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## **Section 5. Statement of State and Federal Permits/Agency Letters**

- Maine Historic Preservation Commission (MHPC)

### Statement of State and Federal Permits

The proposed project will create approximately 1.06 acre of non-vegetated surface. As this property is owned, maintained and/or to found to be in common scheme with other adjacent properties and adjacent properties owned by the applicant have been developed and contain 2.9± acres of impervious area, it has been determined that this project is subject to the State of Maine Site Location of Development Act Law (SLODA). SLODA Review of the project will be completed by the City under delegated review.

The project will also need to submit for coverage under the Maine General Construction Permit (MCGP), draft enclosed.

The project previously obtained permits for wetland impacts; copies of the permits are enclosed.

The lot is in a disturbed condition and is not suitable habitat for endangered species or rare plant species. No buildings older than 50 years old exist with the impact area for project; however, a review of the property has been requested of the Maine Historical Preservation Commission.

# NOTICE OF INTENT TO COMPLY WITH MAINE CONSTRUCTION GENERAL PERMIT

PLEASE TYPE OR PRINT IN **BLACK INK ONLY**

<b>Name of Applicant (Owner):</b>	Toye Realty Holdings III, LLC	<b>Applicant Mailing Address:</b>	P.O. Box 6285		
<b>Town/City:</b>	Cape Elizabeth	<b>State:</b>	ME	<b>Zip Code:</b>	04107
<b>Daytime phone: (with area code)</b>	305-450-2552	<b>Email if available:</b>	ttoye3@aol.com	<b>Name of Agent:</b>	Sebago Technics, Inc.
<b>Project Location: (Town/City):</b>	Portland	<b>UTM Northing: (if known)</b>	4833878.20	<b>UTM Easting: (if known)</b>	394209.83
<b>Map #:</b>	210A	<b>Lot #:</b>	A006001	<b>Size of disturbed area proposed:</b>	1.80 ac.
<b>Creating a common plan of development or sale?</b>		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<b>Part of a larger project?</b>	
				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Name of waterbody(ies) to which the disturbed area drains, or name municipality if drains to an MS4:</b>			Fore River/Casco Bay		
<b>Does site drain to an Impaired Waterbody (C)? If so, give name:</b>		N/A			
<b>Detailed directions to site, including address if available:</b>		From I-95, take exit 46 and go east on Skyway Drive. Continue through intersection with Johnson Road and proceed onto Jetport Boulevard. Continue through intersection with International Parkway Drive; project will be 600 feet from intersection on right side of roadway.			
<b>Description of project and its purpose:</b>		The construction of a parking lot for a valet service			

I am filing notice of my intent to carry out work which meets the requirements of the Construction General Permit (effective 3/10/03). I have a copy of the Construction General Permit. I have read and will comply with all of the standards. I have attached all the required submittals. *Notification forms cannot be accepted without the necessary attachments.*

- ALL: A check (non-refundable) made payable to: "Treasurer, State of Maine." **See DEP fee schedule for correct fee.** You must know # of acres being permitted to determine the fee.
- ALL: A U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- ALL: Drawing of the proposed activity (site plan).
- ALL: An ESC plan.
- IF this form is not being signed by the landowner or lessee of the property, attach documentation showing authorization to sign.
- IF any construction activity will occur in essential habitat, attach written approval from the Dept. of Inland Fisheries & Wildlife.

I authorize staff of the Departments of Environmental Protection to access the project site for the purpose of determining compliance with the general permit. I also understand that **this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.**

<b>Signature of Applicant:</b>		<b>Date:</b>	4/14/17
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*Keep the bottom copy as a record of permit.* Send the form with attachments via certified mail to the Maine Dept. of Environmental Protection **at the appropriate regional office.** The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Check with DEP Staff to determine the expiration date on this permit. **Work carried out in violation of any standard is subject to enforcement action.**

OFFICE USE ONLY	Ck.#		Staff	Staff	
NOI #	FP	Date	Acc. Date	Def. Date	
					After Photos



STATE OF MAINE  
DEPARTMENT OF ENVIRONMENTAL PROTECTION



PAUL R. LEPAGE  
GOVERNOR

PAUL MERCER  
COMMISSIONER

March 2016

Toye Realty Holdings III, LLC  
Attn: Thomas Toye  
PO Box 6285  
Cape Elizabeth, ME 04107

RE: Natural Resources Protection Act After-the-Fact Tier 1 Application, Portland  
DEP #L-26841-TC-A-N

Dear Mr. Toye:

Please find enclosed a signed copy of your Department of Environmental Protection land use permit. You will note that the permit includes a description of your project, findings of fact that relate to the approval criteria the Department used in evaluating your project, and conditions that are based on those findings and the particulars of your project. Please take several moments to read your permit carefully, paying particular attention to the conditions of the approval. The Department reviews every application thoroughly and strives to formulate reasonable conditions of approval within the context of the Department's environmental laws. You will also find attached some materials that describe the Department's appeal procedures for your information.

If you have any questions about the permit or thoughts on how the Department processed this application please get in touch with me directly. I can be reached at (207) 523-9807 or by e-mail at [david.cherry@maine.gov](mailto:david.cherry@maine.gov).

Sincerely,

David Cherry, Project Manager  
Bureau of Land Resources

pc: File

AUGUSTA  
17 STATE HOUSE STATION  
AUGUSTA, MAINE 04333-0017  
(207) 287-7688 FAX: (207) 287-7826

BANGOR  
106 HOGAN ROAD, SUITE 6  
BANGOR, MAINE 04401  
(207) 941-4570 FAX: (207) 941-4584

PORTLAND  
312 CANCO ROAD  
PORTLAND, MAINE 04103  
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE  
1235 CENTRAL DRIVE, SKYWAY PARK  
PRESQUE ISLE, MAINE 04769  
(207) 764-0477 FAX: (207) 760-3143



DEPARTMENT ORDER

IN THE MATTER OF

TOYE REALTY HOLDINGS III, LLC ) NATURAL RESOURCES PROTECTION ACT  
Portland, Cumberland County ) FRESHWATER WETLAND ALTERATION  
GRAVEL PARKING LOT ) WATER QUALITY CERTIFICATION  
L-26841-TC-A-N (after-the-fact approval) ) FINDINGS OF FACT AND ORDER

**Project Description:** The applicant seeks after-the-fact approval for the alteration of 10,780 square feet of forested freshwater wetland. The applicant had begun construction of a parking lot at the Portland International Jetport by removing the trees and other vegetation on the parcel and stockpiling fill material. The project is shown on a plan titled “Site Layout Plan,” prepared by Sebago Technics, and dated February 19, 2016. The applicant has avoided and minimized wetland impacts to the greatest extent practicable by utilizing the entire upland portion of the lot. The parking lot is the minimum size necessary to maintain the existing business. Due to the location of the wetlands and the location of an existing stormwater management structure, impacts to the wetlands are unavoidable. According to the Department’s Geographic Information System, there are no mapped essential or significant wildlife habitats associated with the project site. The proposed project is located on Jetport Boulevard in the City of Portland.

<b>Permit for:</b>	<input checked="" type="checkbox"/> Tier 1
<b>DEP Decision:</b>	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied (see attached letter)
<b>CORPS Action:</b>	<input checked="" type="checkbox"/> The Corps has been notified of your application. The following are subject to Federal screening: (1) projects with previously authorized or unauthorized work, in combination with a Tier 1 permit for a single and complete project, which total more than 15,000 square feet of altered area; (2) projects with multiple state permits and/or state exemptions which apply to a single and complete project that total more than 15,000 square feet of altered area; and (3) projects that may impact a vernal pool, as determined by the State of Maine or the Corps. If your activity is listed above, <i>Corps approval is required for your project.</i> For information regarding the status of your application contact the Corps’ Maine Project Office at (207) 623-8367.

**Standard Conditions:**

- 1) If construction or operation of the activity is not begun within four (4) years from the date signed, this permit shall lapse and the applicant shall reapply to the Department for a new permit. This permit is transferable only with prior approval from the Department. If the activity is associated with a larger project, starting any aspect of that project constitutes start of construction.
- 2) The project shall be completed according to the plans in the application. Any change in the project plans must be reviewed and approved by the Department.
- 3) Properly installed erosion control measures shall be installed prior to beginning the project, and all disturbed soil should be stabilized immediately upon project completion.

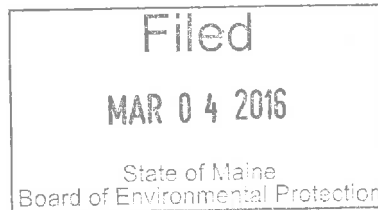
- 4) A copy of this approval will be sent to the City of Portland. Department approval of your activity does not supersede or substitute the need for any necessary local approvals.

THIS APPROVAL DOES NOT CONSTITUTE OR SUBSTITUTE FOR ANY OTHER REQUIRED STATE, FEDERAL OR LOCAL APPROVALS NOR DOES IT VERIFY COMPLIANCE WITH ANY APPLICABLE SHORELAND ZONING ORDINANCES.

DONE AND DATED IN AUGUSTA, MAINE, THIS 3RD DAY OF MARCH, 2016.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

BY: *Paul Mercer*  
For: Paul Mercer, Commissioner



PLEASE NOTE THE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURES.

DC/L26841AN/ATS#80168



## Natural Resources Protection Act (NRPA) Standard Conditions

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THE FOLLOWING STANDARD CONDITIONS SHALL APPLY TO ALL PERMITS GRANTED UNDER THE NATURAL RESOURCES PROTECTION ACT, 38 M.R.S.A. § 480-A ET SEQ., UNLESS OTHERWISE SPECIFICALLY STATED IN THE PERMIT.

- A. Approval of Variations From Plans. The granting of this permit is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from these plans, proposals, and supporting documents is subject to review and approval prior to implementation.
- B. Compliance With All Applicable Laws. The applicant shall secure and comply with all applicable federal, state, and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.
- C. Erosion Control. The applicant shall take all necessary measures to ensure that his activities or those of his agents do not result in measurable erosion of soils on the site during the construction and operation of the project covered by this Approval.
- D. Compliance With Conditions. Should the project be found, at any time, not to be in compliance with any of the Conditions of this Approval, or should the applicant construct or operate this development in any way other the specified in the Application or Supporting Documents, as modified by the Conditions of this Approval, then the terms of this Approval shall be considered to have been violated.
- E. Time frame for approvals. If construction or operation of the activity is not begun within four years, this permit shall lapse and the applicant shall reapply to the Board for a new permit. The applicant may not begin construction or operation of the activity until a new permit is granted. Reapplications for permits may include information submitted in the initial application by reference. This approval, if construction is begun within the four-year time frame, is valid for seven years. If construction is not completed within the seven-year time frame, the applicant must reapply for, and receive, approval prior to continuing construction.
- F. No Construction Equipment Below High Water. No construction equipment used in the undertaking of an approved activity is allowed below the mean high water line unless otherwise specified by this permit.
- G. Permit Included In Contract Bids. A copy of this permit must be included in or attached to all contract bid specifications for the approved activity.
- H. Permit Shown To Contractor. Work done by a contractor pursuant to this permit shall not begin before the contractor has been shown by the applicant a copy of this permit.

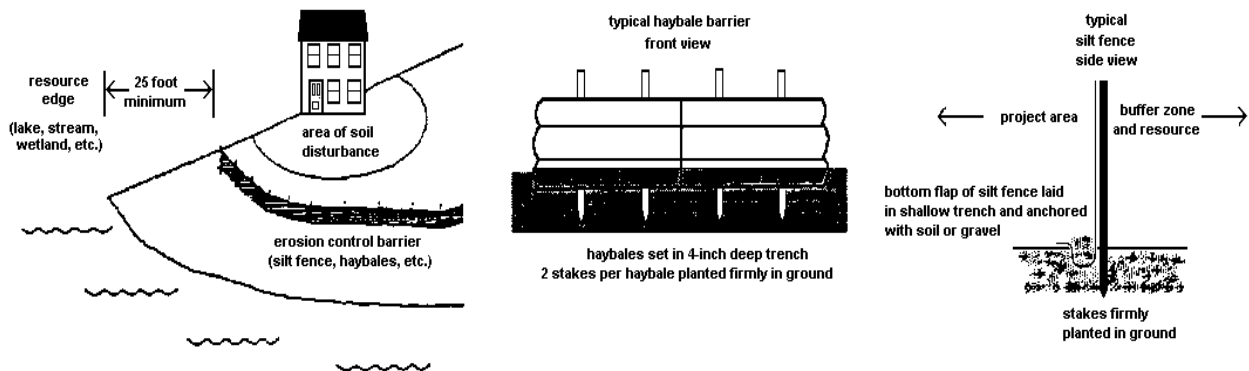


STATE OF MAINE  
**DEPARTMENT OF ENVIRONMENTAL PROTECTION**  
 17 STATE HOUSE STATION, AUGUSTA, MAINE 04333

### Erosion Control for Homeowners

#### Before Construction

1. If you have hired a contractor, make sure you discuss your permit with them. Talk about what measures they plan to take to control erosion. Everybody involved should understand what the resource is, and where it is located. Most people can identify the edge of a lake or river. However, the edges of wetlands are often not so obvious. Your contractor may be the person actually pushing dirt around, but you are both responsible for complying with the permit.
2. Call around to find where erosion control materials are available. Chances are your contractor has these materials already on hand. You probably will need silt fence, hay bales, wooden stakes, grass seed (or conservation mix), and perhaps filter fabric. Places to check for these items include farm & feed supply stores, garden & lawn suppliers, and landscaping companies. It is not always easy to find hay or straw during late winter and early spring. It also may be more expensive during those times of year. Plan ahead -- buy a supply early and keep it under a tarp.
3. Before any soil is disturbed, make sure an erosion control barrier has been installed. The barrier can be either a silt fence, a row of staked hay bales, or both. Use the drawings below as a guide for correct installation and placement. The barrier should be placed as close as possible to the soil-disturbance activity.
4. If a contractor is installing the erosion control barrier, double check it as a precaution. Erosion control barriers should be installed "on the contour", meaning at the same level or elevation across the land slope, whenever possible. This keeps stormwater from flowing to the lowest point along the barrier where it can build up and overflow or destroy the barrier.



#### During Construction

1. Use lots of hay or straw mulch on disturbed soil. The idea behind mulch is to prevent rain from striking the soil directly. It is the force of raindrops hitting the bare ground that makes the soil begin to move downslope with the runoff water, and cause erosion. More than 90% of erosion is prevented by keeping the soil covered.
2. Inspect your erosion control barriers frequently. This is especially important after a rainfall. If there is muddy water leaving the project site, then your erosion controls are not working as intended. You or your contractor then need to figure out what can be done to prevent more soil from getting past the barrier.



3. Keep your erosion control barrier up and maintained until you get a good and healthy growth of grass and the area is permanently stabilized.

#### **After Construction**

1. After your project is finished, seed the area. Note that all ground covers are not equal. For example, a mix of creeping red fescue and Kentucky bluegrass is a good choice for lawns and other high-maintenance areas. But this same seed mix is a poor selection for stabilizing a road shoulder or a cut bank that you don't intend to mow. Your contractor may have experience with different seed mixes, or you might contact a seed supplier for advice.
2. Do not spread grass seed after September 15. There is the likelihood that germinating seedlings could be killed by a frost before they have a chance to become established. Instead, mulch the area with a thick layer of hay or straw. In the spring, rake off the mulch and then seed the area. Don't forget to mulch again to hold in moisture and prevent the seed from washing away or being eaten by birds or other animals.
3. Keep your erosion control barrier up and maintained until you get a good and healthy growth of grass and the area is permanently stabilized.

#### **Why Control Erosion?**

##### **To Protect Water Quality**

When soil erodes into protected resources such as streams, rivers, wetlands, and lakes, it has many bad effects. Eroding soil particles carry phosphorus to the water. An excess of phosphorus can lead to explosions of algae growth in lakes and ponds called blooms. The water will look green and can have green slime in it. If you are near a lake or pond, this is not pleasant for swimming, and when the soil settles out on the bottom, it smothers fish eggs and small animals eaten by fish. There many other effects as well, which are all bad.

##### **To Protect the Soil**

It has taken thousands of years for our soil to develop. Its usefulness is evident all around us, from sustaining forests and growing our garden vegetables, to even treating our septic wastewater! We cannot afford to waste this valuable resource.

##### **To Save Money (\$\$)**

Replacing topsoil or gravel washed off your property can be expensive. You end up paying twice because State and local governments wind up spending your tax dollars to dig out ditches and storm drains that have become choked with sediment from soil erosion.



# DEP INFORMATION SHEET

## Appealing a Department Licensing Decision

**Dated: March 2012**

**Contact: (207) 287-2811**

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### **SUMMARY**

There are two methods available to an aggrieved person seeking to appeal a licensing decision made by the Department of Environmental Protection's ("DEP") Commissioner: (1) in an administrative process before the Board of Environmental Protection ("Board"); or (2) in a judicial process before Maine's Superior Court. An aggrieved person seeking review of a licensing decision over which the Board had original jurisdiction may seek judicial review in Maine's Superior Court.

A judicial appeal of final action by the Commissioner or the Board regarding an application for an expedited wind energy development (35-A M.R.S.A. § 3451(4)) or a general permit for an offshore wind energy demonstration project (38 M.R.S.A. § 480-HH(1)) or a general permit for a tidal energy demonstration project (38 M.R.S.A. § 636-A) must be taken to the Supreme Judicial Court sitting as the Law Court.

This INFORMATION SHEET, in conjunction with a review of the statutory and regulatory provisions referred to herein, can help a person to understand his or her rights and obligations in filing an administrative or judicial appeal.

### **I. ADMINISTRATIVE APPEALS TO THE BOARD**

#### **LEGAL REFERENCES**

The laws concerning the DEP's *Organization and Powers*, 38 M.R.S.A. §§ 341-D(4) & 346, the *Maine Administrative Procedure Act*, 5 M.R.S.A. § 11001, and the DEP's *Rules Concerning the Processing of Applications and Other Administrative Matters* ("Chapter 2"), 06-096 CMR 2 (April 1, 2003).

#### **HOW LONG YOU HAVE TO SUBMIT AN APPEAL TO THE BOARD**

The Board must receive a written appeal within 30 days of the date on which the Commissioner's decision was filed with the Board. Appeals filed after 30 calendar days of the date on which the Commissioner's decision was filed with the Board will be rejected.

#### **HOW TO SUBMIT AN APPEAL TO THE BOARD**

Signed original appeal documents must be sent to: Chair, Board of Environmental Protection, c/o Department of Environmental Protection, 17 State House Station, Augusta, ME 04333-0017; faxes are acceptable for purposes of meeting the deadline when followed by the Board's receipt of mailed original documents within five (5) working days. Receipt on a particular day must be by 5:00 PM at DEP's offices in Augusta; materials received after 5:00 PM are not considered received until the following day. The person appealing a licensing decision must also send the DEP's Commissioner a copy of the appeal documents and if the person appealing is not the applicant in the license proceeding at issue the applicant must also be sent a copy of the appeal documents. All of the information listed in the next section must be submitted at the time the appeal is filed. Only the extraordinary circumstances described at the end of that section will justify evidence not in the DEP's record at the time of decision being added to the record for consideration by the Board as part of an appeal.

## **WHAT YOUR APPEAL PAPERWORK MUST CONTAIN**

Appeal materials must contain the following information at the time submitted:

1. *Aggrieved Status.* The appeal must explain how the person filing the appeal has standing to maintain an appeal. This requires an explanation of how the person filing the appeal may suffer a particularized injury as a result of the Commissioner's decision.
2. *The findings, conclusions or conditions objected to or believed to be in error.* Specific references and facts regarding the appellant's issues with the decision must be provided in the notice of appeal.
3. *The basis of the objections or challenge.* If possible, specific regulations, statutes or other facts should be referenced. This may include citing omissions of relevant requirements, and errors believed to have been made in interpretations, conclusions, and relevant requirements.
4. *The remedy sought.* This can range from reversal of the Commissioner's decision on the license or permit to changes in specific permit conditions.
5. *All the matters to be contested.* The Board will limit its consideration to those arguments specifically raised in the written notice of appeal.
6. *Request for hearing.* The Board will hear presentations on appeals at its regularly scheduled meetings, unless a public hearing on the appeal is requested and granted. A request for public hearing on an appeal must be filed as part of the notice of appeal.
7. *New or additional evidence to be offered.* The Board may allow new or additional evidence, referred to as supplemental evidence, to be considered by the Board in an appeal only when the evidence is relevant and material and that the person seeking to add information to the record can show due diligence in bringing the evidence to the DEP's attention at the earliest possible time in the licensing process or that the evidence itself is newly discovered and could not have been presented earlier in the process. Specific requirements for additional evidence are found in Chapter 2.

## **OTHER CONSIDERATIONS IN APPEALING A DECISION TO THE BOARD**

1. *Be familiar with all relevant material in the DEP record.* A license application file is public information, subject to any applicable statutory exceptions, made easily accessible by DEP. Upon request, the DEP will make the material available during normal working hours, provide space to review the file, and provide opportunity for photocopying materials. There is a charge for copies or copying services.
2. *Be familiar with the regulations and laws under which the application was processed, and the procedural rules governing your appeal.* DEP staff will provide this information on request and answer questions regarding applicable requirements.
3. *The filing of an appeal does not operate as a stay to any decision.* If a license has been granted and it has been appealed the license normally remains in effect pending the processing of the appeal. A license holder may proceed with a project pending the outcome of an appeal but the license holder runs the risk of the decision being reversed or modified as a result of the appeal.

## **WHAT TO EXPECT ONCE YOU FILE A TIMELY APPEAL WITH THE BOARD**

The Board will formally acknowledge receipt of an appeal, including the name of the DEP project manager assigned to the specific appeal. The notice of appeal, any materials accepted by the Board Chair as supplementary evidence, and any materials submitted in response to the appeal will be sent to Board members with a recommendation from DEP staff. Persons filing appeals and interested persons are notified in advance of the date set for Board consideration of an appeal or request for public hearing. With or without holding a public hearing, the Board may affirm, amend, or reverse a Commissioner decision or remand the matter to the Commissioner for further proceedings. The Board will notify the appellant, a license holder, and interested persons of its decision.

## **II. JUDICIAL APPEALS**

Maine law generally allows aggrieved persons to appeal final Commissioner or Board licensing decisions to Maine's Superior Court, see 38 M.R.S.A. § 346(1); 06-096 CMR 2; 5 M.R.S.A. § 11001; & M.R. Civ. P 80C. A party's appeal must be filed with the Superior Court within 30 days of receipt of notice of the Board's or the Commissioner's decision. For any other person, an appeal must be filed within 40 days of the date the decision was rendered. Failure to file a timely appeal will result in the Board's or the Commissioner's decision becoming final.

An appeal to court of a license decision regarding an expedited wind energy development, a general permit for an offshore wind energy demonstration project, or a general permit for a tidal energy demonstration project may only be taken directly to the Maine Supreme Judicial Court. See 38 M.R.S.A. § 346(4).

Maine's Administrative Procedure Act, DEP statutes governing a particular matter, and the Maine Rules of Civil Procedure must be consulted for the substantive and procedural details applicable to judicial appeals.

## **ADDITIONAL INFORMATION**

If you have questions or need additional information on the appeal process, for administrative appeals contact the Board's Executive Analyst at (207) 287-2452 or for judicial appeals contact the court clerk's office in which your appeal will be filed.

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**Note: The DEP provides this INFORMATION SHEET for general guidance only; it is not intended for use as a legal reference. Maine law governs an appellant's rights.**

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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

Toye Realty Holdings III, LLC
c/o Thomas Toye
P.O. Box 6285
Cape Elizabeth, ME 04107

CORPS PERMIT # NAE-2016-01301
CORPS PGP ID# Non-screen
STATE ID# L-

DESCRIPTION OF WORK:

place fill in 10,780 SF (.24 acres) of wetland in conjunction with the development of a gravel surface parking lot for an existing valet parking service at the Portland Jetport off Jetport Boulevard Portland, Maine as shown on the attached plans entitled Wetland Impact Plan of Toye Realty Holdings III, LLC Jetport Boulevard Portland, Maine for Thomas Toye by Sebago Technics in 1 sheet. See Attached Conditions:

LAT/LONG COORDINATES : 43.65015° N 70.31150° 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[X ], DENIED [ ] DATE: \_\_\_\_\_

APPLICATION TYPE: PBR: \_\_\_\_\_, TIER 1: X, TIER 2: \_\_\_\_\_, TIER 3: \_\_\_\_\_, LURC: \_\_\_\_\_, DMR LEASE: \_\_\_\_\_, NA: \_\_\_\_\_

III. FEDERAL ACTIONS:

JOINT PROCESSING MEETING: N/A LEVEL OF REVIEW: CATEGORY 1: X CATEGORY 2: \_\_\_\_\_

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

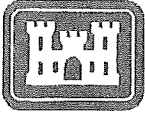
FRANK J. DEL GIUDICE
DATE 15 JUN 2016
CHIEF, PERMITS & ENFORCEMENT BRANCH
REGULATORY DIVISION



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

**PLEASE NOTE THE FOLLOWING GENERAL CONDITIONS FOR  
DEPARTMENT OF THE ARMY  
GENERAL PERMIT  
NO. NAE-2016-01301**

1. 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.
2. 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.
3. Please note General Condition 21. Sedimentation and Erosion Control on page 11 of the attached Programmatic General Permit.



**Appendix B: Self-Verification Notification Form**  
(for all tidal and non-tidal projects in Maine subject to Corps jurisdiction)

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

At least two weeks before work commences, complete **all** fields (write "none" if applicable) below or use the fillable form at [www.nae.usace.army.mil/missions/regulatory.aspx](http://www.nae.usace.army.mil/missions/regulatory.aspx). Send this form, a location map, any project plans, and an Official Species List (See GC 8) to the address noted below; fax to (207) 623-8206; or email to [jay.l.clement@usace.army.mil](mailto:jay.l.clement@usace.army.mil). The two-week lead time is not required for emergency situations (see page 4 for definition). Please call (207) 623-8367 with questions.

Maine Project Office  
U.S. Army Corps of Engineers  
New England District  
675 Western Avenue #3  
Manchester, Maine 04351

State Permit Number: TBD  
Date of State Permit: TBD  
State Project Manager: David Cherry

Permittee: Toye Reality Holdings III, LLC c/o Thomas Toye  
Address, City, State & Zip: P.O. Box 6285, Cape Elizabeth, ME 04107  
Phone(s) and Email: (305) 450-2552, ttoye3@aol.com

Contractor: TBD  
Address, City, State & Zip: \_\_\_\_\_  
Phone(s) and Email: \_\_\_\_\_

Consultant/Engineer/Designer: Sebago Technics, c/o Robert A. McSorley, P.E.  
Address, City, State & Zip: 75 John Roberts Road, Suite 1A, South Portland, ME 04106  
Phone(s) and Email: (207) 200-2074, rmcsorley@sebagotechnics.com

Wetland/Vernal Pool Consultant: Mark Hampton Associates, Inc.  
Address, City, State & Zip: P.O. Box 1931, Portland, ME 04104-1931  
Phone(s) and Email: (207) 756-2900, mhampto1@maine.rr.com

Project Location/Description: Jetport Boulevard, Portland, ME  
Address, City, State & Zip: \_\_\_\_\_ Tax Map/Lot: 210A/6  
Latitude/Longitude Coordinates: 43.650381/70.311494

Waterway Name: Unnamed Wetlands  
Work Description: The applicant is proposing to build a gravel surface parking lot. The lot will be used as overflow parking for an existing valet parking service at the jetport.

Provide any prior Corps permit numbers: none  
Proposed Work Dates: Start: Complete Finish: Complete

Area of wetland impact: 10,780 SF (leave blank if work involves structures & no fill in Navigable Waters)  
Area of waterway impact: none SF (leave blank if work involves structures & no fill in Navigable Waters)  
Area of compensatory mitigation provided: none SF

Work will be done under the following Appendix A categories (circle all that apply):

- I. Inland Waters and wetlands: 1 2 3 4 5 6 7 **8** 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24
- II. Navigable Waters: 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

Your name/signature below, as permittee, indicates that you accept and agree to comply with the terms, eligibility criteria, and general conditions of Category 1 of the Maine General Permit.

Permittee Printed Name: Thomas Toye  
Permittee Signature:  Date: 2-4-16

# APPLICATION FOR A NATURAL RESOURCES PROTECTION ACT PERMIT

→ PLEASE TYPE OR PRINT IN **BLACK INK ONLY**

<b>1. Name of Applicant:</b> Thomas Toye, Toye Realty Holdings III, LLC		<b>5. Name of Agent:</b> Robert McSorley P.E., Sebago Technics	
<b>2. Applicant's Mailing Address:</b> P.O. Box 6285, Cape Elizabeth, ME 04107		<b>6. Agent's Mailing Address:</b> 75 John Roberts Road, Suite 1A South Portland, ME 04106	
<b>3. Applicant's Daytime Phone #:</b> (305) 450-2552		<b>7. Agent's Daytime Phone #:</b> 207-200-2074	
<b>4. Applicant's Email Address: Required from either applicant or agent:</b> ttoye3@aol.com		<b>8. Agent's E-mail Address:</b> rmcsroley@sebagotechnics.com	
<b>9. Location of Activity: (Nearest Road, Street, Rt.#)</b> Jetport Boulevard		<b>10. Town:</b> Portland	<b>11. County:</b> Cumberland
<b>12. Type of Resource: (Check all that apply)</b>	<input type="checkbox"/> River, stream or brook <input type="checkbox"/> Great Pond <input type="checkbox"/> Coastal Wetland <input checked="" type="checkbox"/> Freshwater Wetland <input type="checkbox"/> Wetland Special Significance <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Fragile Mountain		<b>13. Name of Resource:</b> Isolated wetland
			<b>14. Amount of Impact: (Sq.Ft.)</b> Fill: 10,780 SF Dredging/Veg Removal/Other: N/A
<b>15. Type of Wetland: (Check all that apply)</b>	<b>FOR FRESHWATER WETLANDS</b>		
	<input checked="" type="checkbox"/> Forested <input type="checkbox"/> Scrub Shrub <input type="checkbox"/> Emergent <input type="checkbox"/> Wet Meadow <input type="checkbox"/> Peatland <input type="checkbox"/> Open Water <input type="checkbox"/> Other _____	<i>Tier 1</i> <input type="checkbox"/> 0 - 4,999 sq ft. <input type="checkbox"/> 5,000-9,999 sq ft <input checked="" type="checkbox"/> 10,000-14,999 sq ft	<i>Tier 2</i> <input type="checkbox"/> 15,000 – 43,560 sq. ft.
<b>16. Brief Activity Description</b> The applicant is proposing to build a gravel surface parking lot. The lot will be used as overflow parking for an existing valet parking service at the jetport.			
<b>17. Size of Lot or Parcel &amp; UTM Locations:</b> _____ square feet, or <input checked="" type="checkbox"/> 2.0 acres UTM Northing: 4833859.8 UTM Easting: 394247.5			
<b>18. Title, Right or Interest:</b> <input checked="" type="checkbox"/> own <input type="checkbox"/> lease <input type="checkbox"/> purchase option <input type="checkbox"/> written agreement			
<b>19. Deed Reference Numbers:</b> Book#: 15976 Page: 325		<b>20. Map and Lot Numbers:</b> Map #: 210A Lot #: 6	
<b>21. DEP Staff Previously Contacted:</b> David Cherry & Chris Coppi		<b>22. Part of a larger project:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>After-the-Fact:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>23. Resubmission of Application?</b> <input type="checkbox"/> Yes → <input checked="" type="checkbox"/> No		<b>If yes, previous application #:</b> _____ <b>Previous project manager:</b> _____	
<b>24. Written Notice of Violation?</b> <input type="checkbox"/> Yes → <input checked="" type="checkbox"/> No		<b>If yes, name of DEP enforcement staff involved:</b> _____ <b>25. Previous Wetland Alteration:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>26. Detailed Directions to the Project Site:</b> From I-95 take exit 46 toward PWM. Turn right onto Skyway Drive. Turn left on ME-9/Johnson Rd. Turn right onto International Parkway. Turn left on Jetport Boulevard. The site will be on the right in 0.1 miles, just before the Embassy Suites Hotel.			
<b>TIER 1</b>		<b>TIER 2/3 AND INDIVIDUAL PERMITS</b>	
<input checked="" type="checkbox"/> Title, right or interest documentation <input checked="" type="checkbox"/> Topographic Map <input checked="" type="checkbox"/> Narrative Project Description <input checked="" type="checkbox"/> Plan or Drawing (8 1/2" x 11") <input checked="" type="checkbox"/> Photos of Area <input checked="" type="checkbox"/> Statement of Avoidance & Minimization <input checked="" type="checkbox"/> Statement/Copy of cover letter to MHPC		<input type="checkbox"/> Title, right or interest documentation <input type="checkbox"/> Topographic Map <input type="checkbox"/> Copy of Public Notice/Public Information Meeting Documentation <input type="checkbox"/> Wetlands Delineation Report (Attachment 1) that contains the information listed under Site Conditions <input type="checkbox"/> Alternatives Analysis (Attachment 2) including description of how wetland impacts were Avoided/Minimized <input type="checkbox"/> Erosion Control/Construction Plan <input type="checkbox"/> Functional Assessment (Attachment 3), if required <input type="checkbox"/> Compensation Plan (Attachment 4), if required <input type="checkbox"/> Appendix A and others, if required <input type="checkbox"/> Statement/Copy of cover letter to MHPC <input type="checkbox"/> Description of Previously Mined Peatland, if required	
<b>28. FEES Amount Enclosed:</b> \$300			
<b>CERTIFICATIONS AND SIGNATURES LOCATED ON PAGE 2</b>			



**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 :

**DEP SIGNATORY REQUIREMENT**

**PRIVACY ACT STATEMENT**

Authority: 33 USC 401, Section 10; 1413, Section 404. Principal Purpose: These laws require permits authorizing activities in or affecting navigable waters of the United States, the discharge of dredged or fill material into waters of the United States, and the transportation of dredged material for the purpose of dumping it into ocean waters. Disclosure: Disclosure of requested information is voluntary. If information is not provided, however, the permit application cannot be processed nor a permit be issued.

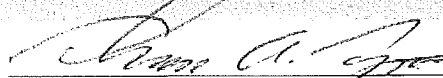
**CORPS SIGNATORY REQUIREMENT**

USC Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry shall be fined not more than \$10,000 or imprisoned not more than five years or both. I authorize the Corps to enter the property that is subject to this application, at reasonable hours, including buildings, structures or conveyances on the property, to determine the accuracy of any information provided herein.

**DEP SIGNATORY REQUIREMENT**

"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 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. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

Further, I hereby authorize the DEP to send me an electronically signed decision on the license I am applying for with this application by emailing the decision to the address located on the front page of this application (see #4 for the applicant and #8 for the agent)."

  
SIGNATURE OF AGENT/APPLICANT

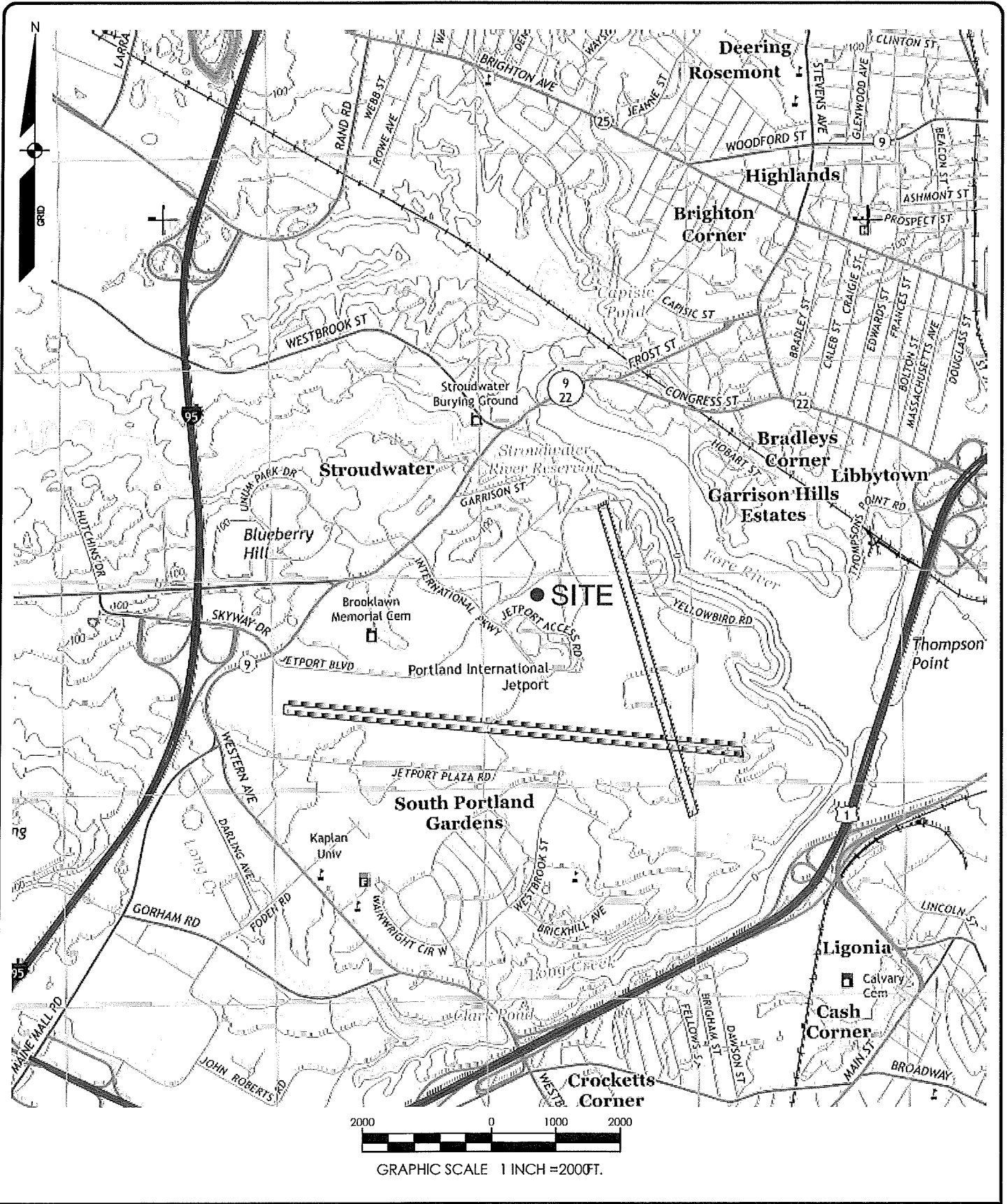
Date: 2-4-16

Signature of Agent

Date:

**NOTE: Any changes in activity plans must be submitted to the DEP and the Corps in writing and must be approved by both agencies prior to implementation. Failure to do so may result in enforcement action and/or the removal of the unapproved changes to the activity.**

(yellow)



**SEBAGO**  
TECHNICS

WWW.SEBAGOTECHNICS.COM  
75 John Roberts Rd. 250 Goddard Rd.  
Suite 1A Suite B  
South Portland, ME 04106 Lewiston, ME 04240  
Tel: 207-200-2100 Tel: 207-783-5658

**USGS SITE LOCATION MAP  
OF JETPORT PROPERTY**

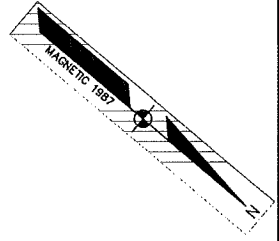
**LOCATION:**  
JETPORT BOULEVARD  
PORTLAND, MAINE

**FOR:**  
TOYE REALTY HOLDINGS  
CAPE ELIZABETH, MAINE

**SCALE:** 1"=2000'

**DATE:** 02-03-16

**SHEET:**  
1 OF 1

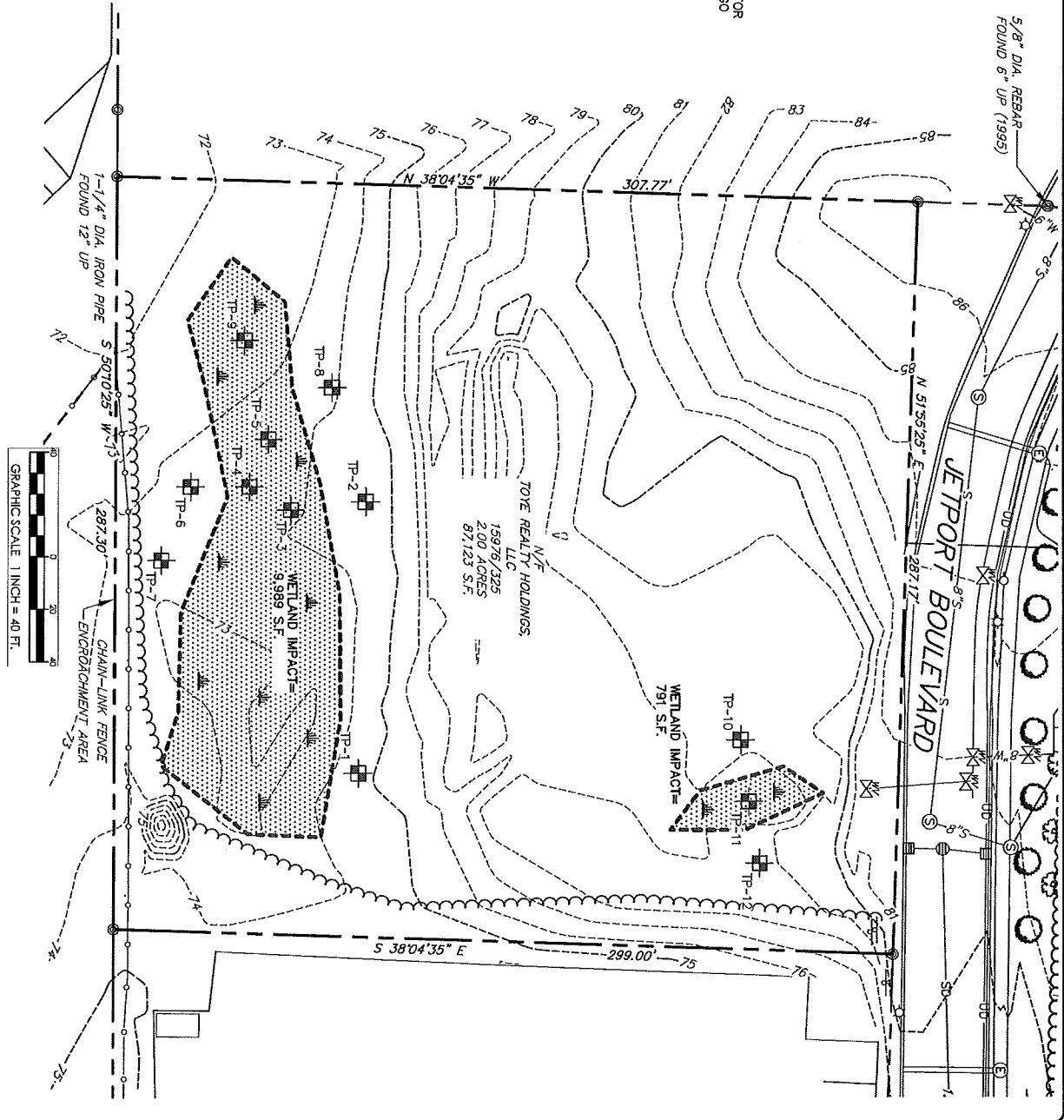


**NOTES:**

1. PLAN REFERENCE: STANDARD BOUNDARY SURVEY FOR THURTEY RENT-A-CAR DATED JULY 11, 1988 BY SEBAGO TECHNICS, INC. AND SUBSEQUENT FIELD WORK AND RESEARCH ENCOMPASSING ADDITIONAL PROPERTY COMPLETE IN 1995.
2. WETLAND DELINEATION WAS COMPLETED BY MARK HAMPTON ON 1/16/16.

**LEGEND**

EXISTING	
	PROPERTY LINE/R.O.W.
	ABUTTER LINE/R.O.W.
	IRON PIPE/ROD
	TP-1 TEST PIT
	EDGE WETLAND
	WETLANDS
	EDGE PAVEMENT
	CURB LINE
	TREELINE
	-18-- CONTOURS
	DECIDUOUS TREE
	CONIFEROUS TREE
	GAS
	WATER
	WATER GATE VALVE
	SANITARY SEWER
	SANITARY MANHOLE
	STORM DRAIN
	UNDERGROUND UTILITY
	UNDERGROUND UTILITY ELECTRICAL MANHOLE
	CATCH BASIN
	LIGHT POLE



SHEET 1 OF 1

**WETLAND IMPACT PLAN**  
 OF:  
**TOYE REALTY HOLDINGS III, LLC**  
 JETPORT BOULEVARD  
 PORTLAND, MAINE  
 FOR:  
**THOMAS A. TOYE**  
 P.O. BOX 6285  
 CAPE ELIZABETH, MAINE 04107

**SEBAGO**  
 TECHNICS  
 WWW.SEBAGOTECHNICS.COM

75 John Roberts Rd. Suite 1A  
 South Portland, ME 04106  
 Tel. 207-200-2100

250 Goddard Rd. Suite B  
 Lewiston, ME 04240  
 Tel. 207-783-5556

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, OTHERS, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

## Robert McSorley

---

**From:** Howe, Rodney A NAE <Rodney.A.Howe@usace.army.mil>  
**Sent:** Friday, September 30, 2016 10:49 AM  
**To:** Robert McSorley  
**Subject:** RE: ACOE Permit Dates

Rob,  
Good catch. Good to see someone actually reads the permit. Yes you assume correctly. The expiration dates should be 13 Oct 2020 and completed by 13 October 2021 respectfully.  
Rod

-----Original Message-----

From: Robert McSorley [mailto:rmcsorley@sebagotechnics.com]  
Sent: Thursday, September 29, 2016 6:52 PM  
To: Howe, Rodney A NAE <Rodney.A.Howe@usace.army.mil>  
Subject: [EXTERNAL] ACOE Permit Dates

Mr. Rod,

I was looking at the attached permit and realized that the expiration date was before the permit was issued. Am I correct to assume the dates that that I have redlined are the correct dates?

Thanks, Rob

Rob McSorley, P.E. Senior Project Manager

Office: 207.200.2100 | Direct: 207.200.2074 | Cell: 207.939.1809

75 John Roberts Rd., Suite 1A, South Portland, ME 04106

rmcsorley@sebagotechnics.com <mailto:rmcsorley@sebagotechnics.com> | Blockedwww.sebagotechnics.com  
<Blockedhttp://www.sebagotechnics.com/>

An Employee-Owned Company

<Blockedhttp://www.sebagotechnics.com/>

<Blockedhttps://www.facebook.com/sebagotechnics>  
<Blockedhttps://www.linkedin.com/company/1317041>



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

Toye Realty Holdings III, LLC
c/o Thomas Toye
P.O. Box 6285
Cape Elizabeth, ME 04107

CORPS PERMIT # NAE-2016-01301
CORPS PGP ID# Non-screen
STATE ID# L-

DESCRIPTION OF WORK:

place fill in 10,780 SF (.24 acres) of wetland in conjunction with the development of a gravel surface parking lot for an existing valet parking service at the Portland Jetport off Jetport Boulevard Portland, Maine as shown on the attached plans entitled Wetland Impact Plan of Toye Realty Holdings III, LLC Jetport Boulevard Portland, Maine for Thomas Toye by Sebago Technics in 1 sheet. See Attached Conditions:

LAT/LONG COORDINATES : 43.65015° N 70.31150° 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 10) 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.

October 13, 2020

October 13, 2021

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[X ], DENIED [ ] DATE: \_\_\_\_\_

APPLICATION TYPE: PBR: \_\_\_\_\_, TIER 1: X, TIER 2: \_\_\_\_\_, TIER 3: \_\_\_\_\_, LURC: \_\_\_\_\_, DMR LEASE: \_\_\_\_\_, NA: \_\_\_\_\_

III. FEDERAL ACTIONS:

JOINT PROCESSING MEETING: N/A LEVEL OF REVIEW: CATEGORY 1: X CATEGORY 2: \_\_\_\_\_

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

FRANK J. DEL GIUDICE
DATE 15 JUN 2016
CHIEF, PERMITS & ENFORCEMENT BRANCH
REGULATORY DIVISION



April 19, 2017  
88125

Kirk F. Mohney, Director  
Maine Historic Preservation Commission  
55 Capitol Street  
65 State House Station  
Augusta, ME 04333-0065

**Re: Site Plan Submittal – Jetport Boulevard  
Portland, Maine**

Dear Mr. Mohney:

On behalf of our client, Toye Realty Holdings III, LLC, we are currently in the process of filing a site plan application to the City of Portland. As part of this submittal, a review of the proposed site by the Maine Historic Preservation Commission for any known historical sites, structures or archeological sites is required.

The site is identified as Lot A006 on City of Portland Tax Map 210A. The property is a parcel of approximately 2.00± acres located on the south side of Jetport Boulevard approximately 600 feet west of the intersection of Jetport Boulevard with Westbrook Street. The site is currently vacant having been cleared in the last year. The proposed development will additional parking lot constructed to supplemental the valet services on an adjacent property.

For your reference, a copy of the USGS quadrangle and photos depicting the current condition of the lot. Note that there are no buildings on adjacent properties older than 50 years old. At your earliest convenience, please review and forward your findings. If you have any questions on this project, please do not hesitate to contact me at [rmcsorley@sebagotechnics.com](mailto:rmcsorley@sebagotechnics.com) or on my direct line at (207) 200-2074. Thank you for your time and consideration.

Sincerely,

SEBAGO TECHNICS, INC.

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

Robert A. McSorley, P.E.  
Senior Project Manager

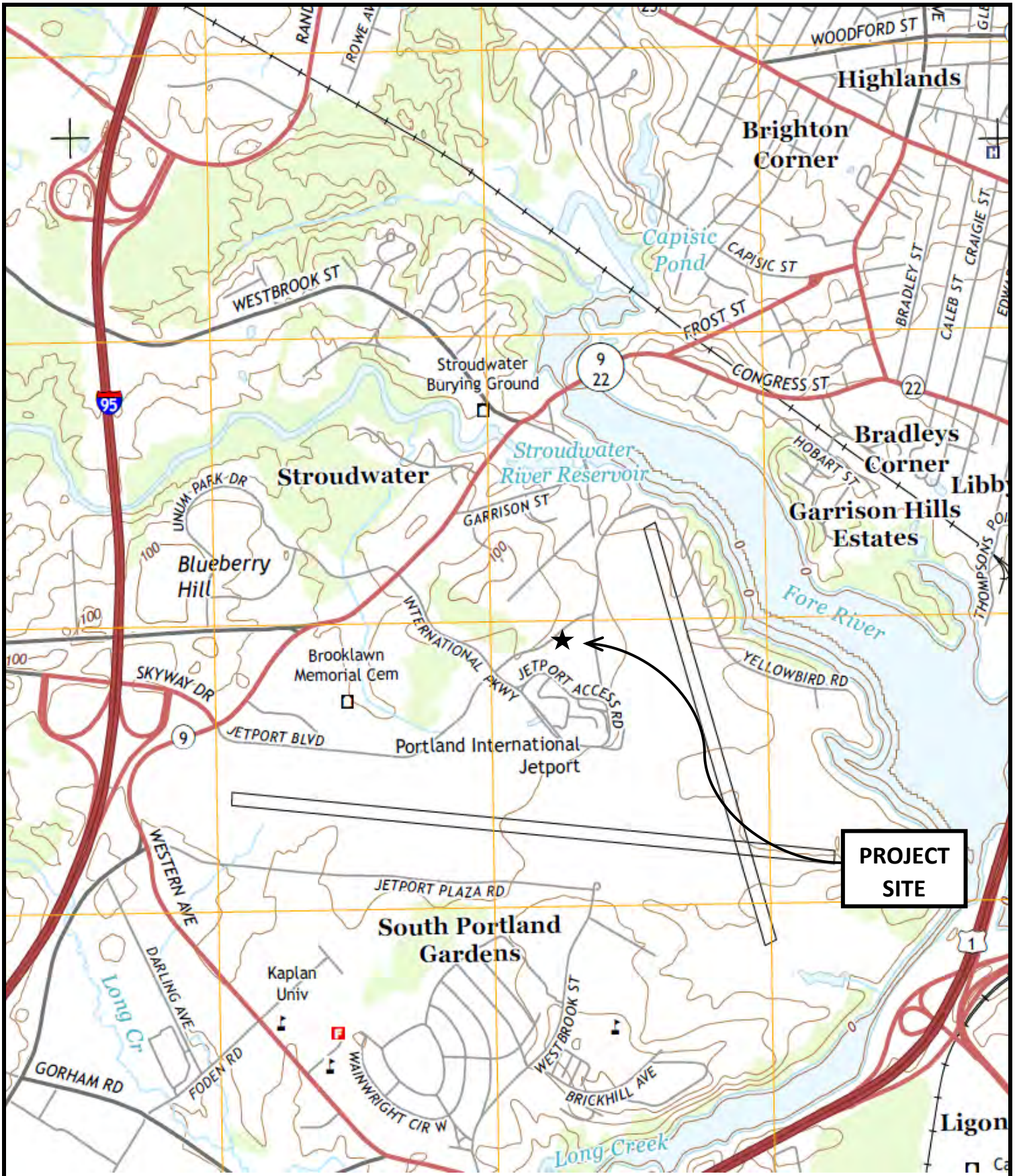
RAM/llg  
Enc.



**Photograph 1: Looking South from Jetport Boulevard**



**Photograph 2: Looking Southwest from Jetport Boulevard**



**PROJECT SITE**



WWW.SEAGOTECHNICS.COM  
 75 John Roberts Rd. - Suite 1A South Portland, ME 04106 (207) 200-2100  
 250 Goddard Rd. - Suite B Lewiston, ME 04240 (207) 783-5656

**SITE LOCATION MAP OF VALET PARKING LOT**

LOCATION:  
 JEPOR T BOULEVARD  
 PORTLAND, ME

Project No. 88125

FOR:  
 TOYE REALTY HOLDINGS III, LLC

SCALE: 1"=2000'

DATE: 4/08/17

SHEET:  
 1 OF 1