

LEGEND

- Measurement - found
- iron marker - found
- iron marker - set (if set)
- iron marker - set (if set)
- iron marker - set (if set)
- Property line
- Lot line
- Contour (10)
- Contour (20)
- Existing building
- Core walls
- Stream channels
- Catch basin

STATE OF OHIO
SUBDIVISION MAPS ACT
 Attention to the enclosed approval recording and have been approved by the City of Parma Department of Planning and Development in accordance with the applicable provisions of the zoning ordinance and the subdivision map act. The plat is approved for its configuration.
DATE OF RECORDING: 9-11-04
APPROVED: [Signature]
OFFICIAL: SUPERVISOR, 11, 1004

GENERAL OF RECORD
 The lot 9, 10 and 11, 1004, 1005
 Area
 100,000 square feet / 2.30 acres
SCALE IN FEET
 1" = 40'



PLAN OF BOUNDARY SURVEY AND LOT DIVISION
 MADE FOR: **The Lefevres, LLC**
 300 Riverside Industrial Park
 Parma, Ohio 44134
 DATE: 09/03/04
 SCALE: 1"=40'
 DRAWN BY: **7**
 CHECKED BY: **7**
 PLOTTED BY: **7**
Triomb Associates
 133 Clay Road
 Parma, Ohio 44134

CERTIFICATION
 This survey was made by me or under my direct supervision and conforms to the correct provisions of the Surveying Act, Ohio Revised Code, Chapter 173. I am a duly Licensed Professional Surveyor and am duly qualified to perform this service.
[Signature]
 Robert R. Johnson
 No. 51106
 State of Ohio

NOTICE
 (1) Book and page references are to the Cumberland County Registry of Deeds.
 (2) Bearings are referenced to true north (see page reference #1).
 (3) The plan is a result of plan reference #1 (see page reference #1).

REFERENCE
 (1) Plan of John Temple Section 2-Subdivided in parcels, dated October 16, 1953.
 (2) Plan of John Temple Section 2-Subdivided in parcels, dated October 16, 1953.
 (3) Plan of Property for John Temple dated November 1973 and recorded in the Registry of Deeds in Book 112 Page 23.
 (4) Plan of Property for John Temple dated November 1973 and recorded in the Registry of Deeds in Book 112 Page 23.

0054936

BK 5740PG305

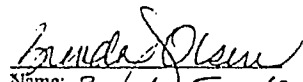
SHORT FORM WARRANTY DEED

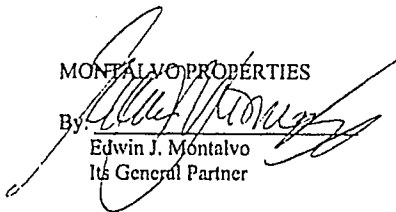
MONTALVO PROPERTIES, a Maine general partnership with a place of business in Portland, Maine, FOR CONSIDERATION PAID, grants to **THE LEFEVRES, LLC**, a Maine limited liability company with a mailing address of 72 Auburn Street, Portland, Maine 04103, with **WARRANTY COVENANTS**, certain real property, together with any improvements thereon, located at Riverside Industrial Parkway, Portland, Cumberland County, Maine, and more particularly described on Exhibit A attached hereto and made a part hereof.

MAINE REAL ESTATE TAX PAID

IN WITNESS WHEREOF, Montalvo Properties has caused this instrument to be executed by Edwin J. Montalvo, its General Partner thereunto duly authorized, this 21st day of September, 2000.

WITNESSETH:


Name: Brenda J. Olsen

MONTALVO PROPERTIES
By: 
Edwin J. Montalvo
Its General Partner

State of Maine
County of Cumberland, ss.

September 21, 2000

PERSONALLY APPEARED the above-named Edwin J. Montalvo, General Partner of Montalvo Properties as aforesaid, and acknowledged the foregoing instrument to be his ~~her~~-free act and deed in his ~~her~~ said capacity and the free act and deed of said general partnership.

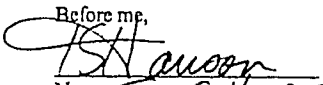
Before me,

Name: Tom S. Hanson
Notary Public/Attorney At Law

EXHIBIT A
TO WARRANTY DEED

Parcel 1

A certain lot or parcel of land situated on the northwesterly side of Riverside Industrial Parkway, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the northwesterly sideline of Riverside Industrial Parkway at the southerly corner of land conveyed by Rufus H. Jones to Ronald J. Dorler, by deed dated May 29, 1975 and recorded in Cumberland County Registry of Deeds, in Book 3696, Page 40; thence North 62° West by said Dorler land thirty-six and two hundredths (36.02) feet, more or less, to an angle; thence North 45° 38' 30" West by said Dorler land three hundred sixty-two and thirty-five hundredths (362.35) feet to the southeasterly sideline of land of Maine Turnpike Authority; thence South 25° 50' West by said land of Maine Turnpike Authority two hundred sixty-five and two hundredths (265.02) feet to a point; thence South 64° 10' East by land of Rufus H. Jones three hundred forty-five and sixty hundredths (345.60) feet more or less to the northwesterly sideline of Riverside Industrial Parkway; thence northeasterly by the northwesterly sideline of Riverside Industrial Parkway by a curve to the right having a radius of one thousand ninety (1,090) feet, a distance of one hundred fifty-two and fifty-four hundredths (152.54) feet to the point of beginning, containing 1.69 acres, more or less.

The above described courses are true courses from Maine Turnpike Authority plans. Said premises are shown on a certain plan made for Rufus H. Jones by H.I. and E.C. Jordan - Surveyors, dated Oct. 1975 and recorded in said Registry of Deeds in Plan Book 109, Page 36.

Said parcel of land is conveyed subject to the right perpetually thereof by the Public Works Department of the City of Portland to enter upon said parcel at any and all times for the purpose of constructing, maintaining and replacing, certain drains and culverts and all necessary appurtenances or fixtures as now existing or as may hereafter be placed therein, provided that the Grantees, their successors and assigns, shall have the use and enjoyment of such parcel as shall in no way interfere with the perpetual use thereof by the City of Portland, its successors and assigns, for the purposes above mentioned, provided that no building or any kind of permanent structure, except a driveway, will be erected over said drains and culverts by the Grantees, their successors and assigns, and that the Grantees, their successors and assigns, shall not remove earth from said parcel or place fill thereon without the written permission of the Public Works Department of the City of Portland.

Meaning and intending to convey the same premises described in a deed to the herein Grantor from Rufus H. Jones dated December 18, 1975 and recorded in said Registry of Deeds in Book 3785, Page 10.

Parcel 2

Also a certain lot or parcel of land situated on the northwesterly side of Riverside Industrial Parkway in said Portland, bounded and described as follows:

Beginning at an iron set in the ground on the northwesterly side of Riverside Industrial Parkway at the northeasterly corner of land conveyed by Rufus H. Jones to Joseph S. Pio by Warranty Deed dated November 19, 1975 and recorded in the Cumberland County Registry of Deeds in Book 3772, Page 285, said point of beginning also marking the northeasterly corner of Lot No. 10 as shown on plan made for Rufus H. Jones by H.I. & E.C. Jordan dated November, 1975 and recorded in said Registry of Deeds in Plan Book 110, Page 25; from said point of beginning thence running North 64° 10' West by the northeasterly line of said Lot No. 10, being the northeasterly line of said Pio land, 327.80 feet to an iron set in the ground on the southeasterly line of land now or formerly of the Maine Turnpike Authority; thence running North 25° 50' East by said Maine Turnpike Authority land 259.81 feet to an iron set in the ground in the southwesterly corner of land conveyed by Rufus H. Jones to Montalvo Properties by Warranty Deed dated December 18, 1975 and recorded in said Registry of Deeds in Book 3785, Page 10; thence running South 64° 10' East by said Montalvo Properties land 345.60 feet, more or less, to an iron set in the ground on the northwesterly side line of said Riverside Industrial Parkway; thence running southwesterly by the northwesterly line of said Riverside Industrial Parkway by a curve to the left having a radius of 1,090 feet a distance of 129.58 feet to an iron set in the ground; thence running South 28° 00' West by the northwesterly side of said Riverside Industrial Parkway a distance of 131.02 feet to an iron set in the ground in the northeasterly corner of said Pio land and the point of beginning.

Meaning and intending to convey the same premises described in two certain deeds to the herein Grantor by Marguerite Greenlie Jones dated September 30, 1976 and September 27, 1984 and recorded in said Registry of Deeds in Book 3940, Page 114 and Book 6579, Page 117 respectively.

Parcel 3

Also a certain triangular shaped parcel of land situated on the northwesterly side of Riverside Industrial Parkway in said Portland, bounded and described as follows:

Beginning at the most northwesterly corner of Lot 560 as shown on plan of Forest Avenue Terrace recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 5; thence southwesterly by land now or formerly of Rufus H. Jones a distance of 48.98 feet, more or less, to a point of tangency of said Riverside Industrial Parkway; thence northeasterly along the northerly sideline of said Riverside Industrial Parkway on a curve to the right having a radius of 1090.00 feet a distance of 49.03 feet, more or less, to the southerly sideline of said Lot 560; thence by the southerly sideline of said Lot 560 northwesterly a distance of 1.09 feet, more or less, to the point of beginning.

BK 5740 PG 308

Being a small strip of lot 567 as shown on said plan.

Reference is made to deed from the Tax Collector to the City of Portland dated February 29, 1944, recorded in the Cumberland County Registry of Deeds in Book 1793, Page 487.

Meaning and intending to convey the same premises described in a deed to the herein Grantor from the City of Portland dated November 3, 1976 and recorded in Book 3940, Page 117.

This conveyance of the three parcels described above is made subject to all utility easements which serve the premises, zoning and building restrictions, other easements and restrictions of record, and real estate taxes, which Grantees by acceptance of this deed assume and agree to pay.

RECEIVED
RECORDED REGISTRY OF DEEDS

2000 SEP 21 PM 12: 03

CUMBERLAND COUNTY

John B. O'Brien

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[City](#) [Home](#) [Departments](#) [City Council](#) [E-Services](#) [Calendar](#) [Jobs](#)

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

CBL 330 H002001
Land Use Type MANUFACTURING & CONSTRUCTION
 Verify legal use with Inspections Division
Property Location 200 RIVERSIDE IND PKWY
Owner Information LEFEVRES LLC THE
 200 RIVERSIDE IND PKWY
 PORTLAND ME 04103
Book and Page 15740/305
Legal Description 330-H-2
 RIVERSIDE IND PKWY 198-208
Acres 117955 CA
 2.7079

Current Assessed Valuation:

TAX ACCT NO. 34742 **OWNER OF RECORD AS OF APRIL 2013**
 LEFEVRES LLC THE
LAND VALUE \$194,000.00
BUILDING VALUE \$917,400.00
NET TAXABLE - REAL ESTATE \$1,111,400.00
 200 RIVERSIDE IND PKWY
 PORTLAND ME 04103
TAX AMOUNT \$21,572.28

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

Building Information:

Building 1

Year Built 1976
Style/Structure Type PREFAB WAREHOUSE
Units 1
Building Num/Name 1 - FORM SYSTEMS
Square Feet 20659

[View Sketch](#) [View Map](#) [View Picture](#)

Building 2

Year Built 1998
Style/Structure Type WAREHOUSE
Units 1
Building Num/Name 1 - FORM SYSTEMS
Square Feet 2500

[View Sketch](#) [View Map](#) [View Picture](#)

Exterior/Interior Information:

Building 1

Levels 01/01
Size 4400
Use MULTI-USE OFFICE
Height 12

Services

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- [Maps](#)
- [Tax Relief](#)
- [Tax Roll](#)
- [Q & A](#)

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Best viewed at 800x600, with Internet Explorer

Walls METAL-LIGHT
Heating ELECTRIC
A/C NONE

Building 1

Levels 01/01
Size 4800
Use LIGHT MANUFACTURING
Height 12
Walls METAL-LIGHT
Heating UNIT HEAT
A/C NONE

Building 1

Levels M1/M1
Size 1800
Use SUPPORT AREA
Height 6
Heating NONE
A/C NONE

Building 1

Levels 01/01
Size 2208
Use MULTI-USE OFFICE
Height 16
Walls METAL-LIGHT
Heating ELECTRIC
A/C NONE

Building 1

Levels 01/01
Size 5243
Use LIGHT MANUFACTURING
Height 16
Walls METAL-LIGHT
Heating UNIT HEAT
A/C NONE

Building 1

Levels M1/M1
Size 2208
Use SUPPORT AREA
Height 8
Heating NONE
A/C NONE

Building 2

Levels 01/01
Size 1500
Use WAREHOUSE
Height 20
Walls METAL-LIGHT
Heating UNIT HEAT
A/C NONE

Building 2

Levels M1/M1
Size 1000
Use MULTI-USE STORAGE
Height 10
Heating UNIT HEAT
A/C NONE

Other Features:

| | |
|------------------|--------------------------|
| | Building 1 |
| Structure | DOCK LEVELERS |
| Size | 0X0 |
| | Building 1 |
| Structure | UTILITY BUILDING - FRAME |
| Size | 8X8 |
| | Building 1 |
| Structure | OVERHEAD DOOR - WD/MT |
| Size | 10X10 |
| | Building 1 |
| Structure | OVERHEAD DOOR - WD/MT |
| Size | 8X8 |
| | Building 1 |
| Structure | OVERHEAD DOOR - WD/MT |
| Size | 10X12 |
| | Building 2 |
| Structure | OVERHEAD DOOR - WD/MT |
| Size | 10X10 |

Outbuildings/Yard Improvements:

| | |
|-------------------|-------------------|
| | Building 1 |
| Year Built | 1990 |
| Structure | CANOPY ROOF/SLAB |
| Size | 10X20 |
| Units | 1 |
| Grade | C |
| Condition | 3 |

| | |
|-------------------|-------------------|
| | Building 1 |
| Year Built | 1990 |
| Structure | FENCE CHAIN |
| Size | 1X600 |
| Units | 1 |
| Grade | C |
| Condition | 3 |

| | |
|-------------------|-------------------|
| | Building 1 |
| Year Built | 1976 |
| Structure | ASPHALT PARKING |
| Size | 27000 |
| Units | 1 |
| Grade | C |
| Condition | 3 |

Sales Information:

| | | | |
|------------------|-----------------|--------------|------------------|
| Sale Date | Type | Price | Book/Page |
| 9/21/2000 | LAND + BUILDING | \$605,000.00 | 15740/305 |

New Search!