March 27, 1987

PERMIT # ..... BUILDING PERMIT APPLICATION **Portland** Previous permit # .....

APPLICANT: FILL OUT 1 - XIII AND DETAILS OF WORK ON REVERSE

Please insert N/A (not applicable) for any item not pertaining to your request

I. GENERAL INFORMATION

Location/address of construction Lot #18 Stroudwater Estates 121 Hutchins Drive

Owner or lessee's name Robert Pazolt Tel 772-7508

Address 14 Falmouth Street

Contractor's name The Sheridan Corporation Tel 774-6138

Address P.O. Box 689 Westbrook, ME 04092

Subcontractors:

PERMIT ISSUED

JUL 29 1987

CITY OF PORTLAND

II. NEW SUBDIVISION OR EXISTING LOT REFERENCE

Name

Lot

Block

Bk. & pg. Reg. deeds

Date recorded

CODE: If other*, explain Seasonal Condominium Apartment

III. PROPOSED USE: 320 warehouse/sales

IV. PAST USE: 328 vacant lot

V. OWNERSHIP: PUBLIC (Federal/State/local government) x PRIVATE (individual/corp/nonprofit)

VI. DESCRIPTION OF WORK:

Construction of a 8,000 sq. ft. single story metal building

Also job sign permit

VII. BUILDING DIMENSIONS: length 100 width 80 square footage 8,000 height 14' #stories 1

VIII. EST. CONSTRUCTION COST: 190,000 **IX. 6R SQ. FT. OF LAND** 78,408 **BUILDING** 8,000

X. RESIDENTIAL BUILDINGS ONLY: # BEDROOMS 1 BDRM 2 BDRMS ≥3 BDRMS

NEW DWELLING UNITS WITH

EXISTING DWELLING UNITS WITH

XI. # RESIDENTIAL UNITS:

NEW DWELLINGS

EXISTING DWELLINGS

NET RESIDENTIAL UNITS

XII. SIGNATURE OF APPLICANT DATE 3/27/87

DO NOT WRITE BELOW THIS LINE

XIII. ZONING:

DISTRICT STREET FRONTAGE

SETBACKS: front back side side

ZONING BOARD APPROVAL: no ☐ yes ☐ (date)

PLANNING BOARD APPROVAL: no ☐ yes ☐ (date)

XIV. OFFICE USE:

TAX MAP #

LOT #

VALUE/STRUCTURE

PERMIT EXPIRATION

XV. CONDITIONAL USE: variance ____ site plan X subdivision ____ shore and floodplain mgmt ____

special exception ____ other ____ (explain) .....

XVI. SIGNATURE OF FIELD INSPECTOR (CEO) .....DATE.....

XVII. FEES:

base fee.....

subdivision fee.....

site plan review fee.....350.00

other fees.....999.80

late fee.....

TOTAL.....

XVIII. SPACE FOR FIGURING/ADDITIONAL COMMENTS:

James F. Callan, Asst.

1. WATER SUPPLY ☐ public ☐ private
2. SEWER ☐ public ☐ private, type
3. HEAT type fuel
4. FOUNDATION type
   thickness footing
5. ROOF type pitch
   covering load
6. PLUMBING # tubs # showers
   # lavatories # laundry tubs
   # flushes # other
   SPRINKLER SYSTEM? ☐ yes ☐ no
7. ELECTRICAL service entrance size
   # smoke detectors

NUMBER OF OFF-STREET PARKING SPACES:
enclosed outdoors

8. CHIMNEY # flues # fireplaces
   material
9. FRAMING: floor joists
   size max. on centers
   ceiling joists
   rafters
   studs
   wall studs
10. If 1-story building w/ masonry walls:
    wall thickness height
11. BEDROOM WINDOWS
    height width sill height
    egress window? ☐ yes ☐ no

PLOT PLAN/DETAILS OF WORK ON REVERSE

White - Municipal Office
Green - Applicant
Yellow - CEO
Pink - Tax Assessor
Gold - GPCOG

M.R. Carver

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

July 28, 1987

The Sheridan Corp.
P.O. Box 689
Westbrook, ME 04092

Re: 121 Hutchins Drive, Portland

Dear Sir:

Your application to construct an 8,000 sq. ft. single story metal building has been reviewed, and a building permit is herewith issued subject to the following requirements:

Site Plan Review Requirements:

Public Works--Approved with the following conditions:

1. Detaining basin be constructed for any future development of impervious area.

2. Sewer connect permit be obtained before connection. G. Blake 06/24/87.

Planning Division--Approved with the following conditions:

1. Additional tree (2½" - 3" caliper) to be planted as shown in red on site plan.

2. Additional evergreen shrubs to be planted in front of building.

3. All shrubs to be 2 - 2½ feet in size.

4. If an exterior dumpster is to be used, it must be screened with a stockyard fence and gate. David Klenk 07/24/87.

Inspection Services--Approved. Mr. W.J. Turner 07/24/87.

Fire Department--Approved. Mr. W.J. Turner 07/24/87.

Building Code Requirements:

1. All lot lines and the lot shall be clearly marked before calling for a foundation inspection.

2. All site plan requirements shall be met before a Certificate of Occupancy can be issued.

3. The buildings, and portions thereof, shall meet the ANSI A117.1 and state laws in reference to handicap accessibility.

If you have any questions about any of these requirements, please call this office.

Sincerely,

P. Samuel Hoffses
Chief of Inspections

PSH:lab

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Robert Pazolt — Applicant
March 27, 1987 — Date
14 Falmouth St, Portland, Maine — Mailing Address
Lot #18 Stroudwater Estates — Address of Proposed Site
Warehouse Sales — Proposed Use of Site
Stroudwater Estates Lot #18 — Site Identifier(s) from Assessors Maps
1.8 / 8,000 sq. ft. — Acreage of Site / Ground Floor Coverage
I-1 — Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes ( ) No
Board of Appeals Action Required: ( ) Yes ( ) No
Planning Board Action Required: ( ) Yes ( ) No

Proposed Number of Floors 1
Total Floor Area 8,000 sq. ft.

Other Comments: _____

Date Dept. Review Due: _____

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

JUN 2 9 1987

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓	✓	✓	
APPROVED CONDITIONALLY										✓		✓				CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: 1) Detaining basin be constructed for any future development of impervious area.
2) Sewer connect permit be obtained before connection

(Attach Separate Sheet If Necessary)

Gregory BOO 6/24/87
SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Robert Pazolt — Applicant
March 27, 1987 — Date
14 Falmouth St, Portland, Maine — Mailing Address
Lot #18 Stroudwater Estates — Address of Proposed Site
Warehouse Sales — Proposed Use of Site
Stroudwater Estates Lot #18 — Site Identifier(s) from Assessors Maps
1.8 / 8,000 sq. ft. — Acreage of Site / Ground Floor Coverage
I-1 — Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes ( ) No
Board of Appeals Action Required: ( ) Yes ( ) No
Planning Board Action Required: ( ) Yes ( ) No
Proposed Number of Floors 1
Total Floor Area 8,000 sq. ft.

Other Comments: _____

Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

(Date Received)

☐ Major Development — Requires Planning Board Approval: Review Initiated

☐ Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN	
APPROVED	X	X	X	X	X			X	X	—	—	—	—
APPROVED CONDITIONALLY						X	X						CONDITIONS SPECIFIED BELOW
DISAPPROVED													REASONS SPECIFIED BELOW

REASONS: 1. 1 ADDITIONAL TREE (2½-3" CALIPER) TO BE PLANTED AS SHOWN IN RED ON SITE PLAN

2. 4 ADDITIONAL EVERGREEN SHRUBS TO BE PLANTED IN FRONT OF BUILDING

(Attach Separate Sheet if Necessary)

3. ALL SHRUBS TO BE 2-2½ FEET IN SIZE

4. IF AN EXTERIOR DUMPSTER IS TO BE USED IS MUST BE SCREENED WITH A STOCKADE FENCE AND GATE

SIGNATURE OF REVIEWING STAFF/DATE
PLANNING DEPARTMENT

CITY OF PORTLAN

SITE PLAN R

Processing Fo..

Robert Pazolt
Applicant

14 Falmouth St, Portland, Maine
Mailing Address

Warehouse Sales
Proposed Use of Site

1.8 / 8,000 sq. ft.
Acreage of Site / Ground Floor Coverage

Lot #18 St.
Address of Proposed

Stroudwater Est
Site Identifier(s) from As.

I-1
Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes (✓) No
Board of Appeals Action Required: ( ) Yes (✓) No
Planning Board Action Required: ( ) Yes (✓) No

Proposed Number of Floors
Total Floor Area 8,000 sq.

Other Comments: _____

Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW
(Does not include review of construction plans)

☐ Use does NOT comply with Zoning Ordinance
☐ Requires Board of Appeals Action
☐ Requires Planning Board/City Council Action

Explanation _____

☑ Use complies with Zoning Ordinance — Staff Review Below

Zoning: SPACE & BULK, as applicable	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	
COMPLIES																			
COMPLIES CONDITIONALLY																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS: Outside Dumpster to be screened with fence and gates

O.K. W. J. Turner July 24, 1987
SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

The Sheridan Corporation

July 14, 1987

Mr. Sam Hoffses
Building Inspector
City of Portland
389 Congress Street
Portland, Maine 04101

RE: SPORTLINE TROPHY, LOT #18 STROUDWATER ESTATES

Presently, the structural steel design for this building is being finalized and actural drawings are about to be started. This is a standard Butler building and is designed per the 1984 BOCA Code. Specifically, roof live load = 50 P.S.F. and a building wind load of 16 P.S.F. The design is being done by Registered Professional Engineers.

We trust this addresses the structural design of the building frame.

Very truly yours,

THE SHERIDAN CORPORATION

Steven P. Daicy, P.E.
Chief Engineer

cc: Dale Akeley
Bob Stetson

STATE OF MAINE
STEVEN PAUL DAICY 3529 REGISTERED
PROFESSIONAL ENGINEER

LOCATED AT:
741 WARREN AVENUE, PORTLAND, MAINE
207-774-6138

MAILING ADDRESS:
P.O. BOX 689
WESTBROOK, MAINE 04092

Applicant: Robert Pogolt Date: July 23, 1987

Address: Lot #18 Groundwater Estates

Assessors No.:

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - I-1

Interior or corner lot - Interior

Use - Construction of 8,000 sq ft. metal bldg for warehouse & retail

Sewage Disposal -

Rear Yards - 140' 25' required

Side Yards - 30' & 180' 25' required

Front Yards - 30' 25' required

Projections -

Height - 1 story

Lot Area - 1.8 Acres (78,408 ft)

Building Ar. 8,000 ft

Area per Family -

Width of Lot - 291'

Lot Frontage - 291'

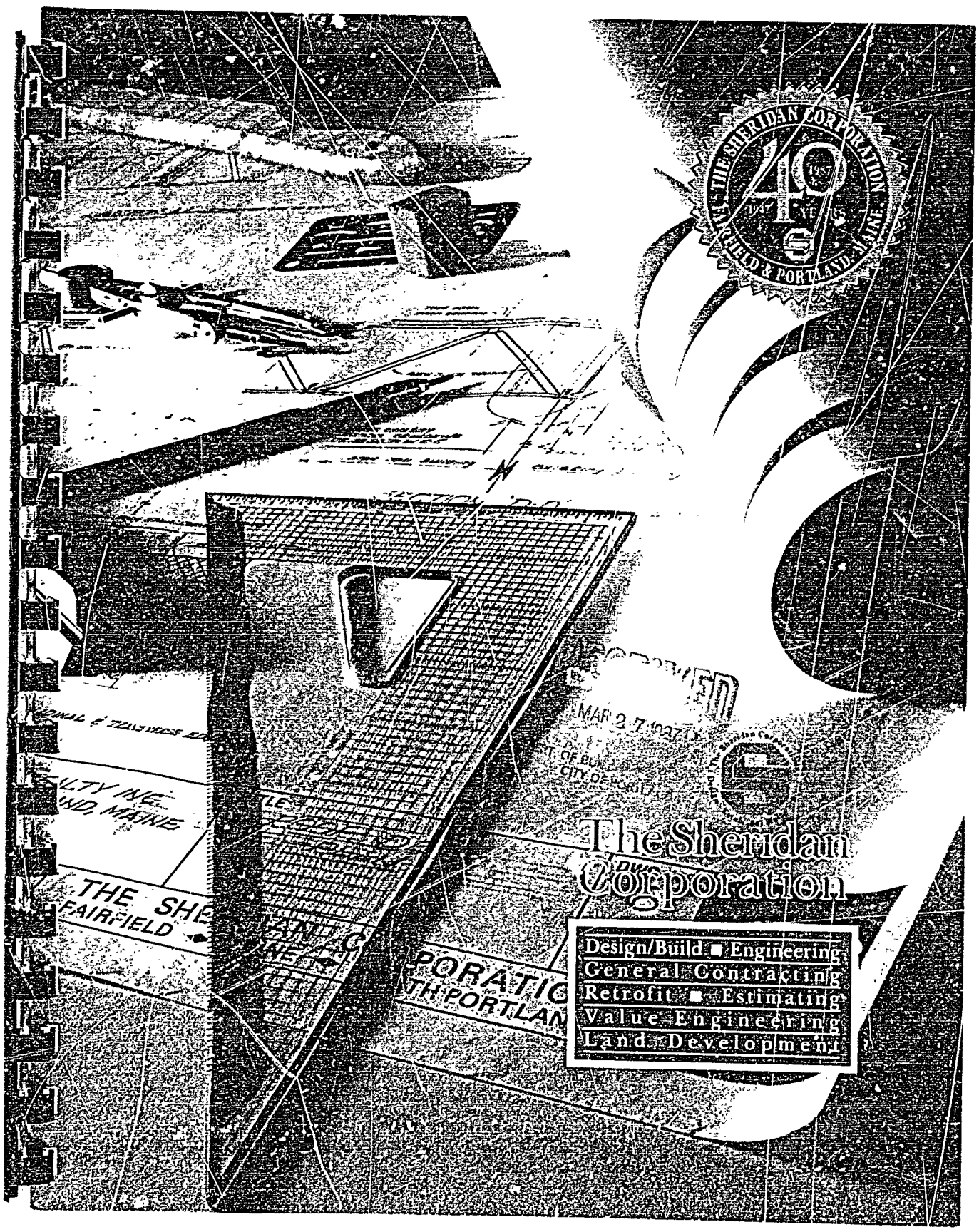
Off-street Parking - 8 car spaces (1 for each 1,000 sq ft)

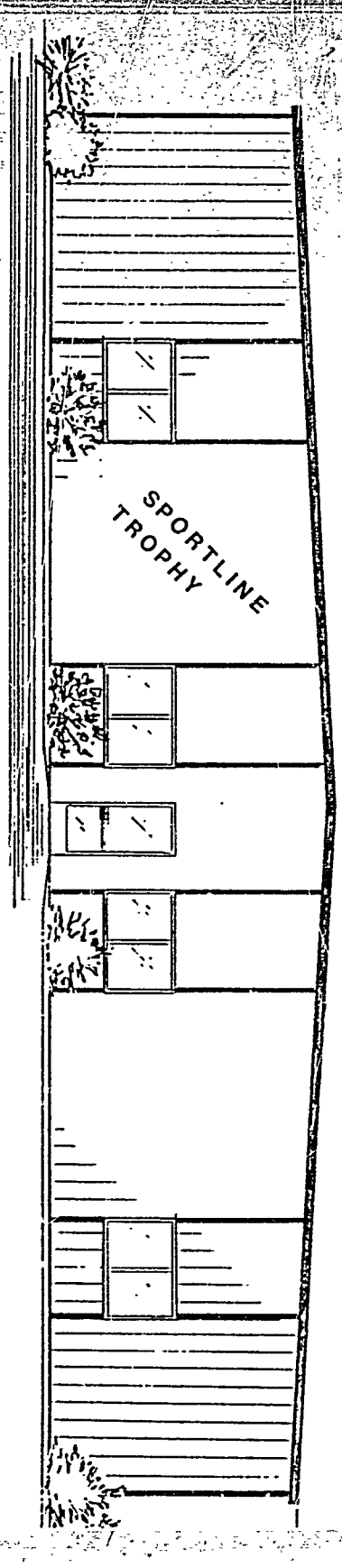
Loading Bays -

Site Plan - Approved by Planning July 10, 1987

Shoreland Zoning -

Flood Plains -


THE SHERIDAN CORPORATION
FAIRFIELD & PORTLAND, MAINE
MAR 27 1987
The Sheridan
Corporation
Design/Build ■ Engineering
General Contracting
Retrofit ■ Estimating
Value Engineering
Land Development


SPORTLINE
TROPHY

SPORTLINE TROPHY
FINAL SITE PLAN REVIEW
MINOR DEVELOPMENT
MARCH 25, 1987

TABLE OF CONTENTS

Project Description

Lot Description

Site Location On Flood Plain Map

Storm Runoff Calculations

Site Location On Soil Survey Map

The Sheridan Corporation

March 25, 1987

Portland Planning Department
City Hall
389 Congress Street
Portland, ME 04101

RE: Sportline Trophy
Final Site Plan Review
Minor Development

The Sheridan Corporation is proposing to build for Sportline Trophy an 8,000 sq. ft. single-story building on lot #18 of Stroudwater Estates. The building will be used for the assembly and distribution of trophies. It will be a steel frame structure with a metal standing seam roof on a gable slope and metal exterior wall sheathing.

Utility service to the building will be by public sewer, public water and underground electrical and telephone lines. Solid waste generation will be minimal and will be removed by the owner.

All parking will be on paved surfaces with site drainage being directed to the back of the lot. The existing vegetation will be retained as much as possible with new shrubs planted at the exposed end of the building. All paved areas are kept five feet away from the building except at door locations to prevent damage to the building by vehicle and snow removal operations. Remaining areas not covered by buildings or paving will be loamed and seeded. Traffic flow on site is expected to be minimal with only two full-time employees and most business being through phone and shipping operations. The total land area of the site is 78,408 sq. ft. with 11,600 sq. ft. of the site covered by the building and paved areas.

LOCATED AT:
741 WARREN AVENUE, PORTLAND, MAINE
207-774-6138

MAILING ADDRESS:
P.O. BOX 689
WESTBROOK, MAINE 04092

This proposal is the result of the transition of a local small business from a leasee condition to a property owner which will allow unbridled growth and add new incentive for the future of Sportline Trophy in the business community of Portland.

Sincerely,

THE SHERIDAN CORPORATION

Dale Akeley
Engineering Coordinator

DA/s

SALE OF LOT 18 STROUDWATER ESTATES PHASE II

GEORGE M. HUTCHINS
to
ROBERT PAZOLT

December 29, 1986

This transaction closed at the offices of Bernstein, Shur, Sawyer & Nelson on December 29, 1986. Present at the closing were George M. Hutchins, Stephen Hutchins, Marcia LeClair and Jay Young as counsel to Mr. Hutchins; Robert Pazolt and Thomas Ainsworth, Esq. as counsel to Robert Pazolt. Documents in connection with the transaction were as follows:

1. Purchase and Sale Agreement dated December 8, 1986
2. Title Opinion
3. Short Form Quit-Claim Deed with Covenant
4. Declaration of Value
5. Promissory Note (original to George M. Hutchins)
6. Amortization Schedule
7. Mortgage
8. Closing Statement

COMMENTS:

1. The broker was not represented at the closing. The deposit held by the broker exceeded the commission due the broker by $199, and the broker confirmed by telephone that the check for this amount would be forwarded to George M. Hutchins.

2. The Amortization Schedule to accompany the Promissory Note was not yet available at the time of the closing, and the parties agreed that the closeout payment due on December 29, 1987 would be based on the schedule.

3. Real estate taxes had been paid through June 30, 1987, so the buyer owed the seller on the real estate tax proration for slightly more than six months of the year.

Copies to: George M. Hutchins
Thomas Ainsworth, Esq.
Robert Pazolt

BERNSTEIN, SHUR, SAWYER AND NELSON
COUNSELORS AT LAW
A PROFESSIONAL CORPORATION
ONE MONUMENT SQUARE
P.O. BOX 9729
PORTLAND, MAINE 04104-5029
(207) 774-1200
TELECOPIER 774-1127
TELE-COMMUNICATIONS 761-2974

AUGUSTA OFFICE
2 CENTRAL PLAZA
AUGUSTA, MAINE 04330
TEL. 207-623-1500
TELECOPIER 626-0200

KENNEBUNK OFFICE
POST ROAD CENTER
82 PORTLAND ROAD
KENNEBUNK, MAINE 04043
TEL. 207-985-7152
TELECOPIER 985-3174

MAEL BERNSTEIN (1900-1987)

BARNETT I. SHUR
LOUIS BERNSTEIN
ALBERT T. BERNSTEIN
JEREMIAH H. SAWYER
LEONARD M. NELSON
WILLIAM W. WILLARD
RODNEY A. TSELIKIS
PAUL FRENCH
PETER J. RUBIN
ALAN R. ATKINS
CHARLES P. LEBLANC
NICHOLAS F. SAUNDERS

GORDON C. AYER
GORDON F. DAVIES
PHILIP H. GLEASON
STEPHEN Y. HODGDON
GEOFFREY H. HOLE
JAMES H. YOUNG II
MARY L. SCHENDEL
JOHN M. R. PATERSON
LINDA A. MONICA
CHARLES E. MILLER
CRAIG W. FREDRICK
LEE K. SHAGG

ANDREW J. BERNSTEIN
CHRISTOPHER L. VANOTTI
JOYCE A. WHEELER
NATHAN H. SMITH
JEFFREY T. SHEDD
JANET E. MARTINEZ
PETER A. FRIEDRICHS
JAMES A. HOLLE
KEVIN J. MCCARTHY
CATHERINE A. LEE
DURWARD W. PARKINSON
JOHN L. CARPENTER

PATRICK J. SCULLY
BRENTON S. MILLER
ANTHONY E. PERKINS
CATHERINE D'ORAZIO
EDWARD J. KANE
ROSE A. MUSGRAVE
ERIC J. DOLVIN
MAURICE A. BELLANGER III
DIANE LUKAC
KATHLEEN M. GILLIGAN

December 29, 1986

Mr. Robert Pazolt
c/o Sportline Trophy Center
14 Falmouth Street
Portland, ME 04103

RE: GEORGE HUTCHINS - PURCHASE OF LOT 18, STROUDWATER ESTATES PHASE II, HUTCHINS DRIVE, PORTLAND, MAINE

Dear Mr. Pazolt:

As you requested, and in accordance with the Standards adopted by the Maine State Bar Association, we have examined or caused to be examined the records at the Cumberland County Registry of Deeds and the Probate Court within and for said County and State of Maine, and all instruments or records therein as reflected by the indices, affecting the title to the real property described as Lot 18 as shown on plan encaptioned "Plan of Stroudwater Estates," Final Plan - Phase II, dated July 27, 1984, recorded in said Registry of Deeds in Plan Book 144, Page 73, and being a portion of the premises described in a deed from Robert D. Schwarz, et al., Trustees to Harry A. Harmon and George M. Hutchins, dated October 29, 1965, recorded in said Registry of Deeds in Book 2931, Page 239, a copy of which is attached hereto as Exhibit A. Our resting point was a Warranty Deed from Elmer E. Cummings to Frank P. Cummings dated February 1, 1908, and recorded at said Registry of Deeds in Book 820, Page 76.

We hereby certify that, as of December 17, 1986 at 4:30 p.m., George M. Hutchins was the record owner of said premises in fee simple, with good and marketable title thereto, free and clear of all encumbrances, except for the following:

1. Restrictions and other provisions of Site Location Orders of the State of Maine, Department of Environmental Protection recorded at said Registry of Deeds as follows:

A. Findings of Fact and Order dated 6-14-84 and recorded in Book 6499, Page 194.

B. Request for Transfer/Findings of Fact and Order dated 10-31-84 and recorded in Book 6610, Page 319.

C. Findings of Fact and Order dated 6-14-84 and recorded in Book 7050, Page 252.

D. Site Location Order dated 3-19-86 and recorded in Book , Page .

(Copies of these orders are enclosed herewith as Exhibit B).

2. Conditions and restrictions as set forth in a Deed from George M. Hutchins to CADCAM ASSOCIATES dated September 28, 1984 and recorded at said Registry of Deeds in Book 6612, Page 275. Conditions and restrictions set forth in other deeds conveying lots in this Subdivision Plan and also in Stroudwater Estates - Phase I may apply by the Doctrine of Implied Negative Reciprocal Covenants.

3. Drainage and Sewer Easements and conditions relative thereto as set forth on "Plan of Property in Stroudwater Estates" dated July 27, 1984 and recorded in said Registry of Deeds in Plan Book 144, page 73; as amended by "Plan of Property in Portland, Maine dated December 13, 1985, recorded in said Registry in Plan Book 153, page 12, and further conditions set forth in deed of Stroudwater Estates to the City of Portland dated August 3, 1984 and recorded in Book 7044, page 110.

4. Agreement between George M. Hutchins and Harry A. Harmon and the Portland Water District dated October 30, 1979 and recorded in the said Registry of Deeds in Book 4521, Page 85. (Copy enclosed as Exhibit C).

There are certain possible or latent defects in some titles to real property which an examining attorney cannot discover from a search of records at the Registry of Deeds

and the Probate Court. For this reason, the following matters are excepted from this title opinion:

1. Any conditions or state of facts which would be disclosed by inspection of the property and/or an accurate engineering survey (including the exact geographic location of the property).

2. Persons in possession and those claiming under oral or unrecorded leases.

3. Our examination indicates that there are no mechanic's or labor liens of record against the property, but liens of this nature may be perfected within 120 days from the last day that services are rendered or materials furnished by contractors and/or suppliers.

4. Questions as to possible encroachments, whether or not roadways serving the property are public or private and availability or public water supply, septic or storm drainage and other utilities to the property.

5. Any and all provisions of any law, ordinance, regulation, order or ruling affecting the disposition, use, zoning and/or occupancy of the property.

6. Any disability of any grantor in the chain of title; any forgery of an instrument in the chain of title being set aside as a fraudulent conveyance under applicable Federal or State bankruptcy, insolvency or fraudulent conveyance laws.

7. Any disability of any grantor in the chain of title; any forgery of an instrument in the chain of title; any fraudulent or mistaken identity names; any Registry of Deeds or Probate Court errors in the records; the rights, if any, of undisclosed heirs; and exercise of a power of attorney after death or disability of the creator of the power; and any defects in conveyances in the chain of title due to lack of delivery.

We have been advised by the City of Portland that real estate taxes in the amount of $1261.90 for the tax year which commenced on July 1, 1986 and ends on June 30, 1987 are paid.

BERNSTEIN, SHUR, SAWYER AND NELSON

TO—

Any interest of Ruth E. Hutchins, spouse of George M. Hutchins, in the premises has been released by deed recorded in said Registry in Book 7055, page 142.

This opinion is being given for use with respect to the above referenced transaction only. This opinion may not be relied upon in connection with any other transaction or for the issuance of any subsequent title insurance policy or policies affecting title to the premises without express written consent of the undersigned.

Very truly yours,

BERNSTEIN, SHUR, SAWYER & NELSON

BY: David H. Young II

SHORT FORM QUITCLAIM DEED WITH COVENANT

GEORGE M. HUTCHINS, of Portland, Maine, FOR CONSIDERATION PAID, grants to ROBERT PAZOLT of Waterboro, York County, Maine with QUITCLAIM COVENANTS the real property in Portland, Cumberland County, Maine described in Exhibit A attached hereto and made a part hereof.

WITNESS my hand and seal this 29th day of December 1986.

WITNESS;

R C Dixon

George M. Hutchins

George M. Hutchins

STATE OF MAINE
Cumberland, ss.

December 29, 1986

PERSONALLY APPEARED the above-named George M. Hutchins and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Donald R. Martin

Donald R. Martin
(Printed Signature)
~~Attorney at Law~~ Notary

MY COMMISSION EXPIRES
APRIL 25, 1987

215/315
.45960084.003

Exhibit A
Deed of George M. Hutchins to Robert Pazolt
Dated: December 29, 1986

A certain lot or parcel of land situated in the City of Portland, County of Cumberland and State of Maine, and being designated as Lot 18 on the Plan of Stroudwater Estates by H.I. & E.C. Jordan dated July 27, 1984 and recorded in the Cumberland County Registry of Deeds in Plan Book 144, Page 73, as amended by Plan recorded in said Registry in Plan Book 153, Page 12.

Also conveying the right in common with others to use the roadway shown as Hutchins Drive on said Plan, and the right to use, maintain, repair and replace the utilities located, under, or over such road, or under or over the Portland Water District strip located immediately easterly of said road, including the right of access to the Portland Water District pipeline located under the said Portland Water District strip, and the right to install, maintain, repair and replace a pipeline from the said Portland Water District pipeline to the premises above described; provided, however, that if the Grantee herein, his heirs or assigns, in the exercise of his rights hereunder, disturbs or excavates portions of said Hutchins Drive, or the Portland Water District strip, the Grantee, his heirs, successors or assigns shall restore any such area to its condition prior to such exercise of the Grantee's rights. Furthar, the Grantee herein for himself, his heirs, successors and assigns, accepts the premises and rights herein conveyed subject to the provisions of a certain Agreement between George M. Hutchins and Harry A. Harmon and the Portland Water District dated October 30, 1979 and recorded in said Registry in Book 4521, Page 85, and agrees to comply with the provisions thereof to the extent applicable to the premises hereby conveyed.

The Grantee, by acceptance of this instrument, agrees for himself, his heirs, successors and assigns, to comply with the requirements of the orders of the Maine Department of Environmental Protection recorded in said Registry in Book 6499, Page 194; Book 6610, Page 319; and Book 7050, Page 252, and Order No. L-010223-39-F-M, dated March 19, 1986, to be recorded, to the extent applicable to the premises hereby conveyed.

This conveyance is made upon the following conditions, restrictions and limitations which shall run with the land for the benefit of the Grantor and the Grantee, their successors and assigns, and shall bind the land hereby conveyed and the land retained by the Grantor within Phase II of Stroudwater Estates, meaning lots numbered 9 through 20 inclusive as shown on the said Plan of Stroudwater Estates, (hereinafter referred to as "Phase II") dated July 27, 1984 and recorded in said Registry of Deeds in Plan Book 144, Page 73, as amended by Plan recorded in said Registry in Plan Book 153, Page 12. A grantee of any of the lots in Phase II of Stroudwater Estates, by accepting the deed to the lot, agrees to be bound for himself, his heirs, successors and assigns, to each of the conditions, restrictions and limitations herein.

Each of the conditions, restrictions and limitations hereinafter set forth shall be binding upon the Grantor, the Grantee, their successors and assigns in perpetuity; provided, however, that after twenty-five (25) years from the date hereof any one or all of them may be waived, abandoned, terminated, modified, altered or changed upon the written agreement of the owners of not less than seventy-five (75) per cent of the area of the lots covered thereby; and further provided that any or all of said conditions, restrictions and limitations may be waived, abandoned, terminated, modified, altered or changed at any time by the consent of

the owners of all restricted property; and such waiver, abandonment, termination, modification, alteration or change shall become effective when a copy thereof has been duly filed in the Cumberland County Registry of Deeds. Each of the conditions, restrictions and limitations contained herein shall be an independent covenant and in the event any one or more of such conditions, restrictions and limitations shall for any reason be held to be invalid or unenforceable, all remaining conditions, restrictions and limitations shall nevertheless remain in full force.

SPECIFIC RESTRICTIONS, CONDITIONS AND LIMITATIONS

1. The following types of industry or business shall be prohibited in the area covered: namely, tanneries, glue factories, fertilizer plants, cement plants, asphalt processing plants, oil refineries, soap or fat rendering plants, fish processing plants, stockyards, artificial gas manufacturing plants and rubber manufacturing plants, nor shall the property be used as a place for storage of scrap metal or other used materials commonly classified as junk. All manufacturing and processing conducted by any owner or lessee shall be conducted entirely within the enclosed area of the buildings.

2. Before commencing construction, all owners or lessees shall submit to the Grantor for approval a preliminary plan showing the location of the building on the lot, building design, and landscaping. All billboards, flashing or moving signs are prohibited and no free-standing sign shall be installed having an area greater than thirty (30) square feet. No building shall be located closer than twenty-five (25) feet to any dedicated or accepted street or road, nor closer than twenty-five (25) feet to any side or rear property line. No building or complex of

buildings shall be erected on the premises which in total will cover an area of more than fifty (50%) per cent of said premises.

3. The owners or lessees shall provide off-street automobile parking facilities. All such areas shall be paved. Any finished or semi-finished products, raw materials, inventory or equipment stored on the property outside of the buildings shall be confined to the rear of said buildings and shall in no instance be placed on the side of any building paralleling an existing or proposed street or road; except that finished goods offered for sale at the premises may be displayed between the building and the lot line nearest the street. Subject to the provisions of said Portland Water District Agreement and such approval as may be required by the said Portland Water District, sample models of such goods offered for sale at the premises may be displayed on said Water District strip. Fuel oil storage tanks as a part of the heating equipment of any establishment shall be permitted only if located underground or within the building. No waste material or refuse shall be dumped upon or permitted to remain upon any part of any property outside of the building constructed thereon.

4. In the event that contiguous lots are under common ownership, such lots shall be treated as a single lot for the purpose of these restrictive covenants.

5. The purchasers of Lots 9 through 20, inclusive, shall not make any use of the Portland Water District strip inconsistent with these restrictions.

6. During a period of two (2) years after date of conveyance before a building has been constructed the Grantee shall not sell the premises without first offering the premises to the Grantor, who shall have sixty (60) days in which to accept. If at the end of two (2) years the Grantee has not commenced construction of a building, then the Grantor may for a period of sixty (60) days demand in writing a reconveyance to the Grantor of the premises. The price to be paid in either case shall be the purchase price of the premises paid at the time of this conveyance.

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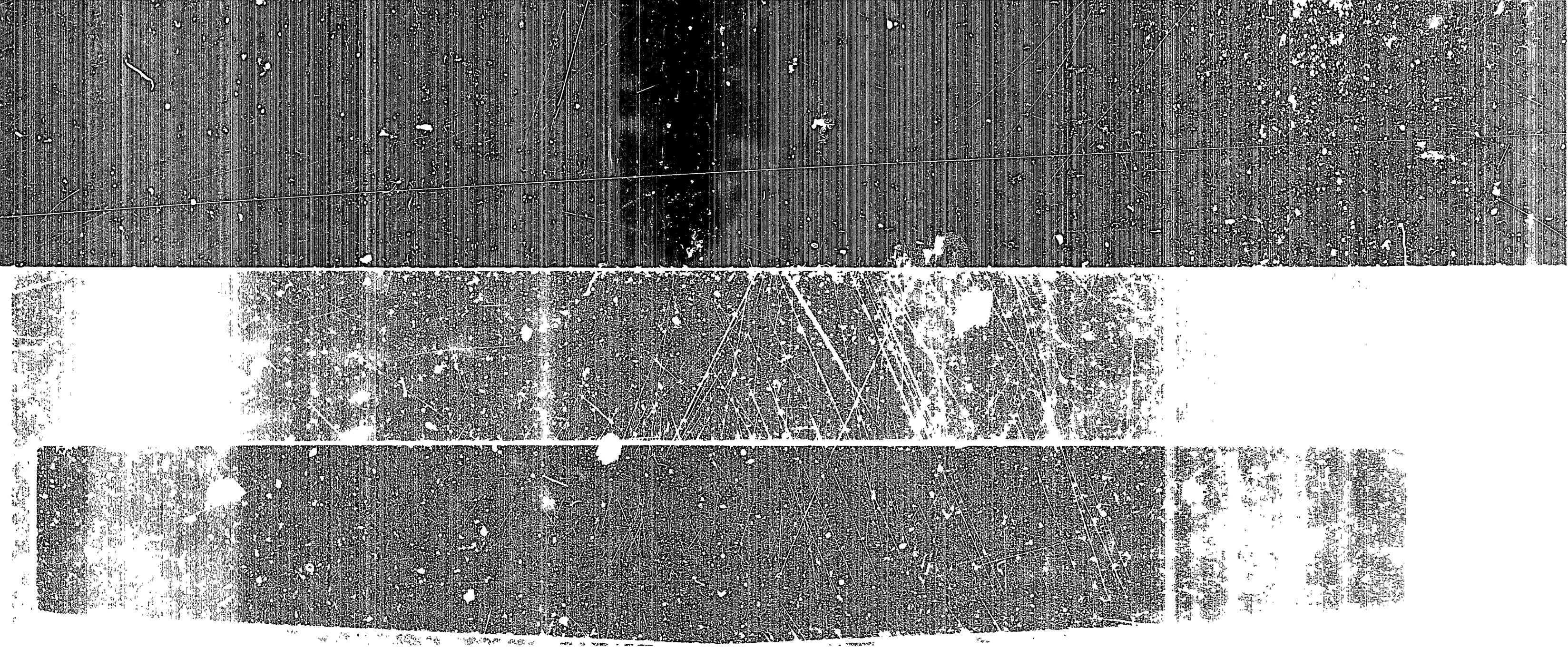
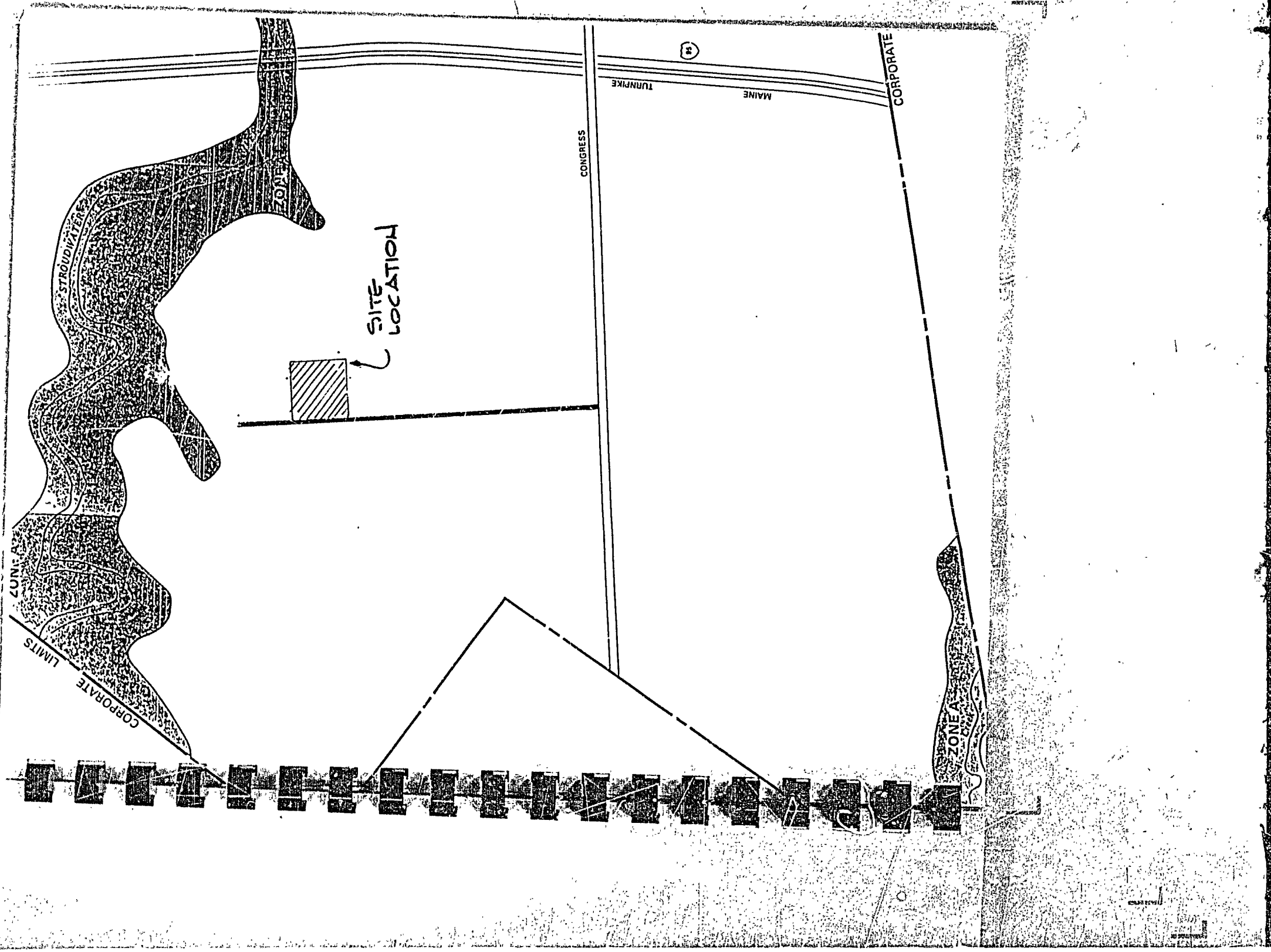



STROUDWATER
ZONE A
SITE LOCATION
CONGRESS
MAINE TURNPIKE
CORPORATE
CORPORATE LIMITS
ZONE A

URBAN HYDROLOGY FOR SMALL WATERSHEDS (TR-55)
PEAK DISCHARGE WORKSHEET
FOR CHAPTER 4 (APPENDICES D & E)

Project Sportline Trophy By N.W. Date 3/26/87

Portland, Maine Checked _____ Date _____

Steps Peak Discharge Computations for up to 3 Storms: Type II, Duration 24 hours.

1. Data: Watershed Condition = Predevelopment (present or future).

Drainage Area (DA) = 1.83 acres. Ave. Watershed Slope (S) = 5-1/2 %.

2. Runoff Curve Number (CN)

Hydrologic Soil Group (Appendix B)	Land Use Description Include Treatment, Practice & Condition (Table 2-2)	CN (Table 2-2) (3)	% or Area (acres) (4)	Product (3)x(4) (5)
C	Woodland Good Condition	70	1.83	128.1
		Totals =	1.83	128.1

CN (weighted) = $\frac{\text{total col. (5)}}{\text{total col. (4)}} \left[\frac{128.1}{1.83}\right]$ = 70 ; use CN = 70

3. Rainfall Frequency (F)

Rainfall Depth (P)

1st Storm	2nd Storm	3rd Storm	
10	25	100	yrs.
4.7	5.5	6.7	inches

4. Runoff Depth (Q)
Use P, CN, and Table 2-1.

5. Basic Peak Discharge (q)
Use S, DA, CN, and Figure D-2.
For graph labeled: (check one)
☐ Flat (S = less than 3%)
☒ Moderate (S = 3% to 7.9%)
☐ Steep (S = 8% & greater)

*6. Watershed Slope Factor
Use S, DA, and Table E-1.

7. Peak Discharge (q_p)
where q_p = Steps #4 x 5 x 6

1.82	2.41	3.37	inches
x			
3.0			cfs/inch of Q
x			
1.05			
=			
5.73	7.59	10.62	cfs

See Steps 8 to 13 for adjustments that may be applicable.

TR-55, CHAPTER 4 (APPENDICES D & E), PEAK DISCHARGE WORKSHEET (CONT.)

Steps Peak Discharge Computations with Adjustments

8. Data: Obtain if Adjustments are Applicable

Ponding and Swampy areas (PND) = 0 acres, — % of DA
Impervious Area (IMP) = 0 acres, — % of DA
Total Hydraulic Length (HL) = 250 feet
Hydraulic Length Modified (HLM) = 0 feet, — % of HL

	1st Storm	2nd Storm	3rd Storm	
Rainfall Frequency (F) from Step 3	10	25	100	yrs.
Peak Discharge (q_p) from Step 7	5.73	7.59	10.62	cfs
	X	X	X	
*9. Ponding and Swampy Area Peak Factor (Use % PND, F, and Tables E-2, 3 or 4. Location in Watershed: ☐ at Design Point (E-2) ☐ Center or Spreadout (E-3) ☐ Upper Reaches (E-4) (check one))	1	1	1	
	X	X	X	
*10. Watershed Shape Peak Factor (Use HL with Figure E-1 and read: Equiv. Drainage Area (EDA) = _____ acres.)	1.0	1.0	1.0	
	X	X	X	
*11. Impervious Area Peak Factor (Use % IMP, CN and Figure 4-1.)	1.0	1.0	1.0	
	X	X	X	
*12. Hydraulic Length Modified Peak Factor (Use % HLM, CN and Figure 4-2.)	1.0	1.0	1.0	
	=	=	=	
13. Adjusted Peak Discharge (q_p)	5.73	7.59	10.62	cfs

Use Figure D-2 graph from Step 5, CN, and EDA for;
Equiv. Peak/Inch Runoff (q_e) = _____ cfs/in.

$$\text{Factor} = \left[\frac{q_e}{q \text{ from Step 5}}\right] \times \left[\frac{DA}{EDA}\right]$$

$$\text{Factor} = \left[\text{———}\right] \times \left[\text{———}\right] =$$

$q_p = q_p$ (from Step 7) x Steps #9 x 10 x 11 x 12

* If the adjustment is not applicable, enter a Factor of 1.0

URBAN HYDROLOGY FOR SMALL WATERSHEDS (TR-55)
PEAK DISCHARGE WORKSHEET
FOR CHAPTER 4 (APPENDICES D & E)

Project Sportline Trophy By N.W. Date 3/26/87

Portland, Maine Checked _____ Date _____

Steps Peak Discharge Computations for up to 3 Storms: Type II, Duration 24 hours.

1. Data: Watershed Condition = Post Development (present or future).

Drainage Area (DA) = 1.83 acres. Ave. Watershed Slope (S) = 2% %.

2. Runoff Curve Number (CN)

Hydrologic Soil Group (Appendix B)	Land Use Description Include Treatment, Practice & Condition (Table 2-2)	CN (Table 2-2) (3)	% or Area (acres) (4)	Product (3)x(4) (5)
C	Woodland Good Condition	70	1.24	86.8
C	Lawn Good Condition	74	.33	24.4
	Impervious	98	.26	25.5
		Totals =	1.83	136.7

CN (weighted) = $\frac{\text{total col. (5)}}{\text{total col. (4)}} \left[\frac{136.7}{1.83}\right] = \frac{74.7}{}$; use CN = 74.7

1st Storm	2nd Storm	3rd Storm	
10	25	100	yrs.
4.7	5.5	6.7	inches

3. Rainfall Frequency (F)

Rainfall Depth (P)

1.81	2.41	3.37	inches
2.5			cfs/inch of Q
1.20			
5.43	7.23	10.11	cfs

4. Runoff Depth (Q)
Use P, CN, and Table 2-1.

5. Basic Peak Discharge (q)
Use S, DA, CN, and Figure D-2.
For graph labeled: (check one) ☐ Flat (S = less than 3%) ☐ Moderate (S = 3% to 7.9%) ☐ Steep (S = 8% & greater)

*6. Watershed Slope Factor
Use S, DA, and Table E-1.

7. Peak Discharge (q_p)
where q_p = Steps #4 x 5 x 6

See Steps 8 to 13 for adjustments that may be applicable.

(TR NOTICE 55-A, September 1981)

TR-55, CHAPTER 4 (APPENDICES D & E), PEAK DISCHARGE WORKSHEET (CONT.)

Steps Peak Discharge Computations with Adjustments

8. Data: Obtain if Adjustments are Applicable

Ponding and Swampy areas (PND) = 0 acres, - % of DA

Impervious Area (IMP) = .26 acres, 14 % of DA

Total Hydraulic Length (HL) = 250 feet

Hydraulic Length Modified (HLM) = 125 feet, 50 % of HL

	1st Storm	2nd Storm	3rd Storm	
Rainfall Frequency (F) from Step 3	10	25	100	yrs.
Peak Discharge (q_p) from Step 7	5.43	7.23	10.11	cfs
	X	X	X	
*9. Ponding and Swampy Area Peak Factor Use % PND, F, and Tables E-2, 3 or 4. Location in Watershed: ☐ at Design Point (E-2) ☐ Center or Spreadout (E-3) ☐ Upper Reaches (E-4) (check one)	1	1	1	
*10. Watershed Shape Peak Factor Use HL with Figure E-1 and read; Equiv. Drainage Area (EDA) = NA acres. Use Figure D-2 graph from Step 5, CN, and EDA for; Equiv. Peak/Inch Runoff (q_e) = ____ cfs/in. Factor = [q_e / q from Step 5] x [DA / EDA]				
	X			
*11. Impervious Area Peak Factor Use % IMP, CN and Figure 4-1.	1.0			
	X			
*12. Hydraulic Length Modified Peak Factor Use % HLM, CN and Figure 4-2.	1.08			
	X			
	1.34			
	=			
13. Adjusted Peak Discharge (q_p) q_p = q_p (from Step 7) x Steps #9 x 10 x 11 x 12	7.86	10.46	14.63	cfs

* If the adjustment is not applicable, enter a Factor of 1.0

SPORTLINE TROPHY
PORTLAND, MAINE
MARCH 26, 1987

$$\frac{\text{Predevelopment peak discharge}}{\text{Postdevelopment peak discharge}} \qquad \frac{7.59}{10.46} \quad .72$$

From figure 7-2 SCS TR55

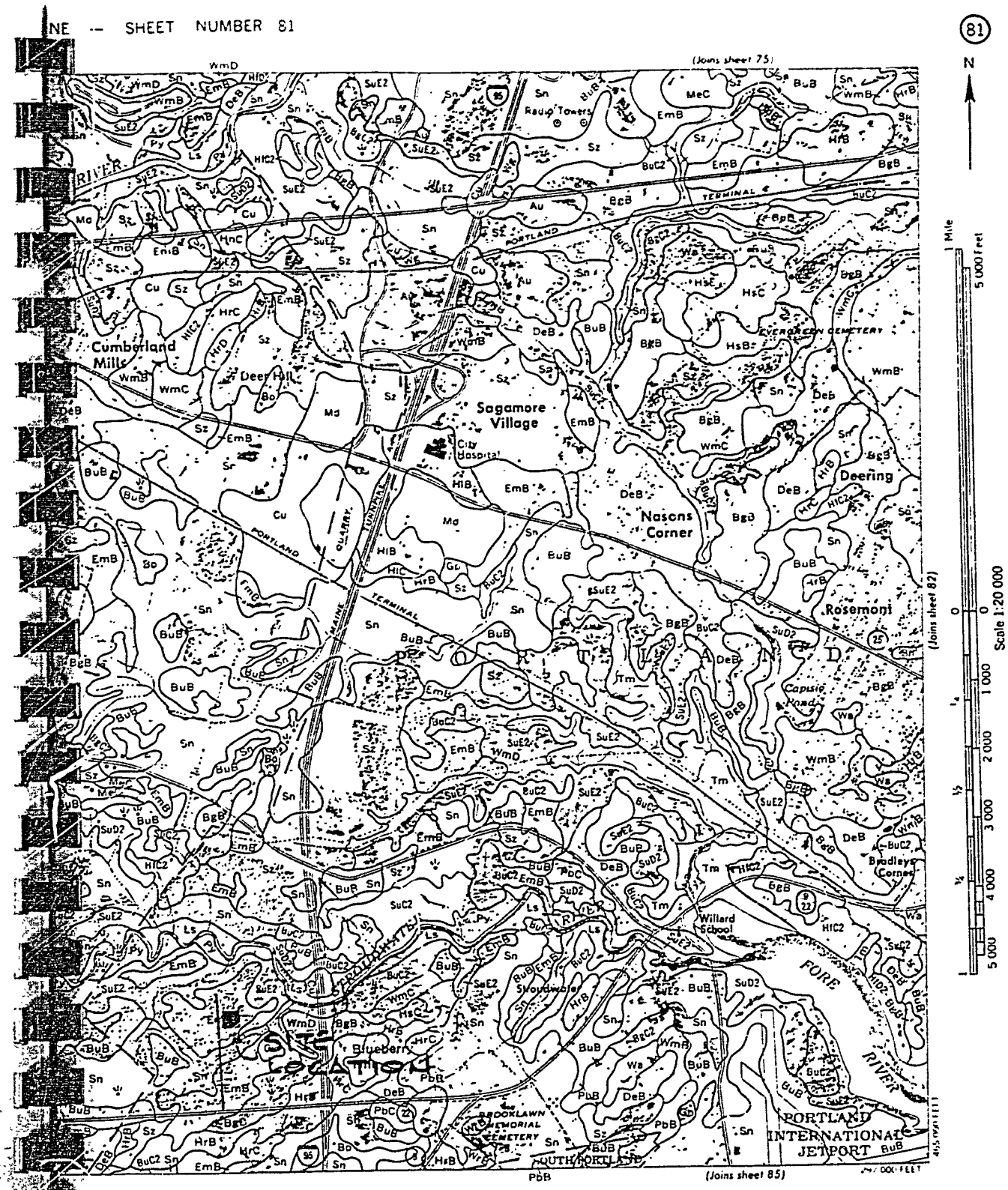
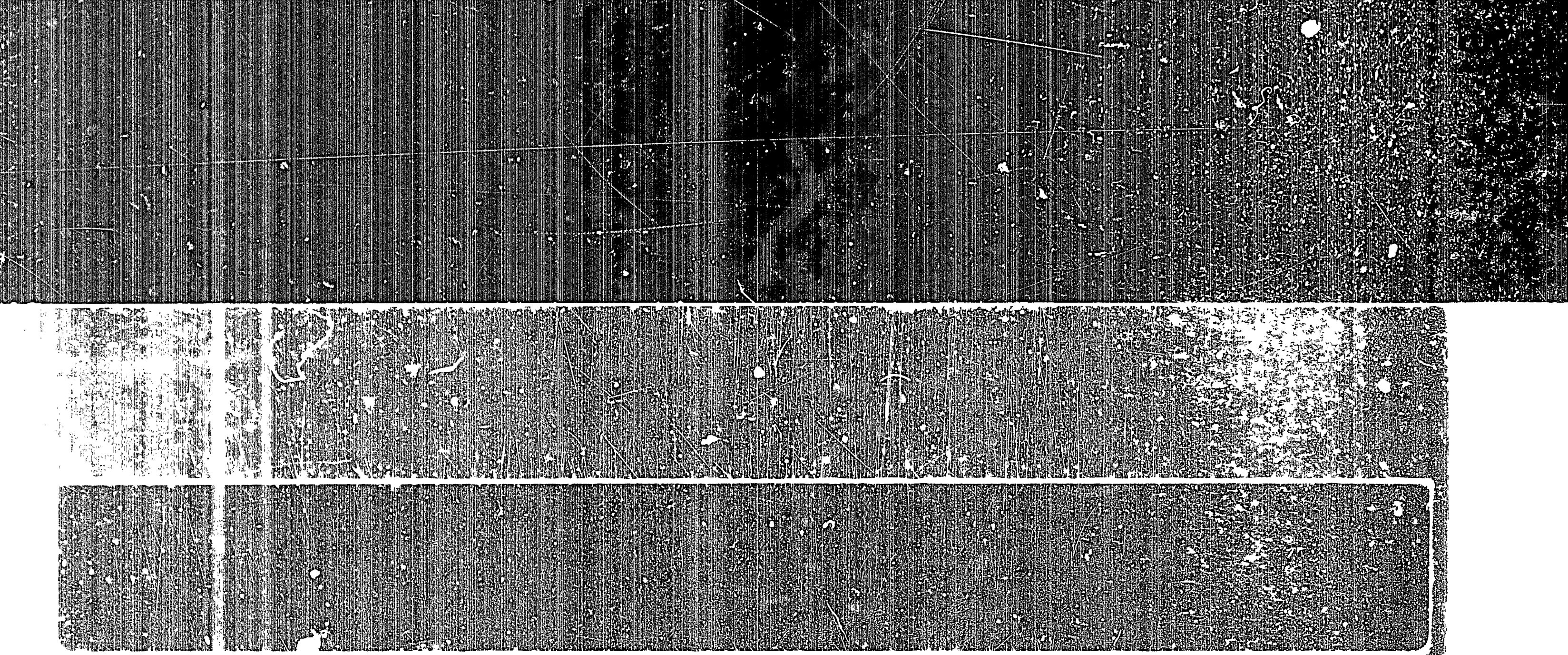
$$\frac{\text{Volume Storage}}{\text{Volume Runoff}} \quad .195$$

Volume of Storage

$$.195 \text{ (1.83 acres) } 2.41 \text{ in. runoff } \frac{1 \text{ ft.}}{12 \text{ in.}}$$

=.072 Acre feet water
=3122 Cubic feet

Due to the limited quantity of impervious surface proposed the increase of peak runoff is minor and will be absorbed by the large amount of retained woodland on site and at the rear of the property. No detention system is required or proposed.

Dale Akeley
Engineering Coordinator
The Sheridan Corporation

NE -- SHEET NUMBER 81