SCHEDULE OF AREAS

UNIT	AREA (S.F.)
1.	7,500
2.	7,500
3.	7,500
4.	12,185.19
5.	29,755.25
6.	DELETED
7.	30,000
8.	9,800
9.	10,925
10.	4,800
11.	12,625
12.	53,120
13.	4,800
14.	14,028.13
15.	8,000

LCE (UNITS 1–4):	78,105.32 S.F.
LCE (UNITS 1–4 & 12):	7,514.19 S.F.
LCE (UNIT 5):	41,478.06 S.F.
LCE (UNITS 7–9):	113,465.55 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):	19,827.66 S.F.
LCE (UNIT 14)	32,323.68 S.F.
LCE (UNIT 15)	17,037.31 S.F.
CE:	210,759.48 S.F.
TOTAL AREA:	822,884 S.F. OR 18.89 ACRES

STATION AND OFFSET

ID	STATION	OFFSET	
1.	0+35.57	467.09	L
2.	2+00.73	427.74	L
3.	1+41.65	192.51	L
4.	0+38.28	31.30	L
5.	7+28.02	123.77	L
6.	10+87.34	59.27	L
7.	10+23.29	116.73	R
8.	8+49.24	24.51	R
9.	9+00.66	369.73	L
10.	5+78.49	387.23	L
11.	3+82.09	82.15	L
12.	8+92.28	530.43	L
13.	2+62.63	694.04	L
14.	9+00.71	601.86	L

NOTES

1. OWNER OF RECORD: 1039 RIVERSIDE LLC, 55 HARDY ROAD, FALMOUTH, MAINE 04105 C.C.R.D. BOOK 19196 PAGE 308.
2. LOCUS IS SHOWN AS LOT A–1 ON PORTLAND ASSESSORS' MAP 131.
3. BEARINGS ARE TRUE NORTH AS BASED ON MARKERS FOUND AS SHOWN ON PLAN REFERENCE 1.
4. BOUNDARY IS TAKEN FROM LOCUS DEED AND PLAN REF. 1 ON WHICH THE DEED IS BASED.
5. UTILITIES TAKEN FROM PLAN REFERENCE 2 AND INFORMATION PROVIDED BY OWNER.
6. ELEVATION TAKEN FROM PLAN REFERENCE 2 (CITY DATUM).
7. ORIGINAL CONDOMINIUM PLAT – UNITS 12 AND 13 ARE EXISTING BUILDINGS. UNITS 1–11 NEED NOT BE BUILT. APPROVED 4/15/04 CCRD BOOK 204, PAGE 262
8. AMENDED CONDOMINIUM PLAT – DELETE UNIT 6. REVISE UNITS 5, 7, 8, 10, AND 11. APPROVED 12/16/04 CCRD BOOK 204, PAGE 916
9. SECOND AMENDED CONDOMINIUM PLAT – REVISE UNITS 4 AND 10 LCE AREAS FOR UNITS, 10, 13, AND 10 AND 13. APPROVED 6/2/05 CCRD BOOK 205, PAGE 459
10. THIRD AMENDED CONDOMINIUM PLAT – ADD UNITS 14 AND 15 AND LCE'S. APPROVED 9/5/06 CCRD BOOK 206, PAGE 565
11. FOURTH AMENDED CONDOMINIUM PLAT – REVISE UNITS 9, 11 AND 15, LCE UNIT 10, 13, & 15. ADD EASEMENT TO IMMUCELL CORP. SHOW OUTPARCEL TO SUSAN ELICHAA.
12. THE BUSINESS PARK WAS SUBJECT TO THE SITE LOCATION OF DEVELOPMENT ACT (SLODA) REVIEW IN 2004 (DELEGATED TO THE CITY OF PORTLAND PLANNING AUTHORITY BY MEDEP) AND ANY FUTURE AMENDMENTS NEED TO BE ADVISED TO THE MEDEP, IN ADDITION TO THE PLANNING AUTHORITY. THE SITE IS ALSO SUBJECT TO A MEDEP NATURAL RESOURCES PROTECTION ACT (NRPA) PERMIT ORDER (DEP #L–21677–TB–E–N) FOR WETLAND FILL. ANY ADDITIONAL WETLAND FILL SHALL REQUIRE AN AMENDMENT TO THE DEP / USACOE PERMITS.

PLAN REFERENCES

1. "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR RIVERSIDE INDUSTRIAL PARK INC. 5–19, 1977 H.I. & E.C. JORDAN – SURVEYORS".
2. "EXISTING CONDITIONS SITE PLAN DOUGLAS BROTHERS DIV. ROBERT MITCHELL CO., INC. MAY 1994" BY BH2M.
3. "EVERGREEN INDUSTRIAL PARK RIVERSIDE STREET PORTLAND, ME SUBDIVISION PLAT NOV. 2, 1984 LAND USE CONSULTANTS" RECORDED IN PLAN BOOK 146 PAGE 57.
4. "EVERGREEN INDUSTRIAL PARK RIVERSIDE STREET PORTLAND, ME SECOND AMENDED SUBDIVISION PLAT FEB. 3, 1987" RECORDED IN PLAN BOOK 160 PAGE 66.
5. "FINAL SUBDIVISION PLAN FOR: MICHAEL LAPLANTE LOT 1, EVERGREEN INDUSTRIAL PARK RIVERSIDE STREET, PORTLAND, MAINE 1/13/87 SEBAGO TECHNICS, INC." RECORDED IN PLAN BOOK 164 PAGE 11.
6. "RIVERSIDE GOLF COURSE – DRIVING RANGE" BY PINKHAM AND GREER CONSULTING ENGINEERS, INC. DATE 8/7/91
7. "SECOND TEE BUSINESS PARK" WAREHOUSE / OFFICE PARK SITE DEVELOPMENT PLANS DRAWINGS 1–10 JANUARY 2004 BY DeLUCA–HOFFMAN ASSOCIATES, INC. GRANTED PORTLAND PLANNING AUTHORITY APPROVED ON APRIL 15, 2004.
8. "SECOND TEE CONDOMINIUM ASSOCIATION BUSINESS PARK EXPANSION WAREHOUSE/OFFICE PARK" DEVELOPMENT PLANS, DRAWINGS 1–11 JULY 2005 BY DeLUCA–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 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.

GRAPHIC SCALE

0 30' 60' 120' 240'

LOCATION MAP

LEGEND:

- IRON PIPE OR ROD FOUND
- GV GAS VALVE
- WATER VALVE
- HYDRANT
- UTILITY POLE
- MANHOLE
- CATCH BASIN
- SIGN
- TRANSFORMER
- FENCE
- CURB
- UE UNDERGROUND ELECTRIC
- W WATER LINE
- SD STORM DRAIN
- EXISTING BUILDING
- PROPOSED UNIT AREAS
- LCE (UNITS) LIMITED COMMON ELEMENT (APPLICABLE UNITS)
- CE COMMON ELEMENT
- 13 UNIT NUMBER
- DIVISION LINE BETWEEN ELEMENTS
- POSSIBLE BUILDING EXPANSION WITHIN UNIT BOUNDARY

APPROVAL–CITY OF PORTLAND PLANNING AUTHORITY

11/24/15
DATE

PLANNING DIVISION DIRECTOR

STATE OF MAINE

Cumberland COUNTY SS REGISTRY OF DEEDS
RECEIVED Nov. 30, 2015
AT 2 h 03 m P M. AND RECORDED IN
PLAN BOOK 215 PAGE 477
ATTEST REGISTER

JOHN C. SCHWANDA, PLS #1252
DATE: 11-16-2015

LINE TABLE

#	DISTANCE	COURSE
L1	624.54'	N 48°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	46.30	100.0	26°31'38"	23.57	8+79.91	9+26.21

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 6, 2006.

FOURTH AMENDED CONDOMINIUM PLAT

OF

SECOND TEE 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 CASCO ST., PORTLAND, ME 04101 (207)774-0424
PROFESSIONAL LAND SURVEYORS

Drwn By	RS	Date REVISED NOV. 16, 2015 NOV. 18, 2004	Job No. 2003-283P
Trace By	JLW		
Check By	JCS	Scale 1" = 60'	Drwg. No. C-3B
Book No.	983		