

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 222 Riverside St		Owner: H & B Realty, LLC Sterling Boyington, Lee Harvie		Phone:		Permit No: 971309	
Owner Address:		Lessee/Buyer's Name: Sterling Motor Sales		Phone:		BusinessName:	
Contractor Name: Steve Rainsford		Address: 13 Poplar Ridge Rd Falmouth, ME		Phone: 04105 797-0767		Permit Issued: DEC 17 1997	
Past Use: Vacant		Proposed Use: Office/Garage		COST OF WORK: \$ 52,000.00		PERMIT FEE: \$ 280.00	
Proposed Project Description: Construct Building (30 x 40) Office & Garage		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>951</i> Type: <i>BOCAG6</i>		Signature: <i>[Signature]</i>	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Zone: <i>B-1</i> CBL: 267-A-018	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>OK with conditions</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>N/A</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> Imm <input type="checkbox"/>	
Permit Taken By: Mary Gresik		Date Applied For: 12 November 1997				Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

Steve Rainsford
SIGNATURE OF APPLICANT Steve Rainsford ADDRESS: DATE: 12 November 1997 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied
Date: *11/12/97*

KF
CEO DISTRICT *[Signature]*
A. Powers

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

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Owner Address:		Lessee/Buyer's Name: Sterling Motor Sales		Phone:	BusinessName:
Contractor Name: Steve Rainford		Address: 13 Poplar Ridge Rd Falmouth, ME		Phone: 197-0767	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> DEC 17 1997 </div> CITY OF PORTLAND </div> Zone: CBL: 267-A-018
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		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type:			
		Signature: [Signature]			
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Permit Taken By: Mary Gresik		Date Applied For: 12 November 1997			

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SIGNATURE OF APPLICANT: Steve Rainford ADDRESS: DATE: 12 November 1997 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: 11/15/97

CEO DISTRICT 4

COMMENTS

1/5/98 Foundation walls poured, not as shown, but adequate. Have some concerns regarding the Finish Floor Elevation. Site layed out by DesJaurien & Assoc. out of Scarborough - stakes in place. New catchbasin and 8" wasteline installed per site plan locations. Inspected by DPW personell. Electrical to be inspected 1/6/99. Advised to not backfill until inspected.

3/20/98 Oil and Gas, Sand trap installed and inspected. Yarmouth Septic Service did installation.

3/27/98 Plumbing test on bathroom piping, ok-held. Discussed sheetrock @ office area. Will call for a final.

4.17.98 Pre Cop O Inspection - Need to add a backflow preventer to Bldg. & minor electrical items. Added per Mr. Rainford.

5-1-98 Certificate of Occupancy was mailed out prior to receiving memo from Jim Wendel - mailed out erroneously by support staff.

Inspection Record

Type	Date
Foundation: _____	1-5
Framing: _____	3-27
Plumbing: _____	3-27
Final: _____	
Other: _____	



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 222 Riverside St.

Issued to H & B Realty, LLC

Date of Issue 4/21/98

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 971309, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

office & commercial garage - 2 bays entire

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

4/21/98
.....
(Date)

[Signature]
.....
Inspector

[Signature]
.....
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

[Handwritten initials]

4417



#4

CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: April 29, 1998

SUBJECT: Request for Certificate of Occupancy
Sterling Motors
222 Riverside Street

On April 17, 1998 I reviewed the site for compliance with the conditions of approval and the approved site plan revision dated December 11, 1997; my comments are:

1. The unfinished site work, i.e. functional restoration of the culvert inlet, paving, landscaping, loaming and seeding has not been completed.

It is my opinion that **no Certificate of Occupancy should be issued** until the item above has been completed.



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Mary Gresik, Permit Secretary
FROM: Kandice Talbot, Planner
DATE: November 17, 1997
RE: 222 Riverside Street, Sterling Motors

There has been an appeal on the minor site plan approval for the Sterling Motors, 222 Riverside Street plan. Until further notice, no permit shall be issued for this site.

If you have any questions, please do not hesitate to contact me at ext. 8901.

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner

*OK to
re-route
as per ~~Kandice~~
12/11/97*

8/13/97

City of Portland,

Sterling Motors proposes to build a 30' x 40' garage and office at 222 Riverside Street for the use of light prep work on used cars and their sales. The site is beside Wiches Lumber as per plan. The total area of the land owned by Sterling Motors is: 22,376 sq. feet or 0.51 Ac. with the building to take up 1,200 sq. feet.

No solid waste will be generated except for 2 or 3 yds of wood scraps. The sewer & water run by the property at the street

The lot is on flat ground with curbs cuts in place for access to Riverside St.

Sterling Motors is all ready doing business at this address selling autos.

The property is owned by Lee Harvie and Sterling Boyington

No wild life or fisheries or archaeological site near area of property.

No other site work is planned.

222 Riverside St

Applicant:

Date:

Address: 222 Riverside St

C-B-L: 267-A-18

CHECK-LIST AGAINST ZONING ORDINANCE § 316-C-?

Date - New

Zone Location - B-4

Interior or corner lot -

Proposed Use/Work - construct 30' x 40 office & garage

Sewage Disposal - city

Lot Street Frontage - 60' - 70' shown

Front Yard - 20' req - 51' shown

Rear Yard - 20' req - 50' + shown

Side Yard - 10' req - 11' shown

Projections -

Width of Lot -

Height -

Lot Area - 10,000^{sq} min 32,176^{sq}

Lot Coverage/ Impervious Surface -

Area per Family - N/A

Off-street Parking - all in Feat

Loading Bays - N/A

Site Plan - minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

January 6, 1998

Steve Rainsford
H & B Realty
222 Riverside Street
Portland, Maine 04103
RE: 222 Riverside Street, out building.
Dear Mr. Rainsford,

It was recently brought to my attention, that underground electrical conduit(s) were illegally installed by an unlicensed excavation contractor at the above mentioned address.

This installation requires the person or persons to be Maine licensed, and also requires an electrical permit and an inspection of the conduits and the trench, before backfilling. The laws governing electrical installations are as follows:

PORTLAND CITY CODE

Article 111, Division 1
Section 6-32
Section 6-66

NEC 1996, NFPA-70
Article 90-2(a) 1-5
Article 90-4

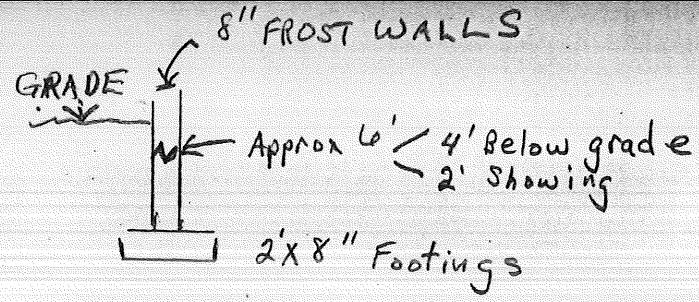
M.R.S.A Title 32
Chapter 17
Article 1101.2
Article 1105.

AT THIS TIME , I AM ORDERING THE UNEARTHING OF ALL ILLEGALLY INSTALLED ELECTRICAL CONDUITS. THESE CONDUITS SHALL BE REMOVED BY A LICENSED ELECTRICIAN, AND THEN REINSTALLED BY A LICENSED ELECTRICIAN . THE CONDUITS SHALL BE INSPECTED BEFORE BACKFILLING.

Sincerely

Michael A. Collins
Chief Electrical Inspector
City of Portland

cc: Michael Nugent, Manager
Amy Powers, CEO
Mark Adelson, Director



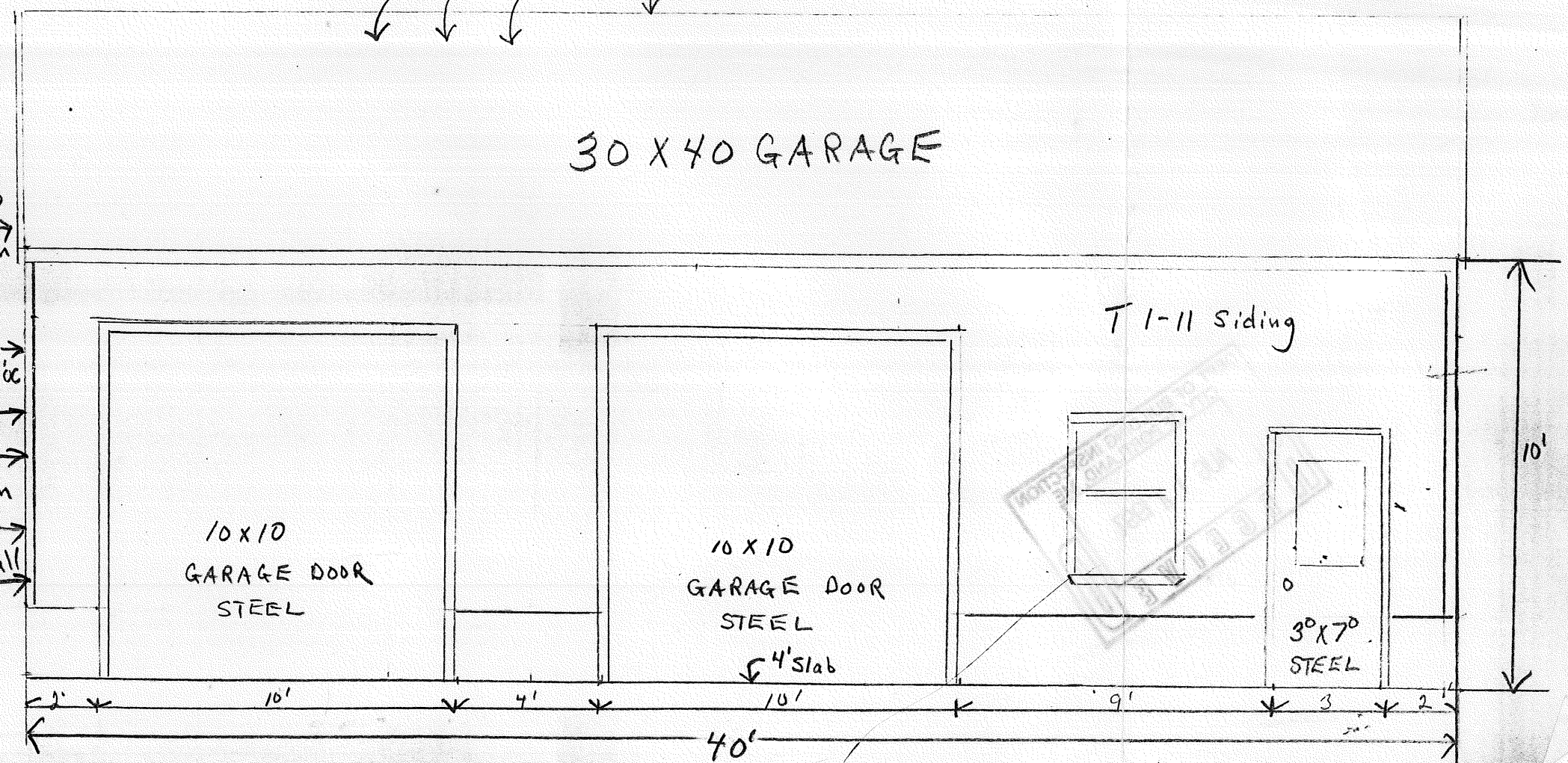
BUILDER
STEPHEN B. RAINSFORD
 13 Poplar Ridge Road
 FALMOUTH, MAINE 04105

STERLING MOTORS
 222 RIVERSIDE ST.
 PORTLAND, MAINE

TRUSSED ROOF 2'0C
 1/2 CDX
 23516 Asp. Shingles
 VENT RIDGE

30 X 40 GARAGE

RI9 CAP
 Insulation
 Walls
 2x6 16"oc
 T1-11
 RI9
 Insulation
 5/8 Drywall



T1-11 siding

10 X 10
 GARAGE DOOR
 STEEL

10 X 10
 GARAGE DOOR
 STEEL

3' X 7'
 STEEL

4' slab

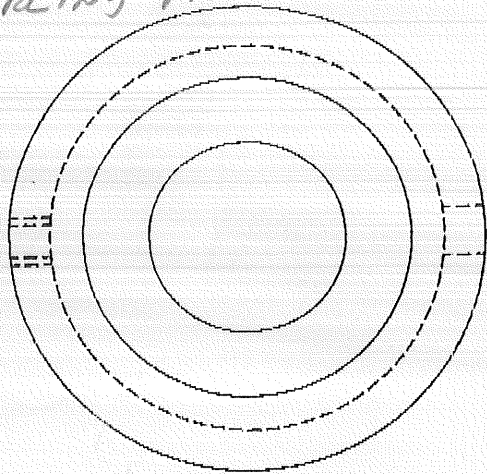
2' 10' 4' 10' 9' 3' 2' 40'

OIL SEPARATOR
FOR
STERLING MOTORS

8829

Ti: STEALW
FROM: Duane

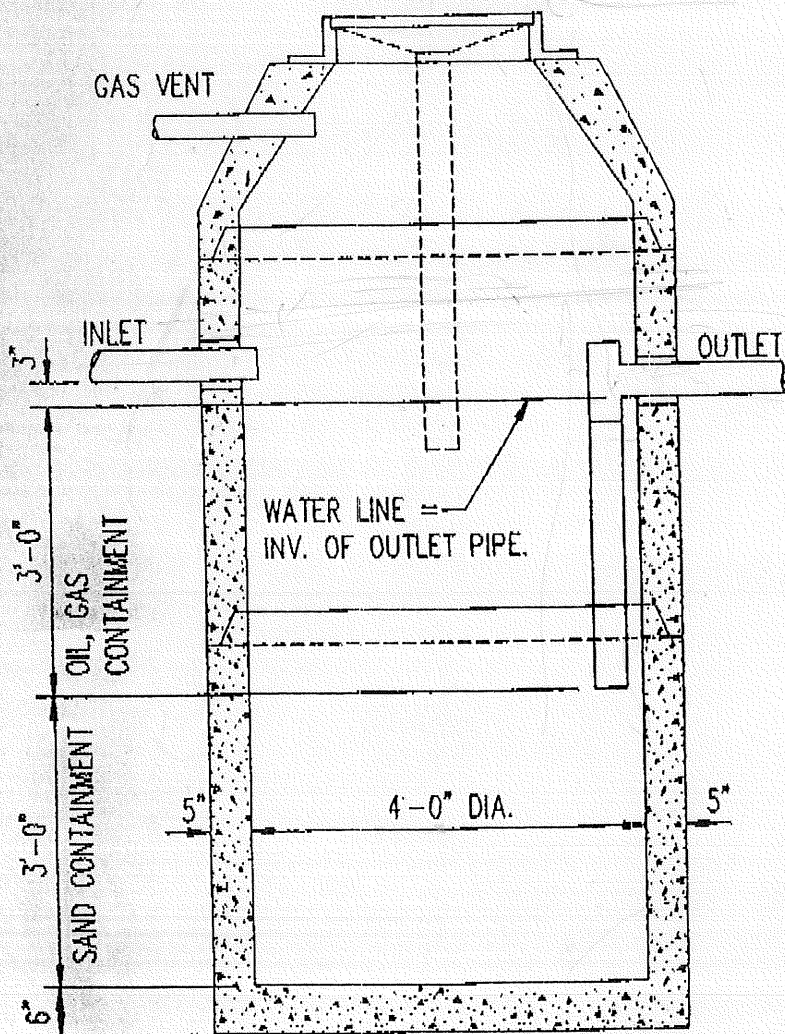
Kevin CARROLL



PLAN VIEW

NOTES:

1. CONCRETE: 4,000 PSI AFTER 28 DAYS.
2. REINFORCING: H-20 LOADING, 4 X 4/4 X 4 W.W.M.
3. SHIPLAP JOINTS SEALED WITH 1 STRIP OF BUTYL RUBBER SEALANT.
4. EACH CASTING TO HAVE LIFTING PINS CAST IN.
5. FOR INDOOR USE: 24" DIA. HEAVY DUTY FRAME & COVER OR OPTIONAL GRATE WITH GALV. FUNNEL AND PIPE DIRECT INLET (SHOWN IN DOTTED LINES).
6. FOR OUTDOOR USE: 24" DIA. HEAVY DUTY FRAME & GRATE OR SOLID COVER.
7. PIPE OPENINGS CAST IN AS REQUIRED PIPING TO BE PROVIDED BY OTHERS.
8. LARGER DIAMETER STRUCTURES MAY ALSO BE UTILIZED.



SECTION VIEW

1-800-482-7417

ITEM NO. 4826-OS



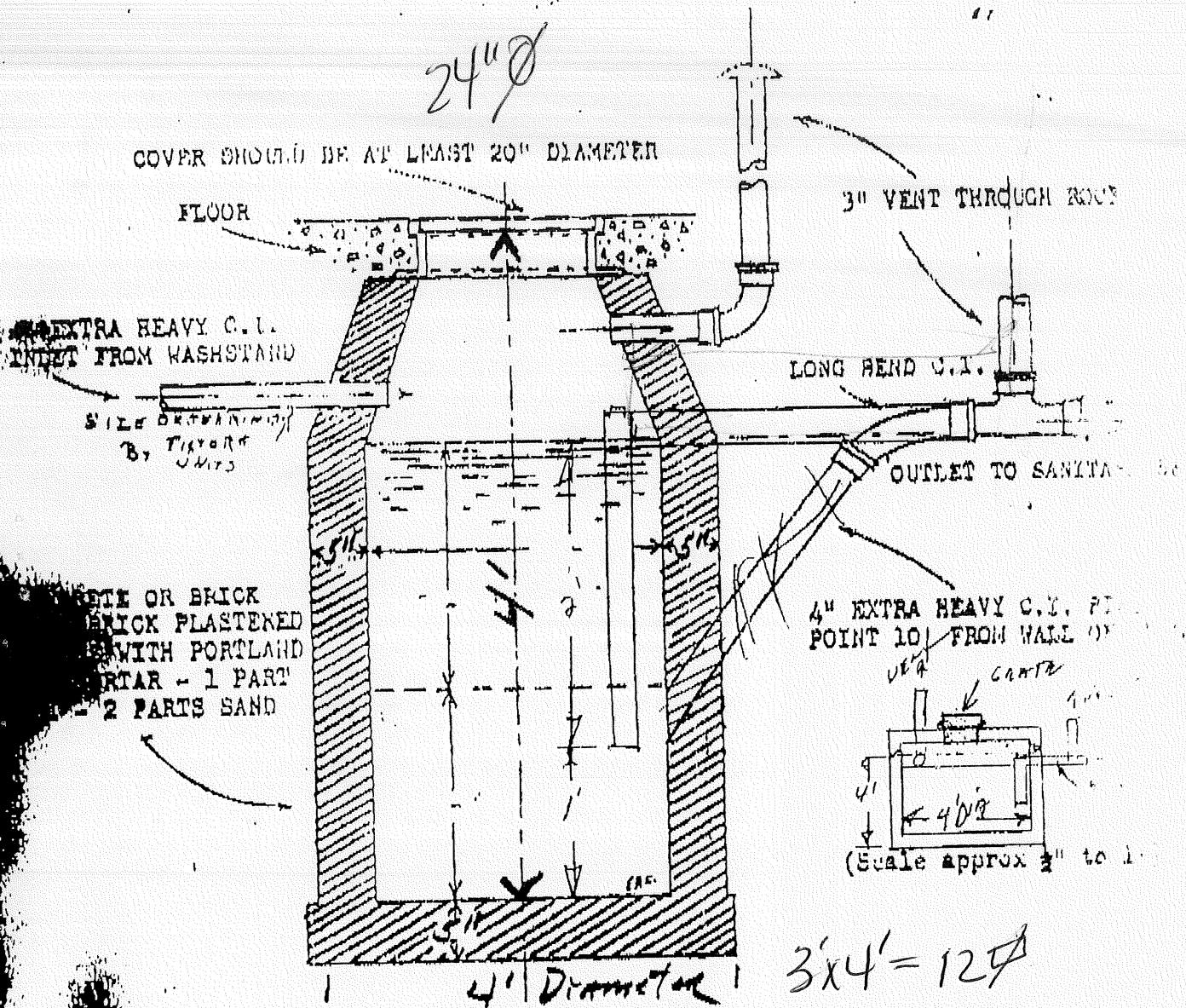
SUPERIOR
CONCRETE CO., INC.
AUBURN, ME.

PRECAST CONCRETE
OIL, GAS, SAND TRAP

874 8300

16:30

207-874-8852



Circular basins are recommended, but if square basin is used, bottom must measure 3'-0" x 3'-0" and other dimensions as shown on plan.

OK JWP 3-11-98

Super Catch Basin Fax # 32485

CATCH BASIN AND GASOLINE TRAP FOR PUBLIC GARAGES

Super Catch Basin Fax # 7800180

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

19970056

I.D. Number

270

Rainsford, Stephen B.
Applicant
13 Poplar Ridge Rd, Falmouth, ME 04105
Applicant's Mailing Address
Steve Rainsford
Consultant/Agent
797-0767
Applicant or Agent Daytime Telephone, Fax

8/13/97
Application Date
Sterling Motor Sales
Project Name/Description

222 Riverside St
Address of Proposed Site
267-A-018
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 Parking Lot Other (specify) **+ Garage**
1,200 Sq Ft **32,175 Sq Ft** **B-4**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan **\$300.00** Subdivision _____ Engineer Review **\$242.00** Date: **11/12/97**

Inspections Approval Status:

Reviewer **Marge Schmuckal**

Approved **Approved w/Conditions** see attached Denied
Approval Date **11/14/97** Approval Expiration _____ Extension to _____ 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 checked="" type="checkbox"/> Performance Guarantee Accepted	11/12/97 date	\$3,725.00 amount	11/6/99 expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	11/12/97 date	\$300.00 amount	
<input type="checkbox"/> Building Permit Issued	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	_____ date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released			

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

19970056

I. D. Number

Rainsford, Stephen B.

Applicant

13 Poplar Ridge Rd, Falmouth, ME 04105

Applicant's Mailing Address

Steve Rainsford

Consultant/Agent

797-0767

Applicant or Agent Daytime Telephone, Fax

8/13/97

Application Date

Sterling Motor Sales

Project Name/Description

222 Riverside St

Address of Proposed Site

267-A-018

Assessor's Reference: Chart-Block-Lot

Inspections Conditions for Approval

1. Separate permits shall be required for signage.
-

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

I. D. Number _____

Rainsford, Stephen B. _____

8/13/97 _____

Applicant _____

Application Date _____

13 Poplar Ridge Rd, Falmouth, ME 04105 _____

Sterling Motor Sales _____

Applicant's Mailing Address _____

Project Name/Description _____

Steve Rainsford _____

222 Riverside St _____

Consultant/Agent _____

Address of Proposed Site _____

797-0767 _____

267-A-018 _____

Applicant or Agent Daytime Telephone, Fax _____

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Fees Paid: Site Plan \$300.00 Subdivision _____ Engineer Review _____ Date: 8/13/97

Fire Approval Status:

Reviewer Lt. Mc Dougall *[Signature]*

Approved Approved w/Conditions see attached Denied

Approval Date 8/14/97 Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance Lt. Mc Dougall 8/14/97
 signature date

Performance Guarantee Required* Not Required

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<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

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

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 Zoning Conditional Use (ZBA/PB) Zoning Variance Other
Fees Paid: Site Plan \$300.00 Subdivision _____ Engineer Review \$242.00 Date 11/12/97

Planning Approval Status:

Approved **Approved w/Conditions** **Denied**
See Attached
Approval Date 10/30/97 Approval Expiration 10/30/98 Extension to _____
 OK to Issue Building Permit Kandice Taibot 11/12/97 Additional Sheets Attached
signature date

Performance Guarantee **Required*** **Not Required**

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<input type="checkbox"/> Building Permit Issued	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released			

022346

WARRANTY DEED

MAINE REAL ESTATE TAX PAID

KNOW ALL PERSONS BY THESE PRESENTS, that 222 RIVERSIDE CORP., a Maine corporation, for consideration paid, GRANTS TO LEE J. HARVIE of PORTLAND, Maine, and STERLING BOYINGTON of PORTLAND, Maine, whose mailing address is 222 RIVERSIDE ST., PORTLAND, ME., with WARRANTY COVENANTS, the premises situated on the westerly side of Riverside Street in the City of Portland, County of Cumberland and State of Maine, more particularly described on **Exhibit A**, attached hereto and made a part hereof.

Being a portion of the premises conveyed to the Grantor herein by deed of Apex, Inc. dated July 23, 1990 and recorded in the Cumberland County Registry of Deeds at Book 9255, Page 231.

IN WITNESS WHEREOF, the said 222 RIVERSIDE CORP. has caused this instrument to be signed in its corporate name by Daniel B. Albert, its President thereunto duly authorized this 19th day of MARCH, 1997.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

222 RIVERSIDE CORP.

Witness

By: Daniel B. Albert
Daniel B. Albert, President

State of SCOTLAND ss.
Greenville

DECEMBER 19, 1997

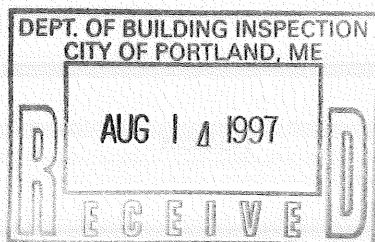
Then personally appeared the above-named Daniel B. Albert in his capacity as President and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of 222 Riverside Corp.

Before me,

E. Elaine H. Hundt
Notary Public/Attorney-at-Law

Print Name: E. ELAINE H. HUNDT

P-222riverside
WAR-DEED.DOC



AMENDMENT TO MORTGAGE DEED

Amends Mortgage Deed from Sterling Boyington and Lee J. Harvie to Brunswick Federal Savings, F.A. dated July 31, 1995 and recorded in the Cumberland County Registry of Deeds on August 1, 1995 at Book 12033, Page 50.

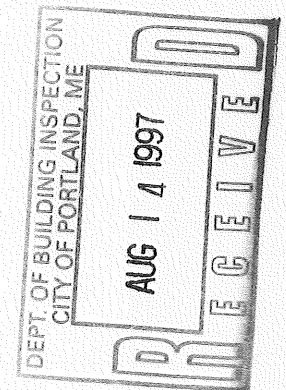
AGREEMENT made on January 27th, 1997 by and between STERLING BOYINGTON and LEE J. HARVIE, with a mailing address of 222 Riverside Street, Portland, Maine 04103 (collectively, the "Grantor") and NORTHEAST BANK, FSB, formerly known as Bethel Savings Bank, FSB, successor by merger to Brunswick Federal Savings Bank, FA, formerly known as First Brunswick Federal Savings and Loan Association, a federally chartered savings bank duly organized and existing by law and having a mailing address of P.O. Box 68, Brunswick, Maine 04011 (the "Grantee"),

Recitals

Grantor granted to Grantee a Mortgage Deed dated July 31, 1995 and recorded at Book 12033, Page 50 in the Cumberland County Registry of Deeds ("Mortgage") and Grantor intends to exchange a portion of the premises subject to the Mortgage with an abutter, 222 Riverside Corp. ("Abutter"), and has requested that Grantee consent to the land swap and has further requested that Grantee release the portion of the premises being conveyed by Grantor to Abutter from the Mortgage.

NOW, THEREFORE, in consideration of the foregoing and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, it is hereby agreed as follows:

1. Consent and Partial Release. Grantee consents to the transfer of that portion of the premises particularly described at Schedule A hereto by Grantor to Abutter and releases such portion from lien and conditions of the Mortgage.
2. Supplement to Mortgage. Grantor hereby gives, grants, bargains, sells, conveys and assigns to Grantee, as an addition to the premises conveyed and assigned to Grantee under the Mortgage, and in accordance with the terms and conditions of the Mortgage, the premises conveyed by Abutter to Grantor by deed of near or even date, more particularly described at Schedule B hereto.
3. Confirmation. Grantee confirms and ratifies the Mortgage in accordance with the original terms of each instrument, subject only to the modification in the description of the premises conveyed and assigned thereby as specifically provided herein.



IN WITNESS WHEREOF, the parties have caused this Amendment to be signed and sealed on the date first above written.

WITNESS:

NORTHEAST BANK, FSB

Susan M. Jennings

By: [Signature]
Robert Nadeau
Vice-President

Suzanne J. Johnson
to both

[Signature]
Sterling Boyington

[Signature]
Lee J. Harvie

STATE OF MAINE
CUMBERLAND, ss.

APRIL 29
~~January 27~~, 1997

Personally appeared the above named Sterling Boyington and ^{and Lee J. Harvie} acknowledged the foregoing instrument to be his free act and deed.

Before me,

Suzanne J. Johnson
Attorney at Law/Notary Public
Print Name: SUZANNE J. JOHNSON
My Commission Expires: 2-4-99

STATE OF MAINE
CUMBERLAND, ss.

January 27, 1997

Personally appeared the above named Robert Nadeau, Vice President of Northeast Bank, FSB, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Northeast Bank, FSB.

Before me,

[Signature]
Attorney at Law/Notary Public
Print Name: _____
My Commission Expires: _____

LENA C. BAGUSHINSKI
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES OCTOBER 23, 2000

SCHEDULE "A"

A certain lot or parcel of land located near, but not adjacent to, the westerly side of Riverside Street, City of Portland, County of Cumberland, State of Maine, and being more particularly bounded and described as follows:

Starting at a set rebar on a jog in the westerly right-of-way line of Riverside Street, said rebar being the southeasterly corner of lands N/F of Sterling Boyington and Lee J. Harvie as recorded in Book 12033, Page 42, Cumberland County Registry of Deeds (CCRD), which was formerly the Portland Terminal Company;

Thence along a curve to the right being a southerly right-of-way line of Riverside Street and the northerly line of lands N/F of Bounty Realty as described in Book 7056, Page 115, CCRD an arc length of 61.33' feet to a point, said curve has a delta of $00^{\circ}36'30''$, radius of 5776.33' feet and a chord of $N66^{\circ}31'16''W$ 61.33' feet;

Thence $N 66^{\circ}13'02''W$ along lands of said Bounty Realty 139.40' feet to a set rebar, said rebar being the TRUE POINT OF BEGINNING;

THENCE $N 66^{\circ}13'02''W$ along lands of said Bounty Realty 190.00' feet to a set rebar, said rebar being the southeasterly corner of lands N/F Portland Terminal Company as recorded in Book 228, Page 387, Book 228, Page 390, and Book 235, Page 537, CCRD;

THENCE $N 23^{\circ}46'58''E$ along lands of said Portland Terminal Company 82.50' feet to a set rebar on the southerly line of lands N/F of 222 Riverside Corp. as recorded in Book 9255, Page 231, CCRD;

THENCE $S 66^{\circ}13'02''E$ along lands of said 222 Riverside Corp. 190.00' feet to a set rebar;

THENCE $S 23^{\circ}46'58''W$ along remaining lands of said Boyington and Harvie 82.50' feet to the POINT OF BEGINNING.

The above parcel contains 15,675 S.F. more or less.

All the above mentioned "set rebar" are set #5 rebars with plastic caps stamped "Des Lauriers PLS 1314".

Meaning and intending to describe a portion of lands conveyed from Portland Terminal Company to Sterling Boyington and Lee J. Harvie as described in Book 12033, Page 42, CCRD.

The basis of bearing for the above described parcel is magnetic north meridian 1989. The above described parcel is shown on a Standard Boundary Survey for Lee Harvie by Des Lauriers & Associates dated July 31, 1996 and revised August 7 and November 25, 1996.

The above described parcel is subject to a 10-foot wide telecommunications easement and other reservations, conditions, covenants and agreements as described in Book 12033, Page 44, CCRD.

SCHEDULE "B"

A certain lot or parcel of land located on the westerly side of Riverside Street, City of Portland, County of Cumberland, State of Maine, and being more particularly bounded and described as follows:

BEGINNING at a set rebar on the westerly right-of-way line of Riverside Street, said rebar being a southeasterly corner of the remaining lands N/F of 222 Riverside Corp. as recorded in Book 9255, Page 231, Cumberland County Registry of Deeds (CCRD);

THENCE southerly along said Riverside Street and along a curve to the right an arc length of 45.00' feet to a set rebar, said curve has a delta of $03^{\circ}54'45''$, radius of 659.00' feet and a chord of S $16^{\circ}01'56''$ W 44.99' feet. Said rebar is the northeasterly corner of lands N/F of Sterling Boyington and Lee J. Harvie as recorded 12033, Page 42, CCRD, which was formerly the Portland Terminal Company;

THENCE westerly along lands of said Boyington and Harvie and a curve to the right an arc length of 58.15' feet to a point, said curve has a delta of $00^{\circ}35'07''$, radius of 5693.83' feet and a chord of N $66^{\circ}31'16''$ W 58.15' feet;

THENCE N $66^{\circ}13'02''$ W continuing along lands of said Boyington and Harvie 139.40' feet to a set rebar;

THENCE N $23^{\circ}46'58''$ E along remaining lands of said 222 Riverside Corp. 15.00' feet to a set rebar;

THENCE S $75^{\circ}05'08''$ E along remaining lands of said 222 Riverside Corp. 193.80' feet to the POINT OF BEGINNING.

The above parcel contains 5,876 S.F. more or less.

All the above mentioned "set rebar" are set #5 rebars with plastic caps stamped "Des Lauriers PLS 1314".

Meaning and intending to describe a portion of lands N/F of 222 Riverside Corp. as described in Book 9255, Page 231, CCRD.

The basis of bearing for the above described parcel is magnetic north meridian 1989. The above described parcel is shown on a Standard Boundary Survey for Lee Harvie by Des Lauriers & Associates dated July 31, 1996 and revised August 7 and November 25, 1996.

RECEIVED
RECORDED REGISTRY OF DEEDS

1997 MAY -7 AM 10: 55

CUMBERLAND COUNTY

John B O'Brien