a qualified Licensed Site Evaluator's evaluation of whether the OBD can be replaced with a technologically feasible non-discharging alternative system prior to conveyance of the property. A qualified Licensed Site Evaluator is one who has demonstrated experience in designing replacement systems for OBDs. New owners must install the non-discharging alternative system within 90 days of the property transfer if one is identified by the Licensed Site Evaluator.

Prior to submitting an application for renewal of your OBD license you must obtain a Licensed Site Evaluator's evaluation of whether the OBD can be replaced with a technologically feasible subsurface wastewater disposal or treatment system. You must install the replacement subsurface wastewater disposal system within 180 days of the DEP acceptance of an application for license renewal if such a replacement subsurface wastewater disposal system can be installed and if OBD removal grant money is offered for such removal.

Effective September 13, 2003, the licensing and inspection fees have been combined into one fee, the **Annual Fee**. We will bill you separately for the annual fee in February of each year.

<b>REQUIRED ATTACHMENTS</b>		
Required attachments	<i>Your application will not be accepted for processing until you have submitted all the attachments checked <input checked="" type="checkbox"/> in the left-hand column below.</i>	Applicant's checklist
<input type="checkbox"/>	<b>ATTACHMENT A: Past Due Annual Inspection Fees or License Fees</b> - Submit payment of past due annual inspection fees or annual license. If you dispute the accuracy of our records, please discuss this issue with your project manager <b>prior to</b> submitting this application and be prepared to produce documentation of fees paid (copies of canceled checks or bank records etc.). Our records indicate an overdue balance of \$_____.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<b>ATTACHMENT B: Proof of Title, Right or Interest</b> - Evidence of ownership or of interest in the property on which the OBD system is located. <u>A copy of a recorded deed is the standard.</u>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<b>ATTACHMENT C: Establishment Use Documentation</b> - If you are applying for a license for a year-round overboard discharge and the previous license did not specify year-round/more than 6 months/more than 8 months. ( <i>Refer to Attachment C instructions at the end of this document.</i> )	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<b>ATTACHMENT D: Service Contract</b> - If any part of your overboard discharge system is a <u>mechanical treatment plant</u> , or if the licensed volume is in excess of 2,000 gallons per day, submit a copy of a valid service contract entered into with a qualified maintenance contractor approved by DEP.	<input checked="" type="checkbox"/>
<input type="checkbox"/> if applic- able	<b>ATTACHMENT E: Property Easement</b> - If any part of your OBD, including the discharge pipe, is located on property owned or controlled by another party, submit a copy of the easement granting the rights to use that property. If other parties use any part of your system, please provide the names of the other property owners and a copy of the easement or agreement that allows this use. <b>Note:</b> licenses for shared systems must reflect all parties connected to the system and all parties must sign this application (alternatively, the signatory must provide a statement signed by the other parties authorizing him/her to act as their agent).	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<b>ATTACHMENT F: Site Evaluation Report</b> - A site evaluation of your property, conducted by a licensed Site Evaluator <u>with experience in designing replacement systems for overboard discharges</u> in accordance with the State of Maine Subsurface Waste Water Disposal Rules, is required if one has not been submitted within the last five years. The evaluation must be completed on HHE-200 form pages 1 and 2 for determining whether subsurface disposal is possible. The Site Evaluator may use the replacement system criteria of the Disposal Rules to make the determination. You can obtain a list of licensed Site Evaluators from your Local Plumbing Inspector or at: <a href="http://www.state.me.us/dhs/eng/plumb/lists.htm">http://www.state.me.us/dhs/eng/plumb/lists.htm</a>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<b>ATTACHMENT G: Public Notice Proof of Notification</b> - Submit list of notified abutters with either signed and dated acknowledgement of notification (may be handwritten) or copy of certified mail receipts. Include property owners across the road and across streams.	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<b>ATTACHMENT H: Municipal Tax Map</b> - Submit a copy of a tax map from the Tax Assessor's office in the town or city where your waste discharge occurs. <u>The tax map should identify the map and lot number of your property as well as the names of abutting landowners.</u> Please, indicate property line dimensions, the location of wells, dwellings and the OBD.	<input type="checkbox"/>
<input type="checkbox"/>	<b>ATTACHMENT I: Geographic Site Map</b> - Submit a U.S. Geological Survey map or U.S. Coastal and Geodetic Survey map (7 1/2 or 15 minute series) showing the location of your waste discharge. <u>Indicate the location of your property and discharge point on the map as accurately as possible.</u> U.S. Geological Survey maps are available at sporting goods and book stores.	<input type="checkbox"/>
<input type="checkbox"/>	<b>OTHER: (Monthly Discharge Monitoring Reports</b> for the year preceding the date of this application. According to our records these documents were not submitted as required by the current license.)	<input type="checkbox"/>
!!!	<b>Did you sign the application?</b> (See page 4)	<input type="checkbox"/>

**INSTRUCTIONS FOR PUBLIC NOTICE**

**According to State regulations, applicants for DEP licensing actions are required to provide adequate public notice. By following these instructions you will meet the public notice requirements:**

1. Complete the NOTICE OF INTENT TO FILE form on next page.
2. Send a copy of the completed NOTICE form by certified mail to the owners of the property abutting (adjoining) the land containing or served by the overboard discharge within 30 days of filing of the application. The town or city clerk and/or the tax assessor's office will be able to assist you in identifying abutters and will be able to give you their most recent address.
3. Send a copy of the completed NOTICE form and a copy of the completed application and all supplemental materials by certified mail to the town or city clerk of the municipality where the OBD is located.
4. Send the completed original application (blue form) to the DEP with any supplemental materials including the list of abutters to whom the Notice of Intent to file was sent.
5. Enclose a copy of the Certified Mail Receipts in your application. If you hand delivered the notice to your abutting neighbors, enclose a copy of a written receipt signed by the abutter. **ATTACH AS ATTACHMENT G**

If you have questions about the public notice requirements, please call your project manager at the telephone number on the listed on first page of the application.

**APPLICANT AFFIRMATION AND CERTIFICATION OF PUBLICATION**

- I [the applicant (s) or authorized representative] certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments thereto and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe the information is true, accurate, and complete. I authorize the Department to enter the property that is subject to this application, at reasonable hours, including buildings, structures or conveyances of the property to determine the accuracy of any information provided herein. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment.
- I am familiar with and understand the statutory requirements of Title 38 MRSA Chapter 3, Section 413 and 414, Protection and Improvement of Waters and Section 464, the Water Classification Program.
- I also understand that I am responsible to pay an annual fee for licensing and inspections.
- I also understand that by signing below, I (the applicant or authorized representative) certify that I have:
  1. Sent a completed copy of the Notice of Intent to File by certified mail to the owners of the property abutting the land upon which the project site is located within 30 days of filing of the application; and
  2. Sent a completed copy of the Notice of Intent to File by certified mail and filed a duplicate of this application and supplemental materials with the town clerk or city clerk of the municipality(ies) where the project is located.

\*

\_\_\_\_\_

Signature (required) Date

\_\_\_\_\_

Print name and title of applicant

**NOTE: ~~If signature is other than that of the applicant, attach letter of agent authorization signed by applicant.~~ If there are multiple properties connected to the treatment system authorized by this license all parties must sign this application or authorize one party to act as the authorized representative. **See following page****



Diamond Cove  
Homeowners Association  
Great Diamond Island  
Portland, ME 04109

Re: Waste Discharge Conditional Permit #W006931-5C-D-R

To Whom It May Concern:

The Diamond Cove Homeowners Association (DCHA) is a non-profit corporation with a membership consisting of the record owners of each of the residential and commercial lots within the planned unit development located on Great Diamond Island ("Diamond Cove"). A number of the lots within Diamond Cove are connected to the above referenced waste discharge system. As Acting President of DCHA, I hereby consent to submission of the enclosed renewal application by McKinley Partners Limited Partnership and further authorize Jon Carmen and J.M.C. Wastewater Services to act as the authorized representative of DCHA with respect to the renewal application.

Dated: July 29, 2004

A handwritten signature in black ink, appearing to read "Jon Dietz", written over a horizontal line.

Jon Dietz, Acting Director  
Diamond Cove Homeowners Association

**PUBLIC NOTICE OF INTENT TO FILE  
DISCHARGE PERMIT APPLICATION WITH THE  
DEPARTMENT OF ENVIRONMENTAL PROTECTION**

Please take notice that McKinley Partners Limited, 23 South Main Street, Andover, New Hampshire 03755, Telephone # 1-800-859-0562 is intending to file a renewal application (# W006931) with the Maine Department of Environmental Protection (DEP) pursuant to the provisions of 38 M.R.S.A., Sections 413 and 414-A.

The application is for the discharge of 40,000 gallons per day of treated sanitary wastewater to Casco Bay in the City of Portland, Maine from an existing septic tank/sand filter system located on Great Diamond Island. The application will be filed on or about July 29, 2004 for public inspection at the DEP's offices in Augusta, Maine during normal working hours. A copy of the application may also be seen at the municipal offices in Portland, Maine.

A request for a public hearing or request that the Board of Environmental Protection assume jurisdiction over this application must be received by the DEP, in writing, no later than 20 days after the application is found acceptable for processing by DEP, or 30 days from the date of this notice, whichever is longer. Requests shall state the nature of the issue(s) to be raised. Unless otherwise provided by law, a hearing is discretionary and may be held if the Commissioner or Board of Environmental Protection finds significant public interest or there is conflicting technical information.

During the time specified above, persons wishing to receive copies of draft permits and supporting documents, when available, may request them from DEP. Persons receiving a draft permit shall have 30 days in which to submit comments or to request a public hearing on the draft.

Public comment will be accepted until a final administrative action is taken to approve, approve with conditions, or deny this application. Written public comments or requests for information may be made to the Overboard Discharge Unit, Division of Water Resource Regulation, Department of Environmental Protection, State House Station #17, Augusta, Maine 04333. Telephone (207) 287-3901.



**ATTACHMENT B**

ASSIGNMENT OF DECLARANT RIGHTS

See  
Book 12256  
Page 35  
1-B

KNOW ALL BY THESE PRESENTS, that DIAMOND COVE ASSOCIATES, a Maine general partnership with a place of business in Portland, Maine, having a mailing address of P.O. Box 3572, Portland, Maine 04104 ("Assignor"), for full value and consideration paid by MCKINLEY PARTNERS LIMITED PARTNERSHIP, a Maine limited partnership having a mailing address of 245 Commercial Street, Portland, Maine 04101 ("Assignee"), the receipt and sufficiency of which is hereby acknowledged, does hereby sell, convey, transfer and assign to Assignee, its successors and assigns, all of its right, title and interest as the Declarant, and/or otherwise, under the General Declaration of Covenants and Restrictions for Diamond Cove, dated September 27, 1989, recorded in the Cumberland County Registry of Deeds in Book 8930, Page 243, as amended by First Supplemental Declaration of Covenants and Restrictions dated August 30, 1990 and recorded in said Registry of Deeds in Book 9335, Page 314, and as further amended by an Amended and Restated General Declaration of Covenants and Restrictions of even or recent date and recorded herewith, as the same may have been further amended, modified, restated and/or superseded.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to Assignee, its successors and assigns, for its and their use and behoof forever.

IN WITNESS WHEREOF, the said Diamond Cove Associates has caused this instrument to be executed by its general partner, Diamond Cove Limited Partnership, by Murrayfield Corporation, general partner of said Diamond Cove Limited Partnership, by Paul E. Tarbox, President of said Murrayfield Corporation, thereunto duly authorized, and by Aldershot Corporation, general partner of said Diamond Cove Limited Partnership, by David H. Bateman, President of said Aldershot Corporation, thereunto duly authorized, as of the 17<sup>th</sup> day of December, 1993.

WITNESS: DIAMOND COVE ASSOCIATES, a  
Maine general partnership

By: Diamond Cove Limited  
Partnership, a Maine limited  
partnership  
Its duly authorized general  
partner

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By: Murrayfield Corporation,  
general partner of Diamond  
Cove Limited Partnership

A. Robert Ruzich

By: Paul E. Tarbox  
Paul E. Tarbox  
Its President

By: Aldershot Corporation,  
general partner of Diamond  
Cove Limited Partnership

A. Robert Ruzich

By: David H. Bateman  
David H. Bateman  
Its President

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

December \_\_\_\_, 1993

Then personally appeared before me the above named Paul E. Tarbox, President of Murrayfield Corporation, general partner of Diamond Cove Limited Partnership, itself a general partner of Diamond Cove Associates, a Maine general partnership, and acknowledged the foregoing instrument to be his free act and deed in said capacity, and the free act and deed of Diamond Cove Associates.

Before me,

A. Robert Ruzich  
Notary Public  
Attorney at Law

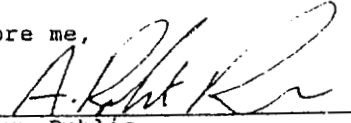
A. ROBERT RUZICH  
Type or print name

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

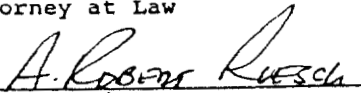
December \_\_\_\_, 1993

Then personally appeared before me the above named David H. Bateman, President of Aldershot Corporation, general partner of Diamond Cove Limited Partnership, itself a general partner of Diamond Cove Associates, a Maine general partnership, and acknowledged the foregoing instrument to be his free act and deed in said capacity, and the free act and deed of Diamond Cove Associates.

Before me,



Notary Public  
Attorney at Law



Type or print name

DAR05C60

Recorded  
Cumberland County  
Registry of Deeds  
12/29/93 11:28:54AM  
John B. O'Brien  
Register

WARRANTY DEED

№ 86173 & 11199 p. 237

KNOW ALL BY THESE PRESENTS, that DIAMOND COVE ASSOCIATES, a Maine general partnership with a place of business in Portland, Maine, having a mailing address of P.O. Box 3572, Portland, Maine 04104 ("Grantor"), for full value and consideration paid by MCKINLEY PARTNERS LIMITED PARTNERSHIP, a Maine limited partnership having a mailing address of 245 Commercial Street, Portland, Maine 04101 ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto MCKINLEY PARTNERS LIMITED PARTNERSHIP, its successors and assigns forever:

See  
Book 13056  
Page 113

Certain real estate situated on Great Diamond Island in the City of Portland, County of Cumberland and State of Maine, with all buildings and improvements situated thereon, more particularly described as follows:

First Parcel

A certain lot or parcel of land, with the buildings thereon, being a portion of an island known as Great Diamond Island, formerly known as Great Hog Island, situated in Casco Bay, City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point located at the intersection of the prolongation, northwesterly, of the southwesterly line of Longfellow Street, so-called, as shown on a plan of land of the Diamond Island Association, recorded in the Cumberland County Registry of Deeds in Plan Book 4, Page 42, and the low water mark, said point being the northwesterly corner of the hereinafter described Fourth Parcel; thence S 30° 12' E, by said prolongation northwesterly of the southwesterly line of Longfellow Street and by said southwesterly line of Longfellow Street, 819.55 feet to the northwesterly line of Sunset Avenue as shown on the above-described plan; thence S 62° 55' W by the said northwesterly line of Sunset Avenue, 433.67 feet to a stone monument in the northeasterly line of Willis Street; thence N 37° 52' W by the said northeasterly line of Willis Street and by the prolongation northwesterly of the said northeasterly line of Willis Street, 904.4 feet to the low water mark; thence in a generally northeasterly direction by said low water mark 588 feet, more or less, to the point of beginning, and containing 9.783 acres of land, more or less, as shown on a plat entitled "9.783 Acres to be Acquired by Declaration of Taking" filed August 11, 1942 District

Court and recorded in said Registry of Deeds in Plan Book 28, Page 30.

Second Parcel

A certain parcel of land, with the buildings thereon, situated at the northeast end of said Great Diamond Island between Diamond Cove on the southeast and Casco Bay on the North, containing 40 acres, more or less, bounded and described as follows:

Beginning at a point at the northwest corner of said Diamond Cove marked by the insertion of a copper bolt in the rock; thence from said point in a direction N 34° W a distance of 110 rods to Casco Bay; thence by said Bay and by said Cove to the point of beginning, including all the land on Great Diamond Island lying northeast of the above-described land, as shown on a plat of "Great Hog Island, Copy of Ansons Plan with Subdivision upon it" by E.C. Jordan, C.E., January 1880, and recorded in said Registry of Deeds in Plan Book 4, Page 24.

Third Parcel

A certain lot or parcel of land, with the buildings thereon, situated at the northeast end of said Great Diamond Island between Diamond Cove on the northwest and the sea on the southeast, containing 30 acres, more or less, bounded and described as follows:

Beginning at a point at the southwest corner of said Diamond Cove marked by the insertion of a copper bolt in the rock; thence S 50° W 12 rods to a point; thence South a distance of 87 rods to the sea; thence by the sea and by said Diamond Cove to the point of beginning, including all the land on Great Diamond Island lying easterly of said line, together with the shore and all the privileges and appurtenances belonging to said land, as shown on a plat of "Great Hog Island, Copy of Ansons Plan with Subdivision upon it" by E.C. Jordan, C.E., January 1880, and recorded in said Registry of Deeds in Plan Book 4, Page 24.

Fourth Parcel

A certain lot or parcel of land, with the buildings thereon, being a portion of said Great Diamond Island, containing 113 acres of land, more or less, bounded and described as follows:

Beginning at a monument set on the easterly line of South Government Street, which is also the westerly line of the hereinbefore described Third Parcel. Said

monument is located at the junction of the easterly line of South Government Street and the southwesterly line of Zephyr Street as delineated upon a plan of land of Great Diamond Island recorded in said Registry of Deeds in Plan Book 6, Page 4.

Thence running northerly by said easterly line of South Government Street to an angle in said street opposite Lot No. 469 on said plan; thence northeasterly by the sideline of South Government Street to the low water mark in Diamond Cove; thence northerly following the low water mark around said Diamond Cove to a point which is opposite to and in the prolongation of the northeasterly line of North Government Street as delineated on said plan.

Thence northerly to a bolt in the bank, which bolt is on the northeasterly line of said North Government Street and on the southwesterly line of the hereinbefore described Second Parcel; thence northerly by the northeasterly line of said North Government Street to the low water mark in Casco Bay; thence westerly following the low water mark in said Casco Bay to a point opposite and in the prolongation of the westerly line of Longfellow Street as delineated on said plan; thence southerly by the prolongation of the westerly line of said Longfellow Street and by said westerly line of Longfellow Street to Diamond Avenue; thence southerly by the said prolongation of the westerly line of Longfellow Street across Diamond Avenue to a point on the southerly line of said Diamond Avenue and on the northerly side of Lot No. 411 as delineated on said plan; thence northeasterly by the southerly line of Diamond Avenue to the southwesterly side of Zephyr Street; thence southerly by said southwesterly line of Zephyr Street to the point of beginning. Being all that tract of land on Great Diamond Island, including all streets, avenues, ways, parks, public land and flats adjacent thereto, lying between the southwesterly line of Longfellow and Zephyr Streets and the land belonging to the United States of America as delineated on said plan.

Meaning and intending to describe and convey and hereby conveying four contiguous parcels comprising one block of land.

Excepting and reserving unto the United States of America and its assigns the following described permanent easement, together with the fresh water supply line, with appurtenances, located therein and the right of ingress and egress thereto.

A permanent easement for the purpose of maintaining, operating, repairing, replacing and removing an eight inch water supply line in, under, upon and over a certain parcel of land twenty feet in width, the center of which is described as follows:

Beginning at a point on the northeasterly line of Longfellow Street 140 feet southeasterly from the mean high water line of Casco Bay and 25 feet northwesterly from an iron monument set in the northeasterly line of said Longfellow Street, said point being marked as "Point A" on a plan entitled "Office of the Post Engineer FORT WILLIAMS, ME. Map of Fort McKinley, Me. water & shut offs" dated February 15, 1946, revised October 1949.

Thence S 70° E, 310 feet, more or less. Thence S 81° E, 1095 feet, more or less. Thence N 50° E, 30 feet, more or less. Thence N 63° E, 70 feet, more or less. Thence S 27° E, 40 feet, more or less. Thence N 65° E, 165 feet, more or less. Thence S 84° E, 350 feet, more or less. Thence S 78° E, 300 feet, more or less. Thence S 16° E, 185 feet, more or less. Thence S 81° E, 100 feet, more or less. Thence N 83° E, 130 feet, more or less. Thence N 79° E, 80 feet, more or less. Thence N 69° E, 100 feet, more or less. Thence N 56° E, 110 feet, more or less. Thence N 46° E, 335 feet, more or less. Thence S 62° E, 25 feet, more or less. Thence N 87° E, 125 feet, more or less. Thence N 50° E, 100 feet, more or less. Thence N 38° E, 510 feet, more or less, to the Atlantic Ocean.

Said easement being shown on plan referred to above.

Commencing again at the above-mentioned point of beginning, and said point being shown as Point A on Plan of Land of Great Diamond Island, Portland, Maine to be taken by United States of America, dated May 1942, by Chandler H. Barron, C.E., as revised November 29, 1960, and said easement running in a southwesterly direction to Willis Street, being 20 feet wide and comprising .25 acre, as shown on said plan.

Also hereby conveying all rights of the Grantor herein lying between the above-described premises and the low water mark of Diamond Cove, Casco Bay and/or the Atlantic Ocean.

Being the same premises, with minor improvements to the description, as described in a deed from Phoenix Resources Company, formerly King Resources Company, to Diamond Cove Associates, dated April 17, 1984 and



recorded in the Cumberland County Registry of Deeds in Book 6429, Page 277.

Excepting from the above-described premises, however, the premises described in the following deeds:

1. Premises conveyed to Thomas E. Low and Carol A. Low by deed of Diamond Cove Associates dated September 27, 1989 and recorded in said Registry of Deeds in Book 8935, Page 280;
2. Premises conveyed to Perry Realty by deed of Diamond Cove Associates dated December 20, 1989 and recorded in said Registry of Deeds in Book 9030, Page 73; and
3. Premises conveyed to Louis F. Laucirica and Roseann Laucirica by deed of Diamond Cove Associates dated September 28, 1990 and recorded in said Registry of Deeds in Book 9335, Page 316.

Further reference is made to the following recorded plans:

1. Plan entitled "Diamond Cove, Great Diamond Island, Portland, Maine". Recording Plat, dated October 25, 1985, revised on November 20, 1985 and November 27, 1985 and recorded in said Registry of Deeds in Plan Book 160, Page 54;
2. Plan entitled "Plan of Land of Diamond Cove" dated September 27, 1989 and recorded in said Registry of Deeds in Plan Book 181, Page 36;
3. Plan entitled "Plan of Land of Diamond Cove" dated August 30, 1990 and recorded in said Registry of Deeds in Plan Book 187, Page 37; and
4. Plan entitled "Amended Recording Plat, Diamond Cove Phase II, Great Diamond Island, Portland, Maine", dated July 9, 1991, revised October 1, 1991 and recorded in said Registry of Deeds in Plan Book 191, Pages 143, 144 and 145.

Said premises are also conveyed together with all easements and rights appurtenant thereto, and together with all building materials and supplies and all other tangible personal property intended for use in construction of buildings and improvements on said premises, now owned by Grantor and now affixed, or now located upon said land.

Also conveying and granting hereby as part of the realty and as property transferred hereunder, all of

the following articles now on said premises or used in connection therewith: All plumbing, heating, lighting, refrigerating, ventilating and air conditioning apparatus and equipment, garbage incinerators and receptacles, elevators and elevator machinery, boilers, tanks, motors, sprinkler and fire extinguishing systems, door bell and alarm systems, screens, awnings, screen doors, storm and other detachable windows and doors, mantels, built-in cases, counters, trees, hardy shrubs and perennial flowers, and other equipment, machinery, furniture and furnishings, fixtures and articles of personal property now owned by Grantor and now affixed to, placed upon or used in connection with the operation of said premises, whether or not such property is subject to prior conditional sales agreements, prior purchase and sale agreements, chattel mortgages or other liens. If any fixtures or personal property are subject to the lien of a conditional sales agreement, purchase and sale agreement or chattel mortgage covering such property, Grantor also assigns and conveys to Grantee, its successors and assigns, all its right, title and interest in and to any and all deposits or payments made thereon or therefor. Also hereby transferring, assigning and conveying to Grantee, its successors and assigns, all conditional sales agreements, purchase and sale agreements, leases and use agreements of machinery, equipment and other personal property of Grantor in the categories hereinabove set forth under which Grantor is the lessee of, or entitled to use, such items.

The premises conveyed herein are subject to the following:

1. Rights and easements granted to the Portland Water District by deed of the United States of America, acting by and through the Administrator of General Services, dated September 20, 1955 and recorded in said Registry of Deeds in Book 2254, Page 97;
2. Rights and easements excepted and reserved in a deed from the United States of America, acting by and through the Administrator of General Services, to Michael A. Montalbano, dated November 22, 1961 and recorded in said Registry of Deeds in Book 2649, Page 156;
3. Rights and easements granted to the Portland Water District by deed of Michael A. Montalbano dated March 21, 1962 and recorded in said Registry of Deeds in Book 2594, Page 458;
4. Rights and easements granted to the Portland Water District by deed of the United States of America,

acting by and through the Department of the Navy, dated April 30, 1962 and recorded in said Registry of Deeds in Book 2670, Page 274;

5. Rights and easements excepted and reserved in a deed from Phoenix Resources Company, formerly King Resources Company, to Diamond Cove Associates, dated April 17, 1984 and recorded in said Registry of Deeds in Book 6429, Page 277;

6. Rights and easements granted to Central Maine Power Company in an instrument dated March 5, 1987 and recorded in said Registry of Deeds in Book 7779, Page 186;

7. Rights and easements granted to Central Maine Power Company and New England Telephone and Telegraph Company in an instrument dated February 14, 1989 and recorded in said Registry of Deeds in Book 8680, Page 105;

8. Rights and easements granted to Central Maine Power Company and New England Telephone and Telegraph Company in an instrument dated July 10, 1989 and recorded in said Registry of Deeds in Book 8839, Page 267;

9. Terms and conditions of a State of Maine Department of Environmental Protection Site Location Order dated December 10, 1986 and recorded in said Registry of Deeds in Book 7585, Page 112;

10. Terms and conditions of a State of Maine Department of Environmental Protection Site Location Order dated December 17, 1987 and recorded in said Registry of Deeds in Book 8848, Page 114;

11. Terms and conditions of a State of Maine Department of Environmental Protection Site Location Order dated May 10, 1989 and recorded in said Registry of Deeds in Book 8772, Page 161;

12. Terms and conditions of a State of Maine Department of Environmental Protection Site Location Order dated July 5, 1989 and recorded in said Registry of Deeds in Book 8833, Page 12, which Site Location Order was re-recorded in said Registry of Deeds in Book 8902, Page 118;

13. Terms and conditions of a State of Maine Department of Environmental Protection Site Location Order dated October 12, 1989 and recorded in said Registry of Deeds in Book 8964, Page 155;

14. Terms and conditions of a State of Maine Department of Environmental Protection Site Location Order dated February 8, 1990 and recorded in said Registry of Deeds in Book 9109, Page 292;

15. Terms and conditions of a State of Maine Department of Environmental Protection Site Location Order dated June 25, 1991 and recorded in said Registry of Deeds in Book 9641, Page 287;

16. Amendment to Portland City Code Section 14-49 (Zoning Map) Re: Conditional Rezoning of Ft. McKinley dated July 5, 1985 and recorded in said Registry of Deeds in Book 8928, Page 263;

17. Terms and conditions set forth in Affidavit of Joseph E. Gray, Jr., Director of Planning and Urban Development for the City of Portland, dated May 24, 1990 and recorded in said Registry of Deeds in Book 9221, Page 61;

18. Covenants, conditions, restrictions, rights, easements, charges, liens and other matters set forth or referred to in a General Declaration of Covenants and Restrictions, Diamond Cove, Great Diamond Island, Portland, Maine by Diamond Cove Associates dated September 27, 1989 and recorded in said Registry of Deeds in Book 8930, Page 243, as amended by First Supplemental Declaration of Covenants and Restrictions dated August 30, 1990 and recorded in said Registry of Deeds in Book 9335, Page 314, and as further amended by an Amended and Restated General Declaration of Covenants and Restrictions, Diamond Cove, Great Diamond Island, Portland, Maine by Diamond Cove Associates of even or recent date to be recorded in said Registry of Deeds.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to Grantee, its successors and assigns, for its and their use and behoof forever.

Grantor does hereby covenant with Grantee, its successors and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances, except as aforesaid; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors and assigns will WARRANT and DEFEND the same to Grantee, its successors and assigns forever, against the lawful claims and demands of all persons, except as aforesaid.

IN WITNESS WHEREOF, the said Diamond Cove Associates has caused this instrument to be executed by its general partner, Diamond Cove Limited Partnership, by Murrayfield Corporation, general partner of said Diamond Cove Limited Partnership, by Paul E. Tarbox, President of said Murrayfield Corporation, thereunto

ly authorized, and by Aldershot Corporation, general partner of said Diamond Cove Limited Partnership, by David H. Bateman, president of said Aldershot Corporation, thereunto duly authorized, as of the 17<sup>th</sup> day of December, 1993.


WITNESS:

DIAMOND COVE ASSOCIATES, a  
Maine general partnership

By: Diamond Cove Limited  
Partnership, a Maine limited  
partnership  
Its duly authorized general  
partner

By: Murrayfield Corporation,  
general partner of Diamond  
Cove Limited Partnership



By:   
Paul E. Tarbox  
Its President

By: Aldershot Corporation,  
general partner of Diamond  
Cove Limited Partnership



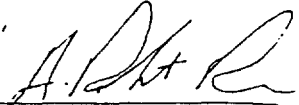
By:   
David H. Bateman  
Its President

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

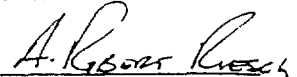
December 17, 1993

Then personally appeared before me the above named Paul E. Tarbox, President of Murrayfield Corporation, general partner of Diamond Cove Limited Partnership, itself a general partner of Diamond Cove Associates, a Maine general partnership, and acknowledged the foregoing instrument to be his free act and deed in said capacity, and the free act and deed of Diamond Cove Associates.

Before me,



Notary Public  
Attorney at Law



Type or print name

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

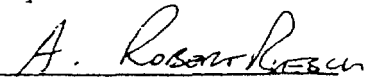
December 17, 1993

Then personally appeared before me the above named David H. Bateman, President of Aldershot Corporation, general partner of Diamond Cove Limited Partnership, itself a general partner of Diamond Cove Associates, a Maine general partnership, and acknowledged the foregoing instrument to be his free act and deed in said capacity, and the free act and deed of Diamond Cove Associates.

Before me,



Notary Public  
Attorney at Law



Type or print name

DAR05C3D

Recorded  
Cumberland County  
Registry of Deeds  
12/29/93 11:26:59AM  
John B. O'Brien  
Register

**ATTACHMENT D**

**PROPOSAL FOR  
TECHNICAL SERVICES**

**Provided to  
DIAMOND COVE HOMEOWNERS ASSOCIATION**

**By  
J.M.C. WASTEWATER SERVICES**

**Unity, Maine**

**June 2004**



## I. SCOPE OF CONTRACT

This proposed contract covers services to be provided to the Diamond Cove Homeowners Association by J.M.C. Wastewater Services involving the operation of Diamond Cove's pollution control facilities located on Great Diamond Island, ME.

## II. SERVICES TO BE PROVIDED

The purpose of this proposed work is to provide assistance and advice to Diamond Cove in operating, maintaining, and repairing the wastewater treatment system. The goal of this work is the collection, treatment, and ultimate disposal of Diamond Cove's wastewater and separated solids, in a manner that is safe and in compliance with Diamond Cove's E.P.A. and D.E.P. licenses.

J.M.C. Wastewater Services as the licensed operator for the Diamond Cove Homeowners Association agrees to the following:

- 1.] Visit Diamond Cove once per month to inspect the wastewater treatment system operation. A written report will be submitted as necessary.
- 2.] To talk with employees as needed to discuss operation and problems.
- 3.] To be available by telephone or to be at the site in the event of an emergency. All emergency service will be billed at the prevailing hourly rate.
- 4.] To analyze the effluent for B.O.D. and T.S.S. twice monthly, and Bacteria weekly as required by Diamond Cove's discharge license for the purpose of determining license compliance.
- 5.] To review and maintain operational records and prepare monthly reports required by regulatory agencies.
- 6.] To provide assistance to Diamond Cove with such long term planning and projections as are necessary for making decisions affecting the system's future.

## III. PERSONNEL TO BE PROVIDED

Working directly on this project will be Mr. Jonathan M. Carman and staff. Mr. Carman is certified as a grade 5 wastewater treatment plant operator and as such, will act as licensed operator for the Diamond Cove Homeowners Association.

#### IV. DIAMOND COVE HOMEOWNERS ASSOCIATION RESPONSIBILITY

The Diamond Cove Homeowners Association shall commit the necessary manpower, funds, and encouragement to meet the goal of this contract, as outlined in section II, and as listed below.

- 1.] Diamond Cove Homeowners Association shall obtain or renew all of the necessary licenses to operate its wastewater system.  
NOTE: J.M.C. Wastewater Services shall assist whenever possible with this, however, the legal responsibility rests with Diamond Cove Homeowners Association and cannot be transferred.
- 2.] Diamond Cove Homeowners Association shall provide all of the utilities, chemicals, tools, spare parts, and vehicles as needed for normal daily operation of the wastewater system.
- 3.] Diamond Cove Homeowners Association shall provide such services as are needed for normal operation, such as : surveillance of alarms, snowplowing, cleaning plugged sewers, and provide solids disposal area, etc. .
- 4.] Diamond Cove Homeowners Association shall provide personnel as outlined below to operate and maintain the wastewater system. Duties and responsibilities are as follows:
  - a.] Daily overall responsibility of wastewater plant and pumping stations in the absence of J.M.C. Wastewater Services.
  - b.] Regular field testing of the effluent as required by the license.
  - c.] Complete and maintain record keeping systems as set up by J.M.C. Wastewater Services.
  - d.] Monitor all mechanical equipment in the system and report any problems to J.M.C. Wastewater Services in the event problems are not corrected.
  - e.] As necessary perform routine preventive maintenance and emergency service on mechanical equipment in the system.
  - f.] Any other reasonable duties assigned by J.M.C. Wastewater Services.

#### V. EXCLUSIONS

Specifically excluded from this contract would be work done as part of a major addition to the wastewater collection or treatment system; such as construction of new sewer lines or pumping stations, or additions to the treatment facilities or buildings at the wastewater plant. Although a certain amount of administrative planning and supervisory work would be covered.

Work beyond the scope of this contract will be done only with special approval of the Diamond Cove Homeowners Association.

## VI. INSURANCE

During the term of this proposed contract, J.M.C. Wastewater Services shall carry the following minimum insurance:

- 1.] Comprehensive General Liability with not less than \$500,000.00 any one occurrence combined for Bodily and Personal Injury and Property Damage.
- 2.] Automobile Liability Insurance with Bodily Injury Limits of \$100,000.00 each person, \$300,000.00 each occurrence.
- 3.] Workers compensation for all J.M.C. employees.

## VII. COMPENSATION

The work, as outlined in Section II above, will be preformed for the sum of:

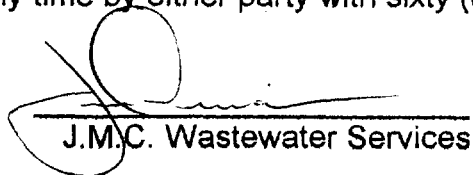
per month during calendar year 2004.  
per month during calendar year 2005.  
per month during calendar year 2006.  
per month during calendar year 2007.  
per month during calendar year 2008.  
per month during calendar year 2009.

Visits to the facility in excess of one (1) per month will be billed at the prevailing hourly rate (\$48.00/hour).

Payment would be due at the end of the month in which the services are preformed.

## VIII. ACCEPTANCE OF THIS CONTRACT

This proposed contract shall become valid when both parties have signified their acceptance of the terms above by signing below. This proposed contract becomes void if not accepted by July 31, 2004. It is understood by both parties that this agreement may be subject to review by the Maine D.E.P. . Any future changes in this agreement must be agreed to by both parties in writing. This agreement may be terminated at any time by either party with sixty (60) days written notice to the other party.

  
J.M.C. Wastewater Services

6/21/04  
Date

  
Sterling J. Davis Agent For  
Diamond Cove Homeowners Association DCVA

7/16/04  
Date

**ATTACHMENT F**



**Albert Frick Associates, Inc.**

**Soil Scientists & Site Evaluators**

95A County Road Gorham, Maine 04038  
(207) 839-5563 FAX (207) 839-5564

Albert Frick, SS, SE  
James Logan, SS, SE  
Matthew Logan, SE  
Brady Frick, SE  
Bryan Jordan, SE  
William O'Connor, SE

July 23, 2004

Rob Meyer  
McKinley Partners  
23 So. Main Street  
Hanover, NH 03755

Re: Diamond Cove, Overboard Discharge Removal (OBD) evaluation (40,000 gpd)

Dear Mr. Meyer:

You requested that I evaluate the potential to remove the DEP-licensed OBD permit with an in-ground subsurface wastewater disposal system licensed by the Department of Health Engineering.

Following are my observations and findings:

Design Flows

Existing permitted flow is for 40,000 gpd per DEP license (see attached Exhibit A).  
The wastewater generation is from the following:

Dwelling Units (79)

( 2) 1-bedroom units	@	120 gpd	240 gpd
(15) 2-bedroom units	@	180	2,700
(53) 3-bedroom units	@	270	14,310
( 9) 4-bedroom units	@	450	4,050
			21,300 gpd (min)
79 units @ 300 gpd/unit per DEP Rule			23,700 gpd (max)
Restaurant (175 seats, 2 meals/day)	@	20 gpd	3,500
Wedding/Banquets			2,000
Marina (3 slips)	@	100 gpd +10 gpd/slip	130
Administrative building staff (10)	@	15 gpd	150
Maintenance building staff (10)	@	15 gpd	150
TOTAL:			27,230 to 29,630 40,000 gpd

### Soils/Conditions for On-site Disposal

The soils on the parcel are primarily *Lyman*, *Tunbridge* and *Rock Outcrop*. *Lyman* and *Tunbridge* are sandy loam glacial till soils, which are shallow to bedrock (i.e. less than 40" deep). This soil requires a minimum of 3.3 sq. ft. of disposal area per gallon/day of wastewater generated.

### Site Conditions

The available common land area for consideration for septic systems is predominantly forested except for common ground in the center of the historic area (i.e. parade ground), and open area in the vicinity of the existing sand filters. (See attached aerial Exhibit B).

The slopes throughout the common parcel areas range from gently sloping 0-8%, moderately sloping 8-20%, to steeply sloping +20%.

There were several minor watercourses encountered that require a disposal area setback of 150', as well as 300' setbacks from the Spring High tide elevation.

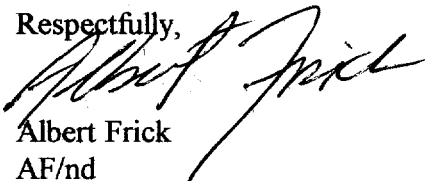
Additionally, there are historic preservation overlays, as well as old forest preservation overlays, which place limitations on siting of disposal systems.

### Conclusions:

1. A subsurface wastewater disposal system to treat 40,000 gpd would require 13,200 sq. feet of disposal area, based on a medium large (3.3 sq. ft/gpd hydraulic loading rate). I did not find sufficient suitable soils in unrestricted areas with required setbacks and soil conditions to accommodate that flow.
2. The required disposal area could be reduced by 50%, if the sand filter system were used as pretreatment and the combined BOD & TSS levels were reduced to less than 30mg/l combined. I did not find sufficient suitable soils in unrestricted areas with required setbacks and soil conditions to accommodate that smaller flow either.
3. The Department of Health Engineering is currently working with DEP on guidelines or standards for consideration of OBD to subsurface wastewater disposal (see attached Exhibit C, entitled *Replacement of Existing Licensed Overboard Discharges with Subsurface Wastewater Disposal Systems*, Revision #5 4/22/04). I did not find soil and site conditions in unrestricted available lands with current technologies and regulatory requirements to comply with the latest version of the draft guideline standards.

Please contact me if you have any questions or additional matters for discussion.

Respectfully,

  
Albert Frick  
AF/nd



Albert Frick Associates, Inc.  
Soil Scientists & Site Evaluators

EXHIBIT A

DEP  
Overboard Discharge Permit



STATE OF MAINE  
Department of Environmental Protection



WASTE DISCHARGE LICENSE

LICENSE NUMBER: W006931-41-A-N  
~~W002622X49-AMIK~~

EFFECTIVE DATE: NOVEMBER 10, 1986  
EXPIRATION DATE: NOVEMBER 10, 1991

LICENSEE: DIAMOND COVE ASSOCIATION

ADDRESS: P.O. Box 3572  
Portland, Maine  
04106

is hereby granted a Waste Discharge License from the Board of Environmental Protection pursuant to the provisions of Maine Revised Statutes, Title 38, Sections 414-414-A for the following discharge:

40,000 GALLONS PER DAY OF TREATED SANITARY WASTEWATER

FROM: A CONDOMINIUM, RESIDENTIAL AND COMMERCIAL DEVELOPMENT

TO: TIDEWATERS OF PORTLAND, CLASS III

subject to the attached conditions and all applicable regulations and regulations

GIVEN UNDER OUR HAND AND SEAL THIS TENTH DAY OF DECEMBER, 1986

BY:   
BOARD OF ENVIRONMENTAL PROTECTION

**EXHIBIT B**

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
- RUSTEN NA 12/10/86

**DEPARTMENT ORDER**



IN THE MATTER OF

DIAMOND COVE ASSOCIATES	)	SITE LOCATION ORDER
Portland, Maine	)	FINDING OF FACT AND ORDER
Diamond Cove-Phase I	)	
#L-013160-87/03-D-M	)	CONDITION COMPLIANCE

Pursuant to the provision of Title 38, M.R.S.A., Section 485-A, the Board of Environmental Protection has considered the application of Diamond Cove Associates with its supportive data, and other related materials on file and finds the following facts:

1. By Order #L-013160-87/03-A-N dated 10 December 1986, the Board approved the application of Diamond Cove Associates (DCA) to renovate 44 abandoned buildings on Great Diamond Island in Casco Bay. The buildings were part of a 193.4 acre military complex situated on the northerly end of the island. Thirty-eight of the buildings are approved for conversion to 134 single-family residential units; the remaining 8 buildings will be used for commercial, recreational and maintenance purposes.
2. By Order #L-013160-87/03-B-M dated 17 December 1987, the Department found that DCA had complied with Conditions 4, 6, 7 and 11 of the Board's 12/10/86 order. DCA has now submitted information to show compliance with Condition 8 of the 12/10/86 order.
3. Condition 8 of the 12/10/86 order reads:

A plan for management and protection of the old growth stand of trees referred to in Finding 17 shall be submitted to the Department by January 31, 1987. The plan shall be developed by a duly qualified forester. The plan shall define the limits of the stand including the edge vegetation necessary for its preservation, and shall specify the requirements for continued preservation management of the stand. Relevant standards for the preservation of distinguished timber stands, requirements for windfirmness, and stand definition shall be used to delineate the stand. The plan shall include appropriate limitations on pruning and tree removal to ensure that the stand will continue to screen the fort buildings when viewed from Casco Bay and the mainland. No road construction, sewer or water line installation or repair, or tree clearing shall occur until the plan is approved by the Department.



DIAMOND COVE ASSOCIATES	)	SITE LOCATION ORDER
Portland, Maine	)	FINDING OF FACT AND ORDER
Diamond Cove-Phase I	)	
#L-013160-87/03-D-M	)	CONDITION COMPLIANCE

The applicant and the Diamond Cove Homeowners Association shall maintain the old growth trees in accordance with the approved plan. The Landscape Plan shall be revised to conform with the requirements of the approved plan.

4. In response to this Condition, DCA has submitted the following information:

- A. A report dated March 31, 1989 and titled "Forest Management Plan for the Old Growth Softwood Stand on Diamond Cove Associates Property on Great Diamond Island, Casco Bay, City of Portland, Maine (herein "Forest Management Plan");
- B. A report dated January 19, 1989 and titled "Operations Manual for Activities Adjacent To And Within The Old Growth Stand Of Trees Within The Diamond Cove Development On Great Diamond Island" (herein "Stand Operation Manual");
- C. An undated plan titled "Old Growth Tree Stand Boundaries For Compartments A and D";
- D. An undated plan titled "Compartment D";
- E. An undated plan titled "Compartment Map"; and
- F. A revised version of the Landscape Plan referred to in Condition 8 and Finding 18 of the 12/10/86 Board Order.

These reports and plans were prepared by Eco-Analysts, Inc., an environmental consulting firm doing business in Bath, Maine. Eco-Analysts' staff includes professional foresters.

- 5. The Forest Management Plan delineates the boundaries of the stand, describes the old growth trees, summarizes proposed construction activities within and adjacent to the stand, and sets forth management techniques to protect the integrity of the stand. The Stand Operation Manual contains a description of the restrictions which will apply to the construction and maintenance activities allowed under the Forest Management Plan.
- 6. As delineated by Eco-Analysts, the old growth stand is comprised of 4 separate compartments occupying a total ground area of about 18 acres. DCA proposes to convey about 3 acres of the stand to the owners of individual lots which DCA is now seeking approval to develop; the remaining 15 acres of the stand will be conveyed to the Diamond Cove Homeowners Association, a non-profit corporation described in Finding 4B of the Board's 12/10/86 Order, to be maintained as open space.

DIAMOND COVE ASSOCIATES  
Portland, Maine  
Diamond Cove-Phase I  
4L-013160-87/03-D-M

) SITE LOCATION ORDER  
) FINDING OF FACT AND ORDER  
)  
) CONDITION COMPLIANCE

7. The management guidelines set forth in the Forest Management Plan and Stand Operation Manual have been incorporated in the Landscape Plan described in Finding 18 of the 12/10/86 Board Order. These restrictions will also be incorporated in the Declaration of Covenants and Restrictions, a document which will govern the Association and the owners of lots on the project site. The restrictions on those portions of the stand within individual lots will be enforceable by the Association.
8. In accordance with the Forest Management Plan and Stand Operation Manual, the following activities only will be allowed within the stand boundaries.
  - A. Trimming and removal of brush along existing and proposed roadways and utility lines;
  - B. The restoration of road surfaces by adding topfill;
  - C. Construction of West Shore Drive as shown on Sheet 2 of a plan titled "Subdivision and Utility Plan, Diamond Cove, Great Diamond Island, Portland, Maine", dated 10/24/85 (revised most recently on 6/16/89);
  - D. Construction of a sewer line as shown on Sheet 2 of the plan described in subparagraph C above;
  - E. The restoration of tennis courts and a stone altar; and
  - F. The installation of a subsurface wastewater disposal system within that portion of the stand situated between Lot 14 and Lot 16.

No other cutting of underbrush, trimming of limbs from trees, removal of vegetation or construction activity will be allowed, except for the removal of trees which pose a safety hazard. Tree removal will be accomplished by a licensed arborist when required.
9. Along most of its perimeter, the stand will be delineated by placards to be placed at 150-foot intervals. Where the edge of the stand abuts the building window of proposed house lots, the placards will be placed at 50-foot intervals. The placards will inform the reader of the special nature of the stand and will advise readers that cutting restrictions and other disturbances are prohibited in the stand.
10. On behalf of the Island Institute of Rockland, Maine, a professional forester has reviewed the Forest Management Plan and the Stand Operations Manual. The stand boundaries, as now delineated in the Forest Management Plan, and the restrictions, as now set forth in the Stand Operation Manual, are the culmination of the lengthy review and revision process. The Institute's forester has concluded that the two documents appear to be "complete".

DIAMOND COVE ASSOCIATES  
Portland, Maine  
Diamond Cove-Phase I  
#L-013160-87/03-D-M

) SITE LOCATION ORDER  
) FINDING OF FACT AND ORDER  
)  
) CONDITION COMPLIANCE

BASED on the above Findings of Fact, the Department concludes that DIAMOND COVE ASSOCIATES has complied with Condition 8 of Board Order #L-013160-87/03-A-N dated 10 December, 1987.

DONE AND DATED AT AUGUSTA, MAINE, THIS 5<sup>th</sup> DAY OF July . 1989.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

BY: Sandra M Tate for  
DEAN C. MARRIOTT, COMMISSIONER

ANY PERSON WISHING TO APPEAL AN ORDER MUST DO SO WITHIN 30 DAYS OF THE RECEIPT OF THE ORDER.

PLEASE NOTE ATTACHED SHEET FOR APPEAL PROCEDURES.....

Date of initial receipt of application 12/02/88

Date of application acceptance 01/20/89

**DIAMOND COVE DECLARATION OF COVENANTS AND RESTRICTIONS (DATED 2/7/04)**

properties in common with other owners and such easement shall be appurtenant to and shall pass with the title to every dwelling or lot; provided, however, that certain parts of the properties, consisting of the bunkers, well housings, communications buildings, towers, and foundations or ruins of any of them, are for safety reasons to be used only as specifically permitted by the Board.

**7.3 Obligation of the Association with Respect to Common Properties:** The Association, for itself, its successors and assigns, by acceptance of a deed to all or a portion of the common properties, subject to and with the benefit of the provisions of this Declaration, which shall be recorded in Cumberland County Registry of Deeds, hereby covenants with Declarant as follows:

7.3.1 The Association will accept conveyance of the common properties which Declarant is obligated to or may convey to it.

7.3.2 The Association will preserve and maintain for the common benefit of the owners all of the common properties which the Association hereafter shall own, or have rights to or interests in including without limitation the obligation to maintain streets, roadways and other common areas and facilities which may be conveyed to the Association as common properties, pay taxes thereon, keep the same in good and sightly appearance, maintain insurance thereon as provided in the Bylaws and comply with and enforce the provisions of this Declaration. All areas designated as "Open Space Recreation Areas" within Phase II shall remain as open space and shall not be subdivided or built upon or otherwise altered from their natural character, except for such alteration reasonably necessary in order to maintain, repair and replace existing improvements and structures thereon, including above-ground and underground utilities, or to install new underground utilities across said areas, following which said areas will be restored as nearly as possible to their original condition. This restriction shall not be amended or released without the consent of all lot owners in Phase II, Maine Audubon Society, Casco Bay Island Development Association and Island Institute and any attempted amendment or release thereof without such consent shall be void and of no effect.

7.3.3 The Association will maintain and operate a central waste treatment facility located on the common properties. The costs of maintenance and operation, including reasonable replacement reserves, shall be common expenses included in the budget of the Association determined under section 8.1.3 below.

7.3.4 The Association will maintain the old-growth stand of pine and hemlock trees located on the properties in accordance with the restrictions set forth in reports submitted to and approved by the Maine Department of

Environmental Protection entitled "Forest Management Plan for the Old Growth Softwood Stand on Diamond Cove Associates Property on Great Diamond Island, Casco Bay, City of Portland, Maine" and "Operations Manual for Activities Adjacent to and Within the Old Growth Stand of Trees Within the Diamond Cove Development on Great Diamond Island" and the plans accompanying said reports, all as more fully set forth and referred to in Maine Department of Environmental Protection Condition Compliance Order dated July 5, 1989 and recorded in the Cumberland County Registry of Deeds, Book 8833, Page 12 (re-recorded in Book 8902, Page 118), and will enforce those restrictions with respect to those portions of the old-growth stand located within the boundaries of individual lots. No rights in and to the "Open Space Recreation Areas" and/or the "Homeowners' Reserve Areas" within Phase II as shown on the Phase II Plan which are held by Declarant, lot owners or the Association may be exercised so as to adversely impact upon the old-growth stand of trees. In order to ensure compliance with those restrictions by lot owners, the Declarant will convey conservation easements with respect to those portions of the old-growth stand located within the boundaries of individual lots to the Association prior to the conveyance of such lots to individual buyers.

7.3.5 The Association will, in its maintenance of common open space other than the old-growth stand of pine and hemlock, comply with the recommendations of the Maine Department of Inland Fisheries and Wildlife as set forth in Finding 19 of the Site Location Order of the Maine Department of Environmental Protection, dated December 10, 1986 and recorded in the Cumberland County Registry of Deeds, Book 7585, Page 112.

7.3.6 Declarant, for itself, the Association, the lot owners, its successors and assigns, covenants and agrees to perform the covenants described in Sections 7.3.2, 7.3.3, 7.3.4 and 7.3.5 prior to the conveyance of the common properties to the Association.

7.4 Conveyance of Piers, Docks, Wharves and Other Properties to the Association: Declarant at any time hereafter may convey to the Association as part of the common properties any piers, docks and wharves and other properties owned by Declarant located within or abutting upon the properties which are not part of the common properties, including lots, which properties so conveyed may be utilized by the Association for recreational and recreational-related facilities to serve Diamond Cove. Such facilities shall be subject to receipt of all required local, state and federal permits and approvals with respect thereto. Declarant shall have the obligation of maintaining any such properties which may become part of the common properties prior to the conveyance thereof to the Association.

## EXHIBIT C

### Replacement of Existing Licensed Overboard Discharges with Subsurface Wastewater Disposal Systems

**DRAFT**

Draft Wastewater & Plumbing Control Program Policy Statement.  
Revision #5 – 04/22/04

### **NOT FOR PUBLIC DISTRIBUTION.**

### **Replacement of Existing Licensed Overboard Discharges with Subsurface Wastewater Disposal Systems.**

The decision to recommend replacement of an existing overboard discharge with a subsurface wastewater disposal system rests with the Licensed Site Evaluator, who must take into consideration a variety of characteristics which will vary from site to site. The LSE must exercise their professional judgment when recommending the installation of a subsurface wastewater disposal system that does not meet the minimum criteria set by the rules. The following guidelines are offered by the Department to aid in this process.

A. Properties meeting the criteria set forth in Section 1906.2 of CMR 241 can be submitted for consideration as a replacement system variance requiring local plumbing inspector review and approval.

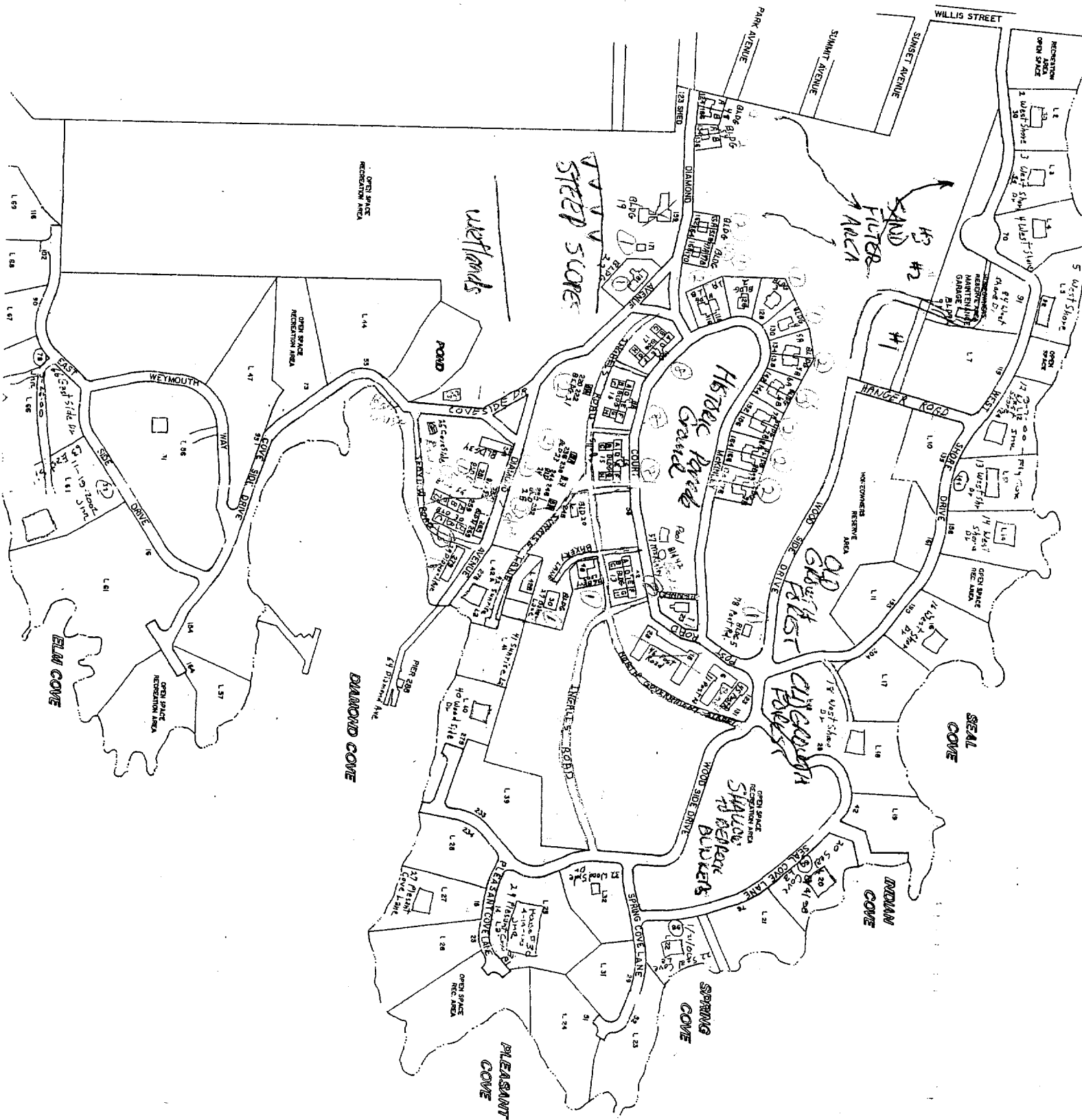
B. Properties meeting the following criteria can be submitted for consideration as a replacement system variance requiring state review. The Department will generally approve these requests, unless the review reveals some specific site characteristic or other circumstance that suggests the proposed subsurface wastewater disposal system will not function properly.

1. The property, with or without easement, contains sufficient room for the smallest conventional sized disposal area recognized by the current edition of the rules for the reported soil condition; without a reduction for pretreatment; including the 3 foot shoulder and 4:1 fill extensions;
2. The ground beneath the smallest conventional sized disposal area recognized by the rules for the reported soil condition, including the 3 foot shoulder and 4:1 fill extensions, has 6 inches or more of existing soil above bedrock;
3. A minimum vertical separation of 18 inches is maintained between the seasonal high water table or restrictive layer and the bottom of the disposal area;
4. A minimum vertical separation of 24 inches is maintained between bedrock and the bottom of the disposal area;
5. The setback between the disposal area and the normal high water line of the receiving water body, as defined in Chapter 3 of CMR 241 shall be sufficient to accommodate a 4:1 down gradient fill extension, including a 3 foot shoulder;
6. The setback from the disposal area to the owner's well; if not classified as a public water supply; is 50 feet or greater,
7. The setback from the disposal area to any abutter's wells not classified as public water supplies is 50 feet or greater, and the well owner has signed the HHE-306 Well Setback Release Form, and;
8. The setback from the disposal area to any public water supplies is 150 feet or greater.

C. Properties not meeting the criteria listed above may: a) be submitted for consideration as a replacement system variance requiring state review provided an appropriate argument in support of the necessary variances is included; b) retain their overboard discharge license; c) connect to an off-site subsurface disposal system; or d) utilize a holding tank.

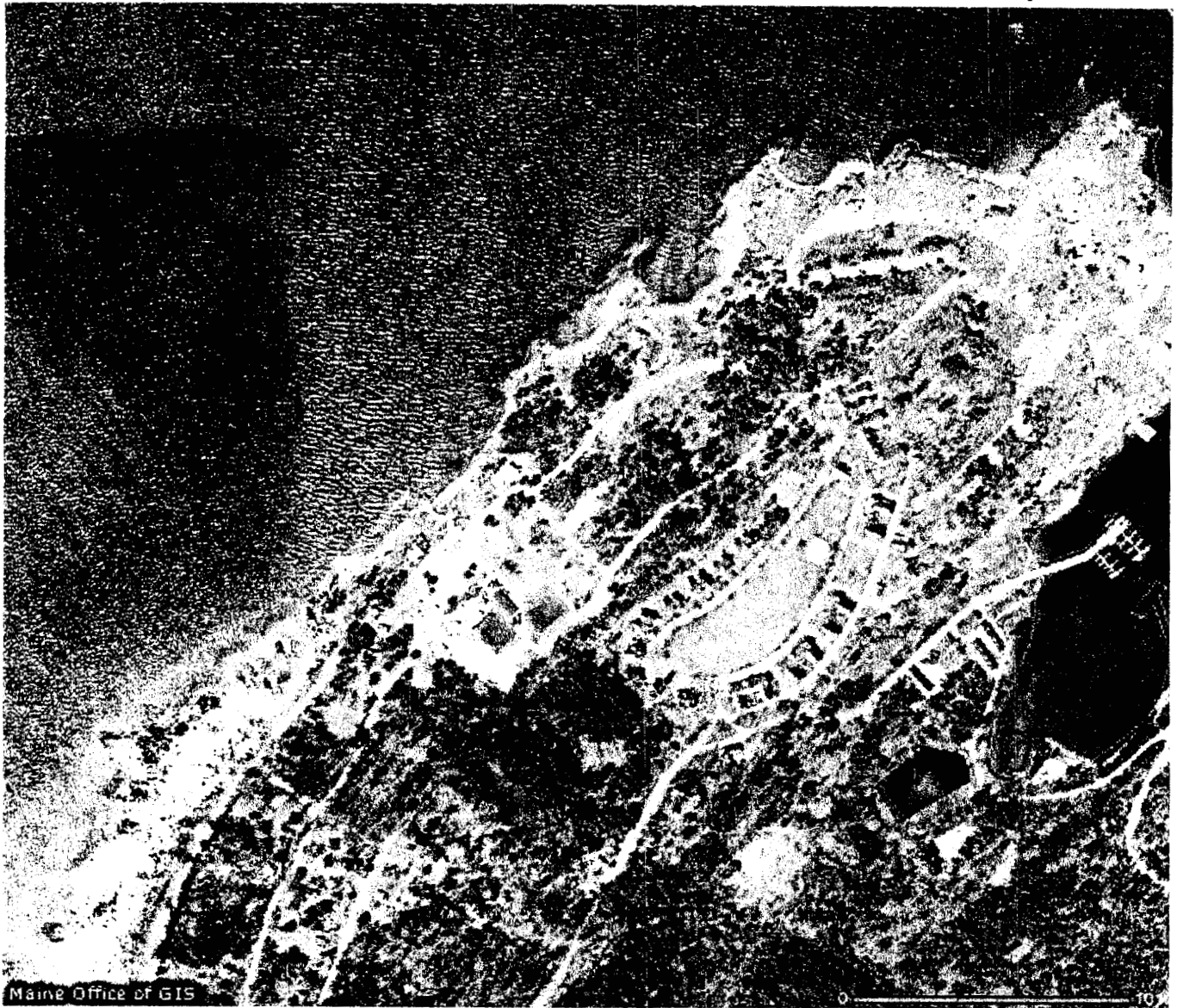
EXHIBIT D

Site Plan



Aerial View of Site

ArcIMS HTML Viewer Map





**ATTACHMENT G**

**LIST OF NOTIFIED ABUTTERS ON GREAT DIAMOND ISLAND**

**Map 83A**

Lot

- R8                      Roberta Jolin  
446 Ridge Road  
Fairfield, ME 04937
- R9-10                  Robert Roy Laughlin & Jean Stuart Vachon Etal  
15 McKinley Street  
So. Portland, ME 04106
- R11-12                William W. & Elizabeth Wanzer  
14 Tall Pine Road  
Cape Elizabeth, ME 04107
- R13                    John & Coleen Johnson  
210 Hale Street  
Pennington, NJ 08534
- R14                    Ana Matheson  
7409 Rebecca Drive  
Alexandria, VA 22314

**Map 83B**

Lot

- G1                    Gary L. & Jeanne M. Smith  
P.O. Box 225 Cape Cottage Branch  
Cape Elizabeth, ME 04107
- G2                    Stanley P. & Janet G. Rudnicki  
5 Lombard Street  
Ashmont, MA 01214
- H1                    Roger & Tammy Robinson  
Crescent Ave.  
Great Diamond Island, ME 04109
- H2                    Kenneth Gerald  
Great Diamond Island, ME 04109

I1 Wayne Bartlett  
Sunset Avenue  
Great Diamond Island, ME 04109

C6-7 James & Colleen Grout  
P.O. Box 331  
Westminster, VT 05158

C1-8 Mark & Patricia McAndrew  
88 Paley Farm Road  
Portland, CT 06480

C2 Diamond Island Association  
F5-6 Great Diamond Island, ME 04109

D1 Peter J. Gillis  
2 Elmwood Road  
Cape Elizabeth, ME 04107

D2 City of Portland  
E1 389 Congress Street  
F7 Portland, ME 04101

F4 Frederic Laughlin  
68 Prospect Street  
Portland, ME 04103

F13-14 Anne E. Weber  
P.O. Box 7997  
Portland, ME 04112

F15 Portland Water District  
225 Douglas Street  
Portland, ME 04102

F16 Elizabeth Warner Picking  
654 Gurnet Road  
Brunswick, ME 04011

F17 Nancy Bartlett  
12 Bryant Street  
Portland, ME 04103

L2-3-4

Ana Matheson  
7409 Rebecca Drive  
Alexandria, VA 22314

**Map 83C**

Lot

A1

David Farmham  
2169 Pond View Ct.  
Reston, VA 22091

B8-10

Albert B. & Judith L Glickman  
9864 Wilshire Blvd.  
Beverly Hills, CA 90210

PROPERTY: Selected  
ORDER: Unit ID  
STATUS: Current

# ABUTTERS DIAMOND COVE

Date: 07/08/2  
Time: 9:20  
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## Tenant Directory

Tenant Name Phone #	Tenant ID	Property ID	Unit ID	Address	Phone Desc
------------------------	-----------	-------------	---------	---------	------------

775-3374

### Property: DCH2 Diamond Cove - Lot Owners

Alexandra Neal	10292	DCH2	L02	30 W. Shore Drive, Lot #2 General Delivery Great Diamond Island, ME 04109	
John Harper	10069	DCH2	L03	Diamond Cove Lot 3 Great Diamond Island, ME 04109	phone
703-979-1371 William Conlon	9980	DCH2	L04	461 Broome Street New York, NY 10013	phone
207-766-2486 Ronald Fitch	9988	DCH2	L05	c/o Androscoggin Bank Trust Dept., attn: Eve Wing P.O. Box 1407 Lewiston, ME 04243	
Jim & Sandy Millay	9991	DCH2	L07	64 Acadia Avenue Lewiston, ME 04240	phone
207-782-4663 Oliver Keithly	11602	DCH2	L10	96 Crestview Dr. E S. Portland, ME 04106	
242 Newry Limited Partnership	9995	DCH2	L11	C/o Richard McGoldrick 100 Silver Street Portland, ME 04101	

PROPERTY: Selected  
ORDER: Unit ID  
STATUS: Current

DIRIGO MANAGEMENT COMPANY  
Tenant Directory

Date: 07/08  
Time: 9:  
Page:

Tenant Name Phone #	Tenant ID	Property ID	Unit ID	Address	Phone Desc
Howard B Finkel	9999	DCH2	L12	768 Chimney Creek Drive Golden, CO 80401	
Joseph Cox	10001	DCH2	L13	P.O. Box 19666 Raleigh, NC 25619	phone
919-510-4090 Judith Lidsky	10003	DCH2	L14	215 Highland Avenue Newton, MA 02465-2511	Phone
617-253-3808 Richard McGoldrick	10006	DCH2	L16	100 Silver Street Portland, ME 04101	
Jonathan Vaccaro	10494	DCH2	L17	171 PickPocket Road Brentwood, NH 03833	Edward's
603-773-5655 Edward Gatta	10494	DCH2	L17	171 PickPocket Road Brentwood, NH 03833	Edward's
603-773-5655 Peter & Pam Macomber	10009	DCH2	L18	250 Commercial Street Portland, ME 04101	Phone
207-766-3020 Bill & Tammy Green	10011	DCH2	L19	32 Sawyer Street Portland, ME 04103	Phone
207-771-5636 BayBerry Point LLC	10011	DCH2	L19	32 Sawyer Street Portland, ME 04103	Phone
207-771-5636 Jonathan & Bonnie Dietz	10013	DCH2	L20	Diamond Cove Lot 20 General Delivery Diamond Island, ME 04109	Phone
207-799-9895 John & Jane Bates	10107	DCH2	L21	16 Ox Hill Road Newtown, CT 06470	phone E-mail
203-270-1040 batesmail@earthlink.net Earl & Joyce Klein	10018	DCH2	L22	1374 Cassins Street Carlsbad, CA 92009	Phone
612-935-0183 MN					

PROPERTY: Selected  
ORDER: Unit ID  
STATUS: Current

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Tenant Directory

Date: 07/08/08  
Time: 9:20  
Page:

Tenant Name Phone #	Tenant ID	Property ID	Unit ID	Address	Phone Desc
Louis & Roseann Laucirica 201-696-4056	10019	DCH2	L23	30 Old Chester Road Essex Fells, NJ 07021	Phone
Karen Dewis	10896	DCH2	L24	McDermott, Will & Emery 600 13th Street, NW Washington, DC 20005	
Barbara Leiter 207-766-5424	10070	DCH2	L26	Diamond Cove, General Delivery Great Diamond Island, ME 04109	Phone
Barbara Leiter	10071	DCH2	L27	Diamond Cove, General Delivery Great Diamond Island, ME 04109	Phone
Barbara Leiter 207-766-5424	10072	DCH2	L28	Diamond Cove, General Delivery Great Diamond Island, ME 04109	Phone
Matthew & Kathleen Hoffner 207-766-5424	10073	DCH2	L29	44 Sturbridge Lane Cumberland, ME 04021	Phone
Barbara Young 207-829-5891	10074	DCH2	L31	330 Harbor Road Southport, CT 06890	
James Fast	10074	DCH2	L31	330 Harbor Road Southport, CT 06890	
Spiderflies LLC	10074	DCH2	L31	330 Harbor Road Southport, CT 06890	
Richard & Barbara Kappelmann 207-786-2706	10075	DCH2	L32	81 Western Prom Auburn, ME 04210	Phone
Judith O. Schultze	10076	DCH2	L39	12108 Locust Lane Louisville, KY 40223-1450	Phone
Thomas & Irene Maas 502-245-0560	10077	DCH2	L40	40 Diamond Cove Great Diamond Island, ME 04109	Phone
630-879-7981					

PROPERTY: Selected  
ORDER: Unit ID  
STATUS: Current

DIRIGO MANAGEMENT COMPANY  
Tenant Directory

Date: 07/08,  
Time: 9:  
Page:

Tenant Name Phone #	Tenant ID	Property ID	Unit ID	Address	Phone Desc
Martin L. Nathan P.A.  305-666-7680 Gary P Smith	10078	DCH2	L41	Pension Plan 444 Brickell Ave. Suite 1000 Rivergate Plaza Miami, FL 33181	Phone
Gary P Smith	10079	DCH2	L42	44 Whispering Pines Drive South Portland, ME 04106	
Diamond's Edge, LLC  207-766-5850	10080	DCH2	L44	P.O. Box 7472 Portland, ME 04112	Phone
Stephen & Holly Culver  767-9072	10771	DCH2	L47	12 Arbor Lane Cape Elizabeth, ME 04107	phone
D.Bruce LaPierre	10082	DCH2	L56	5290 Waterman Blvd. St. Louis, MO 63108	
Kathryn Adamchick	10082	DCH2	L56	5290 Waterman Blvd. St. Louis, MO 63108	
Derek Devine	10083	DCH2	L57	410 North Meridian St. Apt.416 Indianapolis, INdiana 46204	
David & Robin Bateman  207-439-4296	10084	DCH2	L61	1 Brannen Lane Eliot, ME 03903	Phone
Dr. Santo & Lisa Sampino  203-573-8577 203-266-0593 GPeach5@aol.com	10085	DCH2	L63	64 Hillside Road Woodbury, CT 06798	Work Phone Email
John R. & Bobby Spark	10086	DCH2	L66	27 W. 83rd St. P.O. Box 3204 Harvey Cedars, NJ 08008	
Martha Johnson-Vackar  512-413-8072	10087	DCH2	L67	P.O. Box 163897 Austin, TX 78716-3897	Phone
Lakeline-V Inc.  512-413-8072	10087	DCH2	L67	P.O. Box 163897 Austin, TX 78716-3897	Phone



PROPERTY: Selected  
ORDER: Unit ID  
STATUS: Current

DIRIGO MANAGEMENT COMPANY  
Tenant Directory

Date: 07/08/  
Time: 9:2  
Page:

Tenant Name Phone #	Tenant ID	Property ID	Unit ID	Address	Phone Desc
Walter Vackar	10087	DCH2	L67	P.O. Box 163897 Austin, TX 78716-3897	Phone
512-413-8072 Karen Anable	10088	DCH2	L68	22 Circular Road Poughkeepsie, NY 12601	Phone
914-485-3619 KFDC, Inc.	11018	DCH2	L69	attn: John Kinsey 5600 NW 23rd Terrace Boca Raton, FL 33496	

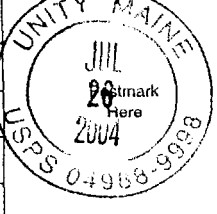
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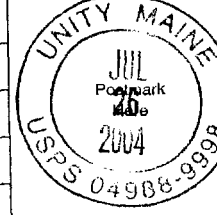
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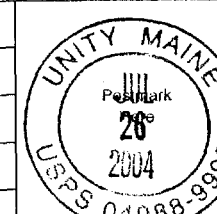
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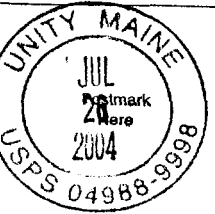
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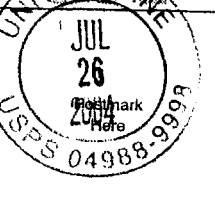
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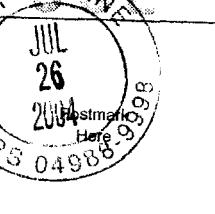
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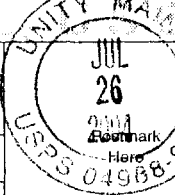
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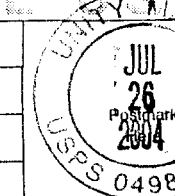
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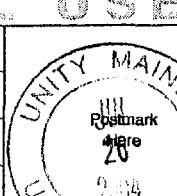
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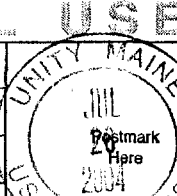
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or PO Box No.  
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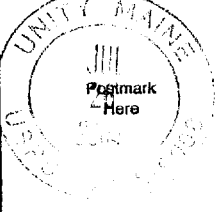
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7004 1350 0000 3596 3725

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



Sent To D. Bruce LaPierre  
Street, Apt. No., or PO Box No.  
City, State, ZIP+4

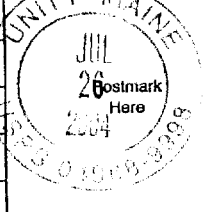
PS Form 3800, June 2002 See Reverse for Instructions

7004 1350 0000 3596 3718

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**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



Sent To Stephen & Holly Culver  
Street, Apt. No., or PO Box No.  
City, State, ZIP+4

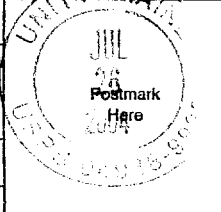
PS Form 3800, June 2002 See Reverse for Instructions

7004 1350 0000 3596 3701

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**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



Sent To Diamond's Edge LLC  
Street, Apt. No., or PO Box No.  
City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

7004 1350 0000 3596 3695

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



Sent To Gary P. Smith  
Street, Apt. No., or PO Box No.  
City, State, ZIP+4

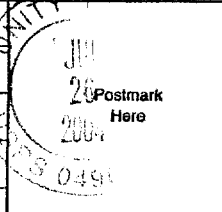
PS Form 3800, June 2002 See Reverse for Instructions

7004 1350 0000 3596 3688

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



Sent To Martin L. Nathan P.A.  
Street, Apt. No., or PO Box No.  
City, State, ZIP+4

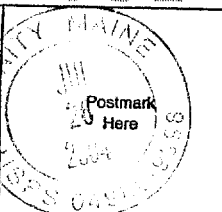
PS Form 3800, June 2002 See Reverse for Instructions

7004 1350 0000 3596 3671

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



Sent To Thomas & Irene Maas  
Street, Apt. No., or PO Box No.  
City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions



7004 1350 0000 96 3480

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Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	4.72

Sent To Judith Lidsky  
 Street, Apt. No., or PO Box No.  
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

7004 1350 0000 3596 3459

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Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	4.42

Sent To Newry Limited Partnership  
 Street, Apt. No., or PO Box No.  
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

7004 1 0 0000 3596 3473

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Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	4.42

Sent To Joseph Cox  
 Street, Apt. No., or PO Box No.  
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

7004 1350 0000 3596 3442

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**OFFICIAL USE**

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	4.42

Sent To Oliver Keithly  
 Street, Apt. No., or PO Box No.  
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

7004 1350 0000 3596 3466

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Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	4.42

Sent To Howard B Finkel  
 Street, Apt. No., or PO Box No.  
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

7004 1350 0000 3596 3435

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Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	4.42

Sent To Jim & Sandy Millay  
 Street, Apt. No., or PO Box No.  
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

3541  
7004 1350 0000 3F

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**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42

Sent To BayBerry Point LLC  
 Street, Apt. No., or PO Box No.  
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

3534  
7004 1E 0000 3596

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**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 7.42

Sent To Bill & Tammy Green  
 Street, Apt. No., or PO Box No.  
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

3527  
7004 1350 0000 3596

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**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42

Sent To Peter & Pam Macomber  
 Street, Apt. No., or PO Box No.  
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

3510  
7004 1350 0000 3596

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**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42

Sent To Edward Gattai  
 Street, Apt. No., or PO Box No.  
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

3503  
7004 1350 0000 3596

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42

Sent To Jonathan Vaccaro  
 Street, Apt. No., or PO Box No.  
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

3497  
7004 1350 0000 3596

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**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42

Sent To Richard McGoldrick  
 Street, Apt. No., or PO Box No.  
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions



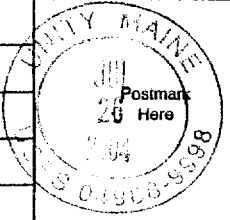
7004 1350 0000 3596 3602

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**OFFICIAL USE**

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>4.42</b>



Sent To Barbara Leiter  
 Street, Apt. No., or PO Box No.  
 City, State, ZIP+4

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7004 1350 0000 3596 3596

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**OFFICIAL USE**

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>4.42</b>



Sent To Karen Dewis  
 Street, Apt. No., or PO Box No.  
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

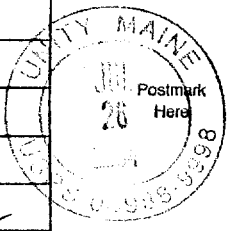
7004 1350 0000 3596 3589

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**OFFICIAL USE**

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>4.42</b>



Sent To Louis & Roseann Lauriccia  
 Street, Apt. No., or PO Box No.  
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

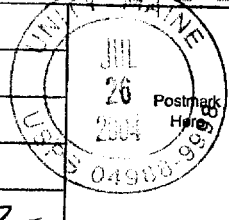
7004 1350 0000 3596 3572

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**OFFICIAL USE**

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>4.42</b>



Sent To Earl & Joyce Klein  
 Street, Apt. No., or PO Box No.  
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

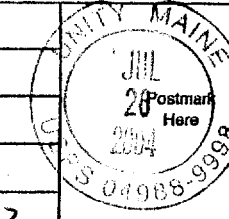
7004 1350 0000 3596 3565

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**OFFICIAL USE**

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>4.42</b>



Sent To John & Jane Bates  
 Street, Apt. No., or PO Box No.  
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

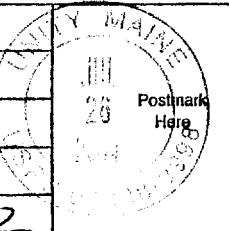
7004 1350 0000 3596 3558

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Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>4.42</b>



Sent To Jonathan & Bonnie Dietz  
 Street, Apt. No., or PO Box No.  
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions





7003 1680 0004 095-0980

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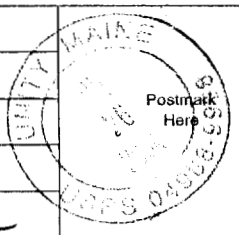
For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>

Sent To Ana Matheson  
 Street, Apt. No., or PO Box No. \_\_\_\_\_  
 City, State, ZIP+4 \_\_\_\_\_

PS Form 3800, June 2002 See Reverse for Instructions



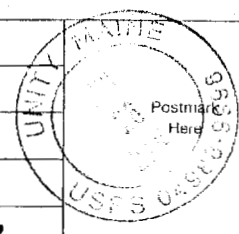
7001 2510 0007 8380 1652

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>

Sent To Nancy Bartlett  
 Street, Apt. No., or PO Box No. \_\_\_\_\_  
 City, State, ZIP+4 \_\_\_\_\_

PS Form 3800, January 2001 See Reverse for Instructions



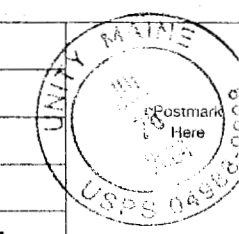
7001 2510 0007 8380 1669

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>

Sent To Elizabeth Warner Picking  
 Street, Apt. No., or PO Box No. \_\_\_\_\_  
 City, State, ZIP+4 \_\_\_\_\_

PS Form 3800, January 2001 See Reverse for Instructions



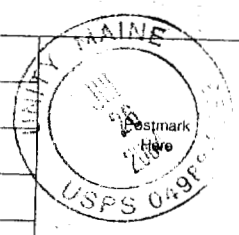
7001 2510 0007 8380 1676

**U.S. Postal Service**  
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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>

Sent To Portland Water District  
 Street, Apt. No., or PO Box No. \_\_\_\_\_  
 City, State, ZIP+4 \_\_\_\_\_

PS Form 3800, January 2001 See Reverse for Instructions



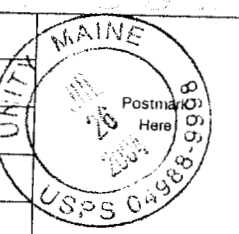
7001 2510 0007 8380 1683

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>

Sent To Anne E. Weber  
 Street, Apt. No., or PO Box No. \_\_\_\_\_  
 City, State, ZIP+4 \_\_\_\_\_

PS Form 3800, January 2001 See Reverse for Instructions



7003 1680 0004 0938 1154

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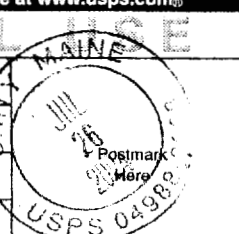
For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>

Sent To Frederic Laughlin  
 Street, Apt. No., or PO Box No. \_\_\_\_\_  
 City, State, ZIP+4 \_\_\_\_\_

PS Form 3800, June 2002 See Reverse for Instructions



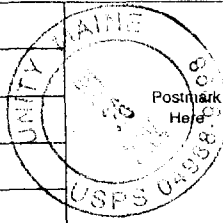
7002 1680 0004 4000 0987 936 1147

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OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	4.42



Sent To City of Portland  
Street, Apt. No., or PO Box No.  
City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

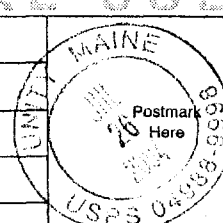
7002 1680 0004 4000 0987 936 1147

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OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	4.42



Sent To Mark & Patricia McAndrew  
Street, Apt. No., or PO Box No.  
City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

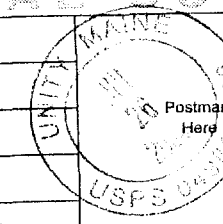
7002 1680 0004 4000 0987 936 1130

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OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	4.42



Sent To Peter J. Gillis  
Street, Apt. No., or PO Box No.  
City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

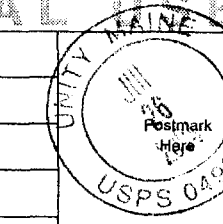
7002 1680 0004 4000 0987 936 1130

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Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	4.42



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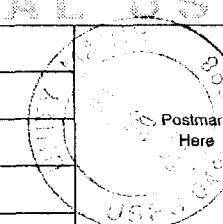
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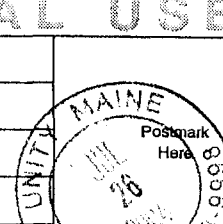
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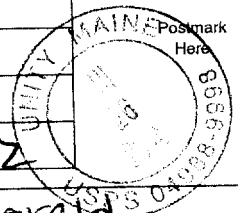
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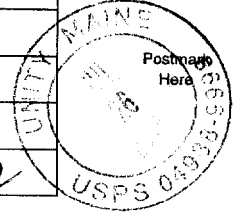
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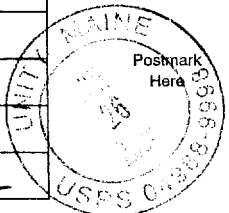
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Total Postage & Fees	\$ 4.42



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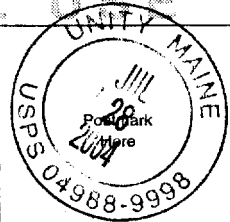
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Certified Fee	230
Return Receipt Fee (Endorsement Required)	175
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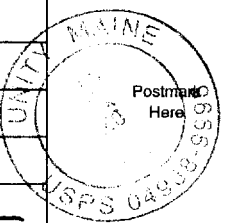
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**SUPPLEMENTAL INFORMATION**

## DIAMOND COVE WASTEWATER SYSTEM

Wastewater flows generated within the original Fort McKinley complex were collected by a 6100 LF long gravity sewer system consisting of 6"Ø and 8"Ø clay and iron pipe sections. Raw sewage was formerly discharged untreated through an outfall sewer into Seal Cove. The Diamond Cove development project has utilized some of the original sewerage collection system and has also added several new sewer sections to replace other deteriorated sections.

A combination of about 4200 LF of new sewers and 1900 LF of old rehabilitated sewers are now used to convey the development's flows to a central area for wastewater treatment. The lines are a mixture of old clay sewers and new PVC pipes. Two central pumping stations are used to reach the treatment facilities which are located adjacent to the former laundry and maintenance building.

Wastewater is discharged into six 10,000 gallon septic tanks configured in two trains of three tanks in series. Settleable solids and organic pollutants in the influent sewage are settled to the bottom of these tanks where they undergo anaerobic biological decomposition in the absence of free dissolved oxygen. This is a slow biodegradation process which takes several months to occur. The settled solids undergo further biological decomposition into organic volatile acids and other intermediary organic compounds. Accumulated solids are removed from the tank by pumping on an annual basis.

Supernatant from the anaerobic septic tanks is displaced from each tank every time that new sewage flows into the system. The supernatant overflows into a wet well storage tank containing a series of submersible pumps and, as the wet well becomes full, the septic tank effluent is pumped out of the wet well and into a series of aerobic sand filter beds. Each bed consists of a 100' wide by 115' long lined underground enclosure containing a 30" layer of specially graded sand aggregate. Wastewater distribution pipes are located above the sand in an 8" layer of ¾" crushed stone. Wastewater collection pipes are located below the sand bed in a similar 8" layer of ¾" stone.

The function of the sand filter system is to promote the further biodegradation of residual organic matter contained in the septic tank's effluent. Microbes grow over time and become attached to the surface layers of the sand and stone media. As wastewater is percolated over and through the media, the attached microbes utilize the organic content of the septic tank effluent and convert it into new microbial cell tissue and carbon dioxide. In addition, physical straining and filtration of the water occurs as it passes through the sand and pores of the media bed. With a properly loaded aerobic system, excellent effluent quality with insignificant remaining pollutant levels will be achieved at the bottom of the sand filter.

Three sand filters, each with a bed area of 11,500 SF, provide treatment of all wastewater generated by the service community at Diamond Cove. The dosing pumps are operated by a programmable logic controller (PLC), which automatically sequences the pumps so that each sand filter bed is dosed with septic tank effluent in an alternating, intermittent fashion. The design intent allows a bed to be rested and biologically rejuvenated in order to extend the useful life of its media. With three beds there is reserve capacity to allow one bed to be removed from service for the purpose of allowing one sand filter bed to be kept off-line for rejuvenation.

Treated effluent from the sand filters is collected through a 6"Ø underdrain network and conveyed to a disinfection system. Liquid sodium hypochlorite bleach solution is injected into two 1000 gallon chlorine contact tanks. These tanks were designed to provide about one hour of contact time at originally expected design flow conditions. Chlorine is added using a small LMI metering pump with an output capacity of 1.0 GPH. Through this process, pathogen levels in the plant's effluent are required to be reduced to a zero level free from all fecal coliform bacteria.

Residual chlorine levels at the end of the chlorine contact tank are removed by further treating the effluent with sodium bisulfite to remove the chlorine. An LMI metering pump, also with a 1.0 GPH capacity, is used to deliver dechlorination chemicals to the reactor. Total chlorine residual levels must be reduced to 1.0 ppm or less prior to the wastewater's discharge.

The disinfection system area also contains a flow meter to measure effluent flow levels. A 22 1/2° V-notch weir causes water to back up in an open channel in proportion to its flow rate. The water level behind the weir is automatically monitored with instrumentation equipment and converted into a flow reading.

Treated effluent is pumped through a force main and an outfall sewer to a discharge point in Casco Bay. The outfall was located at a depth to be submerged twelve feet below the water surface at mean low tide. This provides for adequate dispersion of all flows discharged from the facility.

### **Average Daily Flow For Past Year**

<b><u>Month</u></b>	<b><u>Gallons/Day</u></b>
July 03	12,002
August 03	12,700
Sept. 03	6,167
Oct. 03	18,249
Nov. 03	13,037
Dec. 03	14,103
Jan. 04	7,321
Feb. 04	2,299
March 04	5,779
April 04	18,407
May 04	11,845
June 04	12,366

PROPERTY: Selected  
 ORDER: Unit ID  
 STATUS: Current

## TREATMENT SYSTEM USERS Tenant Directory

Date: 07/08  
 Time: 9:  
 Page:

Tenant Name Phone #	Tenant ID	Property ID	Unit ID	Address	Phone Desc
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**Property: DCH1 Diamond Cove - Historic Res.**

Sara Fitch	9971	DCH1	01A	Diamond Cove 1A Great Diamond Island, ME 04109	phone
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802-658-0619 John O'Leary	9971	DCH1	01A	Diamond Cove 1A Great Diamond Island, ME 04109	phone
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802-658-0619 Scott & Marybeth Teas	9972	DCH1	01B	Diamond Cove, General Delivery Great Diamond Island, ME 04109	phone
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766-5774 Robert & Kathleen Whelan	9973	DCH1	02	118 Huntington Avenue, Apt. 2103 Boston, MA 02116	phone MA
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766-2496 617-859-1765 Lisa & Philip Guarino	9974	DCH1	03	5 Kimball Road Hopkinton, MA 01748	phone
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508-435-0361 Vickie L. Wille Living Trust	9976	DCH1	04	920 Rancho Circle Las Vegas, NV 89107	
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Louis & Roseann Laucirca	9977	DCH1	05A	30 Old Chester Road Essex Fells, NJ 07021	phone
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201-696-4056 John & Jo Mirschel	9978	DCH1	05B	5B Diamond Cove Great Diamond Island, ME 04109	
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Joseph Bauer	9979	DCH1	06A	6A Diamond Cove Great Diamond Island, ME 04109	
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Rob Pfaffmann	11303	DCH1	06B	604 Filbert Street Pittsburgh, PA 15232	phone cell work fax
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412-683-7763 412-398-7546 412-471-2470 412-471-2473	11303	DCH1	06B	604 Filbert Street Pittsburgh, PA 15232	phone cell work fax
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Lisa Haabestad	11303	DCH1	06B	604 Filbert Street Pittsburgh, PA 15232	phone cell work fax
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412-683-7763 412-398-7546 412-471-2470 412-471-2473					
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PROPERTY: Selected  
ORDER: Unit ID  
STATUS: Current

DIRIGO MANAGEMENT COMPANY  
Tenant Directory

Date: 07/08/2  
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Page:

Tenant Name Phone #	Tenant ID	Property ID	Unit ID	Address	Phone Desc
W.Schafer & Ethel Bean  766-2107 Holly Fitch	9982	DCH1	07A	Diamond Cove, Unit 7A Great Diamond Island, ME 04109	phone
766-2729 Daniel Briere	9984	DCH1	07B	803 Warrensville Road Mansfield Center, CT 06250	phone
766-2729 Kurt & Lynne Geitz	11017	DCH1	08A	143 Maynard Road Sudbury, MA 01776	phone
978-440-9496 Dana MacKinnon	11100	DCH1	08B	22 Jan Drive Colchester, CT 06415	
Harmon & Donna Smith	9989	DCH1	09A	21A Hawthorne Village Drive Franklin, MA 02038	phone
508-533-0988 Hannah Burge	9990	DCH1	09B	121 Camp Ave. Darien, CT 06820	
Donald & Joanne Hale	9994	DCH1	12	113 Vannah Ave. Portland, ME 04103-4510	phone
766-5018 Norma Kraus Eule	10637	DCH1	13A	13A Diamond Cove Great Diamond Island, ME 04109	local work other
207-766-2121 973-868-2431 207-650-1804 Dahlia Mann	10637	DCH1	13A	13A Diamond Cove Great Diamond Island, ME 04109	local work other
207-766-2121 973-868-2431 207-650-1804 Dion & Jenny Johnson	9997	DCH1	13B	215 Gingrich Drive Accokeek, MD 20607	phone
301-203-1232 F.Bruce & Barbara Robinson	9998	DCH1	13C	103 W. Pier Street P.O. Box 323 Oxford, MD 21654	

PROPERTY: Selected  
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STATUS: Current

DIRIGO MANAGEMENT COMPANY  
Tenant Directory

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Tenant Name Phone #	Tenant ID	Property ID	Unit ID	Address	Phone Desc
13D Realty Trust	10000	DCH1	13D	c/o Richard McGoldrick 100 Silver Street Portland, ME 04101	
Lee & Joanne Estabrook	11482	DCH1	13E	9 Howard Avenue Foxboro, MA 02035	
Col.C.A. & Bettie Debelius 703-765-8992	10004	DCH1	13F	#412 Baywoods of Annapolis 7101 Bay Front Drive Annapolis, MD 21403	phone
Roger Blatty	11570	DCH1	13G	Summit Assoc. Event Mangement 100 Commercial St., ste.309 Portland, ME 04101	
Lisa Moore	10008	DCH1	13H	13H Diamond Cove, Gen'l Del'y Great Diamond Island, ME 04109	
Tim Burris	10008	DCH1	13H	13H Diamond Cove, Gen'l Del'y Great Diamond Island, ME 04109	
Edward & Charlotte Stein 766-5418	10010	DCH1	15A	Diamond Cove #15A, Gen'l Del'y Great Diamond Island, ME 04109	phone
Michael & Annette Kane	10012	DCH1	15B	6 Meadow Lane RFD #2 Auburn, NH 03032	
Martha Johnson-Vackar	11306	DCH1	15C	P.O. Box 163897 Austin, TX 78716-3897	
Walter Vackar	11306	DCH1	15C	P.O. Box 163897 Austin, TX 78716-3897	
Thomas & Laura Lucke 617-863-0354	10016	DCH1	15D	74 Middle Street Lexington, MA 02421	phone
John & Nancy Tooker 766-5856	10017	DCH1	15E	8 Gwen Lane Devon, PA 19333	phone

PROPERTY: Selected  
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DIRIGO MANAGEMENT COMPANY  
Tenant Directory

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Tenant Name Phone #	Tenant ID	Property ID	Unit ID	Address	Phone Desc
Judith Lee  312-876-3089	10020	DCH1	15F	Fifth 3rd Bank 233 S. Wacker, Suite 440 Chicago, IL 60626 attn: Dan Dallas	DanDallas
Linda Tracy  766-2169	10021	DCH1	15G	15G Diamond Cove, Gen'l Del'y Great Diamond Island, ME 04109	phone
Dana & Lisa Anderson  207-363-5641 207-363-3195	10625	DCH1	15H	32 Godfrey Cove Rd. York, ME 03909	phone work x-303
Alden Finney  766-2988	11734	DCH1	16A	General Delivery #16A Great Diamond Island, ME 04109	phone
Valarie Smith  892-1336	10874	DCH1	16B	11 Azalea Lane Windham, ME 04062	phone
Marie Martin  892-1336	10874	DCH1	16B	11 Azalea Lane Windham, ME 04062	phone
Denise Dixon  603-749-4924	10566	DCH1	16C	37 Silver Street Dover, NH 03820	phone
William & Joy Lee Eppes  202-244-2228 202-263-3229	10027	DCH1	16D	Diamond Cove #16D Great Diamond Island, ME 04109	
Stuart & Lorine Pergament  766-5008	10606	DCH1	16E	5370 27th Street NW Washington, DC 20015	home work
Karen Tibbetts  766-5008	10029	DCH1	16F	Gen'l Del'y, 16F Diamond Cove Great Diamond Island, ME 04109	phone
William Anderson  766-5008	10029	DCH1	16F	Gen'l Del'y, 16F Diamond Cove Great Diamond Island, ME 04109	phone
Rhoda Weinman  508-228-9600	10030	DCH1	16G	Box 1365 Nantucket, MA 02554	bus.

PROPERTY: Selected  
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DIRIGO MANAGEMENT COMPANY  
Tenant Directory

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Tenant Name Phone #	Tenant ID	Property ID	Unit ID	Address	Phone Desc
F.Benjamin & Marilyn Carr 233-9504	10031	DCH1	16H	P.O. Box 453 South Freeport, ME 04078	phone
Richard & Jane Cullen 352-331-8125	10032	DCH1	17A	7928 WE 17 Place Gainesville, FL 32607	home
McKinley Partners Ltd. Paul & Nancy Cunningham	10105	DCH1	17B	P.O. Box 128 Saco, ME 04072-0128	
766-2017 Faith Boudreau	10034	DCH1	17C	186 Craige Street Portland, ME 04102	phone
207-766-5944 Edward & Deborah Wolak	10638	DCH1	17D	17D Diamond Cove Great Diamond Island, ME 04109	phone
Edward & Deborah Wolak	10036	DCH1	17E	25 Spurwink Road Scarborough, ME 04074	
Judith Wohl	10953	DCH1	17F	25 Spurwink Road Scarborough, ME 04074	
Kenneth & Judith Wood 439-6023 Jean Wilson	10038	DCH1	17G	120 Range Road Cumberland, ME 04021-9708	
207-781-4490 207-552-2451 766-2272 John Roberts	10039	DCH1	17H	3 Brannen Lane Eliot, ME 03903	phone
207-781-4490 207-552-2451 766-2272 Roy & Emily VanVleck	10118	DCH1	18	11 Mitchellwood Drive Falmouth, ME 04105	phone Jean(w) DCH#18
603-795-2129	10118	DCH1	18	11 Mitchellwood Drive Falmouth, ME 04105	phone Jean(w) DCH#18
	10041	DCH1	20	Pinnacle Road Lyme, NH 03768	ext. 13

PROPERTY: Selected  
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Tenant Name Phone #	Tenant ID	Property ID	Unit ID	Address	Phone Desc
Rachel Taylor	11735	DCH1	21A	General Delivery #21A Great Diamond Island, ME 04109	
Rachel Taylor	10043	DCH1	21B	Diamond Cove, General Delivery Great Diamond Island, ME 04109	phone
832-4688 David & Kathy Clem	10044	DCH1	22	10 Parkway Hanover, NH 03755	phone
766-5784 Lee Cameron	10045	DCH1	23A	attn: Robert Bannish Rice, Heard & Bigelow, Inc. Suite 1025, 50 Congress St. Boston, MA 02109-4031	phone
508-287-5818 John & Joan Amerling	10046	DCH1	23B	6501 Red Hook Plaze, Suite 201 PMB 101 St. Thomas, VI 00802	phone
766-5778 Anna Matheson	10047	DCH1	24A	7409 Rebecca Drive Alexandria, VA 22307	phone
703-765-3977 Vincent & Jane Purpura	10796	DCH1	24B	220 Winch Street Framingham, MA 01701	phone
508-877-2244 John & Elizabeth Serrage	10049	DCH1	25A	38 Reef Road Cape Elizabeth, ME 04107	phone
766-3325 Eye Venture Associates	10050	DCH1	25B	c/o John Wipfler 53 Sewall Street Portland, ME 04102	phone
766-3329 George & Althea Lane	10051	DCH1	26	339 Equus Drive Camp Hill, PA 17011	
Jeffrey & Susan Welton	11733	DCH1	27	73395 Desert Rose Dr. Palm Desert, CA 92260	
David & Nancy Kenly	10053	DCH1	30A	Diamond Cove #30A, Gen'l Del'y Great Diamond Island, ME 04109	

PROPERTY: Selected  
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Tenant Directory

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Tenant Name Phone #	Tenant ID	Property ID	Unit ID	Address	Phone Desc
Jennifer Fox  603-433-6278	10054	DCH1	30B	#30B Diamond Cove Great Diamond Island, ME 04109	phone
Richard Frantz  603-433-6278	10054	DCH1	30B	#30B Diamond Cove Great Diamond Island, ME 04109	phone
Frederick Haley, Jr.	10055	DCH1	30C	35 Carroll Street Falmouth, ME 04105	
Shawn Richardson  206-344-6580 206-852-2793	10056	DCH1	47A	P.O. Box 21352 Seattle, WA 98111	work cell
Dan & Joan Moran	11527	DCH1	47B	505 Hearth Stone Drive Windsor, CT 06095	
Catherine Vanderweil	10058	DCH1	48A	48A Diamond Cove, Gen'l Del'y Great Diamond Island, ME 04109	
Catherine Vanderweil	10059	DCH1	48B	48A Diamond Cove, Gen'l Del'y Great Diamond Island, ME 04109	
Catherine Vanderweil	11304	DCH1	54A	General Delivery #48A Great Diamond Island, ME 04109	
Catherine Vanderweil	11305	DCH1	54B	General Delivery #48A Great Diamond Island, ME 04109	
John Acconzo  908-479-4670	10062	DCH1	55A	105 Stone Crossing Stewartville, NJ 08886-2507	phone
Ellen Kenny  908-479-4670	10062	DCH1	55A	105 Stone Crossing Stewartville, NJ 08886-2507	phone
Lance & Gina Vardis	10063	DCH1	55B	248 Dartmouth Street Portland, ME 04102	

PROPERTY: Selected  
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 STATUS: Current

DIRIGO MANAGEMENT COMPANY  
 Tenant Directory

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Tenant Name Phone #	Tenant ID	Property ID	Unit ID	Address	Phone Desc
Joe Holbrook	10488	DCH1	56A	General Delivery #56A Great Diamond Island, ME 04109	
Anthony & Claudette Curulla	10065	DCH1	56B	31 Sherman Heights Road Woodbury, CT 06798	
Peter & Judy Haley	10066	DCH1	56C	81 Arrowhead Drive Guilford, CT 06431	phone
203-453-6907 Gayle Attfield	10329	DCH1	56D	137 Scammon Street S. Portland, ME 04106	cell work
650-8246 828-4605 Herbert & Donna Schwartz	10068	DCH1	78	P.O. Box 979 Portland, ME 04104-0979	phone

PROPERTY: Selected  
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 STATUS: Current

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Tenant Name Phone #	Tenant ID	Property ID	Unit ID	Address	Phone Desc
<b>Property: DCH3 Diamond Cove - Historic Props.</b>					
Diamond's Edge, LLC	9964	DCH3	C29	P.O. Box 7472 Portland, ME 04112	rest fax
766-5850 766-2990 Great Diamond LLC	11526	DCH3	C32	c/o Macomber, Inc. 250 Commercial Street Portland, ME 04101	ph.x-201
207-772-1208 Diamond's Edge, LLC	9966	DCH3	C34	P.O. Box 7472 Portland, ME 04112	Rest. fax
766-5850 766-2990 Yoursamine, LLC	9967	DCH3	C69	c/o Ed Drinan 420 Baxter Blvd. Portland, ME 04103	phone
772-0104 Yoursamine, LLC	9968	DCH3	C70	c/o Ed Drinan 420 Baxter Blvd. Portland, ME 04103	phone
772-0104					