

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 030827

This is to certify that 1039 Riverside, LLC/Hardy Building Construction

has permission to Erect One 8'x10' / Two 4'x10' and Two Directional Signs

AT 1039 Riverside St 331 A001001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or closed-in.  
**48 HOUR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

### OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*[Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0827	Issue Date:	CBL: 331 A001001
-----------------------	-------------	---------------------

Location of Construction: 1039 Riverside St	Owner Name: 1039 Riverside, LLC	Owner Address: 55 Hardy Road	Phone: 797-6066
Business Name:	Contractor Name: HardyPond Construction	Contractor Address: 45 Bridgton Rd. Westbrook	Phone: 2077976066
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: IM

Past Use: Commercial/Multi Tenants	Proposed Use: Commercial/Multi Tenants	Permit Fee: \$350.00	Cost of Work: \$350.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: U Type: NA SIGN 9/5/03 Signature: [Signature]	

Proposed Project Description: Erect One 8'x10' /Two 4'x10' and Two Directional Signs	Signature:	Signature: [Signature]
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: gad	Date Applied For: 07/10/2003	<b>Zoning Approval</b>
-------------------------	---------------------------------	------------------------

<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 07/26/03	<b>Zoning Appeal</b> <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 Date:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
	OK per D.A. 07/26/03 per revised plans		

**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 provision of the code(s) applicable to such permit.

\_\_\_\_\_  
SIGNATURE OF APPLICANT ADDRESS DATE PHONE

\_\_\_\_\_  
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

03-0827

# Signage/Awning Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 1039 RIVERSIDE ST		
Total Square Footage of Proposed Structure's 160 SF	Square Footage of Lot 16 AC	
Tax Assessor's Chart, Block & Lot Chart# 381 Block# A Lot# 001	Owner: 1039 RIVERSIDE, LLC	Telephone: 797-6066
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: 1039 RIVERSIDE, LLC 55 HARDY RD FALMOUTH, ME 04105 797-6066	Total sq. of signage x \$1.00 per s.f. plus \$30.00 = Total Fee: \$ <del>160.00</del> 350.00 Awning Fee = Cost Of Work: \$ Total Fee: \$ <del>160.00</del> 350.00
Current use: MULTI TENANTED COMMERCIAL BUILDING		350.00
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: _____		
Project description: 3 signs, one 8' x 10' <del>two</del> one 4' x 10' street signs two directional signs		
Contractor's name, address & telephone: HARDYPOUND CONSTRUCTION 45 BRIDGTON RD WESTBROOK, ME 04092		
Who should we contact when the permit is ready: BOB GAUDREAU TX 797-6066 Call		
Mailing address: _____		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE:		

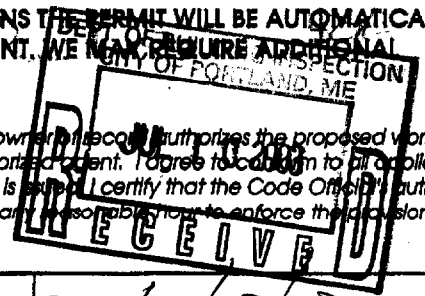
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT. WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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

Signature of applicant: *[Signature]* Date: 6/27/03

This is NOT a permit, you may not commence ANY work until the permit is issued

7/10/03



SIGNAGE/AWNING PRE-APPLICATION QUESTIONNAIRE

PLEASE ANSWER ALL QUESTIONS

section 14-369.5  
table 2.12

ADDRESS: 1039 RIVERSIDE ST. ZONE: IM

CBL: \_\_\_\_\_

SINGLE TENANT LOT? YES \_\_\_\_\_ NO X MULTI TENANT LOT? YES X NO \_\_\_\_\_  
MORE THAN ONE SIGN TOTAL WITH PROPOSED SIGN? YES X NO \_\_\_\_\_

INFORMATION ON PROPOSED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES X NO \_\_\_\_\_ DIMENSIONS PROPOSED: 9'-5" x 16'-6" + 6'-5" x 16'-6"  
BLDG. WALL SIGN? (attached to bldg) YES X NO \_\_\_\_\_ DIMENSIONS PROPOSED: 14'-2" x 8'

INFORMATION ON ALREADY EXISTING AND PERMITTED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES X NO \_\_\_\_\_ DIMENSIONS: 8'-0" x 12'-0"  
BLDG. WALL SIGN(attached to bldg) ? YES \_\_\_\_\_ NO X DIMENSIONS: \_\_\_\_\_  
AWNING? YES \_\_\_\_\_ NO X DIMENSIONS: \_\_\_\_\_

LOT FRONTAGE (FEET): 606'  
TENANT/ALLOCATED BUILDING SPACE FRONTAGE (FEET): 2' x 8'

AWNING YES \_\_\_\_\_ NO X IS AWNING BACKLIT? YES \_\_\_\_\_ NO X

HEIGHT OF AWNING: \_\_\_\_\_ LENGTH OF AWNING: \_\_\_\_\_ DEPTH: \_\_\_\_\_

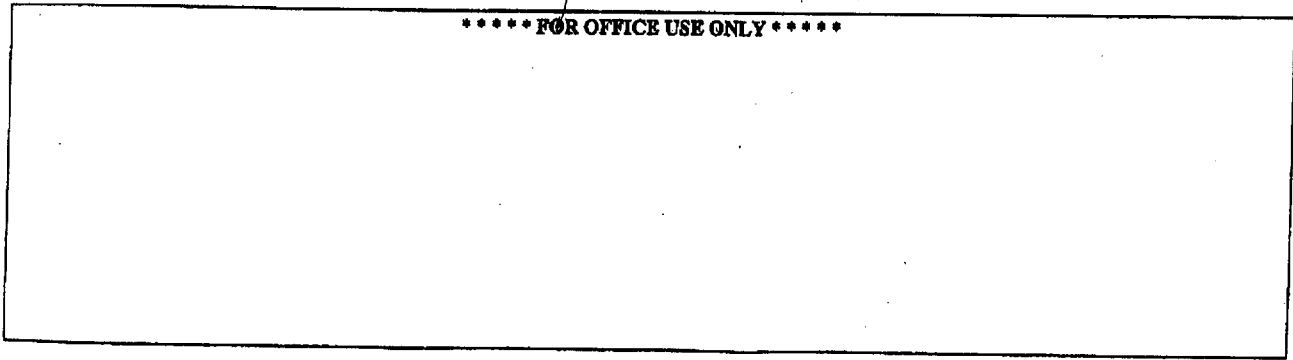
IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? YES \_\_\_\_\_ NO X

IF YES, TOTAL S.F. OF PANELS WITH COMMUNICATIONS/MESSAGE/TRADEMARK/SYMBOL? \_\_\_\_\_ s.f.

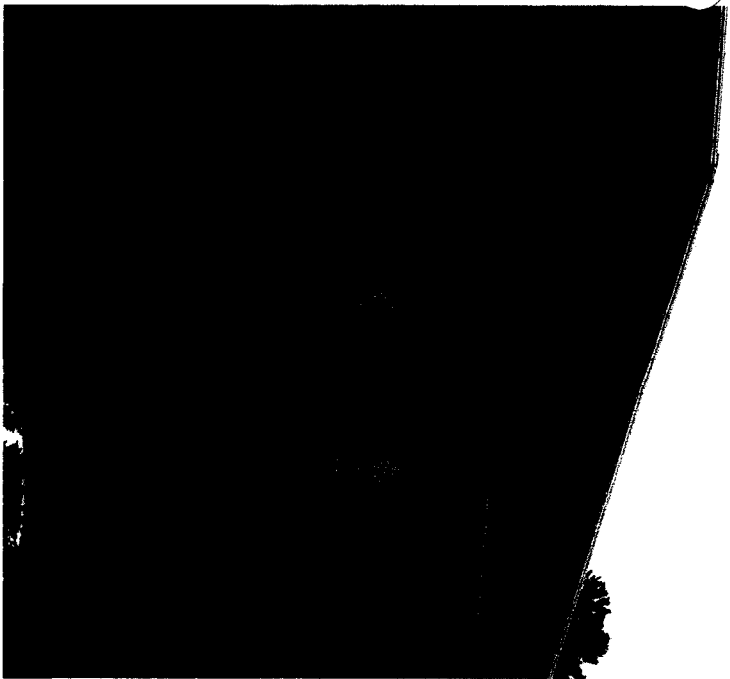
A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF PROPOSED SIGNAGE ARE ALSO REQUIRED.

SIGNATURE OF APPLICANT: [Signature] DATE: 6/27/03

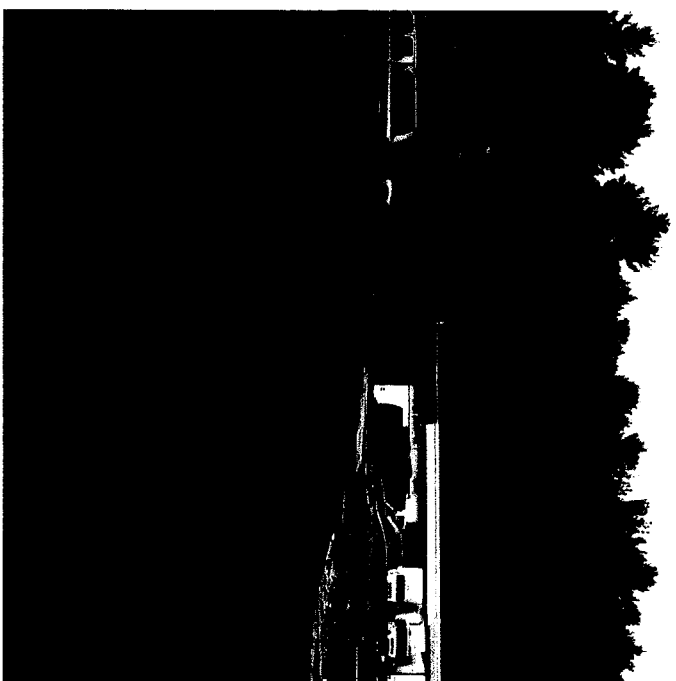
\*\*\*\*\* FOR OFFICE USE ONLY \*\*\*\*\*



1039 Riverside 7-1-03



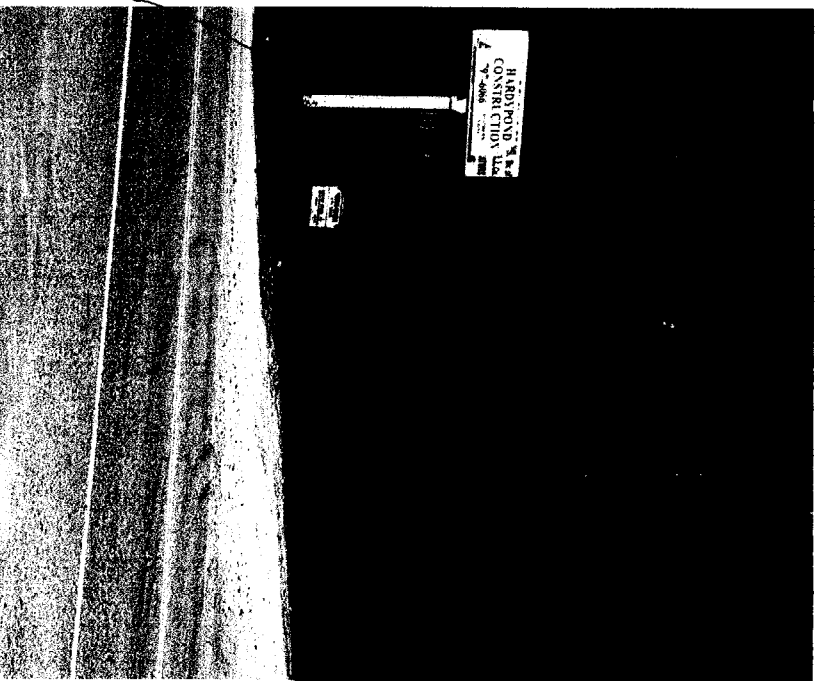
WEST BLEND



FRONT BLEND



SOUTH BLEND  
PROPOSED "B" SIGN



STREET ENTRY ROAD  
EXISTING  
PROPOSED "A" SIGN

**1039 Riverside Street, LLC  
55 Hardy Road  
Falmouth, ME 04105  
797-6066**

City of Portland  
Congress Street  
Portland, ME 04101

July 7, 2003

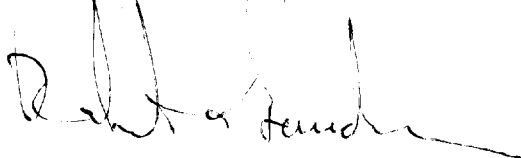
Reference: 1039 Riverside Street signage

To Whom it May Concern,

At this time, we are seeking permission for signage at 1039 Riverside Street, and would appreciate the City's approval of our request. We also give our permission to our tenants to install their own signs, both building-mounted and pylon per the plans submitted.

Should you have any questions or further concerns, please call me at the number above.

Sincerely,  
1039 Riverside Street, LLC



Robert Gaudreau  
Manager

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 03-0827	<b>Date Applied For:</b> 07/10/2003	<b>CBL:</b> 331 A001001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 1039 Riverside St	<b>Owner Name:</b> 1039 Riverside, LLC	<b>Owner Address:</b> 55 Hardy Road	<b>Phone:</b> ( ) 797-6066
<b>Business Name:</b>	<b>Contractor Name:</b> HardyPond Construction	<b>Contractor Address:</b> 45 Bridgton Rd. Westbrook	<b>Phone:</b> (207) 797-6066
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Signs - Permanent	

<b>Proposed Use:</b> Commercial/Multi Tenants	<b>Proposed Project Description:</b> Erect One 8'x10' /Two 4'x10' and Two Directional Signs
--	--

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 08/26/2003**Note:** 08/26/03 Discussed the "directional" signs with D.A. - she is ok with them      **Ok to Issue:** 

1) This permit is being approved on the basis of the revised plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Pending      **Reviewer:**      **Approval Date:**      **Note:**      **Ok to Issue:**

# ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)  
07/01/03

**PRODUCER**  
HOLDEN AGENCY  
  
P O BOX 10610  
PORTLAND MAINE 04104

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

**COMPANIES AFFORDING COVERAGE**

- COMPANY A ACADIA INSURANCE COMPANY
- COMPANY B
- COMPANY C
- COMPANY D

**INSURED**  
1039 RIVERSIDE LLC  
C/O ROBERT GAUDREAU  
55 HARDY ROAD  
FALMOUTH ME 04105

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR OWNER'S & CONTRACTOR'S PROT	CPA008971910	4/11/03	4/11/04	GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 PERSONAL & ADV INJURY \$1,000,000 EACH OCCURRENCE \$1,000,000 FIRE DAMAGE (Any one fire) \$ 250,000 MED EXP (Any one person) \$ 5,000
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$
	<b>GARAGE LIABILITY</b> <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EACH ACCIDENT \$ AGGREGATE \$
A	<b>EXCESS LIABILITY</b> <input checked="" type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM	CUA008972110	04/11/03	04/11/04	EACH OCCURRENCE \$1,000,000 AGGREGATE \$1,000,000
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> THE PROPRIETARY PARTNERS/EXECUTIVE OFFICERS ARE: <input type="checkbox"/> INCL <input type="checkbox"/> EXCL				WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/> EL EACH ACCIDENT \$ EL DISEASE-POLICY LIMIT \$ EL DISEASE-EA EMPLOYEE \$
	OTHER				

**DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS**  
CITY OF PORTLAND IS NAMED AS ADDITIONAL INSURED AS RESPECT TO LIABILITY FOR INSURED'S SIGNAGE.

CITY OF PORTLAND  
COMMERCIAL LOAN SERVICES  
389 CONGRESS STREET  
PORTLAND ME 04104

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE  
Thomas Holden LC A





**CITY OF PORTLAND**

July 24, 2003

Bob Gaudrau  
C/o Hardypond Construction  
45 Bridgton Road  
Westbrook, ME 04092

RE: 1039 Riverside Street – 331A-001 – I-M zone – sign permit application #03-0827

Dear Bob,

*Received revised signs  
8/11/03*

I am in receipt of your permit application to erect freestanding signs at 1039 Riverside Street. This property is located within the I-M Moderate Industrial Zone. Your permit has been denied because your submittal exceeds the maximum allowances of the Zoning Ordinance for signage in the I-M Zone.

§14-369.5, table 2.12 (copy enclosed) allows a maximum of seventy (70) square foot of signage for multi-tenant buildings with a maximum height of fifteen (15) feet. Your proposal shows that your principal sign along Riverside Street is approximately 85 square feet. All three of your proposed signs are shown to be 16'-6 5/8" in height.

You are also showing two freestanding signs along the side of your building that appear to be concurrently visible to each other (not readily concurrently visible to the principal sign along Riverside Street). Such signs are not permitted under the ordinance.

If you wish to revise your plans, you may do so within the next thirty days. Please note that this permit does not include any attached building signs. Such signs would need separate sign permits. Please call me if you have any questions regarding these sign regulations.

Very truly yours,

Marge Schmuckal  
Zoning Administrator



# HARDYPOND CONSTRUCTION

45 BRIDGTON ROAD, WESTBROOK, MAINE 04092  
TEL: (207) 797-6066  
FAX: (207) 797-8986  
EMAIL: info@hardypond.com

# TRANSMITTAL

To: Zoning Administrator  
City of Portland

Date: 8/7/03  
Job #: 0305  
RE: 1039 Riverside Street

Attention: Marge Schmuckal

WE ARE SENDING YOU Attached via mail the following items:

- Shop Drawings       Plans       Letter       Specifications
- Samples       Prints       Change Order       Other: \_\_

COPIES	DATE	NO.	DESCRIPTION
2	6/12/03	S1	Sign Design

**THESE ARE TRANSMITTED:**

- For Review and Comment       For Approval       For Your Use       As Requested
- Approved as Submitted       Approved as Noted       Returned After Loan       Resubmitted
- Returned for Corrections       Submitted       Returned

Remarks: Revised ~ 1039 Riverside Street Sign. Signage 8' wide by 8' high for a total of 64 sq. ft. Overall height is 14.6 5/8. Any questions, please call me at 797-6066.

Cc:

Robert Gaudreau, President

8/11/03

Section 14-369.5

Table 2.12 IL, ILb, Im, Ima, Imb, IH, IHb

2/5/97

**Industrial ~~I-1, I-2, I-2b, I-3, I-3b, I-4~~, and Waterfront Port Development Zones**

**Freestanding Signs**

	Single Tenant Buildings	Multi-Tenant Buildings
Maximum Permitted Area	35 sq. ft.	70 sq. ft.
Height	10 ft.	15 ft.
Setback	5 ft.	5 ft.
# Freestanding signs per lot	1 (a)	1 (a)

(a) If lot fronts on more than one street, one freestanding sign of equivalent permitted sign area is allowed for each additional frontage, provided such signs are not readily concurrently visible.

**Building Signs**

	Single Tenant Buildings	Multi-Tenant Buildings	
Maximum permitted sign area	na	na	
Max % of wall area on which sign(s) is(are) to be placed	6%	Principal Facade(s) 8%	All Other Facade(s) 2%
# bldg. signs permitted per lot	2/building face	1/tenant plus 1 additional per building face (a)	

**SCHEDULE OF AREAS**

UNIT	AREA (S.F.)	UNIT	STATION	OFFSET	
1.	15,353	1.	0+35.57	167.09	L
2.	16,911	2.	2+00.73	427.74	L
3.	18,104	3.	1+41.75	167.51	L
4.	19,955	4.	0+38.14	67.10	L
5.	23,725	5.	7+28.02	123.77	L
6.	DELETED	6.	10+87.34	59.27	L
7.	30,000	7.	10+23.29	116.73	R
8.	9,800	8.	8+64.46	34.43	R
9.	7,800	9.	8+55.58	353.65	L
10.	6,000	10.	8+70.37	351.31	L
11.	8,600	11.	3+82.09	82.15	L
12.	33,120	12.	8+92.28	530.43	L
13.	4,800				
LCE (UNITS 1-4): 34,415 S.F.					
LCE (UNIT 12): 47,433 S.F.					
LCE (UNITS 12 & 13): 4,268 S.F.					
LCE (UNIT 13): 18,558 S.F.					
LCE (UNIT 10): 23,221 S.F.					
LCE (UNIT 11): 21,832 S.F.					
LCE (UNIT 5): 40,038 S.F.					
LCE (UNITS 7-9): 116,811 S.F.					
CE: 188,946 S.F.					
TOTAL AREA: 126,166 S.F. OR 16.68 ACRES					

**STATION AND OFFSET**

**NOTES**

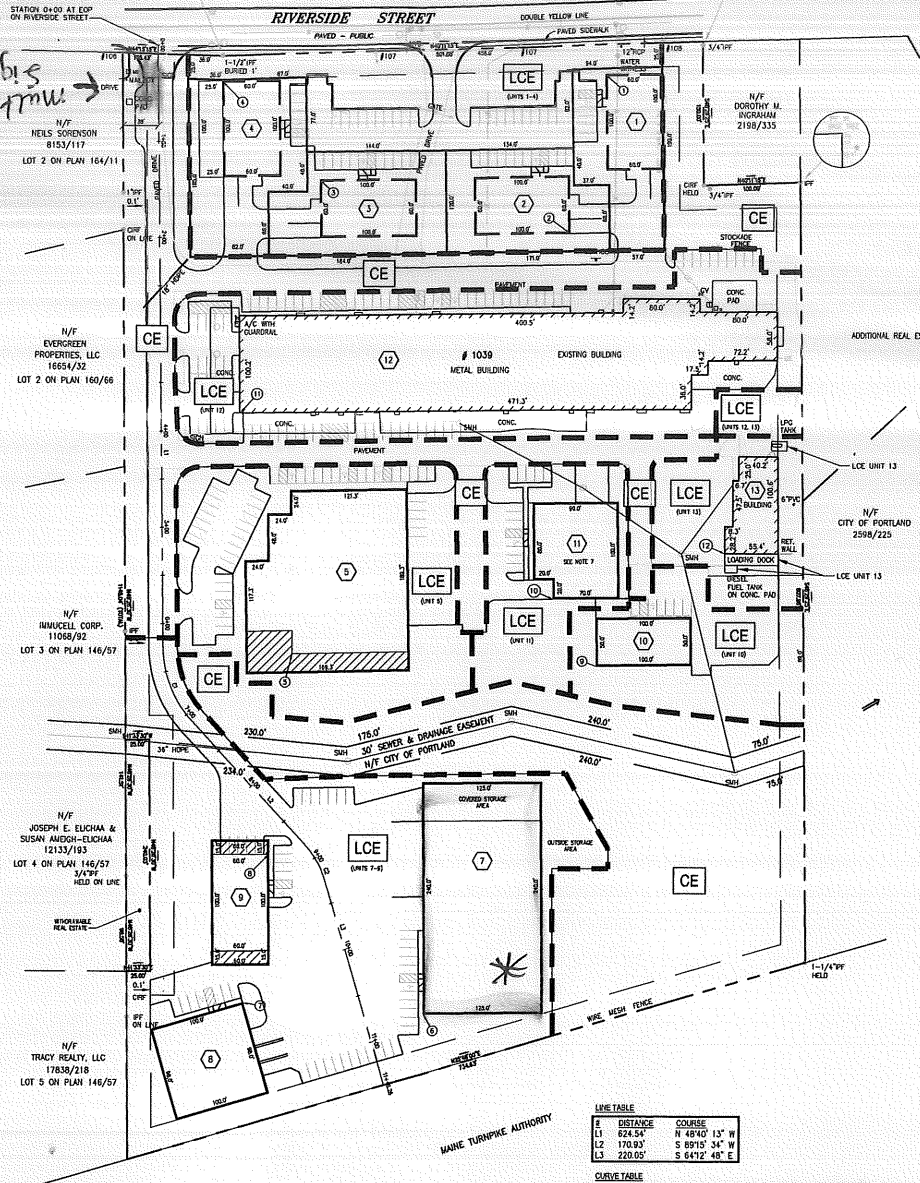
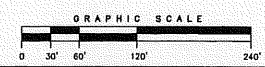
- OWNER OF RECORD: 1039 RIVERSIDE LLC, 55 HARDY ROAD, FALMOUTH, MAINE 04105. C.C.R.D. BOOK 19186 PAGE 308.
- LOCUS IS SHOWN AS LOT A-1 ON PORTLAND ASSESSORS' MAP 131.
- BEARINGS ARE TRUE NORTH AS BASED ON MARKERS FOUND AS SHOWN ON PLAN REFERENCE 1.
- BOUNDARY IS TAKEN FROM LOCUS DEED AND PLAN REF. 1 ON WHICH THE DEED IS BASED.
- UTILITIES TAKEN FROM PLAN REFERENCE 2 AND INFORMATION PROVIDED BY OWNER.
- ELEVATION TAKEN FROM PLAN REFERENCE 2 (CITY DATUM).
- CONVERTIBLE REAL ESTATE WHICH MAY REVERT TO LIMITED COMMON ELEMENT IF THE UNITS GO UNDEVELOPED.
- UNIT 12 AND UNIT 13 ARE EXISTING BUILDINGS.
- UNITS 1, 2, 3, 4, 7, 8, 9, 10, AND 11 ARE UNDEVELOPED REAL ESTATE DESIGNATED FOR SEPARATE OWNERSHIP BY THE UNIT OWNER AND ANY IMPROVEMENT ON SAID UNITS NEED NOT BE BUILT BY THE DECLARANT.
- AMENDED CONDOMINIUM PLAT PREPARED TO REFLECT REVISION TO UNITS 5, 7, 8, 10 AND 11.
- AMENDED CONDOMINIUM PLAT REVISED BY DELETING UNIT 6.

**PLAN REFERENCES**

- "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR RIVERSIDE INDUSTRIAL PARK INC. 5-19, 1977 H.J. & E.C. JORDAN - SURVEYORS"
- "EXISTING CONDITIONS SITE PLAN DOUGLAS BROTHERS DIV. ROBERT MITCHELL CO., INC. MAY 1994" BY BK2M.
- "EVERGREEN INDUSTRIAL PARK RIVERSIDE STREET PORTLAND, ME SECOND AMENDED SUBDIVISION PLAT FEB. 3, 1997" RECORDED IN PLAN BOOK 146 PAGE 57.
- "EVERGREEN INDUSTRIAL PARK RIVERSIDE STREET PORTLAND, ME SECOND AMENDED SUBDIVISION PLAT FEB. 3, 1997" RECORDED IN PLAN BOOK 160 PAGE 66.
- "FINAL SUBDIVISION PLAN FOR: MICHAEL LAPLANTE LOT 1, EVERGREEN INDUSTRIAL PARK RIVERSIDE STREET, PORTLAND, MAINE 1/13/07 SEADCO TECHNICAL, INC." RECORDED IN PLAN BOOK 164 PAGE 11.
- "SECOND TEE BUSINESS PARK WAREHOUSE / OFFICE PARK SITE DEVELOPMENT PLANS DRAWINGS 1-10 JANUARY 2004 BAKER-HOPKINS ASSOCIATES, INC. SUBMITTED TO THE PORTLAND PLANNING AUTHORITY FOR SITE REVIEW"
- "RIVERSIDE GOLF COURSE - DRIVING RANGE" BY PRINAW AND GREER CONSULTING ENGINEERS, INC. DATE 6/7/91.

**UTILITY NOTE:**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.

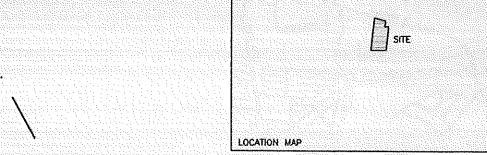


**LINE TABLE**

#	DISTANCE	COURSE
L1	624.54'	N 49°40' 13" W
L2	170.93'	S 89°15' 34" W
L3	220.05'	S 64°12' 48" E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	PC STATION	PT STATION
C1	84.44	115.0	42°04'13"	44.23	6+24.54	7+08.98
C2	46.50	100.0	26°31'38"	23.57	8+78.91	9+26.21



- LEGEND:**
- IRON PIPE OR ROD FOUND
  - GAS VALVE
  - WATER VALVE
  - HYDRANT
  - UTILITY POLE
  - MANHOLE
  - CATCH BASIN
  - SIGN
  - TRANSFORMER
  - FENCE
  - CURB
  - UNDERGROUND ELECTRIC
  - WATER LINE
  - STORM DRAIN
  - EXISTING BUILDING
  - PROPOSED UNIT AREAS
  - LCE (UNITS 1-4)
  - CE
  - UNIT NUMBER
  - DIVISION LINE BETWEEN ELEMENTS
  - POSSIBLE BUILDING EXPANSION WITHIN UNIT BOUNDARY

**APPROVAL - CITY OF PORTLAND PLANNING AUTHORITY**

DATE \_\_\_\_\_  
 PLANNING DIVISION DIRECTOR \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

THIS PLAT SUPERCEDES THE PLAT APPROVED BY THE PLANNING AUTHORITY DATED APRIL 15, 2004 AND RECORDED AT THE C.C.R.D. PLAN BOOK 204, PAGE 262

**STATE OF MAINE**

RECEIVED \_\_\_\_\_ COUNTY SS REGISTRY OF DEEDS  
 AT \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ A.M. AND RECORDED IN  
 PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 ATTEST \_\_\_\_\_ REGISTER

**AMENDED CONDOMINIUM PLAT**  
 OF  
 SECOND TEE BUSINESS PARK CONDOMINIUM  
 #1039 RIVERSIDE STREET, PORTLAND, MAINE  
 MADE FOR  
**1039 RIVERSIDE LLC**  
 1039 RIVERSIDE STREET, PORTLAND, ME 04102

**OWEN HASKELL, INC.**  
 18 CASCO ST., PORTLAND, ME 04101 (207)774-0424  
 PROFESSIONAL LAND SURVEYORS

Drawn By	RS	Date	DEC. 30, 2003	Job No.	2003-283P
Trace By	JLW	Scale	1" = 60'	Drwg. No.	1
Check By	JCS				
Book No.	985				

*Proposed Bldg*