



May 6, 2014

Ms. Christine Grimando
Planning and Development Department
City of Portland, Maine
389 Congress Street
Portland, Maine 04101-3509

**Subject: The Forefront at Thompson's Point
Depot Building Level II Site Plan Application**

Dear Christine:

On behalf of Forefront Partners I, LP, we are pleased to provide the accompanying package of submission materials related to the proposed initial site work in preparation of interim stages of The Forefront at Thompson's Point development. This submission package is intended to meet the City's Level II Site Plan Submission requirements as outlined in the Level II Final Site Plan Application procedures as well as Section 14-527 (c) of the Code of Ordinances. These materials represent the culmination of effort performed over the past few months, including a continued cooperative effort with City Planning Staff and other City representatives as the development program and phasing have evolved. We remain grateful for the City's efforts in this regard.

The proposed interim improvements require a Level II Site Plan Submission Pursuant to Section 14-523 (e) 5, 6 and 7 of the Land Use Code. The applicant is proposing the following:

1. Construction of a new pier and seasonal dock within the Shoreland Zone. A second dock was previously approved as part of the original June 15, 2012 Site Plan approval and the MaineDEP NRPA (L-25672-FS-B-N).
2. The disturbance of 2.99 acres of land area associated with leveling existing onsite soils stockpiles, grading around the rehabilitated Depot building, building demolition and surface treatments consistent with an interim MaineDEP VRAP.
3. The change in use of the approximately 14,000 SF "Depot" building from an industrial use to a multi-use open-air pavilion. The building's most recent former use was by Barnstormers, who were tenants and operated their wood/lumber salvage business at this location.

Forefront Partners I, LP have begun implementing the beginning stages of the development plan as contemplated in the recently approved Master Development Plan. This is evidenced by the start of Brick North – Phase 1A renovation work, cleaning up solid waste around the site, and construction of the EDA/ Developer funded offsite public transportation improvements. This application is submitted in support of the proposed site work associated with refurbishment of the existing metal framed structure referred to as the "Depot" building. The site work presented in the supporting documents of this submission will be completed in order to enhance existing site features for use during special events until such a time when permanent infrastructure consistent with the full Master Plan build out is constructed. A building application for the "Depot" building work and use of Thompson's Point's to host to special events was previously submitted to the Planning Department on April 15, 2014.

Ms. Christine Grimando
May 6, 2014
Page 2

The applicant has previously submitted a MaineDEP Voluntary Response Action Program (VRAP), prepared by Credere Associates, applicable to the use of the entire site as a Mixed-use development. This plan is still applicable and includes a number of remedial measures to address the presence of hazardous materials on the site and in existing buildings prior to their use as a commercial development. However, this plan previously contemplated covering the entire site with permanent site infrastructure and did not address hosting near term i.e. summer 2014 special events at the site prior to full implementation of the VRAP plan. Credere Associates has prepared a Memorandum to the VRAP dated April 10, 2014 which requires interim remedial measures prior to the site being used for Special Events this summer. The remediation area is shown on the enclosed plans and described in the attached Memorandum.

The plan to use the existing site as an event venue will occur prior to the completion of land swaps or acquisitions with the abutting landowners (New England Rail Authority-NEPRA or Suburban Propane). Therefore, this application excludes those properties from the development activity specified on the enclosed Project Data Form. However, they remain an integral and large part of the overall master development plan.

As outlined in the Level II Site Plan submission requirements, you will find in the accompanying materials information including the proposed Surface Treatment and Layout Plan, Grading and Erosion Control Plan, and plans for a seasonal dock at the tip of the Thompson's Point peninsula. Information pertaining to the project's stormwater management measures and statements regarding compliance with the City's standards are contained within this submission.

On behalf of the Forefront at Thompson's Point development team, we look forward to your continued assistance on the project and would be happy to schedule a meeting with City staff to review any questions regarding this application. Please find one hard copy of the application materials including 11x17 and full size plans, along with a diskette containing PDF files for all submission materials.

If you have any questions regarding these materials, please contact this office.

Sincerely,

FAY, SPOFFORD & THORNDIKE, LLC



Bo Kennedy, P.E., C.P.E.S.C.
Engineer

BEK/cmd

Attachments

c: Chris Thompson, Forefront Partners I, LP
Jed Troubh, Forefront Partners, I, LP



Jeff Levine, AICP, Director
Planning & Urban Development Department

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no Site Plan or Historic Preservation Applications can be reviewed until payment of appropriate application fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

- Within 24-48 hours, once my complete application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- Within 24-48 hours, once my application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- I intend to deliver a payment method ~~through the U.S. Postal Service mail~~ once my application paperwork has been electronically delivered. (Hand Deliver)

Applicant Signature:

Bo E. Kennedy, P.E.

I have provided digital copies and sent them on:

May 6, 2014

Date:

May 6, 2014

Date:

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means i.e. a thumb drive or CD to the Inspections Office, City Hall, 3rd Floor, Room 315.



Level II – Preliminary and Final Site Plans Development Review Application Portland, Maine

Planning and Urban Development Department
Planning Division

Portland's Planning and Urban Development Department coordinates the development review process for site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Level II: Preliminary or Final Site Plan. Please note that Portland has delegated review from the State of Maine for reviews under the Site Location of Development Act, Chapter 500 Stormwater Permits, and Traffic Movement Permits.

Level II: Site Plan Development includes:

- New construction of structures with a total floor area of less than 10,000 sq. ft. in all zones, except in Industrial Zones.
- New construction of structures with a total floor area of less than 20,000 sq. ft. in Industrial Zones.
- Any new temporary or permanent parking area, paving of an existing unpaved surface parking area in excess of 7,500 sq. ft. and serving less than 75 vehicles, or creation of other impervious surface area greater than 7,500 sq. ft.
- Building addition(s) with a total floor area of less than 10,000 sq. ft. (cumulatively within a 3 year period) in any zone, except in Industrial Zones.
- Building addition(s) with a total floor area of less than 20,000 sq. ft. in Industrial Zones.
- Park improvements: New structures or buildings with a total floor area of less than 10,000 sq. ft., facilities encompassing an area of greater than 7,500 sq. ft. and less than 20,000 sq. ft. (excludes rehabilitation or replacement of existing facilities).
- New construction of piers, docks, wharves, bridges, retaining walls, and other structures within the Shoreland Zone.
- Land disturbance between 1 and 3 acres that are stripped, graded, grubbed, filled or excavated.
- A change in the use of a total floor area between 10,000 and 20,000 sq. ft. in any existing building (cumulatively within a 3 year period).
- Lodging house, bed and breakfast facility, emergency shelter or special needs independent living unit.
- Signage subject to approval pursuant to Section 14-526 (d) 8.a. of the Land Use Code.
- Any new major or minor auto service station with less than 10,000 sq. ft. of building area in any permitted zone other than the B-2 or B-5 zones.
- The creation of day care or home babysitting facilities to serve more than 12 children in a residential zone (not permitted as a home occupation under section 14-410) in any principal structure that has not been used as a residence within the 5 years preceding the application.
- Any drive-through facility that is not otherwise reviewed as a conditional use under Article III.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14) which is available on our website:

Land Use Code: <http://me-portland.civicplus.com/DocumentCenter/Home/View/1080>

Design Manual: <http://me-portland.civicplus.com/DocumentCenter/View/2355>

Technical Manual: <http://me-portland.civicplus.com/DocumentCenter/View/2356>

Planning Division

Fourth Floor, City Hall
389 Congress Street
(207) 874-8719

Office Hours

Monday thru Friday
8:00 a.m. – 4:30 p.m.

PROJECT NAME: The Forefront at Thompson's Point - Site Work Attendant with Depot Building and Special Events

PROPOSED DEVELOPMENT ADDRESS:

1 Thompson's Point Road - Portland, ME 04101

PROJECT DESCRIPTION:

See accompanying letter for a breakdown of elements associated with the Level II Site Plan

Submission.

CHART/BLOCK/LOT: 201/A/5, 8, 10 and 202/A/1, 4

PRELIMINARY PLAN _____ (date)

FINAL PLAN 05/05/2014 (date)

CONTACT INFORMATION:

| | |
|--|---|
| Applicant – must be owner, Lessee or Buyer Name: Chris Thompson Business Name, if applicable: Thompson's Point Development Company, Inc. (dba Forefront Partners, I LP) Address: 55 Lisbon Street, Suite 2400 City/State : Lewiston, ME Zip Code: 04240 | Applicant Contact Information E-mail: parallaxpartners@gmail.com Home #: 207-775-4104 Work #: 207-784-0335 x 4 Cell #: 207-347-1614 Fax#: 207-784-3319 |
| Owner – (if different from Applicant) Name: SAME AS APPLICANT Address: City/State : Zip Code: | Owner Contact Information E-mail: Home #: Work #: Cell #: Fax#: |
| Agent/ Representative Name: Stephen R. Bushey, P.E. Fay, Spofford & Thorndike Address: 778 Main Street, Suite 8 City/State : South Portland, ME Zip Code: 04106 | Agent/Representative Contact information E-mail: sbushey@fstinc.com Home #: Work #: 207-775-1121 Cell #: 207-756-9359 Fax#: 207-874-0896 |
| Billing Information Name: SAME AS APPLICANT Address: City/State : Zip Code: | Billing Information E-mail: Home #: Work #: Cell #: Fax#: |

| | |
|---|--|
| <p>Engineer</p> <p>Name: Stephen R. Bushey, P.E. Fay, Spofford & Thorndike Address: 778 Main Street, Suite 8 City/State : South Portland, ME Zip Code: 04106</p> | <p>Engineer Contact Information</p> <p>E-mail: sbushey@fstinc.com Home #: Work #: 207-775-1121 Cell #: 207-756-9359 Fax#: 207-874-0896</p> |
| <p>Surveyor</p> <p>Name: Owens McCullough Sebago Technics Address: P.O. Box 1339 City/State : Westbrook, ME Zip Code: 04098</p> | <p>Surveyor Contact Information</p> <p>E-mail: omccullough@sebagotechnics.com Home #: Work #: 207-856-0279 Cell #: 207- 232-1649 Fax#: 207-856-2206</p> |
| <p>Architect</p> <p>Name: Bill Hopkins* Archetype, PA Address: 48 Union Wharf City/State : Portland, ME Zip Code: 04101 *Other Members of Architect - To be Determined</p> | <p>Architect Contact Information</p> <p>E-mail: hopkins@archetype-architects.com Home #: Work #: 207-772-6022 Cell #: 207-671-9194 Fax#: 207-772-4056</p> |
| <p>Attorney</p> <p>Name: David L. Galgay, Jr. Verrill Dana LLP Address: P.O. Box 586 - 1 Portland Square City/State : Portland, ME Zip Code: 04112-0586</p> | <p>Attorney Contact Information</p> <p>E-mail: dgalgay@verrilldana.com Home #: Work #: 207-774-4000 Cell #: 207-253-4514 Fax#: 207-774-7499</p> |

APPLICATION FEES:

Check all reviews that apply. (Payment may be made by Credit Card, Cash or Check payable to the City of Portland.)

| | |
|--|--|
| <p>Level II Development (check applicable reviews)*</p> <p><input type="checkbox"/> Less than 10,000 sq. ft. (\$400) <input type="checkbox"/> After-the-fact Review (\$1,000 plus applicable application fee)</p> <hr/> <p>The City invoices separately for the following:</p> <ul style="list-style-type: none"> • Notices (\$.75 each) • Legal Ad (% of total Ad) • Planning Review (\$40.00 hour) • Legal Review (\$75.00 hour) <p>Third party review fees are assessed separately. Any outside reviews or analysis requested from the Applicant as part of the development review, are the responsibility of the Applicant and are separate from any application or invoice fees.</p> | <p>Other Reviews (check applicable reviews)</p> <p><input type="checkbox"/> Traffic Movement (\$1,000) <input type="checkbox"/> Stormwater Quality (\$250) <input type="checkbox"/> Site Location (\$3,000, except for residential projects which shall be \$200/lot) # of Lots ___ x \$200/lot = _____ <input type="checkbox"/> Other _____ <input type="checkbox"/> Change of Use <input type="checkbox"/> Flood Plain <input checked="" type="checkbox"/> Shoreland <input type="checkbox"/> Design Review <input type="checkbox"/> Housing Replacement <input type="checkbox"/> Historic Preservation</p> |
|--|--|

*Review Fee is \$400.00 based upon Section 14-530.A.4 in the Land Use Code.

APPLICATION SUBMISSION:

1. All site plans and written application materials must be submitted electronically on a CD or thumb drive with each plan submitted as separate files, with individual file which can be found on the **Electronic Plan and Document Submittal** page of the City’s website at <http://me-portland.civicplus.com/764/Electronic-Plan-and-Document-Submittal>
2. In addition, one (1) paper set of the plans (full size), one (1) paper set of plans (11 x 17), paper copy of written materials, and the application fee must be submitted to the Building Inspections Office to start the review process.

The application must be complete, including but not limited to the contact information, project data, application checklists, wastewater capacity, plan for fire department review, and applicant signature. The submissions shall include one (1) paper packet with folded plans containing the following materials:

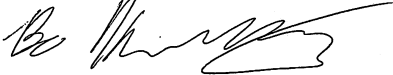
1. One (1) full size site plans that must be folded.
2. One (1) copy of all written materials or as follows, unless otherwise noted:
 - a. Application form that is completed and signed.
 - b. Cover letter stating the nature of the project.
 - c. All Written Submittals (Sec. 14-527 (c), including evidence of right, title and interest.
3. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 50 feet.
4. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
5. One (1) set of plans reduced to 11 x 17.

Please refer to the application checklist (attached) for a detailed list of submission requirements.

APPLICANT SIGNATURE:

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement’s authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for a Level II Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.

| | |
|---|-----------------------------|
| Signature of Applicant:  | Date: May 6, 2014 |
|---|-----------------------------|

Bo E. Kennedy, P.E.

PROJECT DATA

The following information is required where applicable, in order to complete the application.

| | | |
|---|----------------------------|---------|
| Total Area of Site | 27.56 | sq. ft. |
| Proposed Total Disturbed Area of the Site | 2.99 | sq. ft. |
| If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland | | |
| Impervious Surface Area | | |
| Impervious Area (Total Existing) | 725,710 | sq. ft. |
| Impervious Area (Total Proposed) | 725,710 | sq. ft. |
| Building Ground Floor Area and Total Floor Area | | |
| Building Footprint (Total Existing) | 95,841 | sq. ft. |
| Building Footprint (Total Proposed) | 84,161 | sq. ft. |
| Building Floor Area (Total Existing) | 95,841 | sq. ft. |
| Building Floor Area (Total Proposed) | 84,161 | sq. ft. |
| Zoning | | |
| Existing | B-5 | |
| Proposed, if applicable | B-5 | |
| Land Use | | |
| Existing | Industrial | |
| Proposed | Special Events/Mixed Use | |
| Residential, If applicable | | |
| # of Residential Units (Total Existing) | None Proposed at this Time | |
| # of Residential Units (Total Proposed) | None Proposed at this Time | |
| # of Lots (Total Proposed) | None Proposed at this Time | |
| # of Affordable Housing Units (Total Proposed) | None Proposed at this Time | |
| Proposed Bedroom Mix | | |
| # of Efficiency Units (Total Proposed) | None Proposed at this Time | |
| # of One-Bedroom Units (Total Proposed) | None Proposed at this Time | |
| # of Two-Bedroom Units (Total Proposed) | None Proposed at this Time | |
| # of Three-Bedroom Units (Total Proposed) | None Proposed at this Time | |
| Parking Spaces | | |
| # of Parking Spaces (Total Existing) | Not Known | |
| # of Parking Spaces (Total Proposed) | Estimated to be 600+/- | |
| # of Handicapped Spaces (Total Proposed) | TBD - Based on Event Size | |
| Bicycle Parking Spaces | | |
| # of Bicycle Spaces (Total Existing) | 0 | |
| # of Bicycle Spaces (Total Proposed) | N/A | |
| Estimated Cost of Project | \$180,000 | |

PRELIMINARY PLAN (Optional) - Level II Site Plan

| PRELIMINARY PLAN (Optional) - Level II Site Plan | | | |
|---|-------------------|-------------|--|
| Applicant Checklist | Planner Checklist | # of Copies | GENERAL WRITTEN SUBMISSIONS CHECKLIST |
| N/A | | 1 | Completed Application form |
| N/A | | 1 | Application fees |
| N/A | | 1 | Written description of project |
| N/A | | 1 | Evidence of right, title and interest |
| N/A | | 1 | Evidence of state and/or federal approvals, if applicable |
| N/A | | 1 | Written assessment of proposed project's compliance with applicable zoning requirements |
| N/A | | 1 | Summary of existing and/or proposed easement, covenants, public or private rights-of-way, or other burdens on the site |
| N/A | | 1 | Written requests for waivers from site plan or technical standards, if applicable. |
| N/A | | 1 | Evidence of financial and technical capacity |
| N/A | | 1 | Traffic Analysis (may be preliminary, in nature, during the preliminary plan phase) |
| Applicant Checklist | Planner Checklist | # of Copies | SITE PLAN SUBMISSIONS CHECKLIST |
| N/A | | 1 | Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual |
| N/A | | 1 | Preliminary Site Plan including the following: (information provided may be preliminary in nature during preliminary plan phase) |
| N/A | | | Proposed grading and contours; |
| N/A | | | Existing structures with distances from property line; |
| N/A | | | Proposed site layout and dimensions for all proposed structures (including piers, docks or wharves in Shoreland Zone), paved areas, and pedestrian and vehicle access ways; |
| N/A | | | Preliminary design of proposed stormwater management system in accordance with Section 5 of the Technical Manual (note that Portland has a separate applicability section); |
| N/A | | | Preliminary infrastructure improvements; |
| N/A | | | Preliminary Landscape Plan in accordance with Section 4 of the Technical Manual; |
| N/A | | | Location of significant natural features (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features) located on the site as defined in Section 14-526 (b) (1); |
| N/A | | | Proposed buffers and preservation measures for significant natural features, as defined in Section 14-526 (b) (1); |
| N/A | | | Location , dimensions and ownership of easements, public or private rights of way, both existing and proposed; |
| N/A | | | Exterior building elevations. |

| FINAL PLAN - Level II Site Plan | | | |
|--|--------------------------|--------------------|--|
| Applicant Checklist | Planner Checklist | # of Copies | GENERAL WRITTEN SUBMISSIONS CHECKLIST (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required) |
| X | | 1 | * Completed Application form |
| X | | 1 | * Application fees |
| X | | 1 | * Written description of project |
| X | | 1 | * Evidence of right, title and interest |
| X | | 1 | * Evidence of state and/or federal permits |
| X | | 1 | * Written assessment of proposed project's specific compliance with applicable Zoning requirements |
| X | | 1 | * Summary of existing and/or proposed easements, covenants, public or private rights-of-way, or other burdens on the site |
| X | | 1 | * Evidence of financial and technical capacity |
| X | | 1 | Construction Management Plan |
| N/A | | 1 | A traffic study and other applicable transportation plans in accordance with Section 1 of the technical Manual, where applicable. |
| X | | 1 | Written summary of significant natural features located on the site (Section 14-526 (b) (a)) |
| X | | 1 | Stormwater management plan and stormwater calculations, including description of project, hydrology and impervious area. |
| N/A | | 1 | Written summary of project's consistency with related city master plans |
| N/A | | 1 | Evidence of utility capacity to serve |
| X | | 1 | Written summary of solid waste generation and proposed management of solid waste |
| N/A | | 1 | A code summary referencing NFPA 1 and all Fire Department technical standards |
| X | | 1 | Where applicable, an assessment of the development's consistency with any applicable design standards contained in Section 14-526 and in City of Portland Design Manual |
| N/A | | 1 | Manufacturer's verification that all proposed HVAC and manufacturing equipment meets applicable state and federal emissions requirements. |

| Applicant Checklist | Planner Checklist | # of Copies | SITE PLAN SUBMISSIONS CHECKLIST (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required) |
|---------------------|-------------------|-------------|---|
| | | 1 | * Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual |
| | | 1 | Final Site Plans including the following: |
| X | | | Existing and proposed structures, as applicable, and distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone); |
| X | | | Existing and proposed structures on parcels abutting site; |
| N/A | | | All streets and intersections adjacent to the site and any proposed geometric modifications to those streets or intersections; |
| X | | | Location, dimensions and materials of all existing and proposed driveways, vehicle and pedestrian access ways, and bicycle access ways, with corresponding curb lines; |
| X | | | Engineered construction specifications and cross-sectional drawings for all proposed driveways, paved areas, sidewalks; |
| N/A | | | Location and dimensions of all proposed loading areas including turning templates for applicable design delivery vehicles; |
| N/A | | | Existing and proposed public transit infrastructure with applicable dimensions and engineering specifications; |
| N/A | | | Location of existing and proposed vehicle and bicycle parking spaces with applicable dimensional and engineering information; |
| N/A | | | Location of all snow storage areas and/or a snow removal plan; |
| N/A | | | A traffic control plan as detailed in Section 1 of the Technical Manual; |
| N/A | | | Proposed buffers and preservation measures for significant natural features, where applicable, as defined in Section 14-526(b)(1); |
| N/A | | | Location and proposed alteration to any watercourse; |
| X | | | A delineation of wetlands boundaries prepared by a qualified professional as detailed in Section 8 of the Technical Manual; |
| N/A | | | Proposed buffers and preservation measures for wetlands; |
| X | | | Existing soil conditions and location of test pits and test borings; |
| X | | | Existing vegetation to be preserved, proposed site landscaping, screening and proposed street trees, as applicable; |
| X | | | A stormwater management and drainage plan, in accordance with Section 5 of the Technical Manual; |
| X | | | Grading plan; |
| X | | | Ground water protection measures; |
| N/A | | | Existing and proposed sewer mains and connections; |
| N/A | | | Location of all existing and proposed fire hydrants and a life safety plan in accordance with Section 3 of the Technical Manual; |
| N/A | | | Location, sizing, and directional flows of all existing and proposed utilities within the project site and on all abutting streets; |

- Continued on next page -

| | | |
|-----|--|--|
| N/A | | Location and dimensions of off-premises public or publicly accessible infrastructure immediately adjacent to the site; |
| N/A | | Location and size of all on site solid waste receptacles, including on site storage containers for recyclable materials for any commercial or industrial property; |
| X | | Plans showing the location, ground floor area, floor plans and grade elevations for all buildings; |
| N/A | | A shadow analysis as described in Section 11 of the Technical Manual, if applicable; |
| N/A | | A note on the plan identifying the Historic Preservation designation and a copy of the Application for Certificate of Appropriateness, if applicable, as specified in Section Article IX, the Historic Preservation Ordinance; |
| N/A | | Location and dimensions of all existing and proposed HVAC and mechanical equipment and all proposed screening, where applicable; |
| N/A | | An exterior lighting plan in accordance with Section 12 of the Technical Manual; |
| N/A | | A signage plan showing the location, dimensions, height and setback of all existing and proposed signs; |
| X | | Location, dimensions and ownership of easements, public or private rights of way, both existing and proposed. |

ATTACHMENT A

LEVEL II SUBMISSION SUPPORTING NARRATIVE

LEVEL II SUBMISSION SUPPORTING NARRATIVE

In accordance with Section 14-527 (f) and (g) the General Written Submission Checklist, we offer the following narrative describing the information supporting the Level II site plan submission.

Section 14-527 (f)

1. The Boundary and Topographic Survey Plans submitted as part of the original Level III approval documents and subsequent Master Plan approval documents remain valid and are made part of the current Level II Site Plan submission by reference. The previously submitted boundary and topographic plans and the Sheet C-2.0 – Existing Conditions, Demolition and Removals Plan included with this plan set satisfy Items 1 thru 4 of this section.
2. An Interim Site Layout and Surface Treatment Plan – Sheet C-3.0 and a Site Details – Sheet C-5.0 accompanies this submission. These plans show the location and details for all disturbed surfaces.
3. A special event plan submitted on April 15, 2014 proposes the use of existing site circulation and parking areas. The applicant proposes the site improvements described herein (with the exception of the seasonal dock) as a temporary measure for immediate, short term special event use and therefore does not include proposed loading areas, public transit infrastructure, bicycle parking, or delineated parking spaces as required in Items 6 thru 9 of this section.
4. A Traffic Control Plan does not apply to this application and has been omitted. Traffic management for special events is described in the documents submitted as part of the Depot Building Application.
5. The applicant proposes minor grading work, a permanent pier, and a seasonal dock within the 25 foot Mean High Water Setback as shown on Sheet C-4.0 – Grading, Drainage and Erosion Control Plan. Vegetative buffering is not proposed as part of this portion of the project.
6. This project does not propose alterations to any watercourses. The accompanying plan sheets show the site's proximity to existing watercourses which includes the Fore River.
7. Wetland boundaries and natural resources are shown on the referenced boundary and topographic plans. This portion of the Forefront project does not propose impacts to the delineated wetlands located on the panhandle portion of the site. The proposed dock construction requires a new individual MaineDEP Natural Resource Permit as it is located within the Shoreland Zone and a watercourse. This MaineDEP/ACOE Application is being submitted concurrently with the Level II submission.
8. Existing soil conditions are documented in the previously approved Level III Site Plan and Master Development Plan. The site has a long history of heavy development and most of the surfaces are described as compacted gravel, pavement or building. The existing surface types are also identified on the accompanying plan set.
9. The applicant does not propose landscaping or permanent screening at this time. These measures will be included as part of the forthcoming Level III Site Plan Application(s) attendant with permanent infrastructure. All interim disturbed areas will be stabilized with compacted gravel, reclaim material or loam and seed.
10. The Stormwater Management Plan at this time utilizes the existing inlet catch basins and storm drainage pipe to convey runoff from the site to the Fore River. Because the proposed improvements disturb greater than one acre but less than 5 acres (approximately 2.99 acres) and creates less than one acre of impervious area (0.00 acres), the applicant qualifies for a Stormwater Permit by Rule as described in Section 5 of the City of Portland Technical Manual. The Erosion and Sediment Control

Plan and Details are included in the accompanying plans. It remains the Developer's intent to implement substantial stormwater management system improvements as part of the overall Master Plan. However, these will not be a major part of this interim project activity.

11. As interim Grading and Drainage Plan accompanies the Level II Site Plan submission. This plan shows the detailed site grading within the "disturbed areas" as defined in Section 5 III (F) of the City of Portland Technical Manual. The Grading and Drainage Plan depicts the erosion and sediment control measures meeting the Basic Standards as required as part of City of Portland's Technical Manual Section 5. Generally speaking, the site grades are greater than 3' above the 100-year floodplain as indicated on the latest Flood Hazard Maps for the City of Portland.
12. Sheet C-2.0 Existing Conditions, Demolition and Removals Plan details specific measures to handle groundwater dewatering during construction to comply with the approved MaineDEP Voluntary Response Action Program (VRAP). We anticipate very little need for groundwater dewatering during these interim phase activities.
13. The applicant does not propose any new connections to the existing sanitary sewer system at this time.
14. Items 21 thru 31 of this section do not apply to the proposed improvements included in this submission.

Section 14-527 (g)

1. A Traffic Study was completed as part of the approved MaineDOT Traffic Movement Permit for the previously reviewed Level III Site Plan Application and more recently updated and approved with the approved Master Development Plan. The work proposed as part of this application does not waiver from these approvals.
2. There are no significant natural features within the site development area except for the far westerly end of the panhandle where some mature trees have established and which require protection under the Shoreland protection requirements. Furthermore, the Fore River tidal flats and river surround the perimeter of the peninsula. These areas will remain undeveloped except for a seasonal dock and pedestrian access proposed at the south end of the peninsula. These activities have been previously reviewed and approved as part of the Level III Site Plan approval and by the MaineDEP under a Natural Resources Protection Act (NRPA) review. It is noted that the final seasonal dock plan shown on the accompanying plan set requires a new individual NRPA Permit because of changes to its size and location. This review will occur concurrently with the Level II review.
3. A detailed narrative describing the existing site watershed hydrology, existing buildings, and existing land cover is included in the previously submitted stormwater management reports and are included with this submission by way of reference. The proposed improvements included with this submission include the disturbance of 2.99 acres. The disturbance area is included entirely within the site's previously developed impervious area and therefore will not increase either.
4. The work described in this application does not include any new utility connection. Evidence of utility capacity to serve is not required at this time.
5. The demolition of three existing buildings is estimated to generate 380 CY of solid waste. Prior to demolition of any building the contractor will be required to perform remedial abatement in accordance with the approved MaineDEP VRAP plan. Upon complete abatement of contaminated materials the remaining typical building materials will be processed on site and disposed of in an approved recycling or landfill facility.

6. A review of NFPA 1 defining the “Depot” structure and providing a full review is included in the materials submitted in the building application dated April 15, 2014. This was completed by Fire Risk Management.
7. A review of the Applicable Design Standards of Section 15-426 is included in Attachment E of the application.
8. HVAC work is not proposed at this time.

General Written Submissions Checklist

As acknowledged on the Master Development Plan Submission’s General Written Submissions Checklist, we note the following items not previously covered in this supporting narrative:

Item: Evidence of Right, Title and Interest

Copies of the Transfer Deed to Forefront Partners, I LP and agreements with Suburban Propane accompany this submission in Attachment D.

Item: Evidence of State and/or Federal Approvals; if applicable

The Applicant has previously provided copies of the State and Federal Permits issued for the project including the Traffic Movement Permit, U.S. ACOE Permit, and MaineDEP NRPA Permit. The revised U.S. ACOE Permit is included in Attachment C. The applicant requests as a Condition of Approval, issuance of the new MaineDEP NRPA Permit associated with the final seasonal dock location.

Item: Written Assessment of Proposed Project’s Compliance with Applicable Zoning Requirements

A written summary is contained in Attachment E to this submission.

Item: Evidence of Financial and Technical Capacity

The Applicant has previously provided information pertaining to financial and technical capacity. A copy of the letter from TD Bank accompanies this submission in Attachment F.

ATTACHMENT B

CREDERE ASSOCIATES MEMORANDUM DATED APRIL 10, 2014



MEMORANDUM

DATE: April 10, 2014

TO: Chris Thompson, Forefront Partners I, LP

FROM: Rip Patten, PE
Judd Newcomb, CG

SUBJECT: **Supplemental Soil Sampling
Outdoor Event Area of Thompson's Point
1 Thompson's Point, Portland, Maine**

Introduction & Objective

Credere Associates, LLC (Credere) was retained by Forefront Partners I, LP to conduct supplemental soil sampling in the Outdoor Event area of the Thompson's Point property (the Site). This consists of the area south of Building 5. The objective of this sampling was to supplement existing surficial soil data and support soil covering decisions with the goal being to reuse onsite stockpiled soil as cover material for remediation activities required for the reuse of the proposed Outdoor Event area. To accomplish this objective, Credere performed the following activities:

- Reviewed existing soil data as presented in the Phase II Environmental Site Assessment Report completed by Credere and dated July 11, 2012
- Collected four (4) additional surficial soil samples within the Outdoor Event area on March 28, 2014 to supplement existing soil data
- Collected composite soil samples from each of the three (3) onsite stockpiles on March 28, 2014 to assess if this soil can be reused as cover material

Figure 1 shows the location of the Site and **Figure 2** provides a detailed Site plan showing the limits of the Outdoor Event area, sampling locations, and pertinent Site features.

Regulatory Standards

Both existing and new soil data were compared to the Maine Department of Environmental Protection (MEDEP) Remedial Action Guidelines (RAGs) for the Park User exposure scenario. These RAGs were selected based on the proposed reuse of the Site as an Outdoor Event area. A Site specific background concentration for arsenic of 10 milligrams per kilogram (mg/kg) was established for the Site during the prior Phase II ESA activities. Therefore the Site specific background concentration of 10 mg/kg was used as the Park User RAG for arsenic.

Memorandum

Supplemental Soil Sampling – Outdoor Event Area of Thompson’s Point

April 10, 2014

Page 2 of 4

Existing Soil Data Review

Crederre reviewed existing soil data from the previous Phase II ESA for the Outdoor Event area of the Site. Three surficial soil sample locations were found to exceed the MEDEP Park User RAG for arsenic (SS-6, SS-8, and SS-9) and thus require remediation prior to reuse. Test pit sample TP-7 (0.5 – 1.5’ bgs) exceeded the Park User RAG for arsenic and is considered a surficial soil exceedance requiring remediation. In addition, Previous test pit sample TP-3 (2-3’ bgs) exceeded the Park User RAGs for arsenic and lead. Since there are no corresponding surficial soil sample data in the vicinity of this location, this location will also be proposed for remediation. Results for the other existing surficial soil sample locations within the Outdoor Event area (SS-7, SS-10, and SS-COMP-1) were below the MEDEP Park User RAGs.

The data tables from the Phase II ESA showing the prior soil data for the above referenced samples are included as **Attachment A**.

Supplemental Soil Sampling Methodology

Surficial Soil Sample Collection

Four (4) surficial soil samples were collected from the Outdoor Event area of the Site (SS-11, SS-12, SS-13, and SS-14 as shown on **Figure 2**) on March 28, 2014, to supplement existing surficial soil data. Sample locations were selected based on their spatial proximity within the area to provide an even distribution of data points.

Soil was collected for each location using a decontaminated stainless steel hand auger. Locations were augered to approximately 3 inches where refusal was encountered due to frost. Soil was transferred to a decontaminated stainless steel bowl and homogenized. Homogenized soil was transferred to laboratory provided glassware and submitted to Absolute Resource Associates (ARA) of Portsmouth, New Hampshire to be analyzed for lead and arsenic via EPA Method 6010C and polycyclic aromatic hydrocarbons (PAHs) via EPA Method 8270D, which have been identified at the Site as the compounds of concern.

Stockpile Soil Sampling

One composite soil sample was collected from each of the three (3) onsite stockpiles (FP-1, FP-2, and FP-3 as shown on **Figure 2**) by collecting aliquots from 8 grab locations throughout safely accessible portions of each respective stockpile. The aliquots were then placed in a decontaminated stainless steel bowl, homogenized, and transferred to laboratory provided glassware. Samples were submitted to ARA for analysis of lead, arsenic, and PAHs using the EPA methods referenced above.

Soil material from fill pile FP-1 was observed to generally be a mixture of sand and loam, fill pile FP-2 was observed to be a mixture of sand, gravel, and other debris (concrete blocks, metal scraps, etc.), and fill pile FP-3 was observed to also be a mixture of sand and loam.

Memorandum

Supplemental Soil Sampling – Outdoor Event Area of Thompson’s Point

April 10, 2014

Page 3 of 4

Supplemental Soil Sampling Analytical Results

Soil analytical results are summarized in **Table 1** and the complete laboratory data package is included as **Attachment B**.

Surficial Soil Sample Results

Benzo(a)pyrene (1.5 mg/kg) and lead (590 mg/kg) were detected exceeding their respective MEDEP RAGs for the Park User exposure scenario in surficial soil sample SS-12. No other compounds were detected in exceedance of the MEDEP Park User RAGs.

Please note that while arsenic was detected exceeding the Park User RAG in each of the supplemental surface soil samples; this is attributed to background conditions (based on the concentrations below or equal to the previously established site-specific background concentration of 10 mg/kg).

Stockpile Soil Sample Results

No compounds were detected exceeding the respective Park User RAGs in sample FP-1. Benzo(a)pyrene (0.9 mg/kg), was detected exceeding the Park User RAGs in sample FP-2. Arsenic was detected exceeding the Park User RAG in sample FP-3. Arsenic was detected in the other stockpile samples (FP-1 and FP-2); however, again, arsenic has been attributed to background conditions based on the concentrations below the previously established site-specific background concentration of 10 mg/kg.

Laboratory Reporting Limit Review

The reporting limits for benzo(a)pyrene and dibenzo(a,h)anthracene exceeded the Park User RAGs for all soil samples. Based on the lack of detection of other compounds in FP-1, SS-11, SS-13, and SS-14, this failure to meet the required reporting limits is not expected to alter the results for these samples. However, several low level compounds were detected in FP-3 and due to the reporting limit exceeding the Park User RAG, it is possible benzo(a)pyrene is present exceeding the regulatory guidelines in this location. Dibenzo(a,h)anthracene is not expected to be present in FP-3 based on the lack of detection in any other soil sample collected from the Site as part of this sampling event.

Conclusion

Based on the existing and new soil sample data, locations SS-6, SS-8, SS-9, SS-12, TP-3, and TP-7, and soil stockpile samples FP-2 and FP-3 contain concentrations of compounds exceeding their respective Park User RAGs and require remediation prior to the Site being reused as an Outdoor Event area. The approximate extents of the areas exceeding the Park User RAGs are depicted on **Figure 2**.

Remedial activities at the Site should be conducted in accordance with the Voluntary Response Action Program Work Plan Revision 2 completed by Credere dated February 27, 2013. This



Memorandum

Supplemental Soil Sampling – Outdoor Event Area of Thompson’s Point

April 10, 2014

Page 4 of 4

work plan was previously approved by the MEDEP Voluntary Response Action Program (VRAP).

Please note that Forefront Partners has requested that the VRAP work plan be amended to include provisions for a temporary soil cover system for the Outdoor Event area (to only last up to two years) in order to allow the Outdoor Event center to get up and running. Forefront Partners will then install the permanent cover system as part of the larger Site redevelopment at a later date. Recognizing this, we propose amending the DEP VRAP approved cover system to include the following temporary cover:

- Landscaped areas are to be covered with a geotextile fabric (Mirafi or similar) and covered with loam (4 inches minimum) and seed
- Paved areas are to be ground in place with reclaimed asphalt (3 inches minimum)
- Concrete flooring slabs for buildings to remain will be covered with a new slab (Building 9) or the existing concrete slabs will remain intact (Buildings 5 & 8). The concrete slabs for Buildings 6 and 7 as well as the concrete slab located east of Building 7 are to be removed and properly disposed. These areas will be temporarily covered with landscaped or paved areas as described above.
- The steep slopes around the boundary of the property will remain covered in rip rap

The above temporary cover system will be inspected on a quarterly basis. Any evidence of erosion or damage to the cover system should be repaired immediately.

Soil sample FP-2 was collected from the smallest of the three stockpiles that contained debris (concrete blocks, metal scraps, etc.) indicative of solid waste disposal and not clean fill materials. Stockpiles FP-1 and FP-3 were observed to be free of solid waste near the surface of the piles. The largest of the three stockpiles (FP-1) did not exceed the Park User RAGs and can be used for clean soil cover at the Site. Stockpiles FP-2 and FP-3 exceed the Park User RAGs and should not be used as clean soil cover at the Site. These stockpiles should be covered onsite or properly disposed offsite similar to other impacted materials at the Site.

Attachments

Table 1 – Summary of Supplemental Soil Sample Analytical Results

Figure 1 – Site Location Plan

Figure 2 – Surficial Soil Sample Location Plan

Attachment A – Phase II ESA Soil Data Tables

Attachment B – Laboratory Data Package



Memorandum

Supplemental Soil Sampling - Outdoor Event Area of Thompson's Point
April 10, 2014

TABLES



Table 1
Summary of Supplemental Soil Sample Analytical Results
Thompson's Point / Outdoor Event Area
Portland, Maine

| Parameter | Regulatory Criteria* | Sample Location, Date, Depth, and Concentration | | | | | | | | | | |
|--|----------------------|---|------|------|-------|-------|-------|-------|------|------|------|------|
| | | FP-1 | FP-2 | FP-3 | SS-11 | SS-12 | SS-13 | SS-14 | | | | |
| | | 3/28/2014 | | | | | | | | | | |
| Composite Soil Samples Consisting of 8 Aliquots Each | | | | | | | | | | | | |
| Polycyclic Aromatic Hydrocarbons (mg/kg) by EPA Method 8270D | | | | | | | | | | | | |
| Naphthalene | 4,200 | <0.6 | <0.6 | <0.7 | <0.7 | <0.7 | <0.7 | <0.7 | <0.7 | <0.6 | <0.6 | <1.0 |
| 2-Methylnaphthalene | 830 | <0.6 | <0.6 | <0.7 | <0.7 | <0.7 | <0.7 | <0.7 | <0.7 | <0.6 | <0.6 | <1.0 |
| Acenaphthylene | 10,000 | <0.6 | <0.6 | <0.7 | <0.7 | <0.7 | <0.7 | <0.7 | <0.7 | <0.6 | <0.6 | <1.0 |
| Acenaphthene | 10,000 | <0.6 | <0.6 | <0.7 | <0.7 | <0.7 | <0.7 | <0.7 | <0.7 | <0.6 | <0.6 | <1.0 |
| Dibenzofuran | 220 | <0.6 | <0.6 | <0.7 | <0.7 | <0.7 | <0.7 | <0.7 | <0.7 | <0.6 | <0.6 | <1.0 |
| Fluorene | 8,300 | <0.6 | <0.6 | <0.7 | <0.7 | <0.7 | <0.7 | <0.7 | <0.7 | <0.6 | <0.6 | <1.0 |
| Phenanthrene | 6,200 | <0.6 | <0.6 | <0.7 | <0.7 | <0.7 | <0.7 | <0.7 | 1.8 | <0.6 | <0.6 | <1.0 |
| Anthracene | 10,000 | <0.6 | <0.6 | <0.7 | <0.7 | <0.7 | <0.7 | <0.7 | <0.7 | <0.6 | <0.6 | <1.0 |
| Fluoranthene | 8,300 | 0.7 | 1.4 | 1.5 | <0.7 | <0.7 | <0.7 | 3.3 | <0.6 | <0.6 | <0.6 | <1.0 |
| Pyrene | 6,200 | <0.6 | 1.2 | 1.2 | <0.7 | <0.7 | <0.7 | 2.7 | <0.6 | <0.6 | <0.6 | <1.0 |
| Benzo(a)anthracene | 4.4 | <0.6 | 0.7 | <0.7 | <0.7 | <0.7 | <0.7 | 1.4 | <0.6 | <0.6 | <0.6 | <1.0 |
| Chrysene | 440 | <0.6 | 1.1 | 1.1 | <0.7 | <0.7 | <0.7 | 1.9 | <0.6 | <0.6 | <0.6 | <1.0 |
| Benzo(b)fluoranthene | 4.4 | <0.6 | 0.9 | <0.7 | <0.7 | <0.7 | <0.7 | 1.3 | <0.6 | <0.6 | <0.6 | <1.0 |
| Benzo(k)fluoranthene | 44 | <0.6 | 0.8 | 1.1 | <0.7 | <0.7 | <0.7 | 1.7 | <0.6 | <0.6 | <0.6 | <1.0 |
| Benzo(a)pyrene | 0.44 | <0.6 | 0.9 | <0.7 | <0.7 | <0.7 | <0.7 | 1.5 | <0.6 | <0.6 | <0.6 | <1.0 |
| Indeno(1,2,3-cd)pyrene | 4.4 | <0.6 | 0.6 | <0.7 | <0.7 | <0.7 | <0.7 | 0.8 | <0.6 | <0.6 | <0.6 | <1.0 |
| dibenzo(a,h)anthracene | 0.44 | <0.6 | <0.6 | <0.7 | <0.7 | <0.7 | <0.7 | <0.7 | <0.6 | <0.6 | <0.6 | <1.0 |
| Benzo(g,h,i)perylene | 6,200 | <0.6 | 0.8 | <0.7 | <0.7 | <0.7 | <0.7 | 0.9 | <0.6 | <0.6 | <0.6 | <1.0 |
| Metals (mg/kg) by EPA Method 6010C | | | | | | | | | | | | |
| Arsenic | 2.3 [^] | 9.3 | 9 | 11 | 5.8 | 10 | 6.4 | 70 | 6.4 | 4.6 | 4.6 | 56 |
| Lead | 530 | 49 | 94 | 230 | 76 | 590 | 70 | 56 | 70 | 56 | 56 | 56 |

NOTES:

* - Maine DEP Remedial Action Guidelines (RAGs), effective May 18, 2013.
[^] - A site-specific background concentrations from arsenic of 10 mg/kg has been established for the Site.
 < - indicates analytical results are below the laboratory reporting limit.

NS = Not sampled for the analysis

Bold Exceeds laboratory quantitation limit

Exceeds Regulatory Guideline

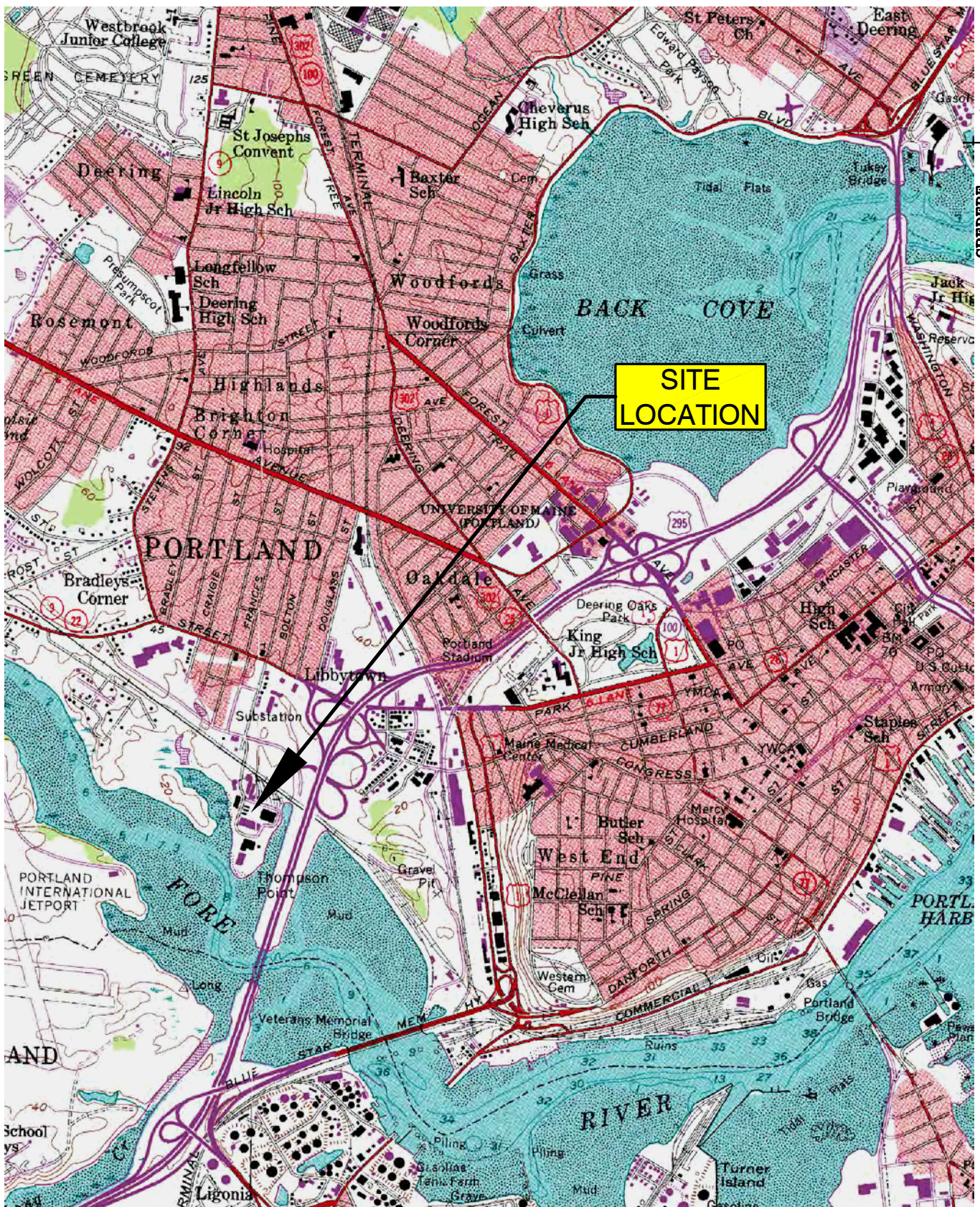
Exceeds Regulatory Guideline but is equal to or below the site specific background concentration

Memorandum

Supplemental Soil Sampling - Outdoor Event Area of Thompson's Point
April 10, 2014

FIGURES





UNITED STATES GEOLOGICAL SURVEY PORTLAND WEST QUADRANGLE (1997)
 UNITED STATES GEOLOGICAL SURVEY PORTLAND EAST QUADRANGLE (1997)

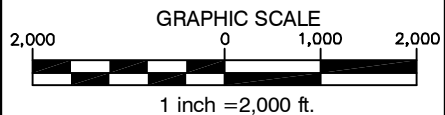
DRAWN BY: SWC DATE: 1/4/2013
 CHECKED BY: RSV/JSS PROJECT: 11001133

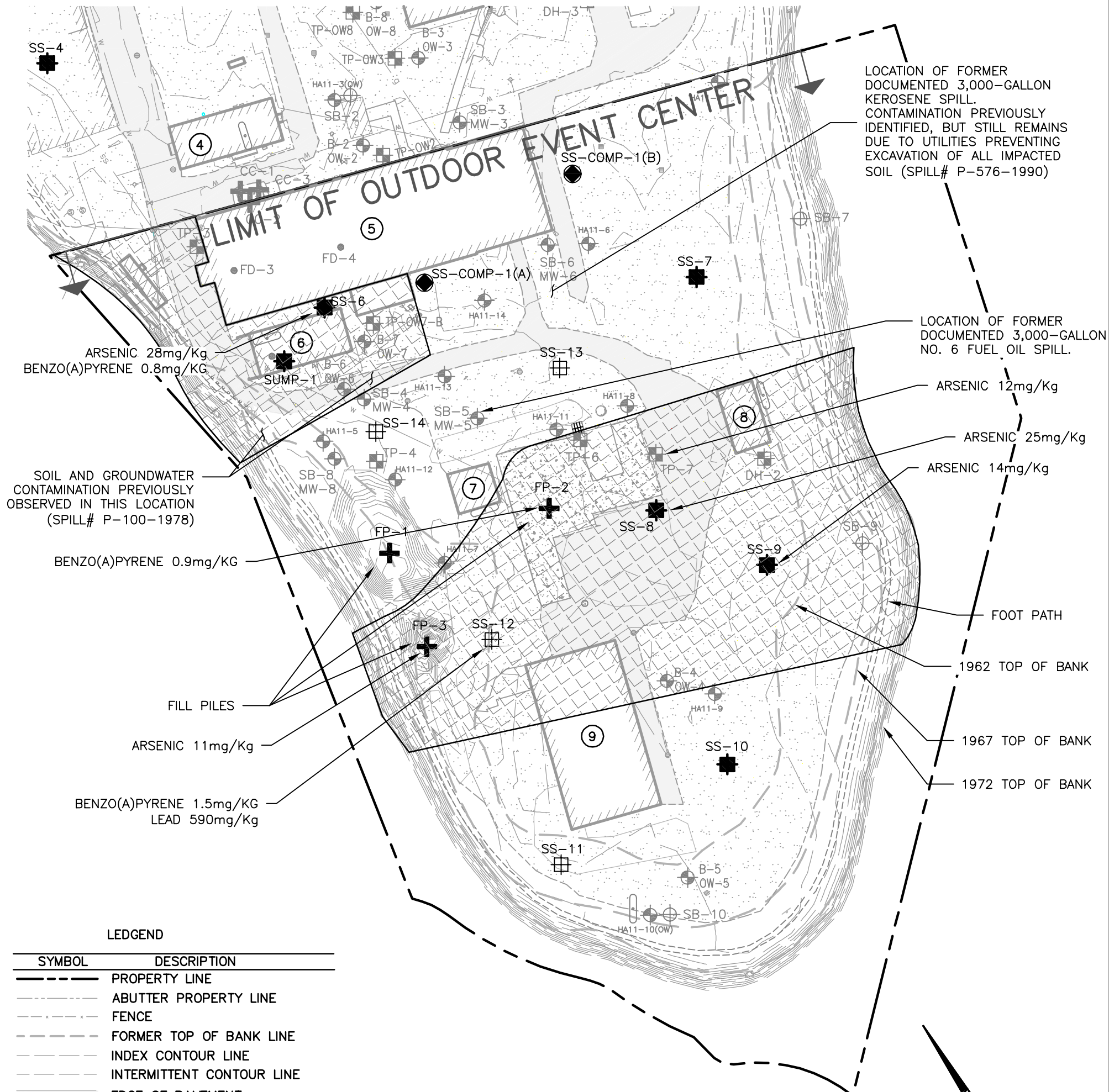
FIGURE 1 - SITE LOCATION MAP



CREDERE ASSOCIATES, LLC
 776 MAIN STREET
 WESTBROOK, MAINE 04092
 TEL: 207.828.1272
 FAX: 207.887.1051
 WWW.CREDERELLC.COM

THOMPSON'S POINT PROPERTY
 1 THOMPSON'S POINT
 PORTLAND, MAINE





LOCATION OF FORMER DOCUMENTED 3,000-GALLON KEROSENE SPILL. CONTAMINATION PREVIOUSLY IDENTIFIED, BUT STILL REMAINS DUE TO UTILITIES PREVENTING EXCAVATION OF ALL IMPACTED SOIL (SPILL# P-576-1990)

LOCATION OF FORMER DOCUMENTED 3,000-GALLON NO. 6 FUEL OIL SPILL.

ARSENIC 28mg/Kg
BENZO(A)PYRENE 0.8mg/KG

ARSENIC 12mg/Kg

ARSENIC 25mg/Kg

ARSENIC 14mg/Kg

SOIL AND GROUNDWATER CONTAMINATION PREVIOUSLY OBSERVED IN THIS LOCATION (SPILL# P-100-1978)

BENZO(A)PYRENE 0.9mg/KG

FOOT PATH

FILL PILES

1962 TOP OF BANK

ARSENIC 11mg/Kg

1967 TOP OF BANK

BENZO(A)PYRENE 1.5mg/KG
LEAD 590mg/Kg

1972 TOP OF BANK

LEDGEND

| SYMBOL | DESCRIPTION |
|--------|--|
| --- | PROPERTY LINE |
| --- | ABUTTER PROPERTY LINE |
| --- | FENCE |
| --- | FORMER TOP OF BANK LINE |
| --- | INDEX CONTOUR LINE |
| --- | INTERMITTENT CONTOUR LINE |
| --- | EDGE OF PAVEMENT |
| --- | EDGE OF GRAVEL |
| --- | EXISTING BUILDING |
| --- | FORMER BUILDING-CONCRETE PAD |
| --- | PROPOSED COVER AREA (AREA EXCEEDING PARK USER RAG) |
| ● | FLOOR DRAIN/SUMP |
| ■ | DRY WELL |
| ○ | ABOVEGROUND STORAGE TANK (AST) |
| ⊕ | APPROXIMATE LOCATION OF PREVIOUS SOIL BORING/MONITORING WELL |
| ⊕ | APPROXIMATE LOCATION OF PREVIOUS TEST PIT |
| ⊕ | SOIL BORING |
| + | CONCRETE SAMPLE |
| ■ | EXISTING SURFICIAL SOIL SAMPLE |
| ⊕ | RECENT SURFICIAL SOIL SAMPLE |
| ● | SURFICIAL SOIL COMPOSITE SAMPLE ALIQUOT |
| + | FILE PILE SOIL SAMPLE |

NOTES:

1. INFORMATION ON THIS PLAN OBTAINED FROM A SURVEY NAMED "ALTA/ACSM LAND TITLE SURVEY OF 1 THOMPSON'S POINT, PORTLAND, MAINE" DATED MAY 27, 2011 BY SEBAGO TECHNICS OF WESTBROOK, MAINE AND FIELD OBSERVATIONS BY CREDERE ASSOCIATES, LLC PERSONNEL ON AUGUST 23, 2011, AUGUST 30, 2011, AND SEPTEMBER 2, 2011.
2. PREVIOUS SAMPLE LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE BASED ON A PLAN NAMED "FIGURE 2 - BORING LOCATION PLAN" FROM GEMINI GEOTECHNICAL ASSOCIATES, INC (GGA) PHASE II ENVIRONMENTAL SITE ASSESSMENT DATED JANUARY 6, 1992, AND FROM GPS COORDINATES PROVIDED BY HALEY & ALDRICH INC. IN NOVEMBER 2011, AND CREDERE'S MAY 5, 2012, PHASE II ESA FIGURE TITLED "FIGURE 2 DETAILED SITE PLAN SHOWING PHASE II ESA SAMPLE LOCATIONS".
3. ADDITIONAL SURFICIAL SOIL SAMPLES WERE COLLECTED ON MARCH 28, 2014, BY CREDERE.

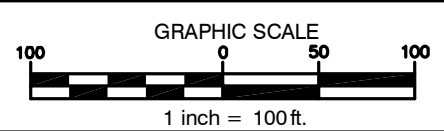
DRAWN BY: MTG DATE: 04/07/2014
CHECKED BY: JJRN/ASD PROJECT: 11001128

**FIGURE-2
SURFICIAL SOIL SAMPLE LOCATION PLAN**



CREDERE ASSOCIATES, LLC
776 MAIN STREET
WESTBROOK, MAINE 04092
TEL: 207.828.1272
FAX: 207.887.1051
WWW.CREDERELLC.COM

THOMPSON'S POINT PROPERTY
1 THOMPSON'S POINT
PORTLAND, MAINE



Memorandum

Supplemental Soil Sampling - Outdoor Event Area of Thompson's Point
April 10, 2014

ATTACHMENT A

Phase II ESA Soil Data Tables



Memorandum

Supplemental Soil Sampling - Outdoor Event Area of Thompson's Point
April 10, 2014

ATTACHMENT B

Laboratory Data Package



Laboratory Report



Absolute Resource *associates*

124 Heritage Avenue Portsmouth NH 03801

Judd Newcomb
CREDERE Associates
776 Main Street
Westbrook, ME 04092

PO Number: None
Job ID: 29332
Date Received: 4/1/14

Project: Thompsons Point

Attached please find results for the analysis of the samples received on the date referenced above.

Unless otherwise noted in the attached report, the analyses performed met the requirements of Absolute Resource Associates' Quality Assurance Plan. The Standard Operating Procedures are based upon USEPA SW-846, USEPA Methods for Chemical Analysis of Water and Wastewater, Standard Methods for the Examination of Water and Wastewater and other recognized methodologies. The results contained in this report pertain only to the samples as indicated on the chain of custody.

Absolute Resource Associates maintains certification with the agencies listed below.

We appreciate the opportunity to provide laboratory services. If you have any questions regarding the enclosed report, please contact the laboratory and we will be glad to assist you.

Sincerely,
Absolute Resource Associates

A handwritten signature in black ink that reads "Sue Sylvester (for)". The signature is written in a cursive style.

Sue Sylvester
Principal, General Manager

Date of Approval: 4/7/2014
Total number of pages: 11

Absolute Resource Associates Certifications

New Hampshire 1732
Maine NH903

Massachusetts M-NH902

Project ID: Thompsons Point

Job ID: 29332

Sample#: 29332-001

Sample ID: FP-1

Matrix: Solid

Percent Dry: 81.4% Results expressed on a dry weight basis.

Sampled: 3/28/14 12:15

| Parameter | Result | Reporting | | Instr Dil'n | | Prep | | Analysis | | |
|---------------------------|------------|---------------|-------|-------------|---------|--------|-------|----------|-------|--------------|
| | | Limit | Units | Factor | Analyst | Date | Batch | Date | Time | Reference |
| naphthalene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:45 | SW3550C8270D |
| 2-methylnaphthalene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:45 | SW3550C8270D |
| acenaphthylene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:45 | SW3550C8270D |
| acenaphthene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:45 | SW3550C8270D |
| dibenzofuran | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:45 | SW3550C8270D |
| fluorene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:45 | SW3550C8270D |
| phenanthrene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:45 | SW3550C8270D |
| anthracene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:45 | SW3550C8270D |
| fluoranthene | 0.7 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:45 | SW3550C8270D |
| pyrene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:45 | SW3550C8270D |
| benzo(a)anthracene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:45 | SW3550C8270D |
| chrysene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:45 | SW3550C8270D |
| benzo(b)fluoranthene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:45 | SW3550C8270D |
| benzo(k)fluoranthene | < 0.6 M | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:45 | SW3550C8270D |
| benzo(a)pyrene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:45 | SW3550C8270D |
| indeno(1,2,3-cd)pyrene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:45 | SW3550C8270D |
| dibenzo(a,h)anthracene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:45 | SW3550C8270D |
| benzo(g,h,i)perylene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:45 | SW3550C8270D |
| Surrogate Recovery | | Limits | | | | | | | | |
| 2-fluorobiphenyl SUR | 68 | 43-116 | % | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:45 | SW3550C8270D |
| o-terphenyl SUR | 61 | 33-141 | % | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:45 | SW3550C8270D |

M = The percent recovery for the matrix spike was 142. The acceptance criteria is 40-140%. All other batch QC was within acceptance. Matrix interference suspected.

Project ID: Thompsons Point

Job ID: 29332

Sample#: 29332-002

Sample ID: FP-2

Matrix: Solid

Percent Dry: 83.2% Results expressed on a dry weight basis.

Sampled: 3/28/14 12:45

| Parameter | Reporting | | Instr Dil'n | | Prep | | Analysis | | | Reference |
|---------------------------|------------|---------------|-------------|--------|---------|--------|----------|--------|-------|--------------|
| | Result | Limit | Units | Factor | Analyst | Date | Batch | Date | Time | |
| naphthalene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 19:30 | SW3550C8270D |
| 2-methylnaphthalene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 19:30 | SW3550C8270D |
| acenaphthylene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 19:30 | SW3550C8270D |
| acenaphthene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 19:30 | SW3550C8270D |
| dibenzofuran | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 19:30 | SW3550C8270D |
| fluorene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 19:30 | SW3550C8270D |
| phenanthrene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 19:30 | SW3550C8270D |
| anthracene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 19:30 | SW3550C8270D |
| fluoranthene | 1.4 | 0.6 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 19:30 | SW3550C8270D |
| pyrene | 1.2 | 0.6 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 19:30 | SW3550C8270D |
| benzo(a)anthracene | 0.7 | 0.6 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 19:30 | SW3550C8270D |
| chrysene | 1.1 | 0.6 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 19:30 | SW3550C8270D |
| benzo(b)fluoranthene | 0.9 | 0.6 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 19:30 | SW3550C8270D |
| benzo(k)fluoranthene | 0.8 | 0.6 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 19:30 | SW3550C8270D |
| benzo(a)pyrene | 0.9 | 0.6 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 19:30 | SW3550C8270D |
| indeno(1,2,3-cd)pyrene | 0.6 | 0.6 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 19:30 | SW3550C8270D |
| dibenzo(a,h)anthracene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 19:30 | SW3550C8270D |
| benzo(g,h,i)perylene | 0.8 | 0.6 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 19:30 | SW3550C8270D |
| Surrogate Recovery | | Limits | | | | | | | | |
| 2-fluorobiphenyl SUR | 86 | 43-116 | % | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 19:30 | SW3550C8270D |
| o-terphenyl SUR | 78 | 33-141 | % | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 19:30 | SW3550C8270D |

Project ID: Thompsons Point

Job ID: 29332

Sample#: 29332-003

Sample ID: FP-3

Matrix: Solid

Percent Dry: 72% Results expressed on a dry weight basis.

Sampled: 3/28/14 11:55

| Parameter | Reporting | | Instr Dil'n | | Prep | | Analysis | | | Reference |
|---------------------------|------------|---------------|-------------|--------|---------|--------|----------|--------|-------|--------------|
| | Result | Limit | Units | Factor | Analyst | Date | Batch | Date | Time | |
| naphthalene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:02 | SW3550C8270D |
| 2-methylnaphthalene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:02 | SW3550C8270D |
| acenaphthylene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:02 | SW3550C8270D |
| acenaphthene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:02 | SW3550C8270D |
| dibenzofuran | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:02 | SW3550C8270D |
| fluorene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:02 | SW3550C8270D |
| phenanthrene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:02 | SW3550C8270D |
| anthracene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:02 | SW3550C8270D |
| fluoranthene | 1.5 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:02 | SW3550C8270D |
| pyrene | 1.2 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:02 | SW3550C8270D |
| benzo(a)anthracene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:02 | SW3550C8270D |
| chrysene | 1.1 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:02 | SW3550C8270D |
| benzo(b)fluoranthene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:02 | SW3550C8270D |
| benzo(k)fluoranthene | 1.1 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:02 | SW3550C8270D |
| benzo(a)pyrene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:02 | SW3550C8270D |
| indeno(1,2,3-cd)pyrene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:02 | SW3550C8270D |
| dibenzo(a,h)anthracene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:02 | SW3550C8270D |
| benzo(g,h,i)perylene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:02 | SW3550C8270D |
| Surrogate Recovery | | Limits | | | | | | | | |
| 2-fluorobiphenyl SUR | 114 | 43-116 | % | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:02 | SW3550C8270D |
| o-terphenyl SUR | 116 | 33-141 | % | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:02 | SW3550C8270D |

Project ID: Thompsons Point

Job ID: 29332

Sample#: 29332-004

Sample ID: SS-11

Matrix: Solid

Percent Dry: 68.3% Results expressed on a dry weight basis.

Sampled: 3/28/14 11:30

| Parameter | Reporting | | Instr Dil'n | | Prep | | Analysis | | | Reference |
|---------------------------|-----------|---------------|-------------|--------|---------|--------|----------|--------|-------|--------------|
| | Result | Limit | Units | Factor | Analyst | Date | Batch | Date | Time | |
| naphthalene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:40 | SW3550C8270D |
| 2-methylnaphthalene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:40 | SW3550C8270D |
| acenaphthylene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:40 | SW3550C8270D |
| acenaphthene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:40 | SW3550C8270D |
| dibenzofuran | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:40 | SW3550C8270D |
| fluorene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:40 | SW3550C8270D |
| phenanthrene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:40 | SW3550C8270D |
| anthracene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:40 | SW3550C8270D |
| fluoranthene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:40 | SW3550C8270D |
| pyrene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:40 | SW3550C8270D |
| benzo(a)anthracene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:40 | SW3550C8270D |
| chrysene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:40 | SW3550C8270D |
| benzo(b)fluoranthene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:40 | SW3550C8270D |
| benzo(k)fluoranthene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:40 | SW3550C8270D |
| benzo(a)pyrene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:40 | SW3550C8270D |
| indeno(1,2,3-cd)pyrene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:40 | SW3550C8270D |
| dibenzo(a,h)anthracene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:40 | SW3550C8270D |
| benzo(g,h,i)perylene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:40 | SW3550C8270D |
| Surrogate Recovery | | Limits | | | | | | | | |
| 2-fluorobiphenyl SUR | 65 | 43-116 | % | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:40 | SW3550C8270D |
| o-terphenyl SUR | 57 | 33-141 | % | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 17:40 | SW3550C8270D |

Project ID: Thompsons Point

Job ID: 29332

Sample#: 29332-005

Sample ID: SS-12

Matrix: Solid

Percent Dry: 64.2% Results expressed on a dry weight basis.

Sampled: 3/28/14 11:40

| Parameter | Reporting | | Instr Dil'n | | Prep | | Analysis | | | Reference |
|---------------------------|------------|---------------|-------------|--------|---------|--------|----------|--------|-------|--------------|
| | Result | Limit | Units | Factor | Analyst | Date | Batch | Date | Time | |
| naphthalene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 20:09 | SW3550C8270D |
| 2-methylnaphthalene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 20:09 | SW3550C8270D |
| acenaphthylene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 20:09 | SW3550C8270D |
| acenaphthene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 20:09 | SW3550C8270D |
| dibenzofuran | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 20:09 | SW3550C8270D |
| fluorene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 20:09 | SW3550C8270D |
| phenanthrene | 1.8 | 0.7 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 20:09 | SW3550C8270D |
| anthracene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 20:09 | SW3550C8270D |
| fluoranthene | 3.3 | 0.7 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 20:09 | SW3550C8270D |
| pyrene | 2.7 | 0.7 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 20:09 | SW3550C8270D |
| benzo(a)anthracene | 1.4 | 0.7 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 20:09 | SW3550C8270D |
| chrysene | 1.9 | 0.7 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 20:09 | SW3550C8270D |
| benzo(b)fluoranthene | 1.3 | 0.7 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 20:09 | SW3550C8270D |
| benzo(k)fluoranthene | 1.7 | 0.7 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 20:09 | SW3550C8270D |
| benzo(a)pyrene | 1.5 | 0.7 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 20:09 | SW3550C8270D |
| indeno(1,2,3-cd)pyrene | 0.8 | 0.7 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 20:09 | SW3550C8270D |
| dibenzo(a,h)anthracene | < 0.7 | 0.7 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 20:09 | SW3550C8270D |
| benzo(g,h,i)perylene | 0.9 | 0.7 | ug/g | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 20:09 | SW3550C8270D |
| Surrogate Recovery | | Limits | | | | | | | | |
| 2-fluorobiphenyl SUR | 82 | 43-116 | % | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 20:09 | SW3550C8270D |
| o-terphenyl SUR | 75 | 33-141 | % | 1 | AJD | 4/4/14 | 6809 | 4/4/14 | 20:09 | SW3550C8270D |

Project ID: Thompsons Point

Job ID: 29332

Sample#: 29332-006

Sample ID: SS-13

Matrix: Solid

Percent Dry: 81.4% Results expressed on a dry weight basis.

Sampled: 3/28/14 12:30

| Parameter | Reporting | | Instr Dil'n | | Prep | | Analysis | | | Reference |
|---------------------------|-----------|---------------|-------------|--------|---------|--------|----------|--------|-------|--------------|
| | Result | Limit | Units | Factor | Analyst | Date | Batch | Date | Time | |
| naphthalene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 18:18 | SW3550C8270D |
| 2-methylnaphthalene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 18:18 | SW3550C8270D |
| acenaphthylene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 18:18 | SW3550C8270D |
| acenaphthene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 18:18 | SW3550C8270D |
| dibenzofuran | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 18:18 | SW3550C8270D |
| fluorene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 18:18 | SW3550C8270D |
| phenanthrene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 18:18 | SW3550C8270D |
| anthracene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 18:18 | SW3550C8270D |
| fluoranthene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 18:18 | SW3550C8270D |
| pyrene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 18:18 | SW3550C8270D |
| benzo(a)anthracene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 18:18 | SW3550C8270D |
| chrysene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 18:18 | SW3550C8270D |
| benzo(b)fluoranthene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 18:18 | SW3550C8270D |
| benzo(k)fluoranthene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 18:18 | SW3550C8270D |
| benzo(a)pyrene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 18:18 | SW3550C8270D |
| indeno(1,2,3-cd)pyrene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 18:18 | SW3550C8270D |
| dibenzo(a,h)anthracene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 18:18 | SW3550C8270D |
| benzo(g,h,i)perylene | < 0.6 | 0.6 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 18:18 | SW3550C8270D |
| Surrogate Recovery | | Limits | | | | | | | | |
| 2-fluorobiphenyl SUR | 64 | 43-116 | % | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 18:18 | SW3550C8270D |
| o-terphenyl SUR | 59 | 33-141 | % | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 18:18 | SW3550C8270D |

Project ID: Thompsons Point

Job ID: 29332

Sample#: 29332-007

Sample ID: SS-14

Matrix: Solid

Percent Dry: 50.9% Results expressed on a dry weight basis.

Sampled: 3/28/14 12:35

| Parameter | Reporting | | Instr Dil'n | | Prep | | Analysis | | | Reference |
|---------------------------|-----------|---------------|-------------|--------|---------|--------|----------|--------|-------|--------------|
| | Result | Limit | Units | Factor | Analyst | Date | Batch | Date | Time | |
| naphthalene | < 1.0 | 1.0 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:07 | SW3550C8270D |
| 2-methylnaphthalene | < 1.0 | 1.0 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:07 | SW3550C8270D |
| acenaphthylene | < 1.0 | 1.0 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:07 | SW3550C8270D |
| acenaphthene | < 1.0 | 1.0 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:07 | SW3550C8270D |
| dibenzofuran | < 1.0 | 1.0 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:07 | SW3550C8270D |
| fluorene | < 1.0 | 1.0 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:07 | SW3550C8270D |
| phenanthrene | < 1.0 | 1.0 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:07 | SW3550C8270D |
| anthracene | < 1.0 | 1.0 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:07 | SW3550C8270D |
| fluoranthene | < 1.0 | 1.0 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:07 | SW3550C8270D |
| pyrene | < 1.0 | 1.0 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:07 | SW3550C8270D |
| benzo(a)anthracene | < 1.0 | 1.0 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:07 | SW3550C8270D |
| chrysene | < 1.0 | 1.0 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:07 | SW3550C8270D |
| benzo(b)fluoranthene | < 1.0 | 1.0 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:07 | SW3550C8270D |
| benzo(k)fluoranthene | < 1.0 | 1.0 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:07 | SW3550C8270D |
| benzo(a)pyrene | < 1.0 | 1.0 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:07 | SW3550C8270D |
| indeno(1,2,3-cd)pyrene | < 1.0 | 1.0 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:07 | SW3550C8270D |
| dibenzo(a,h)anthracene | < 1.0 | 1.0 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:07 | SW3550C8270D |
| benzo(g,h,i)perylene | < 1.0 | 1.0 | ug/g | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:07 | SW3550C8270D |
| Surrogate Recovery | | Limits | | | | | | | | |
| 2-fluorobiphenyl SUR | 58 | 43-116 | % | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:07 | SW3550C8270D |
| o-terphenyl SUR | 58 | 33-141 | % | 1 | AJD | 4/2/14 | 6800 | 4/2/14 | 15:07 | SW3550C8270D |

Project ID: Thompsons Point

Job ID: 29332

Sample#: 29332-001

Sample ID: FP-1

Matrix: Solid Percent Dry: 81.4% Results expressed on a dry weight basis.

Sampled: 3/28/14 12:15

| Parameter | Result | Reporting | | Instr Dil'n | | Prep | | Analysis | | |
|-----------|------------|-----------|-------|-------------|---------|--------|-------|----------|-------|--------------|
| | | Limit | Units | Factor | Analyst | Date | Batch | Date | Time | Reference |
| Arsenic | 9.3 | 0.6 | ug/g | 1 | AB | 4/2/14 | 6802 | 4/3/14 | 18:53 | SW3051A6010C |
| Lead | 49 | 0.6 | ug/g | 1 | AB | 4/2/14 | 6802 | 4/3/14 | 18:53 | SW3051A6010C |

Sample#: 29332-002

Sample ID: FP-2

Matrix: Solid Percent Dry: 83.2% Results expressed on a dry weight basis.

Sampled: 3/28/14 12:45

| Parameter | Result | Reporting | | Instr Dil'n | | Prep | | Analysis | | |
|-----------|------------|-----------|-------|-------------|---------|--------|-------|----------|-------|--------------|
| | | Limit | Units | Factor | Analyst | Date | Batch | Date | Time | Reference |
| Arsenic | 9.0 | 0.6 | ug/g | 1 | AB | 4/2/14 | 6802 | 4/3/14 | 19:01 | SW3051A6010C |
| Lead | 94 | 0.6 | ug/g | 1 | AB | 4/2/14 | 6802 | 4/3/14 | 19:01 | SW3051A6010C |

Sample#: 29332-003

Sample ID: FP-3

Matrix: Solid Percent Dry: 72% Results expressed on a dry weight basis.

Sampled: 3/28/14 11:55

| Parameter | Result | Reporting | | Instr Dil'n | | Prep | | Analysis | | |
|-----------|------------|-----------|-------|-------------|---------|--------|-------|----------|-------|--------------|
| | | Limit | Units | Factor | Analyst | Date | Batch | Date | Time | Reference |
| Arsenic | 11 | 0.7 | ug/g | 1 | AB | 4/2/14 | 6802 | 4/3/14 | 19:08 | SW3051A6010C |
| Lead | 230 | 0.7 | ug/g | 1 | AB | 4/2/14 | 6802 | 4/3/14 | 19:08 | SW3051A6010C |

Sample#: 29332-004

Sample ID: SS-11

Matrix: Solid Percent Dry: 68.3% Results expressed on a dry weight basis.

Sampled: 3/28/14 11:30

| Parameter | Result | Reporting | | Instr Dil'n | | Prep | | Analysis | | |
|-----------|------------|-----------|-------|-------------|---------|--------|-------|----------|-------|--------------|
| | | Limit | Units | Factor | Analyst | Date | Batch | Date | Time | Reference |
| Arsenic | 5.8 | 0.8 | ug/g | 1 | AB | 4/2/14 | 6802 | 4/3/14 | 19:37 | SW3051A6010C |
| Lead | 76 | 0.8 | ug/g | 1 | AB | 4/2/14 | 6802 | 4/3/14 | 19:37 | SW3051A6010C |

Sample#: 29332-005

Sample ID: SS-12

Matrix: Solid Percent Dry: 64.2% Results expressed on a dry weight basis.

Sampled: 3/28/14 11:40

| Parameter | Result | Reporting | | Instr Dil'n | | Prep | | Analysis | | |
|-----------|------------|-----------|-------|-------------|---------|--------|-------|----------|-------|--------------|
| | | Limit | Units | Factor | Analyst | Date | Batch | Date | Time | Reference |
| Arsenic | 10 | 0.8 | ug/g | 1 | AB | 4/2/14 | 6802 | 4/3/14 | 19:44 | SW3051A6010C |
| Lead | 590 | 0.8 | ug/g | 1 | AB | 4/2/14 | 6802 | 4/3/14 | 19:44 | SW3051A6010C |

Sample#: 29332-006

Sample ID: SS-13

Matrix: Solid Percent Dry: 81.4% Results expressed on a dry weight basis.

Sampled: 3/28/14 12:30

| Parameter | Result | Reporting | | Instr Dil'n | | Prep | | Analysis | | |
|-----------|------------|-----------|-------|-------------|---------|--------|-------|----------|-------|--------------|
| | | Limit | Units | Factor | Analyst | Date | Batch | Date | Time | Reference |
| Arsenic | 6.4 | 0.6 | ug/g | 1 | AB | 4/2/14 | 6802 | 4/3/14 | 19:51 | SW3051A6010C |
| Lead | 70 | 0.6 | ug/g | 1 | AB | 4/2/14 | 6802 | 4/3/14 | 19:51 | SW3051A6010C |

Project ID: Thompsons Point

Job ID: 29332

Sample#: 29332-007

Sample ID: SS-14

Matrix: Solid

Percent Dry: 50.9% Results expressed on a dry weight basis.

Sampled: 3/28/14 12:35

| Parameter | Reporting | | Instr Dil'n | | Prep | | Analysis | | | Reference |
|-----------|-----------|-------|-------------|--------|---------|--------|----------|--------|-------|--------------|
| | Result | Limit | Units | Factor | Analyst | Date | Batch | Date | Time | |
| Arsenic | 4.6 | 1.0 | ug/g | 1 | AB | 4/2/14 | 6802 | 4/3/14 | 19:58 | SW3051A6010C |
| Lead | 56 | 1.0 | ug/g | 1 | AB | 4/2/14 | 6802 | 4/3/14 | 19:58 | SW3051A6010C |

ATTACHMENT C

**AMENDED ARMY CORPS OF ENGINEERS PERMIT
(Includes Revised Dock Location as Included with this Submission)**



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
NEW ENGLAND DISTRICT, CORPS OF ENGINEERS
696 VIRGINIA ROAD
CONCORD, MASSACHUSETTS 01742-2751

**MAINE GENERAL PERMIT (GP)
AUTHORIZATION LETTER AND SCREENING SUMMARY**

Forefront Partners I, LP
55 Lisbon Street, Suite 2400
Lewiston, Maine 04240

CORPS PERMIT #: NAE-2012-00992 amendment
CORPS PGP ID# 12-154
STATE ID# L-25672-2G-A-N

DESCRIPTION OF WORK:

Department of the Army permit NAE-2012-00992 authorized you to construct and maintain an 8' x 9' landing with an attached 4.33' x 40' aluminum ramp leading to a 10' x 10' intermediate float with a 12' x 20' float attached perpendicular extending southwest in Fore River off Thompson's Point. As requested your permit is hereby amended to shift the pier location slightly west and construct a 6' x 16' pile and timber pier with an attached 4' x 50' ramp leading to an 12'x24' intermediate float cut at an angle with a 10' x 60' line of bottom moored floats attached at an angle extending southwest in Fore River off lot 13 at Thompson's Point at Portland, Maine as shown on the attached plans entitled " the Forefront at Thompson's Point Seasonal Dock System by FST" in 3 sheets

LAT/LONG COORDINATES : 43.64897 N 70.29191 W USGS QUAD: ME-Portland West

I. CORPS DETERMINATION:

Based on our review of the information you provided, we have determined that your project will have only minimal individual and cumulative impacts on waters and wetlands of the United States. **Your work is therefore authorized by the U.S. Army Corps of Engineers under the enclosed Federal Permit, the Maine General Permit (GP).** Accordingly, we do not plan to take any further action on this project.

You must perform the activity authorized herein in compliance with all the terms and conditions of the GP [including any attached Additional Conditions and any conditions placed on the State 401 Water Quality Certification including any required mitigation]. Please review the enclosed GP carefully, including the GP conditions beginning on page 5, to familiarize yourself with its contents. You are responsible for complying with all of the GP requirements; therefore you should be certain that whoever does the work fully understands all of the conditions. You may wish to discuss the conditions of this authorization with your contractor to ensure the contractor can accomplish the work in a manner that conforms to all requirements.

If you change the plans or construction methods for work within our jurisdiction, please contact us immediately to discuss modification of this authorization. This office must approve any changes before you undertake them.

Condition 41 of the GP (page 18) provides one year for completion of work that has commenced or is under contract to commence prior to the expiration of the GP on October 12, 2015. You will need to apply for reauthorization for any work within Corps jurisdiction that is not completed by October 12, 2016.

This authorization presumes the work shown on your plans noted above is in waters of the U.S. Should you desire to appeal our jurisdiction, please submit a request for an approved jurisdictional determination in writing to the undersigned.

No work may be started unless and until all other required local, State and Federal licenses and permits have been obtained. **This includes but is not limited to a Flood Hazard Development Permit issued by the town if necessary.**

II. STATE ACTIONS: PENDING [], ISSUED[], DENIED [] DATE_____

APPLICATION TYPE: PBR:____ TIER 1:____ TIER 2:____ TIER 3: X LURC:____ DMR LEASE:____ NA:____

III. FEDERAL ACTIONS:

JOINT PROCESSING MEETING: 5-17-12 LEVEL OF REVIEW: CATEGORY 1:____ CATEGORY 2: X

AUTHORITY (Based on a review of plans and/or State/Federal applications): SEC 10_ X , 404____ 10/404____, 103_

EXCLUSIONS: The exclusionary criteria identified in the general permit do not apply to this project.

FEDERAL RESOURCE AGENCY OBJECTIONS: EPA_NO____, USF&WS_NO____, NMFS_NO____

If you have any questions on this matter, please contact my staff at 207-623-8367 at our Manchester, Maine Project Office. In order for us to better serve you, we would appreciate your completing our Customer Service Survey located at <http://per2.nwp.usace.army.mil/survey.html>

Rodney A. Howe
RODNEY A. HOWE
SENIOR PROJECT MANAGER
MAINE PROJECT OFFICE

119 4-16-2012
FRANK J. DEL GIUDICE DATE
CHIEF, PERMITS & ENFORCEMENT BRANCH
REGULATORY DIVISION



**US Army Corps
of Engineers** ®
New England District

**PLEASE NOTE THE FOLLOWING GENERAL CONDITIONS FOR
DEPARTMENT OF THE ARMY
GENERAL PERMIT
NO. NAE-2012-00992 amendment**

1. This authorization requires you to 1) notify us before beginning work so we may inspect the project, and 2) submit a Compliance Certification Form. You must complete and return the enclosed Work Start Notification Form(s) to this office at least two weeks before the anticipated starting date. You must complete and return the enclosed Compliance Certification Form within one month following the completion of the authorized work and any required mitigation (but not mitigation monitoring, which requires separate submittals).
2. The permittee shall assure that a copy of this permit is at the work site whenever work is being performed and that all personnel performing work at the site of the work authorized by this permit are fully aware of the terms and conditions of the permit. This permit, including its drawings and any appendices and other attachments, shall be made a part of any and all contracts and sub-contracts for work which affects areas of Corps of Engineers' jurisdiction at the site of the work authorized by this permit. This shall be done by including the entire permit in the specifications for the work. If the permit is issued after construction specifications but before receipt of bids or quotes, the entire permit shall be included as an addendum to the specifications. The term "entire permit" includes permit amendments. Although the permittee may assign various aspects of the work to different contractors or sub-contractors, all contractors and sub-contractors shall be obligated by contract to comply with all environmental protection provisions of the entire permit, and no contract or sub-contract shall require or allow unauthorized work in areas of Corps of Engineers jurisdiction.
3. Please note General Condition 26 Storage of Seasonal Structures on page 15 of the attached Programmatic General Permit.
4. Please note Appendix A (f) Structures and Floats, Category 1 on page 7 of the attached Programmatic General Permit.

#L- _____
 ATS # _____
 Fees Paid _____
 Date Received _____

MINOR REVISION APPLICATION
 For Site Location, Natural Resources Protection Act & Stormwater Projects

This form shall be used for minor revisions to a project that has received previous Site Law, NRPA or Stormwater Law approval from the Department, where the revision(s) significantly decreases or eliminates an environmental impact, does not significantly expand the project, does not change the nature of the project or does not modify any Department findings with respect to any licensing criteria. If significant project changes are proposed, then an amendment application will be required by the Department.

Please contact the DEP for current fee schedule information. The fee schedule is updated every November 1. The fee is payable to "Treasurer, State of Maine", and **MUST** accompany the application.

Please type or print in black ink only

| | | | |
|---|--|---|--|
| 1. Name of Applicant: | Thompson's Point Development Co., Inc. d/b/a Forefront Partners I, LP | 5. Name of Agent: | Fay, Spofford & Thorndike Attn: Bo E. Kennedy, P.E. |
| 2. Applicant's Mailing Address: | 55 Lisbon Street, Suite 240 Lewiston, ME 04240 | 6. Agent's Mailing Address: | 778 Main Street, Suite 8 South Portland, ME 04106 |
| 3. Applicant's Daytime Phone #: | 207-784-0335 | 7. Agent's Daytime Phone #: | 207-775-1121 |
| 4. Applicant e-mail address (REQUIRED): | parallaxpartners@gmail.com | 8. Agent e-mail address (REQUIRED): | bkennedy@fstinc.com |
| LOCATION OF ACTIVITY | | | |
| 9. Name of Project: | The Forefront at Thompson's Point | | |
| 10. Name of Town where project is located: | Portland | 11. County: | Cumberland |
| REQUIRED INFORMATION: | | | |
| 12. Existing DEP permit number: | L-25672-2G-A-N L-25672-FS-B-N | 13. DEP Project Manager for previous application (if known): | Marybeth Richardson |
| 14. Description of Proposed Change: (Use additional sheet, if necessary) | See cover letter | | |

Provide all documentation necessary to support the proposed change. This documentation should include, as appropriate, revised site plans, construction drawings, and technical data such as HHE-200 forms. (If you are unsure of what information to include, please contact the original DEP project manager, or the Division of Land Resource Regulation in the appropriate regional office for assistance.)

This completed application form, fee and all supporting documents summarized above shall be sent to the appropriate DEP Office in Augusta, Portland or Bangor.

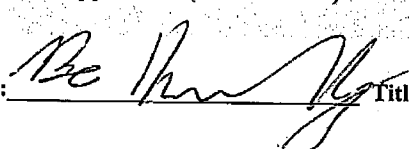
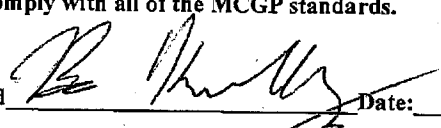
| | | |
|--|---|--|
| Bureau of Land and Water Quality 17 State House Station Augusta, ME 04333 Tel: (207) 287-3901 | Bureau of Land and Water Quality 312 Canco Road Portland, ME 04103 Tel: (207) 822-6300 | Bureau of Land and Water Quality 106 Hogan Road Bangor, ME 04401 (207) 941-4570 |
|--|---|--|

CERTIFICATIONS / SIGNATURES on PAGE 2

IMPORTANT: IF THE SIGNATURE BELOW IS NOT THE APPLICANT'S SIGNATURE, ATTACH LETTER OF AGENT AUTHORIZATION SIGNED BY THE APPLICANT.

By signing below the applicant (or authorized agent), certifies that he or she has read and understood the following :

CERTIFICATIONS / SIGNATURES

| | |
|--|---|
| <p>"I certify under penalty of law that I have personally examined 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 am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment. I authorize the Department to enter the property that is the subject of this application, at reasonable hours, including buildings, structures or conveyances on the property, to determine the accuracy of any information provided herein.</p> <p>Further, I hereby authorize the DEP to send me an electronically signed decision on the license I am applying for with this application by e-mailing the decision to the electronic address located on the front page of this application (see #4 and #8)"</p> | |
| Signed:  Title <u>Engineer</u> Date: <u>3/13/14</u> | |
| Notice of Intent to Comply with Maine Construction General Permit | <p>If over one acre of new disturbance will result as part of the proposed minor revision, please sign here acknowledging that with this minor revision form and signature below, I am filing notice of my intent to carry out work which meets the requirements of the Maine Construction General Permit. I have read and will comply with all of the MCGP standards.</p> <p>Signed:  Date: <u>3/13/14</u></p> |

NOTE: If a Notice of Intent is required, you must file a Notice of Termination (NOT form available from the Department) within 20 days of completing permanent stabilization of the project site.

STATE OF MAINE
DEPARTMENT OF TRANSPORTATION



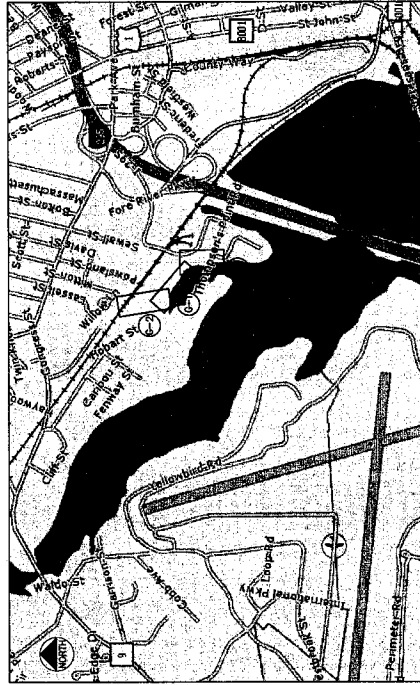
PORTLAND

CUMBERLAND

PORTLAND TRAILS RECONSTRUCTION (APPENDIX G)
AND PORTLAND CSO REALIGNMENT (APPENDIX F)

WIN 18394.10

PROJECT LENGTH : 0.33 MILES



LOCATION MAP
SCALE: 1" = 800'

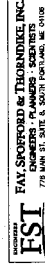
EDA AWARD #01-01-14202

INDEX OF SHEETS

| DESCRIPTION: | SHEET NO. |
|------------------------------------|--------------|
| TITLE SHEET | F&G |
| CSO REALIGNMENT PLAN | F-1 |
| TRAIL RECONSTRUCTION PLAN | G-1 THRU G-2 |
| TYPICAL SECTIONS AND LAYOUT TABLES | G-3 |

APPENDIX F & G

| | |
|-------------------|---|
| PROJECT LOCATION: | THOMPSON'S POINT IN PORTLAND, ME |
| PROGRAM AREA: | MULTIMODAL PROGRAM |
| OUTLINE OF WORK: | TRAIL RECONSTRUCTION AND CSO PIPE REALIGNMENT |



| | | | | | |
|--|--|--|--|---|-------------------------------|
| STATE OF MAINE DEPARTMENT OF TRANSPORTATION XXXXXXXXXX | | DATE: 11/27/15 F.E. NUMBER: 11994 SIGNATURE: [Signature] | FIELD CHANGES: REVISIONS 4 REVISIONS 3 REVISIONS 2 REVISIONS 1 DESIGN - (REVISED) DESIGN - (REVISED) DESIGN - (REVISED) DESIGN - (REVISED) | THE FOREFRONT AT THOMPSON'S POINT PORTLAND, MAINE TITLE SHEET | SHEET NUMBER F & G OF 4 |
|--|--|--|--|---|-------------------------------|

MASTER PLAN NOTES: CONDITIONS OF APPROVAL AS STATED IN THE PLANNING AUTHORITY LETTER OF APPROVAL DATED JUNE 2, 2017 AND JUNE 19, 2013



ZONING SPACE AND BULK SUMMARY

| ZONE | REQUIREMENT | PROPOSED |
|------------------------------------|----------------------------------|-----------|
| B-5 URBAN COMMERCIAL BUSINESS ZONE | | |
| MINIMUM LOT SIZE | SEE SUBORDINATE ZONING ORDINANCE | 10,000 SF |
| MINIMUM FRONTAGE | SEE SUBORDINATE ZONING ORDINANCE | 100 FT |
| MINIMUM HEIGHT | SEE SUBORDINATE ZONING ORDINANCE | 10 FT |
| MINIMUM SETBACKS | NONE | NA |
| MINIMUM SIDE SETBACK | NONE | NA |
| MINIMUM REAR SETBACK | NONE | NA |
| MINIMUM LOT COVERAGE | 100% | 100% |
| MAXIMUM BUILDING HEIGHT | 120 FT | 120 FT |

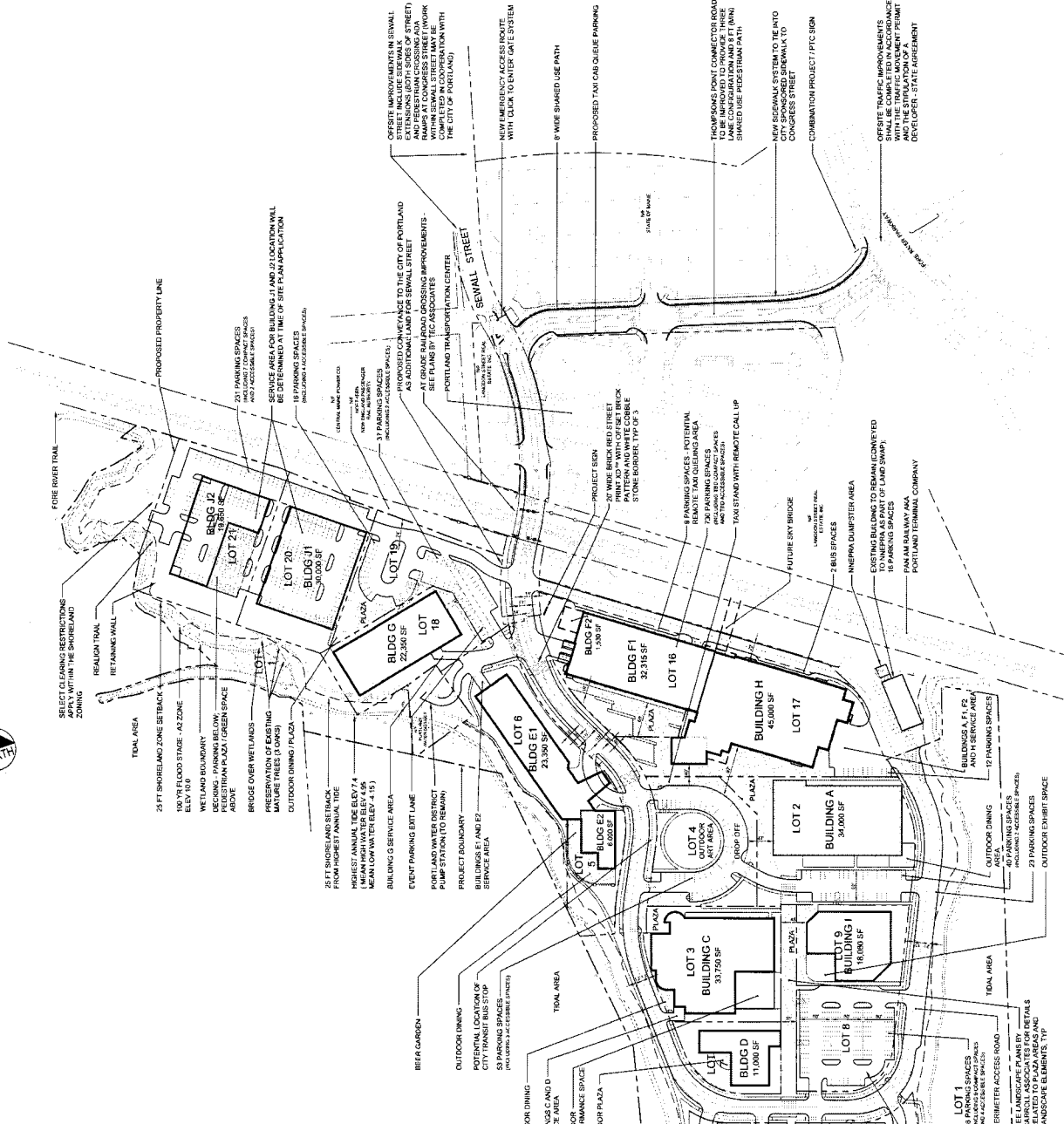
PARKING SUMMARY

THE FOLLOWING TABLE PROVIDES A SUMMARY OF THE PROPOSED PARKING SPACES FOR THE PROJECT. THE TOTAL NUMBER OF PARKING SPACES IS 1,000. THE TOTAL NUMBER OF ACCESSIBLE SPACES IS 125. THE TOTAL NUMBER OF SPACES WITH REMOTE CALL UP IS 100. THE TOTAL NUMBER OF SPACES WITH REMOTE CALL UP AND ACCESSIBLE SPACES IS 125.

| REQUIREMENT | PROPOSED |
|--|----------|
| TOTAL PARKING SPACES | 1,000 |
| TOTAL ACCESSIBLE SPACES | 125 |
| TOTAL SPACES WITH REMOTE CALL UP | 100 |
| TOTAL SPACES WITH REMOTE CALL UP AND ACCESSIBLE SPACES | 125 |

BUILDING SUMMARY

| BUILDING | PHASE | USE | FLOOR | GROSS SF | FLOORPRINT SF | OTHER |
|----------|-------|--------------|-------|----------|---------------|-----------------------------|
| A | 1A | MIXED USE | 1 | 34,000 | 34,000 | EXISTING PARKING |
| B | 1B | MULTI-FAMILY | 1 | 14,000 | 14,000 | EXISTING BUILDING TO REMAIN |
| C | 1C | RESTAURANT | 1 | 1,000 | 1,000 | |
| D | 1D | RETAIL | 1 | 1,000 | 1,000 | |
| E | 1E | RETAIL | 1 | 1,000 | 1,000 | |
| F | 1F | RETAIL | 1 | 1,000 | 1,000 | |
| G | 1G | RETAIL | 1 | 1,000 | 1,000 | |
| H | 1H | RETAIL | 1 | 1,000 | 1,000 | |
| I | 1I | RETAIL | 1 | 1,000 | 1,000 | |
| J | 1J | RETAIL | 1 | 1,000 | 1,000 | |
| K | 1K | RETAIL | 1 | 1,000 | 1,000 | |
| L | 1L | RETAIL | 1 | 1,000 | 1,000 | |
| M | 1M | RETAIL | 1 | 1,000 | 1,000 | |
| N | 1N | RETAIL | 1 | 1,000 | 1,000 | |
| O | 1O | RETAIL | 1 | 1,000 | 1,000 | |
| P | 1P | RETAIL | 1 | 1,000 | 1,000 | |
| Q | 1Q | RETAIL | 1 | 1,000 | 1,000 | |
| R | 1R | RETAIL | 1 | 1,000 | 1,000 | |
| S | 1S | RETAIL | 1 | 1,000 | 1,000 | |
| T | 1T | RETAIL | 1 | 1,000 | 1,000 | |
| U | 1U | RETAIL | 1 | 1,000 | 1,000 | |
| V | 1V | RETAIL | 1 | 1,000 | 1,000 | |
| W | 1W | RETAIL | 1 | 1,000 | 1,000 | |
| X | 1X | RETAIL | 1 | 1,000 | 1,000 | |
| Y | 1Y | RETAIL | 1 | 1,000 | 1,000 | |
| Z | 1Z | RETAIL | 1 | 1,000 | 1,000 | |



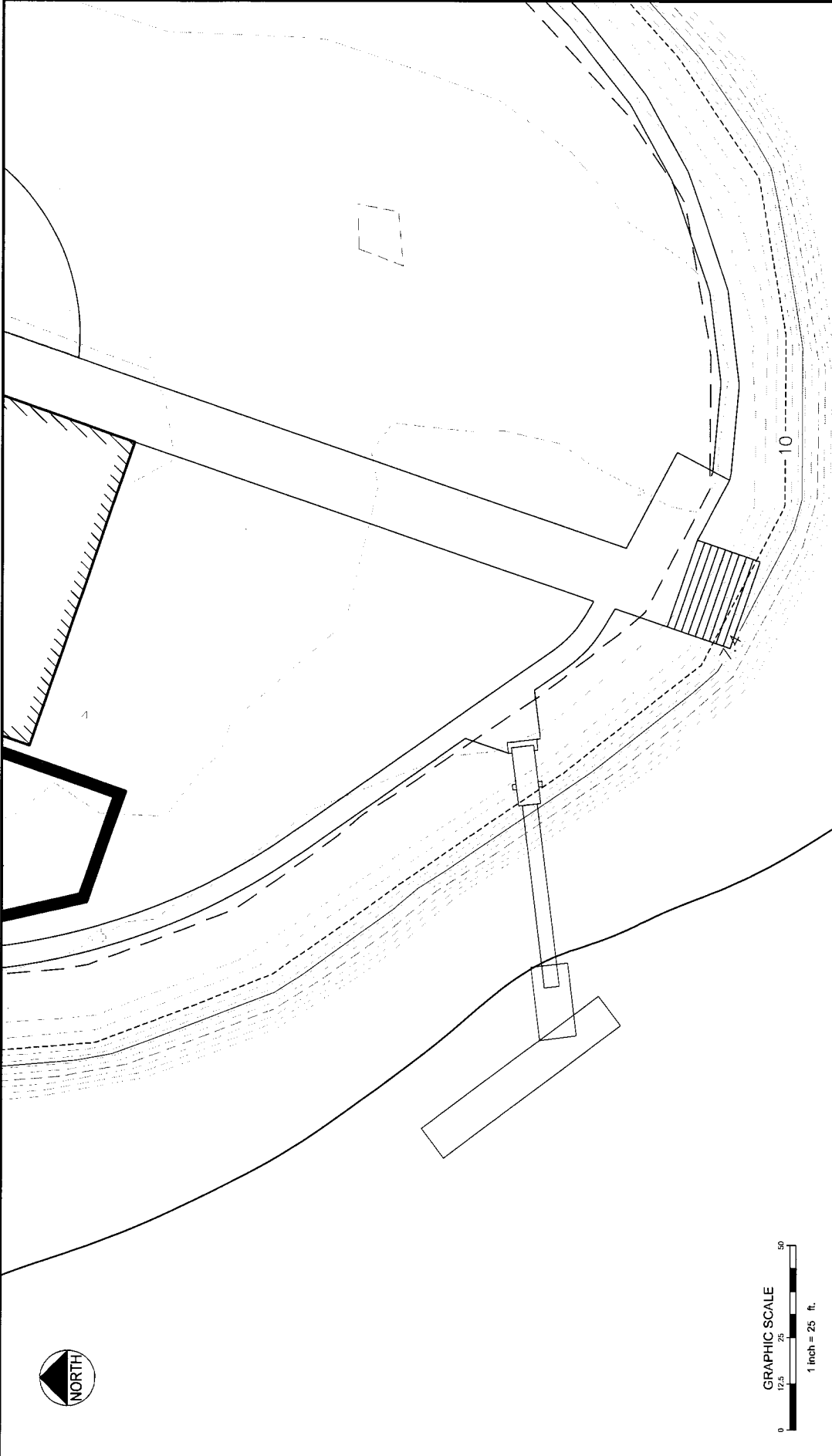
THE FOREFRONT AT THOMPSONS POINT MASTER PLAN


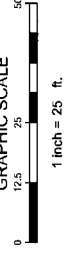
PROJECT: THE FOREFRONT AT THOMPSONS POINT
 SHEET NO: MASTER PLAN
 DATE: 11/20/17
 SCALE: 1" = 100'-0"

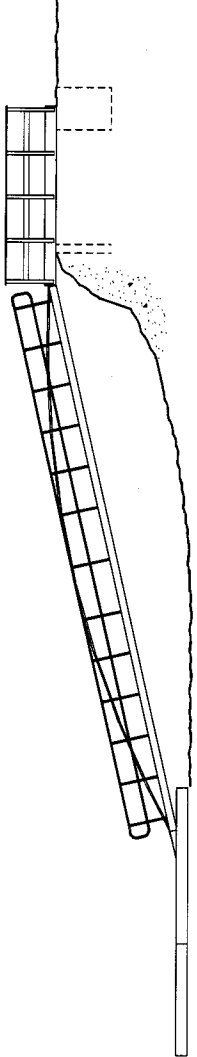
DESIGNED BY: FST
 CHECKED BY: J. SMITH
 DRAWN BY: J. SMITH
 DATE: 11/20/17

PROJECT PARTNERS: LP
 FOREFRONT PARTNERS, LP
 1000 N. W. 10TH AVE., SUITE 1000
 MIAMI, FL 33136
 TEL: 305.575.1111
 FAX: 305.575.1112
 WWW.FOREFRONTLP.COM

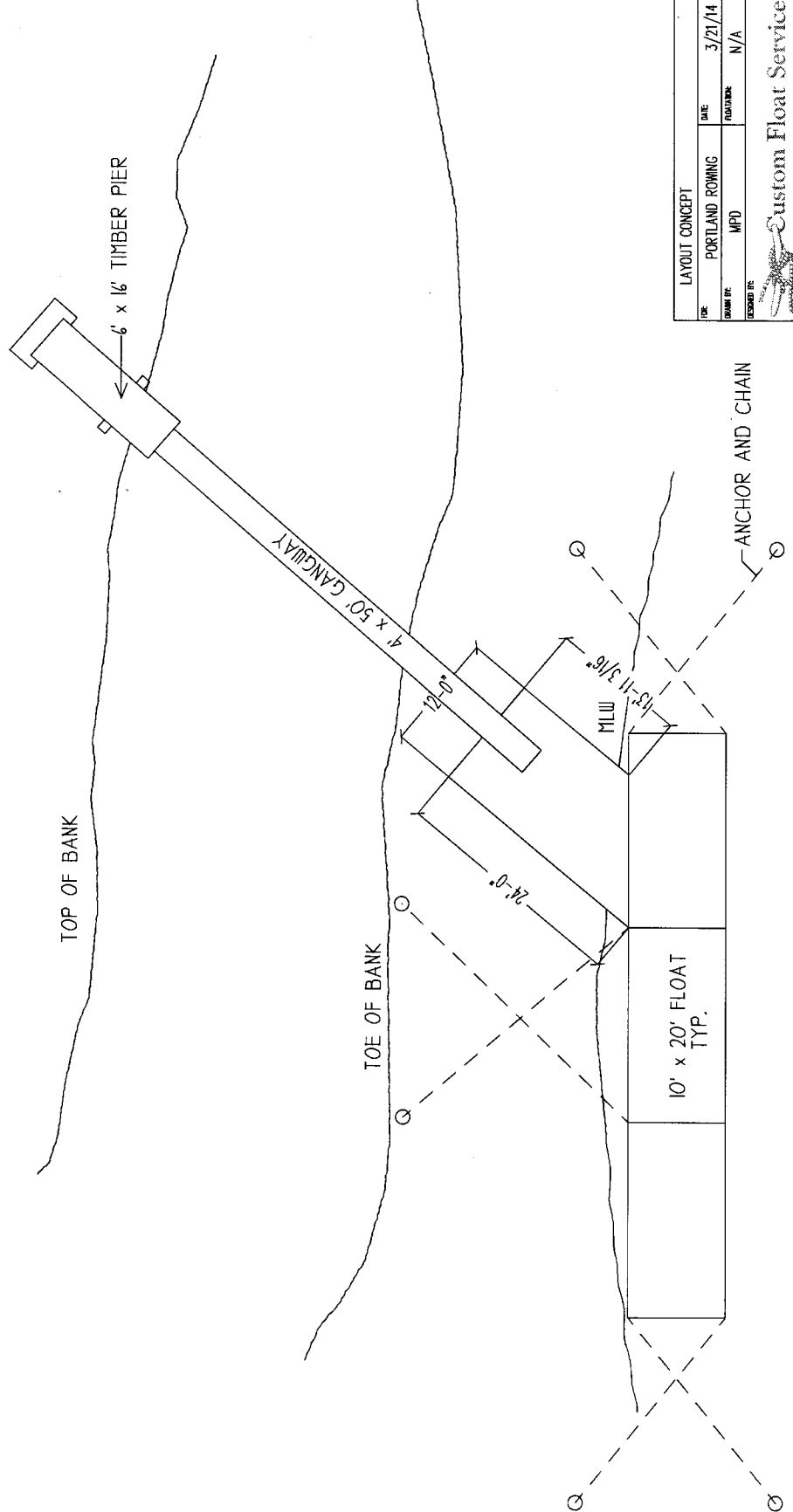
DATE: 11/20/17
 SCALE: 1" = 100'-0"
 SHEET: C-3.00



| | | | | | | | | | | | | | | | |
|---|--|---|--|--|--|--|--|---|--|--|--|-----------------------------|--|--------------------|--|
|  | |  | | FST <small>100 YEARS</small> | | FAY, SPOFFORD & THORNDIKE, INC. ENGINEERS · PLANNERS · SCIENTISTS 778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106 | | DRAWN: DED DATE: 03.13.14 DESIGNED: - SCALE: 1" = 25' CHECKED: BEK JOB NO: 2982.05 FILE NAME: 2982.05-BASE | | THE FOREFRONT AT THOMPSON'S POINT | | SEASONAL DOCK SYSTEM | | FIGURE 1 | |
|---|--|---|--|--|--|--|--|---|--|--|--|-----------------------------|--|--------------------|--|



ELEVATION VIEW



| | |
|----------------|-----------------|
| LAYOUT CONCEPT | REF: C |
| DATE | 3/21/14 |
| PROJECT | PORTLAND ROWING |
| DESIGNED BY | MPD |
| DATE | N/A |
| | |

Custom Float Services, Inc.

ATTACHMENT D

EVIDENCE OF RIGHT, TITLE AND INTEREST

QUITCLAIM DEED
With Covenant

THOMPSON'S POINT INCORPORATED (a/k/a Thompson's Point Inc.), a Maine corporation, for consideration paid, the receipt whereof is hereby acknowledged, does hereby **GRANT** to FOREFRONT PARTNERS I, LP, a Maine limited partnership, of Lewiston, State of Maine, and having a mailing address of: P.O. Box 660, Lewiston, Maine 04243-0660, **WITH QUITCLAIM COVENANT**, the following described real estate located in Portland, Maine:

PARCEL ONE:

A. Lot One

A certain tract or parcel of uplands and flats, with the buildings thereon, known as Thompson's Point and situated in the City of Portland, in the County of Cumberland and State of Maine, and more particularly bounded and described as follows:

Beginning at a stake in the division line between land now or formerly owned by P.H. and J.M. Brown Company and land formerly owned by the Portland and Ogdensburg Railway (now owned by Maine Central Railroad), which said division line extends in a direct course from Congress Street to the location of said Railway (hereinafter called "said location"), and crosses said location to and into the flats adjoining the above described land and which above described point of beginning is in the southwesterly side line of said location and is twenty-eight (28) feet southwesterly from and measured at right angles to the center line of the east bound main track of said Railway; thence South fifteen degrees twenty-four minutes (15 deg. 24') West on said division line four hundred ninety-eight (498) feet to a stake in the flats; thence South fifty-eight degrees forty-six minutes (58 deg. 46') East three hundred eighty-three and four tenths (383.4) feet to a stake in the flats; thence South six degrees thirty-six minutes (6 deg. 36') East five hundred and seventy-eight (578) feet to a stake in the flats; thence South thirteen degrees thirty-three minutes (13 deg. 33') West four hundred (400) feet, more or less, to the channel of a creek running into Fore River, so-called; thence in a general southeasterly direction by said channel of said creek five hundred (500) feet, more or less, to the point of intersection of said channel of said creek with a line drawn parallel to and one hundred (100) feet northwesterly from and measured at right angles to the prolongation southwesterly of the northwesterly side line of Frederick Street; thence northeasterly on said line drawn parallel to and one hundred (100) feet northwesterly from and measured at right angles to said prolongation southwesterly of said northwesterly side line of Frederick Street fifteen hundred (1,500) feet, more or less, to a point in the southwesterly side line of said location distant forty-nine and five tenths (49.5) feet, more or less, southwesterly from and measured at right angles to the center line of said east bound main track of said Railway; thence northwesterly by the southwesterly side line of said location eighty-five (85) feet, more or less, to a point; thence northeasterly at right angles by said location twenty-one and five tenths (21.5) feet to the southwesterly sideline of

MAINE REAL ESTATE TAX PAID

said location and a point twenty-eight (28) feet southwesterly from and measured at right angles to the center line of said east bound main track of said Railway; thence North fifty-four degrees thirty-six minutes (54 deg. 36') West by the southwesterly side line of said location and on a line parallel to and twenty-eight (28) feet southwesterly from and measured at right angles to the center line of said east bound main track of said Railway seventeen hundred seventy-five (1,775) feet, more or less, to the point of beginning.

Together with a right of way in common with others over the way as now traveled from the intersection of Sewall and Hooper Streets southerly to the above described premises.

Together with a right of way 15 feet in width over land reserved by Suburban U.D.I. Co. of Maine as described below adjacent to and northerly of the southerly bounds of the reserved parcel described below. The southerly bounds are described as N 54° 1-1/2' W, 222.55 feet; N 60° 57-1/2' W, 60.12 feet; and N 53° 54-1/2' W, 175.19 feet.

Together with a right to use as presently located over the land reserved by Suburban U.D.I. Co. of Maine all sewers, water mains, and utility lines useful for the conduct of business, including the right to enter the land reserved by Suburban U.D.I. Co. of Maine when necessary for the maintenance and repair of said sewers, water mains, and utility lines.

B. Lot Two

A certain lot or parcel of land situated in the City of Portland, County of Cumberland State of Maine being that certain parcel of land conveyed by Suburban Propane Gas Corporation to Mecaw Industries by deed dated October 22, 1965 and recorded in the Cumberland County Registry of Deeds in Book 2935, Page 239, more particularly bounded and described as follows:

Beginning at an iron pipe that is distant S 35° 31' W forty one and eighty-two hundredths (41.82) feet from the point of beginning of a parcel of land that is excepted and reserved from the conveyance in a quit claim deed from Suburban U.D.I. Co. of Maine to Peter A. Anderson and E. Martin Anderson dated August 18, 1953 and recorded in Cumberland County Registry of Deeds in Book 2146, Page 304. Thence, from said point of beginning and by a private road leading from Sewall Street, on the same course of S 35° 31' W thirty six and fifty-nine hundredths (36.59) feet to a spike at land now or formerly of Mecaw Industries; Thence by said land now or formerly of Mecaw Industries S 37° 32' E two hundred twenty five and eighteen (225.18) feet to an iron; Thence through said excepted parcel N 7° 58' W seventy and ninety-four (70.94) feet to an iron; Thence continuing through said excepted parcel N 37° 32' W one hundred seventy four and fourteen hundredths (174.14) feet to the point of beginning. Said above described courses are magnetic and of the date of 1953.

EXCEPTING from Parcel One above a certain lot or parcel of land and any buildings thereon as reserved in a deed from Suburban U.D.I. Co. of Maine to Peter A. Anderson

and E. Martin Anderson dated August 18, 1953 and recorded in the Cumberland County Registry of Deeds in Book 2146, Page 304, and further bounded and described as follows:

Beginning at a stake on the southerly side line of the right of way of the Mountain Division of the Maine Central Railroad (formerly the Portland and Ogdensburg Railway), said stake being 15 feet easterly from the center line of a private road leading from Sewall Street to and over land conveyed by Suburban U.D.I. Co. of Maine to said Andersons, said stake being approximately opposite Station 42+96.45, of said railroad; thence by said railroad right of way S 37° 32' E, 206.10 feet to a stake in the line of a fence; thence by said fence and on a course of S 32° 21' E, 282.06 feet to the end post of said fence; thence S 32° 50' E, 18.69 feet to a stake; thence S 22° 35' E, 50.00 feet to a stake; thence S 20° 06' E, 50.00 feet to a stake; thence S 13° 06' E, 50.00 feet to a stake; thence S 02° 18' E, 50.00 feet to a stake; thence S 07° 40' W, 50.00 feet to a stake; thence S 17° 43-1/2' W, 50.00 feet to a stake; thence S 27° 11-1/2' W, 50.00 feet to a spike in the center line of a 30 foot right of way hereinafter described, said spike being distant N 54° 01-1/2' W, 3.92 feet from the westerly gauge of a railway spur line; thence by the center line of said aforementioned 30 foot right of way, N 54° 01-1/2' W, 227.55 feet to a spike marking an angle in said right of way, said last mentioned course passing 15 feet northerly of and parallel to the northerly side line of a projection of a building on land conveyed by Suburban U.D.I. Co. of Maine to said Andersons; thence by the center line of said aforementioned 30 foot right of way, N 60° 57-1/2' W, 60.12 feet to a spike marking an angle therein; thence by the center line of said aforementioned 30 foot right of way, N 53° 54-1/2' W, 175.19 feet to a spike, said last mentioned course passing 22 feet southerly of and parallel to the brick line of a three story office building known as Building 7-G on land reserved to Suburban U.D.I. Co. of Maine; thence parallel to and 5 feet from a building on land reserved to Suburban U.D.I. Co. of Maine, N 36° 16-1/2' E, 300.52 feet to a stake; thence N 37° 32' W, 225.18 feet to a stake distant 15 feet from the center line of said private road leading from Sewall Street to and over land conveyed by Suburban U.D.I. Co. of Maine to said Andersons, said last mentioned course being parallel to and 75 feet from the first described course; thence by said private road leading from Sewall Street, N 35° 31' E, 78.41 feet to the point of beginning. Said above described courses are magnetic and of the year 1953.

ALSO EXCEPTING from Parcel One above a small parcel of land conveyed by Mecaw Industries to Suburban Propane Gas Corporation by deed dated November 24, 1965 and recorded in the Cumberland County Registry of Deeds in Book 2935, Page 236.

ALSO EXCEPTING from Parcel One a small parcel of land conveyed by Mecaw Industries to Portland Water District by deed dated March 19, 1976 and recorded in the Cumberland County Registry of Deeds in Book 3821, Page 2.

ALSO EXCEPTING from Parcel One above that portion of the premises taken by the State of Maine for highway purposes and described in a Notice of Taking dated July 26, 1967 and recorded in the Cumberland County Registry of Deeds in Book 3005, Page 432.

ALSO EXCEPTING from Parcel One above that portion of the premises and rights and easements taken by the Northern New England Passenger Rail Authority by Notice of Condemnation dated August 20, 2001 and recorded in the Cumberland County Registry of Deeds in Book 16667, Page 204.

ALSO EXCEPTING from Parcel One above that portion of the premises taken by Langdon Street Real Estate by its Notice dated November 10, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13459, Page 202.

ALSO EXCEPTING from Parcel One above that portion of the premises and rights and easements taken by the Northern New England Passenger Rail Authority by Notice of Condemnation dated February 2, 2010, and recorded in the Cumberland County Registry of Deeds in Book 27577, Page 53.

PARCEL TWO:

A certain lot or parcel of land situated in the City of Portland, County of Cumberland and State of Maine and conveyed by The Dartmouth Company to Thompson's Point, Inc. by deed dated January 31, 1985 and recorded in the Cumberland County Registry of Deeds in Book 6676, Page 287, further bounded and described as follows:

Commencing at a point on a line of land being the southeasterly sideline of land now or formerly of The Dartmouth Company and further being the last described course (i.e., the 2,066-foot course) in the fourth described parcel in a deed from John Marshall Brown to P.H. and J.M. Brown Company, dated January 3, 1894, and recorded in the Cumberland County Registry of Deeds in Book 609, Page 364, said point being at the intersection of the aforesaid line with the line of land formerly of the Portland and Ogdensburg Railway, now of the Portland Terminal Company; thence northwesterly along the line of land of said Portland Terminal Company approximately three hundred (300) feet to a northerly corner of the land now or formerly of the Dartmouth Company; thence South 70° West by said The Dartmouth Company sideline approximately fifty (50) feet to the high water mark of an inlet on the Fore River; thence in a generally southerly direction along the high water mark and westerly, southerly and easterly around a finger of land extending into said inlet, in all cases along the high water mark, to the northwesterly sideline of the land of Thompson's Point Inc.; thence northeasterly along the northwesterly sideline of the land of the said Thompson's Point Inc. approximately four hundred fifteen (415) feet to the point of beginning.

The above-described premises are conveyed subject to and together with the benefit of all easements, restrictions, covenants, liens and other matters of record, to the extent the same are now in force and applicable, including, but not limited to: (1) Affidavit of E. Martin Anderson, Chairman and President of Mecaw Industries, dated October 1, 1984 and recorded in the Cumberland County Registry of Deeds in Book 6579, Page 24, (2) Easement Deed from Thompson's Point Inc. to Central Maine Power Company and New England Telephone and Telegraph dated April 5, 1990 and recorded in the Cumberland County Registry of Deeds in Book 9153, Page 246, (3) Notice regarding Bath, Jose and

Sewall Streets dated November 25, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13459, Page 202 as it affects the private rights of the named lot owners in and to the indicated streets, (4) terms and conditions of a State of Maine Department of Environmental Protection "No Further Action Assurance Letter" dated February 26, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14640, Page 294, (5) such state of facts as set forth on plan entitled "State of Maine Department of Transportation Right of Way Map, Portland Intermodal Transportation Center", dated March 2001 and recorded in the Cumberland County Registry of Deeds in Plan Book 207, Page 303, (6) such state of facts as set forth on plan entitled "Northern New England Passenger Rail Authority Proposed Land Taking Thompsons Point Associates" dated May 22, 2001, revised through August 13, 2001 and recorded in the Cumberland County Registry of Deeds in Plan Book 201, Page 330, (7) terms and conditions of a State of Maine Department of Environmental Protection Order dated February 9, 2004 and recorded in the Cumberland County Registry of Deeds in Book 20909, Page 4, (8) Trail Easement from Thompson's Point Inc. to Portland Trails, dated October 6, 2005 and recorded in the Cumberland County Registry of Deeds in Book 23265, Page 216, and (9) such state of facts as set forth on plan entitled "Project: Land Acquisition - Northern New England Passenger Rail Authority - Thompson's Point, ME", dated February 13, 2009, revised to December 29, 2009 by OEST Associates, Inc., Drawing No. C-101, Sheet 1 of 3.

For Thompson's Point Incorporated's title see deed dated October 1, 1984 from Mecaw Industries and recorded in the Cumberland County Registry of Deeds in Book 6579, Page 30, and deed dated January 31, 1985 from The Dartmouth Company and recorded in the Cumberland County Registry of Deeds in Book 6676, Page 287.

[Signature Page Follows]

IN WITNESS WHEREOF, the said THOMPSON'S POINT INCORPORATED has set its hand and seal on June 19, 2013.

WITNESS:

[Signature]

THOMPSON'S POINT INCORPORATED

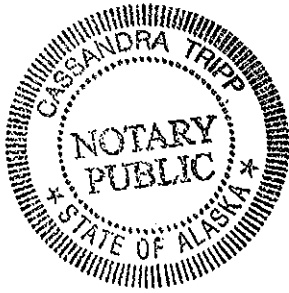
By: [Signature]

Name: Nicholas Van Wyck
Title: President

STATE OF Alaska
COUNTY OF 3rd Judicial District

June 19, 2013

Then personally appeared the above-named Nicholas Van Wyck, the President of Thompson's Point Incorporated, and acknowledged the foregoing instrument to be his free act and deed.



Before me,

[Signature]

Notary Public/Attorney-at-Law

Print name: Cassandra Tripp

my commission Expires 7-26-2016

Received
Recorded Register of Deeds
Jun 27, 2013 03:19:00P
Cumberland County
Pamela E. Lovley

[Deed]

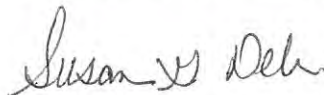
September 16, 2013

Jeff Levine, AICP
Director
Planning & Urban Development Department
City of Portland
389 Congress Street, 4th Floor
Portland, Maine 04101

Dear Mr. Levine,

The purpose of this letter is to confirm that Suburban Propane has executed a Purchase and Sale Agreement with Thompson's Point Development Company, Inc. and its assigns, for our parcel located at Thompson's Point, Portland, Maine; and to confirm that Thompson's Point Development Company, Inc. is authorized to seek entitlements for the redevelopment of this parcel.

Thank you and best regards,



Susan G. Delia
Senior Real Estate Manager

75 West Commercial Street, Suite 104
Portland, Maine 04101-4631
207-780-1000 Tel
207-780-1001 Fax
www.AmtrakDowneaster.com

Martin I. Eisenstein
Chairman



**NORTHERN NEW ENGLAND
PASSENGER RAIL AUTHORITY**

September 16, 2013

Jeff Levine, AICP
Director
Planning & Urban Development Department
City of Portland
389 Congress Street, 4th Floor
Portland, Maine 04101

Dear Mr. Levine,

The purpose of this letter is to confirm that Northern New England Passenger Rail Authority has agreed in principle with Thompson's Point Development Company, Inc., and its assigns, to engage in a transaction in which Thompson's Point Development Company, Inc. would acquire the parcel at Thompson's Point, Portland, Maine, described as "Parcel B" in NNEPRA's notice of condemnation dated February 2, 2010, and recorded in the Cumberland County Registry of Deeds in Book 27577, Page 53, excepting and reserving to NNEPRA a strip 50 feet (+/-) in width along the length of the northerly boundary of that parcel.

As far as NNEPRA is concerned, Thompson's Point Development Company, Inc. is authorized to seek entitlements for the redevelopment of the parcel it would acquire in the anticipated transaction.

Thank you.

Patricia Quinn
Executive Director

ATTACHMENT E

CONFORMITY WITH APPLICABLE DESIGN STANDARDS

CONFORMITY WITH APPLICABLE DESIGN STANDARDS

The following statement is made in accordance with the City of Portland Code of Ordinances, Chapter 14 Land Use, Section 14-526.

OVERVIEW

This project conforms with all the applicable design standards of Section 14-526 as demonstrated in the following narrative.

(a) Transportation Standards

1. Impact on Surrounding Street Systems:

The applicant has obtained a Traffic Movement Permit which addresses impacts on surrounding street systems. The project will provide improvements and/or partial funding under the EDA Grant Program for collaborative improvements with the City of Portland to maintain an acceptable level of service. These offsite improvements are currently underway and will be substantially completed this summer.

2. Access and Circulation:

a. Site Access and Circulation.

- (i) Thompson's Point site is accessed via Thompson's Point Connector Road. The applicant has worked with fire safety and city officials to make access and circulation easy and safe for all vehicular and pedestrian users. The existing road is currently being widened and improved as depicted on recently completed EDA Grant Program plans. This work is anticipated to be substantially complete by the end of June 2014.
- (ii) Existing access and egress have been designed to avoid conflicts with existing turning movements and traffic flows.
- (iii) The site does not feature drive up services as mentioned in this requirement.

b. Loading and Servicing.

- (i) Formal Loading and Servicing is not proposed at this time. Each special event based on size will have different production loading areas designated on the event plan.

c. Sidewalks.

- (i) Designated sidewalks are not proposed on the site at this time. Pedestrians will share the existing access and egress circulation of the site and connect to offsite pedestrian access.
- (ii) The development will benefit from new sidewalks from the intersection of Fore River Parkway and Thompson's Point Connector Road into the site.
- (iii) The development provides pedestrian access to adjacent trailways (Portland Trails), Portland Transportation Center, and abutting land uses (commercial and residential).

3. Access and Circulation.

- a. The development will be served by an existing transit stop at the Portland Transportation Center.
- b. The new transit stop will include a pull-off space and shelter.
- c. The existing stop is connected to the public pedestrian system.
- d. Waiver: Waivers for this section have not been requested for this project.

4. Parking:

a. Location and Required Number of Vehicle Parking Spaces:

- (i) The applicant has retained Unified Parking Partners to manage the existing parking lots on site in a safe and efficient manner.
- (ii) The applicant has prepared a TDM strategy and previously submitted the document for review to City Officials.
- (iii) The applicant proposes the amount of parking which is appropriate for the anticipated size of event being held at the site.
- (iv) N/A.
- (v) Existing gravel parking lots will be retained. The applicant does not propose the construction of parking areas at this time.

b. Location and Required Number of Bicycle Parking Spaces:

- (i)(b) N/A.

c. Motorcycles and Scooter Parking.

- (i) N/A.

d. Snow Storage.

- (i) On-site snow storage around the perimeter of the site.

5. Transportation Demand Management (TDM):

- a. The applicant has developed a TDM Plan pursuant to the City of Portland's Code of Ordinances.
- b. The TDM Plan incorporates the City goals by integrating elements described in the Technical Manual.

(b) Environmental Quality Standards

1. Preservation of Significant Natural Features:

- a. The development is designated to maintain a 25' foot buffer from the annual mean high tide to all building structures. Grading and stormwater quality improvements are proposed inside of this setback.
 - b. The applicant is not requesting a waiver from this standard.
2. Landscaping and Landscaping Preservation:
- a. Landscape Preservation.
 - (i) The site's existing tree population is limited to the northwest corner of the site. The project proposed plans to preserve trees as required by the Shoreland Zoning Ordinance and original Level III Site Plan approval. This is not applicable to the proposed area included with this scope of work.
 - (ii) The applicant has performed a site walk with the City's arborist and will meet this criteria.
 - (iii) The applicant has previously prepared a Demolition and Removal Plan, and an Erosion and Sedimentation Control Plan which require protection of existing vegetation as required by the City's Land Use Ordinance.
 - (iv) The applicant will not require a waiver from this standard.
 - b. Site Landscaping.
 - (i) Landscaped Buffers:
 - a) The applicant does not propose landscaped buffers at this time.
 - (ii) Parking Lot Landscaping:
 - a) The applicant does not propose permanent parking lots at this time.
 - (iii) N/A
3. Water Quality, Stormwater Management and Erosion Control:
- a. Stormwater:
 - (i) All stormwater draining onto the site from adjacent properties drains to an existing storm drain system. The storm drainage system will not be altered at this time.
 - (ii) All stormwater runoff is proposed to discharge directly to the Fore River. The project will not adversely impact adjacent lots.
 - (iii) All stormwater runoff is proposed to discharge directly to the Fore River. The project will not adversely impact adjacent lots.
 - (iv) All stormwater runoff is proposed to discharge directly to the Fore River. The project will not adversely impact adjacent lots.
 - b. The Stormwater Management Plan meets the requirements and goals stated in Section 5 – Permit by Rule of the Technical Manual.

- c. The project is not located in a watershed of an urban impaired stream as listed by the MaineDEP.
- d. N/A
- e. N/A
- f. N/A

(c) Public Infrastructure and Community Safety Standards.

1. Consistency with City Master Plans:

- a. The project has been designed to be consistent with the City's Zoning Ordinance and off-site infrastructure.
- b. The project site proposed the conveyance of land to the City for the sole purpose of public access to the site. The City has successfully petitioned for a Public Railroad Crossing at the entrance to the site.

2. Public Safety and Fire Prevention:

- a. The site has been designed to promote safe and inviting public meeting and gathering spaces.
- b. The existing site allows for emergency response vehicles to move around all areas of the site.
- c. The project will utilize existing on-site fire hydrants. All hydrants have been tested for flow capacity and test results are included in documentation submitted with the building application dated April 15, 2014.

3. Availability and Adequate Capacity of Public Utilities:

- a. Initial renovation work to existing buildings will rely on existing utility infrastructure.
- b. N/A
- c. N/A
- d. The existing site sanitary sewer system is connected to the Thompson's Point sanitary pump station.
- e. N/A
- f. The project will use exterior dumpsters to store trash and recyclables temporarily until a contracted waste management company can pick up and dispose of the solid waste. The project proposes to remove all temporary trash receptacles upon the completion of a Special Event.

(d) Site Design Standards.

1. Massing, Ventilation and Wind Impact:

- a. The new roof on the existing Depot building will have been designed to not result in adverse impacts to other buildings or abutting properties.
- b. The new roof on the existing Depot building will have been designed to not result in adverse impacts to other buildings or abutting properties.

- c. HVAC venting is not proposed at this time.
2. Shadows:
 - a. The development is located in the B5 Zone and this standard is not applicable.
3. Snow and Ice Loading:
 - a. The proposed roof has been designed and located such that accumulated snow and ice will not fall onto adjacent properties or public ways.
4. View Corridors:
 - a. The project site is located outside the Downtown Vision View Corridor Protection Plan.
5. Historic Resources:
 - a. The development is not located in a historic district, historic landscape district or City designated landmark; however, the project is seeking Federal Grant money and consequently a Section 106 review was prepared and accepted by the Maine Historic Preservation Office.
 - b. The development is not located adjacent to or within 100 feet of a designated landmark, historic district, or historic landscape district.
 - c. There are no known archaeological resources on the site.
6. Exterior Lighting:
 - a. Site Lighting.
 - (i) Permanent Exterior lighting is not proposed at this time. Temporary exterior lighting will be provided if required during Special Events.
7. Noise and Vibration:

The project noise levels will be designed to meet the permitted levels as outlined in the B5 Zone.
8. Signage and Way finding:
 - a. All onsite way finding and directional signage will be temporary and design specifically for each event.
 - (i) The project is not located in a historic district or subject to Article IX.
 - (ii) N/A
 - b. All onsite way finding and directional signage will be temporary and design specifically for each event.
9. Zoning Related Design Standards:
 - a.(i) The proposed mixed uses at the Depot Building are permitted in the B-5 Zone.

ATTACHMENT F

LETTER OF FINANCIAL CAPACITY



Bank

America's Most Convenient Bank®

TD Bank, N.A.
One Portland Square
P.O. Box 9540
Portland, ME 04112-9540
T: 207-761-8600 F: 207-761-8660
www.tdbank.com

May 17, 2011

Greg A. Mitchell, Director
Economic Development Division
City of Portland
389 Congress Street
Portland, Maine 04101

RE: Thompson's Point Development Company, Inc.

Dear Mr. Mitchell,

TD Bank, N.A. is aware that Thompson's Point Development Company, Inc. has approached the City of Portland to request Tax Increment Financing to support their redevelopment efforts at Thompson's Point, and I am providing this letter in support.

We have done business with the development team and a number of the investors in this project. All have a proven track record and a commitment to the City of Portland and the State of Maine. We are confident in their ability to complete this project and see that it operates effectively over the long term.

We are in the midst of an active review of the project and wish to confirm our interest in the prospect of providing construction and permanent financing.

Please feel free to contact me with any questions.

Sincerely,

Kimberly J. Twitchell
Vice President
Senior Lender