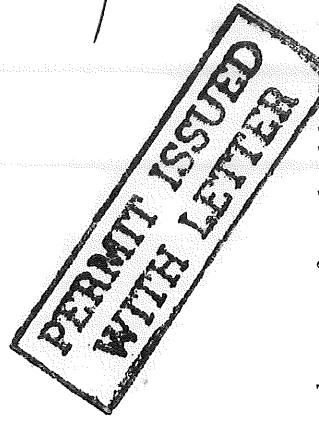


Location of Construction: - 80 Warren Ave - 76 - 86 Warren Ave
 Owner: Raia General Partnership
 Phone: 799-3307
 Business Name: _____
 Permit No: 961175
 Permit Issued: NOV 27 1996
 CITY OF PORTLAND
 Zone: CBL: X 293-A-018
 Zoning Approval: _____
 Special Zone or Reviews: 11/26/96
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan
 minor
 mm
 major

Contractor Name: George DiMatteo Co.
 Address: 169 Front St So. Portland, ME 04106
 Phone: 799-3307
 Proposed Use: ~~XXXX~~ Storage Buildings
 COST OF WORK: \$ 210,000.000
 PERMIT FEE: \$ 1,070.00
 FIRE DEPT. Approved Denied
 INSPECTION: Use Group: A Type: 2B
 Signature: [Signature] Date: _____
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved with Conditions Denied
 Signature: _____ Date: _____
 Permit Taken By: Mary Gresik
 Date Applied For: 05 August 1996

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..



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 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

SIGNATURE OF APPLICANT: [Signature] ADDRESS: _____ DATE: 20 Nov 96 - Permit Routed
 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____
 White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

- 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: 11/27/96
 [Signature]

CEO DISTRICT: 6
 M. Leahy

Permit No **961175**

PERMIT ISSUED

Permit Issued: **NOV 27 1996**

CITY OF PORTLAND

Zone: **CBL** CBL: **293-A-016**

Zoning Approval: **Special Zone or Reviews:**

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan major minor mm

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: 11/27/96

CEO DISTRICT 4 *A Powers*

Location of Construction: **80 Warren Ave - 76 - 86 Warren Ave** Owner: **Raisa General Partnership** Phone: _____

Owner Address: _____ Leasee/Buyer's Name: _____ Business Name: _____ Phone: _____

Contractor Name: **George DiMatteo Co.** Address: **169 Front St. So. Portland, ME 04106 799-3307** Phone: _____

Past Use: **Vacant land** Proposed Use: **Storage Buildings**

COST OF WORK: \$ **210,000.000** **PERMIT FEE:** \$ **1,070.00**

FIRE DEPT. Approved Denied **INSPECTION:** _____

Use Group: _____ Type: _____

Signature: _____ Signature: _____

PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)

Action: Approved Approved with Conditions Denied

Signature: _____ Date: _____

Permit Taken By: **Mary Greshk** Date Applied For: **05 August 1996**

Proposed Project Description:

Construct Three (3) Storage Buildings Each 150 x 20

1. This permit application doesn't 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 LETTER

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 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

George DiMatteo **XX 20 Nov 96 - Permit Routed**

SIGNATURE OF APPLICANT **George DiMatteo** ADDRESS: _____ DATE: _____ PHONE: _____

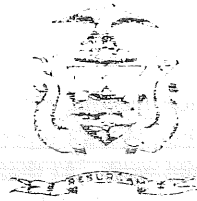
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

293-A-018

Planning & Urban Development

Joseph E. Gray Jr.
Director



CITY OF PORTLAND

November 27, 1996

Permit Expired

Mr. George DiMatteo
George DiMatteo Co.
P.O. Box 2187
South Portland, ME 04106

Re: 80 Warren Avenue, 3 storage buildings

Dear Mr. DiMatteo:

On November 19, 1996 the Portland Planning Authority granted minor site plan approval for three (3) storage buildings, 3,000 sq. ft. each, at 80 Warren Avenue with the following conditions:

1. The applicant must repair any damage to existing sidewalk, granite curb and driveways along Warren Avenue.
2. Applicant must be aware of existing utility services to abutting property.

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:

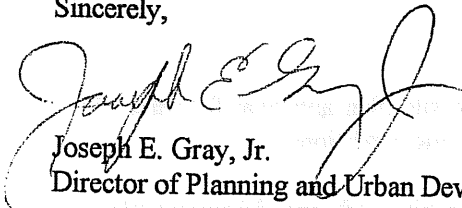
1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant 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:\PLANDEVRE\PROJECTS\76-86WAR\APPRVLTR.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 be 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 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.

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
Susan Doughty, Assessor's Office
Approval Letter File

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 3, 1997

George DiMatteo
169 Front Street
South Portland, Maine 04106

RE: 76-86 Warren Avenue

Dear Mr. DiMatteo,

This is to inform you that your building permit #961175 issued November 27, 1996 has expired.

Chapter 1, Section 107.9 of the BOCA National Building Code/1996 states: "An application for a permit for any proposed work shall be deemed to have been abandoned six (6) months after the date of filing, unless such application has been diligently prosecuted or a permit shall have been issued; except that the code official shall grant one or more extensions of time for additional periods not exceeding ninety (90) days each if there is reasonable cause."

Should you have any questions, do not hesitate to call this office at 874-8300, ext. 8707.

Sincerely,

Amy E. Powers
Code Enforcement Officer
City of Portland

cf: P. S. Hoffses, C, Bldg Insp

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 27, 1996

Mr. George DiMatteo Co.
169 Front St.
So. Portland, Maine 04106

REX 76-86 Warren Ave.

Dear Sir,

80 Warren Ave

Your application to construct 3 storage buildings (150' x 20' each) 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 : A separate permit is required for all signage. 2 . Any increase in the number of storage buildings in the future shall require a revised site plan review for approval.

M. Schmuckal

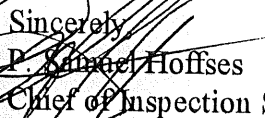
Development Review Coordinator : Approved. S. Bushey

Planning Div. : The applicant must repair any damage to existing sidewalks. 2. Granite curb and driveways along Warren Ave.. 3 Applicant must be aware of existing utility services to abutting property. K. Talbot

Fire Dept. : Approved Lt. MacDougall

Building and Fire Code Requirements

1. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Service must be obtained. (A 24 hour notice is required prior to inspection.) .

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

cc: M. Schmuckal K. Talbot Lt. MacDougall S. Bushey



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

I. D. Number _____

Rain General Partnership

05 August 1996

Applicant _____

Application Date _____

Applicant's Mailing Address _____

George DiMatteo Co.

Project Name/Description _____

Consultant/Agent _____

George - 799-3307

76 - 66 Warren Ave

Address of Proposed Site _____

293-A-018

Applicant or Agent Daytime Telephone, Fax _____

Fax # 799-3032

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) *storage bldg*

9,000/3,000 Each Bldg

42,339 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 Kandi Talbot

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

- the applicant must repair any damage to existing sidewalks, granite curb and driveways along Warren Avenue*
- applicant must be aware of existing utility services to abutting property*

Approval Date 11/19/96 Approval Expiration 11/19/97 Extension to _____ 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 checked="" type="checkbox"/> Performance Guarantee Accepted	<u>11/18/96</u>	<u>\$20,000</u>	_____
	date	amount	expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>11/18/96</u>	<u>\$340.00</u>	_____
	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	



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

I. D. Number _____

Rafa General Partnership

05 August 1996

Applicant _____

Application Date _____

Applicant's Mailing Address _____

Project Name/Description _____

George DiMatteo Co.

76 - 86 Warren Ave

Consultant/Agent _____

Address of Proposed Site _____

George - 799-3307

293-A-018

Applicant or Agent Daytime Telephone, Fax _____

Assessor's Reference: Chart-Block-Lot _____

Fax #: 799-3032

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) 3 storage bldgs

9,000/3,000 Each Bldg

42,339 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 Steve Bushey

- Approved Approved w/Conditions listed below Denied

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

Approval Date 11/19/96 Approval Expiration 11/19/97 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 checked="" type="checkbox"/> Performance Guarantee Accepted	<u>11/18/96</u>	<u>\$ 20,000.00</u>	_____
	date	amount	expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>11/18/96</u>	<u>\$ 340.00</u>	_____
	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: 76 - 86 Warren Ave



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

I. D. Number _____

Rais General Partnership

05 August 1996

Applicant _____

Application Date _____

Applicant's Mailing Address _____

George DiMatteo Co.

Project Name/Description _____

76 - 86 Warren Ave

Consultant/Agent _____

George - 799-3307

Address of Proposed Site _____

293-A-018

Applicant or Agent Daytime Telephone, Fax _____

Fax #: 799-3032

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) 3 storage bldgs

9,000/3,000 Each Bldg

42,339 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 [Signature]

- Approved Approved w/Conditions listed below Denied

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

Approval Date 8/7/96 Approval Expiration _____ date Extension to _____ 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: 76 - 86 Warren Ave



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

I. D. Number _____

Raia General Partnership

05 August 1996

Applicant _____

Application Date _____

Applicant's Mailing Address _____

George DiMatteo Co.

76 - 86 Warren Ave

Project Name/Description _____

Consultant/Agent _____

George - 799-3307

Address of Proposed Site _____

293-A-018

Applicant or Agent Daytime Telephone, Fax _____

Fax #: 799-3032

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) 3 storage bldgs

9,000/3,000 Each Bldg

42,339 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 Marge Schmuckel

- Approved Approved w/Conditions listed below Denied

- A separate permit is required for all signage
- Any increase in the number of storage buildings in the future shall require a revised site plan review for approval.
- _____
- _____

Approval Date 11/26/96 Approval Expiration _____ date Extension to _____ 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: 76 - 86 Warren Ave

Applicant: George DiMatteo
Address: 76-86 Warren Ave

Date: 11/26/96
C-B-L: 293-A-18

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - I-2

Interior or corner lot -

Proposed Use/Work - construct Three storage buildings each 150' x 20'

Sewage Disposal - N/A

Lot Street Frontage - 60' req

Front Yard - 25' req - 115' shown

Rear Yard - 1' for every 1' of height (11' shown) - 22' setback shown ^{closest}

Side Yard - 1' for every 1' of height up to 25' (11' shown) - 20' setback shown ^{closest}

Projections - N/A

Width of Lot - N/A

Height - max height - 45' - 11' shown

Lot Area - 42,339^{sq} ft per assessors

Lot Coverage/ Impervious Surface - N/A

Area per Family - N/A

Off-street Parking - ok

Loading Bays - ok

Site Plan - minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A ^{Parcel 7} Zone C

does not
About
residential
zone

A R C H I T E C T Y P E

July 11, 1995

Richard Knowland
Senior Planner
City Hall
389 Congress Street
Portland, ME 04101

RE: **Shipyards Brewery**

Dear Rick:

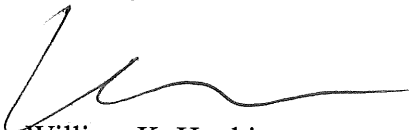
We would like to submit to the Planning Board for both Subdivision and Site Plan approval. It had been our hope during our conversations that a more definitive plan could be developed. Unfortunately, interest in our site has been limited. To date, we have developed the Brewery space (Part of building 'J' on the site plan) on Newbury Street under Staff review. Any further work on the property by ordinance will require a full planning board review.

Our immediate objective is to do minor renovations on Building 'F' for artists' studios and for expansion of the Brewery within this Building. No other development is planned at this time. It is also our intention to familiarize the board with the property, and as future tenants hopefully come along, to amend the plan.

The property comes within the subdivision ordinance as a parcel on India Street has been sold to the owners of Micucci's Market. Lot 1 and Lot 2 as shown on the survey plan remain, and as such, involve a three lot subdivision.

As we cannot clearly see the future development implications, we are submitting a plan which contains a phased schedule of public improvements. The area on Fore Street closest to India Street can be improved without having future site constraints. We will be looking to the Board for guidance on this issue.

Sincerely,



William K. Hopkins
Architect

Attachments

Newbury St

July 11, 1995

Longfellow Inc.
Site Plan Submission

Written Statement per Article V, Section 14-525 (c)

1. The following uses are proposed for this site:

Building J and Building K combined:

Brewery would be the primary use, with ancillary office, administrative areas and a retail store.

Footprint: 14,000 sq. ft.

Total Area: 40,450 sq. ft.

Building E (not fully enclosed):

The space could be used as covered parking or as storage.

Footprint: 36,120 sq. ft.

Total Area: 36,120 sq. ft.

Building F and Building H and Building G combined:

Possible uses include office and storage.

Footprint: 6,275 sq. ft.

Total Area: 27,025 sq. ft.

Building A and Building B combined:

To be leased as retail space

Footprint: 4,650 sq. ft.

Total Area: 7,650 sq. ft.

Building C:

To be used as storage space

Footprint: 2,080 sq. ft.

Total Area: 2,080 sq. ft.

Building D:

To be demolished

Parking:

Lease a number of parking spaces on a monthly basis to the general public

2. Area:

The total land area of the site is 3.31 acres.

The existing building area is as shown in Item (1). No new buildings are proposed at this time.

3. Summary of Existing and Proposed Easements:

The survey identifies an easement to C.M.P. and N.E.T.&T. on the property which originates on Mountfort Street near the corner of Fore and Mountfort Street. This plan proposes no new easements.

4. Solid Waste:

The solid waste generated by the proposed uses will be adequately handled by a dumpster near Building A, Building F, and Building K. This will provide a total of (3) three dumpsters on site.

5. Availability of off-site facilities:

As shown on survey

6. Storm Water Management:

No additional improvements beyond previous submissions,

7. Construction Plan:

Expansion of brewery and artists' studios upon approval

8. State and Federal Approvals:

There are no state or federal regulatory agencies which have jurisdiction in the development of this site.

9. Financial and Technical Capacity to complete the Development:

We will submit a letter from a responsible financial institution upon determination of public improvements. The technical documents for the proposed improvements have been prepared by a registered Architect.

Longfellow Inc.
Site Plan Submission
Written Statement per Article V, Section 14-525 (c)
July 11, 1995
Page 3 of 3

10. Evidence of Title:

We have included copies of the title to the land which demonstrates ownership

11. Natural or Human Resources:

This site contains no unusual natural areas, no wildlife or fisheries habitat, and no archeological sites. The site does contain a plaque adjacent to the sidewalk on fore street which commemorates the site as an important place in the life of Henry Wordsworth Longfellow. The plaque will be preserved, and the area around the Plaque will receive a special landscaping.

No 74349 BK 11090 Pg 1B3

QUITCLAIM DEED WITHOUT COVENANT
(Maine Statutory Short Form)

KNOW ALL MEN BY THESE PRESENTS, THAT TOM H. CONNOLLY, AS TRUSTEE FOR AMDURA LIQUIDATING TRUST NO. 4, a Colorado Trust created pursuant to the Amdura Liquidating Trust Agreement No. 4 dated as of October 23, 1991, whose mailing address is 1801 California Street, Suite 4200, Denver, Colorado 80202 ("Grantor"), for consideration paid, RELEASES to LONGFELLOW, INC., a Maine corporation with a place of business in Portland, Maine, whose mailing address is c/o John Moncure, Esq., Moncure & Barnicle, 14 Maine Street, P.O. Box 636, Brunswick, Maine 04011 ("Grantee"), the land with the buildings and other improvements thereon situated in Portland, Cumberland County, Maine described in Schedule A attached hereto and made a part hereof.

This conveyance is made subject to all outstanding real estate taxes assessed by the City of Portland for the 1993-94 tax year relating to the premises conveyed herein which the Grantee, by acceptance of this deed, hereby assumes and agrees to pay.


And the said Grantor, in his said capacity, does hereby covenant with the said Grantee, its successors and assigns, that he is the sole Trustee pursuant to said Trust; that said Trust is in full force and effect; that he has the power thereunder to convey as aforesaid; and that in making this conveyance, he has in all respects, acted pursuant to and in accordance with the authority vested in and granted him therein and all terms and conditions of said Trust.

IN WITNESS WHEREOF, the said TOM H. CONNOLLY, AS TRUSTEE FOR AMDURA LIQUIDATING TRUST NO. 4, has executed this instrument this 22 day of October, 1993.

Signed, Sealed and Delivered
in the presence of:

TOM H. CONNOLLY, AS TRUSTEE
FOR AMDURA LIQUIDATING
TRUST NO. 4





Tom H. Connolly, Trustee

74349E

MAINE REAL ESTATE TAX PAID

Ng 74349 Bk 11090 Pg 184

STATE OF COLORADO
COUNTY OF DENVER, ss.

October 22, 1993

Personally appeared the above-named Tom H. Connolly, as
Trustee for Amdura Liquidating Trust No. 4, and acknowledged the
foregoing instrument to be his free act and deed in his said
capacity.

Before me,

My Commission Expires Jan. 29, 1997

Mindy Col
Notary Public

Mindy Cohen
Type or print name

SEAL

DAR056F0

No 74349 BK 11090 Pg 185

SCHEDULE A

A certain lot or parcel of land, with any buildings and improvements thereon, situated in the block bounded by the Southerly side of Middle Street, Easterly side of Hancock Street, Southerly side of Newbury Street, Westerly side of Mountfort Street, Northerly side of Fore Street and Easterly side of India Street in the City of Portland, County of Cumberland and State of Maine, being bounded and described as follows:

Beginning at a point on the Southerly side of said Middle Street marking the Northeasterly corner of land conveyed to Leo & Iris D. Micucci by deed recorded in the Cumberland County Registry of Deeds in Book 2895, Page 96, said point being located N 57° 16' 00" E a distance of 107.00 feet from a granite monument marking the intersection of the Southerly side of said Middle Street and the Easterly side of said India Street;

Thence, by the Southerly side of said Middle Street, N 57° 16' 00" E a distance of 52.17 feet to an angle point;

Thence, continuing by said Middle Street, N 63° 31' 00" E a distance of 233.10 feet to a point marking the intersection of the Southerly side of said Middle Street and the Easterly side of said Hancock Street;

Thence, by the Easterly side of said Hancock Street, N 23° 20' 20" W a distance of 276.62 feet to a point marking the intersection of the Easterly side of said Hancock Street and the Southerly side of said Newbury Street;

Thence, by the Southerly side of said Newbury Street, N 69° 07' 25" E a distance of 268.96 feet to a point marking the Northwesterly corner of land conveyed to David McCain by deed recorded in said Registry of Deeds in Book 4680, Page 313;

Thence, by the Westerly line of said McCain land, S 23° 54' 35" E a distance of 66.00 feet to McCain's Southwesterly corner;

Thence, by the Southerly line of said McCain land, N 69° 09' 10" E a distance of 49.00 feet to the Northwesterly corner of land conveyed to Charles W. & Susan Ann Cherwinski by deed recorded in said Registry of Deeds in Book 5069, Page 278;

Thence, by the Westerly line of said Cherwinski land, S 20° 17' 25" E a distance of 47.30 feet to Cherwinski's Southwesterly corner;

Thence, by the Southerly line of said Cherwinski land, N 67° 50' 45" E a distance of 72.00 feet to a point marking the Westerly side of said Mountfort Street;

Thence, by the Westerly side of said Mountfort Street, S 22° 09' 15" E a distance of 112.77 feet to a point marking the

No 74349 Bk 11090 P. 186

intersection of the Westerly side of said Mountfort Street and the Northerly side of said Fore Street;

Thence, by the Northerly side of said Fore Street on the following courses:

S 42° 28' 00" W a distance of 122.92 feet to an angle point;

S 35° 40' 50" W a distance of 327.64 feet to an angle point;

S 41° 54' 00" W a distance of 83.68 feet to a point of curvature;

Thence, by a curve to the right, whose radius is 384.90 feet, an arc distance of 86.10 feet to a point marking a compound curve;

Thence, continuing by said compound curve to the right, whose radius is 341.90 feet, an arc distance of 97.07 feet to a point of tangency;

Thence, S 70° 59' 00" W a distance of 40.66 feet to a point marking the Southeasterly corner of land conveyed to Guy Centafante by deed recorded in said Registry of Deeds in Book 2127, Page 98, said point being located N 70° 59' 00" E a distance of 51.75 feet from the intersection of the Easterly side of said India Street and the Northerly side of said Fore Street;

Thence, by land of said Centafante on the following courses:

N 27° 56' 30" W a distance of 75.83 feet to a point;

N 57° 47' 00" E a distance of 39.00 feet to a point;

N 33° 35' 00" W a distance of 46.29 feet to a point;

S 57° 47' 00" W a distance of 96.00 feet to a point marking the Easterly side of said India Street;

Thence, by the Easterly side of said India Street, N 33° 14' 40" W a distance of 48.00 feet to a point marking the Southwesterly corner of said Micucci land;

Thence, by the Southerly line of said Micucci land, N 57° 47' 00" E a distance of 109.22 feet to said Micucci's Southeasterly corner;

Thence, by the Easterly line of said Micucci land, N 35° 39' 05" W a distance of 52.43 feet to the point of beginning.

Above courses are magnetic 1955.

Together with all rights and easements appurtenant to said premises.

No 74349 Rk 11090 Pg 187

Reference is made to a plan entitled "Plan of Land on Fore, India, Middle, Newbury, Hancock & Mountfort Streets, Portland, Maine for American Hoist & Derrick Co." by Owen Haskell, Inc. dated April, 1987, as most recently revised February 13, 1992, Bk. No. 388, Drwg. No. 1, Job No. 86193P.

Together with the real estate and interests in real estate, including all appurtenant rights and easements to the extent still of force and effect, as more particularly described in Schedule A to a deed from Amdura Corporation to Tom H. Connolly, Trustee for Amdura Liquidating Trust No. 4, dated May 21, 1992 and recorded in the Cumberland County Registry of Deeds in Book 10086, Page 252, to the extent not otherwise included within the above description.

Excepting from the premises conveyed herein, however, that portion thereof conveyed to David M. McCain by deed of Tom H. Connolly, Trustee for Amdura Liquidating Trust No. 4, dated January 25, 1993 and recorded in the Cumberland County Registry of Deeds in Book 10544, Page 270.

Also excepting from the premises conveyed herein, however, the following described parcel:

A certain lot or parcel of land, with any buildings and improvements thereon, situated on Middle Street and India Street in the City of Portland, County of Cumberland and State of Maine, being bounded and described as follows:

Beginning at a point on the Northeasterly sideline of India Street, said point being S 33° 14' 40" E along the Northeasterly sideline of India Street a distance 51.38 feet from a granite monument at the Easterly intersection of said India Street and Middle Street, said point also being at the Southerly corner of land now or formerly of Leo and Iris D. Micucci as described in a deed recorded in the Cumberland County Registry of Deeds in Book 2895, Page 96;

Thence, S 33° 14' 40" E along the Northeasterly sideline of India Street a distance of 48.00 feet to a point and the Northwesterly corner of land now or formerly of Guy Centafante as described in a deed recorded in said Registry of Deeds in Book 2127, Page 98;

Thence, N 57° 47' 00" E along said land of Centafante a distance of 96.00 feet to a point;

Thence, N 57° 47' 00" E a distance of 77.95 feet to a point;

Thence, N 35° 35' 32" W a distance of 99.90 feet to a point on the Southeasterly sideline of Middle Street;

Thence, S 63° 31' 00" W along the Southeasterly sideline of Middle Street a distance of 10.74 feet to a point;

No 74349 Bk 11050 P 188

Thence, S 57° 16' 00" W along the Southeasterly sideline of Middle Street a distance of 52.17 feet to a point and said land of Micucci;

Thence, S 35° 39' 05" E along said land of Micucci a distance of 52.43 feet to a point;

Thence, S 57° 47' 00" W along said land of Micucci a distance of 109.22 feet to the point of beginning.

Together with all rights and easements appurtenant to said premises.

Said excepted parcel contains 11,599 square feet, more or less.

Bearings for said excepted parcel are based on magnetic North 1955.

Reference is made to a plan entitled "Plan of Land on Fore, India, Middle, Newbury, Hancock & Mountfort Streets, Portland, Maine for American Hoist & Derrick Co." by Owen Haskell, Inc, dated April, 1987, as most recently revised February 13, 1992, Bk. No. 388, Drwg. No. 1, Job No. 86193P.

Said excepted parcel being the same premises conveyed by Tom H. Connolly, Trustee for Amdura Liquidating Trust No. 4, to Micucci Brothers, Inc. by deed of even date and recorded herewith.

The above-described premises conveyed herein are subject to the following to the extent said matters affect said premises:

1) Agreement affecting the premises described in a deed from The Portland Historical Society to American Hoist & Derrick Company dated August 5, 1955, recorded in the Cumberland County Registry of Deeds in Book 2253, Page 85, which agreement states in said deed as follows:

. . . the grantee herein agrees to erect, keep and maintain on these premises a Bronze Plaque commemorating this site as the birthplace of Henry Wadsworth Longfellow, said Bronze Plaque to be erected as soon as possible from the date hereof, this said Bronze Plaque shall be erected at a cost of not more than Five Hundred Dollars (\$500.00) and shall bear thereon sufficient language to indicate this said site as the birthplace of Henry Wadsworth Longfellow, noted poet and writer, the birth date of said Henry Wadsworth Longfellow also to appear, said Bronze Plaque to be so situated that it is open to public view from the street nearby, whether there be buildings erected thereon or not, and the grantee herein further agrees that it, its successors and assigns shall not provide any purchaser, if any there be in the future, with a deed to these premises

No 74349 Bk 11090 Pg 189

without inserting therein a provision to this same effect .

2) Rights and easements acquired by the Portland Renewal Authority pursuant to a Statement of Taking dated March 30, 1965 and recorded in the Cumberland County Registry of Deeds in Book 2886, Page 243;

3) Rights and easements granted to Central Maine Power Company and New England Telephone and Telegraph Company by deed of American Hoist & Derrick Co. dated August 29, 1966 and recorded in the Cumberland County Registry of Deeds in Book 2978, Page 29;

4) Terms and conditions of a State of Maine Department of Environmental Protection Order dated December 18, 1990 and recorded in the Cumberland County Registry of Deeds in Book 9936, Page 205, regarding a hazardous waste closure plan; and

5) Declaration of Restrictive Covenant by Amdura Corporation dated as of March 9, 1992 and recorded in the Cumberland County Registry of Deeds in Book 9973, Page 122, relating to the above-referenced State of Maine Department of Environmental Protection Order.

6) Restrictions, covenants, conditions, rights and easements set forth or referred to in two deeds from Amdura Corporation to Tom H. Connolly, Trustee for Amdura Liquidating Trust No. 4, dated May 21, 1992 and recorded in the Cumberland County Registry of Deeds in Book 10086, Pages 252 and 274, to the extent they effect the premises conveyed herein.

Reference is made to said two deeds from Amdura Corporation dated May 21, 1992 and recorded in the Cumberland County Registry of Deeds in Book 10086, Pages 252 and 274 for the Grantor's source of title to the premises conveyed herein.

DAR02320

Recorded
Cumberland County
Registry of Deeds
11/15/93 02:57:21PM
John B. O'Brien
Register