

252-A-7

lot 4 - Pinetree Ind. Parkway

Service Bay

Ryder Truck Rental

add to Spreadsheet



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

I. D. Number _____

Ryder Truck Rental, Inc.

11 September 1996

Applicant *Lot #4 Pine Tree Industrial Parkway*

Application Date

Applicant's Mailing Address

Ryder Truck

Consultant/Agent *Bill Aje
John Brockington - 797-5317*

Project Name/Description

Address of Proposed Site

252-A-007

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 ___ New Building Building Addition ___ Change of Use ___ Residential
 ___ Office ___ Retail ___ Manufacturing ___ Warehouse/Distribution ___ Other (specify) *WAREHOUSE/Service Bay*

2,400 Sq Ft

257,004 Sq Ft/

Proposed Building Square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan *300.00* subdivision _____

Approval Status:

Reviewer *Kandice Talbot*

- Approved **Approved w/Conditions** listed below Denied

- 1. dumpster shall be enclosed prior to issuance of*
- 2. certificate of occupancy*
- 3. three (3) pine trees shall be added to the rear of the*
- 4. property ~~is~~ near the southwest ~~corner~~ ^{corner} of the building*

Approval Date *10/10/96* Approval Expiration *10/10/97* Extension to _____
 date date

Additional Sheets Attached

Condition Compliance _____
 signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Address: _____

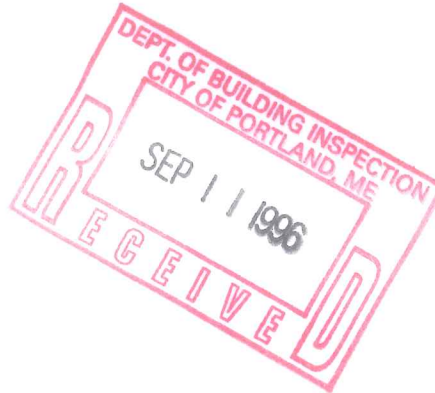
CASCADE CONSTRUCTION INC.

GENERAL CONTRACTORS
CONSTRUCTION MANAGERS

400 Riverside Street
Portland, Maine 04103
(207) 797-5317
Fax (207) 878-6829

September 10, 1996

Re: Rider Truck Rental, Inc.
Building Extension
Pine Tree Industrial Parkway
Portland, Maine



SITE PLAN REVIEW

Written Statement

Owner: Ryder Truck Rental, Inc.
Lot 4 - Pine Tree Industrial Parkway
Portland, Maine

Anticipated Cost of Construction: \$96,000 for foundation & structure plus plumbing.

- 1) The development consists of an 30' extension to the existing 80' wide truck repair building. The new addition will extend into the existing paved parking area at the rear of the building. This will be an additional repair bay with two (2) 14x14 overhead doors for drive thru of trucks. The 30x80 building extension will be matching the existing bays in all respects and will be a pre-engineered metal building. Its purpose will be for the repair and maintenance of trucks, similar to the four existing bays.
- 2) The total site, including the expanded parking lot consists of approximately 6.4 acres, plus or minus. The existing building is approximately 13,120 square feet. **This addition is 30x80, or 2,400 square feet.**
- 3) There are no existing or proposed easements to be placed on the property. A previously existing easement to Westbrook Arterial Right of Way to the City of Portland has been released and no longer exists (see plan).
- 4) No solid wastes will be developed by the addition.
- 5) All water, sewer, streets, oil/water separation facilities and parking requirements are already in place.

- 6) The proposed addition will not effect the existing stormwater management plan currently in place at this time. There will be no changes in the existing as a result of the addition.
- 7) Construction Sequence: This will require approximately two months from mobilization to completion and will proceed as follows:
- a) Cut & remove pavement & concrete apron only to the perimeter of the building foundation
 - b) Excavate for foundation within the sawcut pavement
 - c) Place foundation, floor drains & slab on grade, obtain cure time and,
 - d) Erect Steel frame and metal siding to match existing. Tie roofing & siding into the existing building.
 - e) Install overhead doors and manddoors.
 - f) Install propane heaters to match existing, tie into existing propane supply.
 - g) Complete.
- 8) We do not anticipate that determination or permitting from federal or state regulatory is required for this addition. No permitting other than Building Permits are being requested.
- 9) With respect to financing, this addition will be internally financed by the Owner, Ryder Truck Systems, Inc., a publicly held corporation listed on the New York Stock Exchange and a Fortune 500 Company. Cascade Construction has also bonded this job.
- 10) Ryder Truck is the Owner of The property located at Lot #4, Pine Tree Industrial Parkway, Portland. See enclosed copy of deed.
- 11) The only "natural" area on the site is the existing wetland compensation area located in the extreme Northwesterly corner of the site. This was proposed and delineated in 1991 and remains today. The new addition will in no way change or impact this area. The addition does not change sheet flow of water, hard surface areas or increase drainage in any way. Site drainage is currently away from this area and will remain so after construction.

Respectfully submitted,


John Brockington
Project Manager

cc: Rodney Schlenker - Ryder Truck



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

I. D. Number _____

Applicant Ryder Truck Rental, Inc.
Lot #4 Pine Tree Industrial Parkway

11 September 1996
Application Date
Ryder Truck

Applicant's Mailing Address
Cascade Construction

Project Name/Description
Lot #4 Pine Tree Ind Pkwy/Rand Rd

Consultant/Agent Bill Aja
John Brockington - 797-5317

Address of Proposed Site
252-A-007

Applicant or Agent Daytime Telephone, Fax _____

Assessor's Reference: Chart-Block-Lot _____

Proposed Development (check all that apply):
 New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) XXXXXXXXXX/Service Bay

Proposed Building Square Feet or # of Units 2,400 Sq Ft Acreage of Site 257,004 Sq Ft/ Zoning _____

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer James Seymour

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 10/10/96 Approval Expiration 10/10/97 Extension to _____ date date Additional Sheets Attached

Condition Compliance James Seymour signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Address: Lot #4 Pine Tree Ind Parkway/Rand Rd Ryder Truck

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 17, 1996

Ryder Truck Rental, Inc.
Lot # 4 Pine Tree Industrial Parkway
Portland, Maine

RE: Lot # 4 Pine Tree Ind. Parky.

Dear Mr. Sir,

Your application to construct service bay and to make interior renovations has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable State and Federal laws.

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET.

Site Plan Review Requirements

Building Inspection : Approved M. Schmuckal
Development Review Coordinator : Approved J. Seymour
Fire Dept.: Approved Lt. McDougall
Planning Div.: Approved with conditions that the dumpster shall be enclosed prior to the issuance of the certificate of occupancy. 2. Three (3) pine trees shall be added to the rear of the property near the southwest corner of the building . K. Talbot

Building and Fire Code Requirements

1. Please read and implement items 14,15,16,17 of the Building Report & 16 of the Fire Report.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

cc: M. Schmuckal, K. Talbot, Lt. MacDougall
J Seymour



CITY OF PORTLAND

October 16, 1996

Mr. Bill Aja
Cascade Construction
400 Riverside Street
Portland, ME 04101

Re: Lot 4, Pine Tree Industrial Parkway, Rand Road

Dear Mr. Aja:

On October 10, 1996 the Portland Planning Authority granted minor site plan approval for a 2,400 sq. ft. service bay addition at Ryder Truck Rental, Lot 4, Pine Tree Industrial Parkway, Rand Road with the following conditions:

1. Existing dumpster shall be enclosed prior to issuance of certificate of occupancy.
2. Three (3) Pine trees shall be planted to the rear of the property near the southwest corner of the building.

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

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

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

O:\PLAN\DEVRE\PROJECTS\RANDRD\APPRVL\TR.WPD

4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
6. The Development Review Coordinator (874-8300, ext. 8722) must notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact the Planning Staff at 874-8300, ext. 8901.

Sincerely,



Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
Kathi Staples PE, City Engineer
Development Review Coordinator
William Bray, Deputy Director/City Traffic Engineer
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File



Key Bank of Maine
South Portland, Maine 04106 125

DUPLICATE

GENERAL RECEIPT

CITY OF PORTLAND, MAINE

DEPARTMENT POD DATE 10/10/96
 RECEIVED FROM Ryder Truck Rental
 ADDRESS Cascade Construction

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	Engineering Fee		400.00
	Job #		
	960911		
	Ryder Truck		
	Rand Rd		

CASH CHECK OTHER TOTAL 400.00

RECEIVED BY 11661 K. Talbot

GBF INFORMATION SYSTEMS Box 878, Portland, ME 04104 (207) 773-1482
Commercial Printing • Business Forms • Advertising Specialties • Labels 200747-BP

CASCADE CONSTRUCTION INC.
39 DARLING AVE. PH. 207-773-7178
SOUTH PORTLAND, ME 04106

1661

52-60/112

DATE 10/10/96

\$ 400.00

DOLLARS



PAY TO THE ORDER OF City of Portland
Four hundred and 00/100
Cascade Construction
Ryder

MP

⑆001661⑆ ⑆011200608⑆ 191254000232⑆

THIS CHECK IS DELIVERED FOR PAYMENT ON THE ACCOUNTS LISTED

Post-It™ brand fax transmittal memo 7671		# of pages > 10
To <u>R. Schlenker</u>	From <u>Julia</u>	
Co.	Co.	
Dept.	Phone #	
Fax #	Fax #	

02:1977

STATUTORY SHORT FORM OF WARRANTY DEED

MAINE REAL ESTATE TRANSFER TAX PAID

PRESUMPCOT ASSOCIATES, INC., a Maine corporation with its principal place of business in Portland, County of Cumberland and State of Maine and with a mailing address of P. O. Box 882, Portland, Maine 04104, for consideration paid, grants to RYDER TRUCK RENTAL, INC. of Miami, County of Dade and State of Florida 33102 and with a mailing address of 3600 N.W. 82nd Ave., Miami, Florida 33102, with warranty covenants, the land in the City of Portland, County of Cumberland and State of Maine, subject to and with the benefit of the easements, rights, covenants and restrictions as set forth on Schedule A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Presumpcot Associates, Inc. by its President, Joseph W. Bourque, thereunto duly authorized, has executed this deed this 27th day of May, 1988.

WITNESS:

Thomas G. Leahy

PRESUMPCOT ASSOCIATES, INC.
 by Joseph W. Bourque
 Joseph W. Bourque
 its President

State of Maine
 Cumberland, ss.

May 27, 1988

Personally appeared the above named Joseph W. Bourque in his capacity as President of Presumpcot Associates, Inc. and acknowledged the execution of the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Presumpcot Associates, Inc.

Before me,
Thomas G. Leahy
 Notary Public
 Attorney at Law

Please print name Thomas G. Leahy

SCHEDULE A

A certain lot or parcel of land with any improvements now or hereafter constructed thereon being lot #4 on a Plan of Pine Tree Industrial Park subdivision made for Presumpscot Associates, Inc. prepared by Dearborn/Whited dated August 8, 1986 by the City of Portland Planning Board February 3, 1987 approved and recorded in the Cumberland County Registry of Deeds in Book 160, Page 55. Said lot consists of 5.9 acres, more or less.

This conveyance is made subject to: a) the covenants and restrictions set forth on the aforesaid plan, which are incorporated herein by reference; b) a drainage maintenance agreement with the City of Portland dated June 6, 1986 recorded in the Cumberland County Registry of Deeds in Book 7220, Page 201 and referred to on said plan, lot 4 is restricted such that the natural drainage channel and stormwater detention basin located on said lot as shown on the above referenced plan shall not be altered or obstructed; c) an easement to the City of Portland dated June 5, 1986 and recorded in said Registry in Book 7207, Page 121.

This conveyance is made subject to and with the benefit of the Protective Covenants and Restrictions for Pine Tree Industrial Park, as set forth in a deed from Presumpscot Associates, Inc. to Maine Beverage Container Services, Inc. dated August 13, 1986 and recorded in Book 7322, Page 15 as amended January 20, 1988 and recorded in Book 8191, Page 113. A copy of said Protective Covenants are attached hereto and incorporated herein by reference.

Also conveying the right, in common with all other owners of lots on said plan, over all roads designated on said plan from the present end of Rand Road, across the Portland Terminal location, and over Rand Road extension and the Pine Tree Industrial Parkway, for access by vehicles and otherwise, as well as for the placement of utility lines, including sewer and water pipelines, power and telephone lines, the exact location of such utility lines to be determined by the Grantor, subject to a pole line easement from Presumpscot Associates, Inc. to Central Maine Power Company and New England Telephone and Telegraph Company dated November 18, 1986 recorded in the Cumberland County Registry of Deeds in Book 7831, Page 305 to run transmission lines along Pine Tree Industrial Parkway.

The lots in Pine Tree Industrial Park are part of a tract of land acquired by Presumpscot Associates, Inc. by two deeds; (1) deed of Gordon F. Bloom dated December 18, 1985, recorded in the Cumberland County Registry of Deeds in Book 7026, Page 179; (2) deed of the City of Portland dated June 5, 1986 recorded in the Cumberland County Registry of Deeds in Book 7207, Page 121. Reference is further made to the conveyance of a crossing easement from the Portland Terminal Company to Presumpscot Associates, Inc. dated June 6, 1986 recorded in said Registry in Book 7207, Page 125, and a utility crossing easement from Portland Terminal Company to Presumpscot Associates, Inc. dated June 10, 1987 recorded in said Registry in Book 7945, Page 25.

DKR305PG0281

Park Covenants and Restrictions
PINE TREE INDUSTRIAL PARK
(As amended January 20, 1988)

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 or modified upon the written agreement of the owners or lessees of at least five (5) of the seven (7) lots in the Pine Tree Industrial Park; 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 seven (7) lots in Pine Tree Industrial Park. Any waiver, abandonment, termination, modification or alteration shall become effective when approved in writing and filed in the Cumberland County Registry of Deeds.

1. Land Use.

Said premises shall be used for industrial or commercial uses only. The initial specific industrial or commercial use to be made of the premises must be approved in advance by the directors of Presumpscot Associates, Inc., or its successors or assigns, as the developer of the Pine Tree Industrial Park. The following specific types of industries or businesses are prohibited upon the premises: tanneries, glue factories, fertilizer plants, cement plants, asphalt processing plants, oil refineries, soap or fat rendering plants, fish processing plants, stock yards, or artificial gas manufacturing plants and rubber manufacturing plants, electrical generation facility on Lot 6 without the prior written approval of David J. Turitz, should he be the buyer of Lot #5, or a corporation owned or controlled by David J. Turitz who then owns Lot #5. All manufacturing and processing conducted by an owner or lessee of any lot shall be conducted entirely within the enclosed area of buildings, provided however, that if outside processing is unavoidable, it shall be concealed from view by a screen complementary to, or conforming to design of, the building. The provisions of this paragraph shall not prevent the storage of glass, aluminum, metal, or other products related to beverage containers proposed to be processed or recycled by Maine Beverage Container Services, Inc., its successors or assigns, upon the lot to be acquired by that corporation, pending the loading, transport and removal of such product by Maine Beverage Container Services, Inc., its successors or assigns.

2. Site Plan

All proposed owners or lessees of lots shall submit to the Grantor a preliminary plan showing the general design of the property location, the proposed building construction, and proposed landscaping of the area surrounding the building. Such

plans shall have all information required by the City of Portland for Site Plan Review. All final plans shall be subject to the approval of the Grantor, Presumpscot Associates, Inc.

3. Building Setback

No building shall be located closer than fifty (50) feet from the Pine Trees Industrial Parkway or Rand Road, nor closer than fifty (50) feet from any side or rear property line, provided by vote of a majority of lot owners in the Park such setbacks may be reduced to not less than that required by the City of Portland.

4. Maximum building area

No structure or aggregate of structures shall occupy more than one-half (1/2) of the lot area, provided by vote of a majority of lot owners in the Park, such bulk requirement may be reduced to not less than that required by the City of Portland.

5. Parking/Storage

All proposed owners or lessees of lots shall provide off-street automobile parking facilities, subject to the approval of the Grantor, at the rate of one (1) parking space for each one and a half employees based upon the projected largest shift. No personnel parking area is to be used for storage of materials or vehicles other than passenger vehicles. Freight car or truck storage shall be separately provided. All such automobile parking areas shall be paved. Any finished or semi-finished products stored on the property outside of the buildings shall be confined to the side and rear of the buildings or otherwise screened. Fuel oil storage tanks as part of the heating of any of the building may be permitted only if located underground. No waste material or refuse shall be dumped upon or permitted to remain upon any of the property outside of the building constructed thereon, with the exception of glass, aluminum, metal, or other beverage related products processed by Maine Beverage Container Services Inc., its successors or assigns.

6. Landscaping

All trees shall be preserved to the extent they do not interfere with the buildings or pavement. All cleared areas shall be landscaped and properly maintained. Tree plantings and shrubbery shall be planted along the front and side areas of the building.

7. Signs

All billboards, flashing or moving signs are prohibited. Signs to identify the owner or lessee of the lot are permitted, provided they are restricted to identifying the uses or articles produced or services rendered on the premises.

8. Allocation of Certain Costs/Liabilities

A. Pending construction of the roadway from the present terminus of Rand Road over and across the Portland Terminal Company railroad location and through the Pine Tree Industrial Park Subdivision, said roadway shall be private. The City of Portland has agreed to accept the roadway as a public road, including converting the private railroad crossing over Portland Terminal Company location to a public crossing. After such acceptance by the City of Portland, all future cost of plowing and maintaining the roadway shall be the responsibility by the City of Portland. Prior to such acceptance, the plowing and maintenance costs of the roadway, after construction by the Grantor, shall be shared and paid for equally by the owners of the seven (7) lots including Grantor to the extent Grantor owns one or more lots.

B. All costs for insurance, including specifically public liability and property damage insurance in connection with the private crossing over Portland Terminal Company railroad location shall be share equally by the owners of the seven (7) lots. Such seven (7) lot owners shall share equally the cost of any uninsured claim that may arise against them or the Grantor, and agree to indemnify and hold the Grantor harmless from such costs, to the extent Grantor has conveyed any of the seven (7) lots.

C. In the event Grantor acquires the fee interest in, or legal rights to erect and maintain a sign upon, a small parcel of land at the Northwesterly corner of the intersection of Rand Road and Brighton Avenue, all costs in connection therewith, including all costs of acquisition, construction of a sign and related improvements, future maintenance and future taxes, shall be borne equally by the owners of the seven (7) lots.

D. The City of Portland Planning Board has required Grantor to execute a DRAINAGE MAINTENANCE AGREEMENT dated June 6, 1986 and referred to on the recorded park plan. The Grantee, by acceptance of this deed, agrees to assume the responsibility for such maintenance, including the full costs of such maintenance on a pro-rata basis with the owners of all seven (7) lots in the park. Said DRAINAGE MAINTENANCE AGREEMENT is recorded in the Cumberland County Registry of Deeds in Book 7220, Page 201.

RECORDED
REGISTERED DEEDS

1988 MAY 27 PM 3:13

CUMBERLAND COUNTY 3

James J. Walsh

STATE OF MAINE
CUMBERLAND, SS.

Registry of Deeds

The within writing is hereby certified to be a

True Copy

of the record of a Warranty Deed

From Presumpscot Associates, INC.

To Ryder Truck Rental, INC.

received at said Registry of Deeds on the

May 27 day of

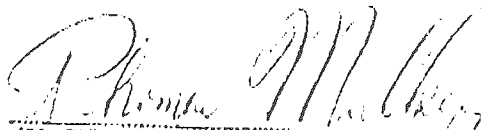
A. D. 1988, at

3 o'clock 13m P.M. and recorded in

Book 8305 Page 279

By James J. Walsh, Register

Attest October 24, 1988


DEPUTY REGISTER OF DEEDS

030436

QUITCLAIM DEED WITHOUT COVENANT
(RELEASE DEED)
MAINE STATUTORY SHORT FORM

KNOW ALL MEN BY THESE PRESENTS that Presumpscot Associates, Inc., a Maine corporation, having a principal place of business in Portland, County of Cumberland and State of Maine for consideration paid, releases to Ryder Truck Rental, Inc. of Miami, County of Dade and State of Florida, whose mailing address is 3600 N.W. 82nd Ave., Miami, Florida 33102, the land in Portland, County of Cumberland, State of Maine, described as follows:

That portion of Lot #4 on a revised Plan of Pine Tree Industrial Park subdivision made for Presumpscot Associates, Inc. dated January 1, 1988 and recorded on August 30, 1988 in the Cumberland County Registry of Deeds in Book 173, Page 46 which is not within the description of Lot 4 as shown upon the prior plan of Pine Tree Industrial Park subdivision, made for Presumpscot Associates, Inc., dated August 8, 1986 and recorded in the Cumberland County Registry of Deeds Plan Book 160, Page 55.

The plan of Pine Tree Industrial Park Subdivision made for Presumpscot Associates, Inc. dated August 8, 1986 and recorded in said Registry of Deeds in Plan Book 157, Page 16 was revised by supplemental plan dated August 8, 1986 and recorded in Plan Book 160, Page 55 for the sole purpose of reflecting a division of lot #3 and creation from the original lot #3 of lots #301 and #302. The plan was subsequently amended to add lot #8, acquired by Presumpscot Associates, Inc. from Central Maine Power Company by deed dated September 15, 1987 and recorded in said Registry of Deeds in Book 7989, Page 124, to correct a typographical error in frontage on Pine Tree Industrial Parkway of lot #7 and to make certain other minor adjustments to the lots resulting from a realignment of Pine Tree Industrial Parkway.

The purpose of this deed and a proposed deed from the Grantee to the Grantor is to confirm and establish the legal description based upon the most recent plan dated January 5, 1988 and recorded in Plan Book 173, Page 46.

Fleet Bank, successor to Norstar Bank of Maine, joins as Grantor and releases its interest in the above property and no other from the operation and effect of a mortgage from the above Grantor to Norstar Bank of Maine dated July 22, 1986 and recorded in said Registry in Book 7282, Page 239.

WITNESS our hands and seals this 4th day of the month of OCTOBER, 1989.

WITNESS

Alison V. Brown

State of Maine
Cumberland, ss.

PRESUMPCOT ASSOCIATES

by Joseph W. Bourque
Joseph W. Bourque
its President

FLEET BANK

by Sterling G. Williams
Sterling G. Williams
its Vice President

October 4, 1989

Personally appeared the above named Presumpscot Associates by Joseph W. Bourque, its President and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Presumpscot Associates.

Before me,

Beth A. Beaudry
Notary Public

Print Name BETH A. BEAUDRY
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MAY 15, 1995

State of Maine
Cumberland, ss.

October 4, 1989

Personally appeared the above named Fleet Bank by Sterling G. Williams, its Vice President and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Fleet Bank.

Before me,

Alison V. Brown
Notary Public

Print Name ALISON V. BROWN
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JUNE 5, 1993

SEAL

Before me,

Notary Public/Attorney at law

RECEIVED
RECORDS REGISTRY OF DEEDS

1990 JUL -3 AM 10:04

CUMBERLAND COUNTY

Alison V. Brown

030430

QUITCLAIM DEED WITHOUT COVENANT
(RELEASE DEED)
MAINE STATUTORY SHORT FORM

COPY

KNOW ALL MEN BY THESE PRESENTS that Ryder Truck Rental, Inc. of Miami, County of Dade and State of Florida for consideration paid, releases to Presumpscot Associates, Inc., a Maine corporation with a principal place of business in Portland, County of Cumberland and State of Maine and with a mailing address of P. O. Box 882, Portland, Maine 04104, the land in Portland, County of Cumberland, State of Maine, described as follows:

That portion of Lot #4 on a Plan of Pine Tree Industrial Park subdivision made for Presumpscot Associates, Inc. dated August 8, 1986 and recorded in the Cumberland County Registry of Deeds in Book 160, Page 55 which is not within the description of Lot 4 as shown upon a revised plan of Pine Tree Industrial Park subdivision, made for Presumpscot Associates, Inc., dated January 5, 1988 and recorded August 30, 1988 in Cumberland County Registry of Deeds Plan Book 173, Page 46.

Ryder Truck Rental, Inc. acquired lot #4 on said plan recorded in Plan Book 160, Page 55 by deed of Presumpscot Associates dated May 27, 1988 and recorded in said Registry of Deeds in Book 8035, Page 279.

The plan of Pine Tree Industrial Park subdivision made for Presumpscot Associates, Inc. dated August 8, 1986 and recorded in said Registry of Deeds in Plan Book 157, Page 16 was revised by supplemental plan dated August 8, 1986 and recorded in Plan Book 160, Page 55 for the sole purpose of reflecting a division of lot #3 and creation from the original lot #3 of lots #301 and #302. The plan was subsequently amended to add lot #8, acquired by Presumpscot Associates, Inc. from Central Maine Power Company by deed dated September 15, 1987 and recorded in said Registry of Deeds in Book 7989, Page 124, to correct a typographical error in frontage on Pine Tree Industrial Parkway of lot #7 and to make certain other minor adjustments to the lots resulting from a realignment of Pine Tree Industrial Parkway.

The purpose of this deed and a proposed deed from the Grantee to the Grantor is to confirm and establish the legal description based upon the most recent plan dated January 5, 1988 and recorded in Plan Book 173, Page 46.

WITNESS my hand and seal this 21 day of the month of March, 1990.

WITNESS

Don Wilkoff

Ryder Truck Rental, Inc.

by Don Napoli
its Director - Prop. + Const.

SEAL

DE
3/21/90

State of FLORIDA
DADE cnty., ss.

MARCH 21, 1990

Personally appeared the above named Don Napoli
in his capacity as Director - Prop. + Const. of Ryder Truck Rental, Inc.
and acknowledged the foregoing instrument to be his free act and
deed and the free act and deed of Ryder Truck Rental, Inc..

Before me,

Penny Thompson

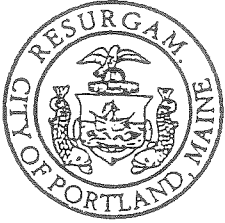
Notary Public/Attorney at law

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. DEC. 5, 1991
BONDED THRU GENERAL INS. UNO.

Penny Thompson

SEAL

RECEIVED
RECORDED REGISTRY OF DEEDS
1990 JUL -3 AM 9:58
CUMBERLAND COUNTY



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement Office

FROM: James Seymour, Development Review Coordinator

DATE: March 3, 1997

RE: 131 Pinetree Industrial Parkway, Ryder Truck Rental

I have reviewed the Ryder Truck site plan and believe it is acceptable to issue a Temporary Certificate of Occupancy. Please find listed below the following condition, which will be need to be addressed before a Permanent Certificate of Occupancy can be issued.

1. The three pine trees shall be planted along the rear of the property near the southwest corner of the building.
 2. The dumpster shall be enclosed.
- cc: Kathi Staples, P.E., City Engineer

56.1

56.4

14' WIDE x 6" THICK
P.C.C. DOLLY DROP
PAD.

4K BULK
OIL

4K WASTE
OIL

12 SPACES @ 12' x 50'

51'-8"

TANK FARM

12 K DIESEL
12 K DIESEL
10 K UNLEADED
TRENCH DRAIN

32' x 6'
BUILDING

FUEL ISLAND
WITH CANOPY

ACCESS RISERS

RISERS

MOIL WATER SEPARATOR
P TO GRIT TANKS

2" FIBER GLASS

11K GRIT TANK
11K OIL/WATER
SEPARATOR

VENT
RISERS

SUMP

550 GAL
SEPARATOR
OIL

5' SIDEWALK

FILL RISERS
MONITOR RISERS

3" FIBER
GLASS
SUCTION LINE

REMOVE

7 SPACES @ 12' x 50'

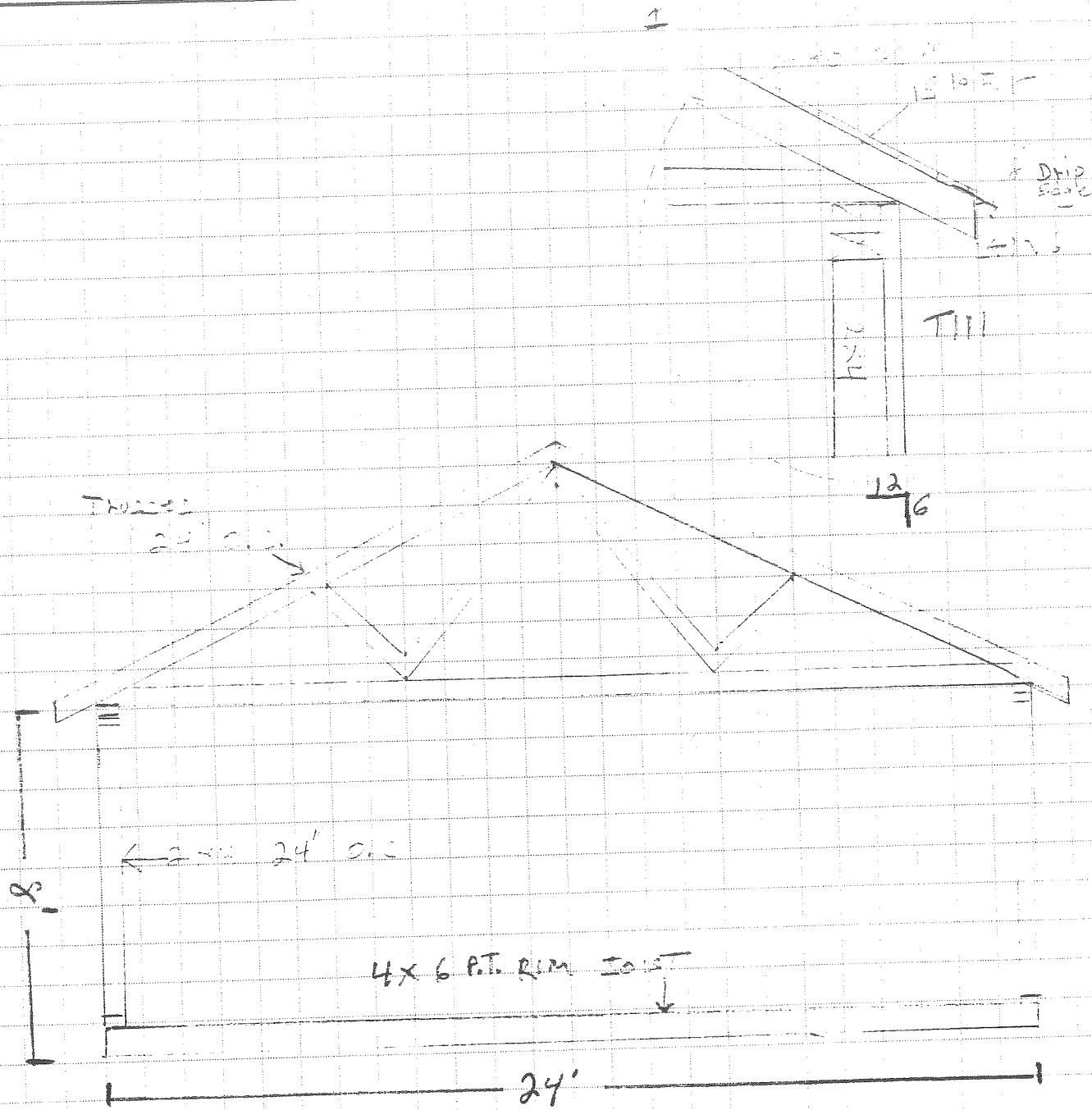
DELETE STRIPING
FOR ACCESS LANE
TO PARKING AREA
EXPANSION

57.23

56.83

57

56.1



42-7-0-10

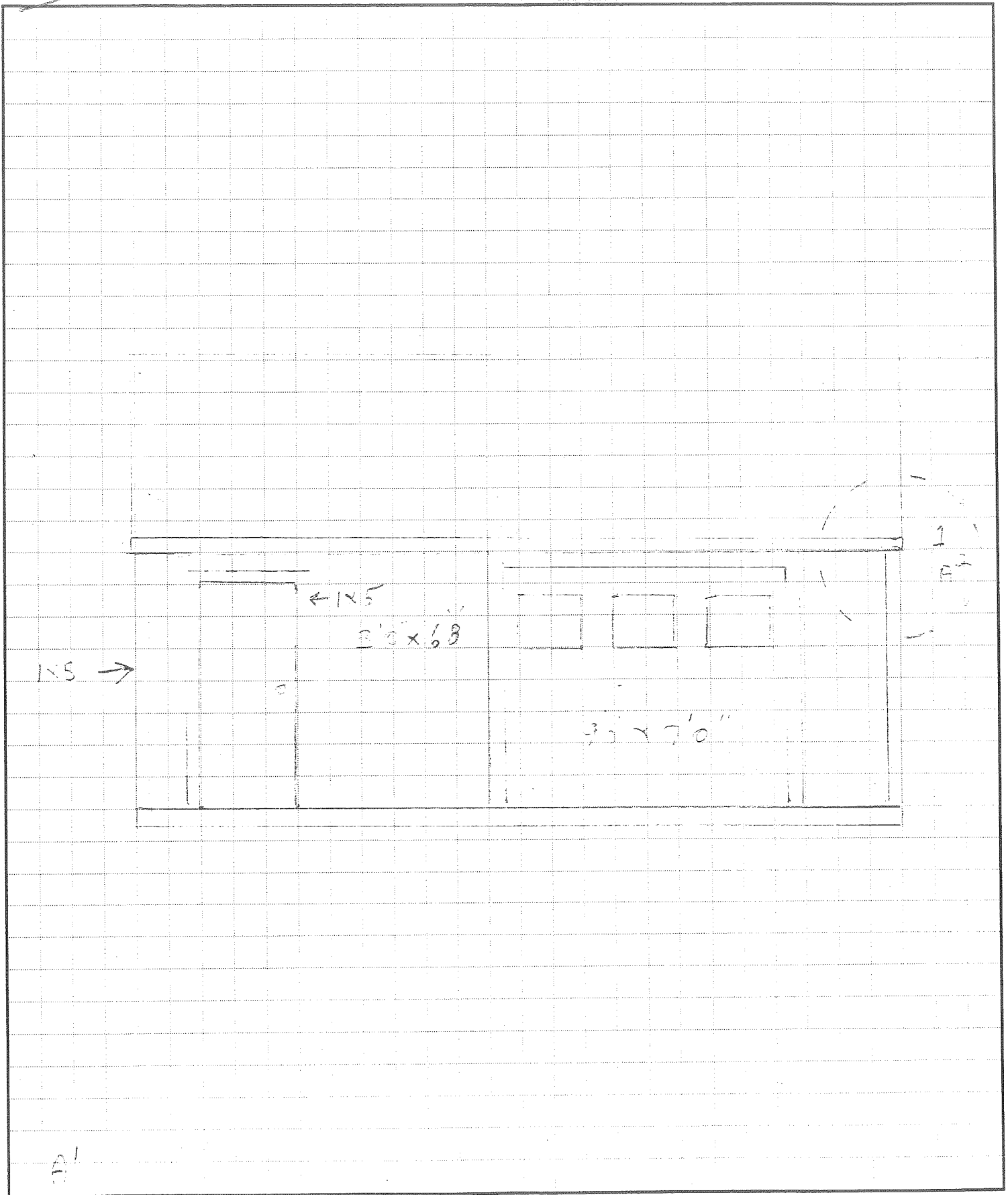
20 LL CTR PANEL B.C.

D.P.

100, 000, 0000

CHECKED BY _____ DATE _____

SCALE _____



TO: Code Enforcement Office
FROM: James Seymour, Development Review Coordinator
DATE: March 3, 1997
RE: 131 Pinetree Industrial Parkway, Ryder Truck Rental

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1. The three pine trees shall be planted along the rear of the property near the southwest corner of the building.

cc: Kathi Staples, P.E., City Engineer

CITY OF PORTLAND

June 18, 1997

Ms. Kathy Alves

RE: 131 Pine Tree Industrial Parkway

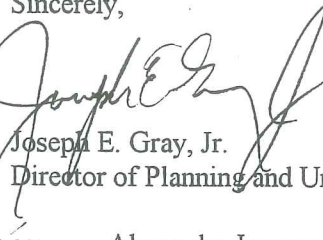
Dear Ms. Alves:

On June 5, 1997 the Portland Planning Authority granted approval for revisions to the Ryder Truck Rental site plan at 131 Pine Tree Industrial Parkway for a 24 ft. x 24 ft. storage shed to replace an existing shed.

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

If there are any questions, please contact the Planning Staff.

Sincerely,



Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
Kathi Staples PE, City Engineer
Development Review Coordinator
William Bray, Deputy Director/City Traffic Engineer
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Assistant Director of Economic Development
Approval Letter File

O:\PLANDEVREV\WPINET\131\LETTERS\ALVE6-18.WPD



100
York &
Rand

RTS

February 10, 1998

TO: Amy Powers- City of Portland Code Enforcement Officer

FROM: Scott Harvey- Ryder Transportation Services

SUBJECT: Occupancy / Building Permit Requirements- Revisions

Dear Ms. Powers,

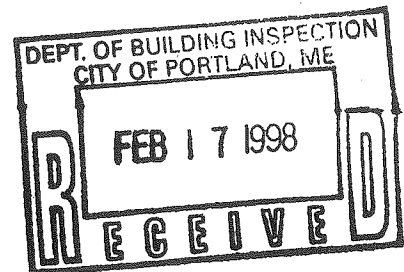
As per our recent conversations, I am formally requesting an extension of time in regards to building an enclosure around our dumpsters located at 131 Rand road. Due to personnel changes, this requirement was overlooked and was brought to my attention when I received your letter dated Jan. 16, 1998. After meeting with you and gathering the information needed to bring this facility into city compliance, it was determined that more time would be needed. (Mainly due to the frost in the ground.) I am actively pursuing this matter and will keep you informed of our status. My intentions are to bring this facility into full compliance before May 30, 1998. This extension in time will allow me to erect a permanent, well built enclosure surrounding the two dumpsters, and acquire and plant three (3) city approved pine trees.

Thank you for your time, patience, and help in these matters. Please contact me at 761-9084, ext. 203 with any questions or comments.

Sincerely,

A handwritten signature in cursive script that reads "Scott Harvey".

Scott Harvey
Ryder Transportation Services



cc: Richard Cibos- RTS CBU 3314 GM
John Simone- RTS FFM
file

Ryder Transportation Services
131 Rand Road
Pinetree Industrial Park
Portland, Maine 04102
Tel 207 761 9084 Fax 207 874 4994



Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director

January 16,

1998
Ryder Truck Rental, Inc.
131 Pine Tree Industrial Parkway
Portland, Maine 04102
Attn: Rodney Schlenker

RE: Certificate of Occupancy/ Building Permit #961048 (252-A-007)
Interior renovations and construct new service bay

Dear Mr. Schlenker,

In reviewing our files, we have found that you are still occupying the new service bay on a temporary certificate of occupancy. An inspection reveals that you have not completed your site plan requirements.

Those requirements were conditions of approval as outlined, per the enclosed Portland Planning Authority letter dated October 16, 1996.

The requirements and their revised deadlines for completion are as follows:

1. Existing dumpster shall be enclosed prior to issuance of certificate of occupancy.
Deadline: February 28, 1998
2. Three (3) city approved pine trees shall be planted to the rear of the property near the southwest corner of the building.
Deadline: May 30, 1998

We have not received any revisions pertaining to the above conditions, therefore, these conditions still apply.

Please contact me at 874-8300, ext. 8707 with any questions, or a reinspection of these items.
Thank you for your attention to this matter, as it is imperative to issue a permanent certificate of

occupancy to legally allow the use of that space.

Sincerely,

Amy E. Powers
Code Enforcement Officer

enclosure

cc: Kandi Talbot, Planner
James Wendel, DeLuca Hoffman Associates
Mike Nugent, Inspection Services Manager