

SCHEDULE OF AREAS

STATION AND OFFSET

LINE	AREA (S.F.)	ID	STATION	OFFSET
1	7,500	1	0+35.57	487.00
2	7,500	2	2+00.75	427.74
3	7,500	3	1+41.65	192.25
4	12,185.19	4	0+38.28	31.30
5	19,752.25	6	7+47.27	123.77
6	682,169	7	10+47.39	118.73
7	30,000	8	8+49.24	24.31
8	8,600	9	9+08.66	307.75
9	10,975	10	5+18.49	387.13
10	14,800	11	3+82.00	82.15
11	12,625	12	8+42.28	520.43
12	53,110	13	7+42.63	628.04
13	4,000	14	9+02.71	627.85
14	4,000			
15	4,000			
16	8,000			

UNIT	AREA (S.F.)
LCE (UNITS 1-4)	78,405.32 S.F.
LCE (UNITS 1-4 & 12)	7,514.19 S.F.
LCE (UNIT 5)	41,428.66 S.F.
LCE (UNITS 5-9)	113,485.55 S.F.
LCE (UNIT 10)	8,544.97 S.F.
LCE (UNITS 10, 13 & 15)	24,305.13 S.F.
LCE (UNIT 11)	20,308.18 S.F.
LCE (UNIT 12)	42,280.90 S.F.
LCE (UNIT 13)	18,822.68 S.F.
LCE (UNIT 14)	32,333.88 S.F.
LCE (UNIT 15)	17,823.17 S.F.
LCE	210,255.48 S.F.
TOTAL AREA	872,881 S.F. OR 19.89 ACRES

NOTES

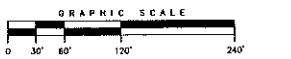
- OWNER OF RECORD: 1039 RIVERSIDE ST. 65 HARRY ROAD, FALMOUTH, MAINE 04105 C.C.R.D. BOOK 19196 PAGE 208.
- LOCUS IS SHOWN AS LOT A-1 ON PORTLAND ASSESSORS' MAP 131.
- BEARINGS ARE TRUE NORTH AS BASED ON MARKERS FOUND AS SHOWN ON PLAN REFERENCE 1.
- BOUNDARY IS TAKEN FROM LOCUS DEED AND PLAN REF. 1 ON WHICH THE DEED IS BASED.
- UTILITIES TAKEN FROM PLAN REFERENCE 2 AND INFORMATION PROVIDED BY OWNER.
- ELEVATION TAKEN FROM PLAN REFERENCE 7 (CITY DATA).
- ORIGINAL CONDOMINIUM PLAN - UNITS 12 AND 13 ARE EXISTING BUILDINGS. UNITS 1-11 NEED NOT BE SEPARATELY APPROVED BY PLANNING DIVISION. PAGE 262.
- AMENDED CONDOMINIUM PLAN - DELETE UNIT 6. REVISE UNITS 7, 8, 9, AND 11. APPROVED 12/7/04 CDD BOOK 204, PAGE 515.
- SECOND AMENDED CONDOMINIUM PLAN - REVISE UNITS 4 AND 10. LCE AREAS FOR UNITS 10, 13, AND 15. APPROVED 6/2/05 CDD BOOK 205, PAGE 459.
- THIRD AMENDED CONDOMINIUM PLAN - ADD UNITS 14 AND 15 AND LCE'S. APPROVED 9/16/06 CDD BOOK 206, PAGE 565.
- FOURTH AMENDED CONDOMINIUM PLAN - REVISE UNITS 9, 11 AND 15. LCE UNIT 10, 13, & 15. ADD EASEMENT TO INVOLUCE CORP. SHOW OUTPARCELS TO SUSAN ELCHAKA.
- THE BUSINESS PARK WAS SUBJECT TO THE SITE LOCATION OF DEVELOPMENT ACT (SLDA) REVIEW IN 2004 (DELEGATED TO THE CITY OF PORTLAND PLANNING AUTHORITY BY RES. 2004-10) AND ANY FUTURE AMENDMENTS NEED TO BE APPROVED TO THE DEED. IN ADDITION TO THE PLANNING AUTHORITY, THE SITE IS ALSO SUBJECT TO A MOUND NATURAL RESOURCES PROTECTION ACT REVIEW THAT ORDER DEP A-21877-18-E-16 FOR WELAND PUL. ANY ADDITIONAL WELAND PUL SHALL REQUIRE AN AMENDMENT TO THE DEP / USACDC PERMITS.

PLAN REFERENCES

- "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR RIVERSIDE INDUSTRIAL PARK BLDG. 5-19, 1977 PL & E.C. JORDAN - SURVEYORS".
- "EXISTING CONDITIONS SITE PLAN DOUGLAS BROTHERS INV. ROBERT MITCHELL CO., INC. MAY 1994" BY SHM.
- "EVERGREEN INDUSTRIAL PARK RIVERSIDE STREET PORTLAND, ME. SUBDIVISION PLAN NOV. 2, 1984 LINDA JOSE CONSULTANTS" RECORDED IN PLAN BOOK 146 PAGE 57.
- "EVERGREEN INDUSTRIAL PARK RIVERSIDE STREET PORTLAND, ME. SECOND AMENDED SUBDIVISION PLAN FEB. 3, 1987" RECORDED IN PLAN BOOK 146 PAGE 61.
- "FINAL SUBDIVISION PLAN FOR: MICHAEL LAPLANTIE LOT 1, EVERGREEN INDUSTRIAL PARK RIVERSIDE STREET, PORTLAND, MAINE #131877 SERGIO TECHINCS, INC." RECORDED IN PLAN BOOK 146 PAGE 11.
- "REVERSE GOLF COURSE - DRIVING RANGE" BY PERHAM AND GREER CONSULTING ENGINEERS, INC. DATE 8/7/91.
- "SECOND THE BUSINESS PARK WAREHOUSE / OFFICE PARK SITE DEVELOPMENT PLANS BORDERS 1-10 JANUARY 2004 BY BELCO-HOFFMAN ASSOCIATES, INC. GRANTED PORTLAND PLANNING AUTHORITY APPROVED ON APRIL 15, 2004.
- "SECOND THE CONDOMINIUM ASSOCIATION BUSINESS PARK EXPANSION WAREHOUSE/OFFICE PARK DEVELOPMENT PLANS, DRAWINGS 1-11 JULY 2005 BY BELCO-HOFFMAN ASSOCIATES, INC. GRANTED PORTLAND PLANNING AUTHORITY APPROVED ON JANUARY 10, 2006.

UTILITY NOTE:

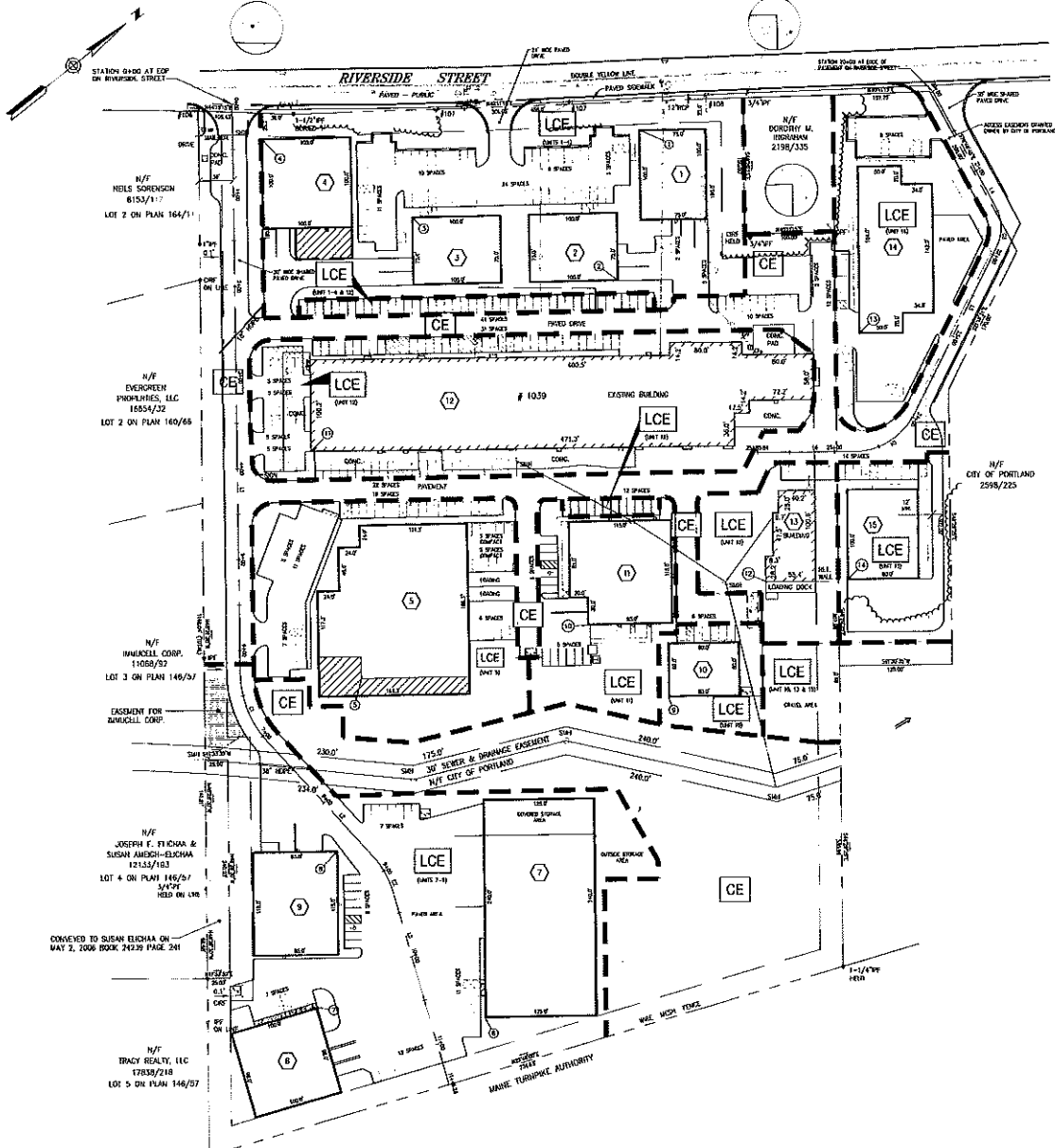
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND 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 1-800-852-8642 AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.



DATE TABLE

DISTANCE	COURSE	CURVE TABLE	FOR	LENG	BANK	BETA	INCENT	PERCENT	PER STATION
11	624.54'	N 48°40' 13" W	CE	84.44	112.0	47°14' 13"	44.23	6+24.54	7168.99
12	170.93'	S 89°12' 34" W	CE	46.30	100.0	29°31' 58"	23.57	8+12.91	9126.21
13	220.05'	S 64°12' 48" E							

THIS PLAT AMENDS THE THIRD AMENDED CONDOMINIUM PLAT AS APPROVED BY THE PLANNING AUTHORITY ON SEPTEMBER 5, 2006 AND RECORDED IN PLAN BOOK 206, PAGE 565 ON SEPTEMBER 8, 2006.



- LEGEND:**
- IRON PIPE OR ROD FOUND
 - DES VALVE
 - WATER VALVE
 - HYDRANT
 - UTILITY POLE
 - MANHOLE
 - CATCH BASIN
 - SIGN
 - TRANSFORMER
 - FENCE
 - CURB
 - UNDERGROUND ELECTRIC
 - WATER LINE
 - STORM DRAIN
 - EXISTING BUILDING
 - PROPOSED UNIT AREAS
 - LIMITED COMMON ELEMENT (APPLICABLE UNITS)
 - COMMON ELEMENT
 - UNIT NUMBER
 - DIVISION LINE BETWEEN ELEMENTS
 - POSSIBLE BUILDING EXPANSION WITH UNIT BOUNDARY

APPROVAL - CITY OF PORTLAND
 PLANNING AUTHORITY
[Signature] 11/24/15 DATE
 PLANNING DIVISION DIRECTOR

STATE OF MAINE
 Certificate of Land COUNTY SS REGISTRY OF DEEDS
 RECEIVED Nov 30 20 15
 AT 2 h 53 m P. M. AND RECORDED IN
 PLAN BOOK 215 PAGE 4177
 ATTEST *[Signature]* REGISTER

[Signature]
 JOHN C. SCHMIDT, PLS #1753
 DATE: 11-16-2015

FOURTH AMENDED CONDOMINIUM PLAT
 OF
 SECOND THE BUSINESS PARK CONDOMINIUM
 #1039 RIVERSIDE STREET, PORTLAND, MAINE
 MADE FOR OWNER OF RECORD
 1039 RIVERSIDE, LLC
 1039 RIVERSIDE STREET, PORTLAND, ME 04102
OWEN HASKELL, INC.
 16 CASH ST., PORTLAND, ME 04101 (207)774-3254
 PROFESSIONAL LAND DISTRIBUTOR

Drawn By	RES	REVISED	NOV 16, 2015	Job No.
Trace By	JLW	FROM	18, 2004	2003-283P
Check By	JCS	Scale		Draw. No.
Block No.	083	1" = 60'		1