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.	10,010
10.	4,800
11.	8,400
12.	53,120
13.	4,800
14.	14,028.13
15.	8,780

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):	114,400.55 S.F.
LCE (UNIT 10):	8,544.97 S.F.
LCE (UNITS 10, 13 & 15):	17,900.13 S.F.
LCE (UNIT 11):	24,533.18 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)	10,632.31 S.F.
CE:	210,759.48 S.F.
TOTAL AREA:	816,479 S.F. OR 18.74 ACRES

STATION AND OFFSET

UNIT	STATI	NOFFSET
1.	0+35.	746 09L
2.	2+00.	342.74L
3.	1+41.	519.51L
4.	0+38.	83 .30L
5.	7+28.	212.77L
6.	10+87.	45 .27L
7.	10+23.	911.73R
8.	8+64.	63 .43R
9.	9+00.	636.73L
10.	8+70.	736.31L
11.	3+82.	98 .15L
12.	8+92.	853.43L
13.	2+62.	369.04L
14.	9+00.	160.86L

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. UNIT 12 AND UNIT 13 ARE EXISTING BUILDINGS.
8. UNITS 1, 2, 3, 4, 7, 8, 9, 10, 11, 14 AND 15 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.
9. AMENDED CONDOMINIUM PLAT WAS PREPARED TO REFLECT REVISION TO UNITS 5, 7, 8, 10 AND 11.
10. AMENDED CONDOMINIUM PLAT REVISED BY DELETING UNIT 6.
11. SECOND AMENDED CONDOMINIUM PLAT PREPARED TO REFLECT REVISIONS TO UNITS 4 AND 10 AND LCE AREAS FOR UNITS 10 AND 13
12. THIRD AMENDED CONDOMINIUM PLAT WAS PREPARED TO REFLECT REVISIONS TO UNIT 14 AND ITS LCE AREA.

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 N.T.S.

LEGEND:

- IRON PIPE OR ROD FOUND
- 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

Sept 5, 2006
DATE

Alexander Jaegerman
PLANNING DIVISION DIRECTOR

STATE OF MAINE

CUMBERLAND COUNTY SS REGISTRY OF DEEDS
RECEIVED SEPT 6, 2006
AT 10 h 43 m A M. AND RECORDED IN
PLAN BOOK 206 PAGE 565
ATTEST
REGISTER

John B. O'Brien

JOHN C. SCHWANDT PLS #1252

DATE: 8-28-2006

THIS PLAT SUCCEEDED THREE PREVIOUS PLATS APPROVED BY THE PLANNING AUTHORITY. THE ORIGINAL PLAT WAS APPROVED BY THE PLANNING AUTHORITY ON APRIL 15, 2004 AND RECORDED AT THE CCRD ON MAY 4, 2004 AS PLAN BOOK 204, PAGE 262.

THE AMENDED CONDOMINIUM PLAT WAS APPROVED BY THE PLANNING AUTHORITY ON DECEMBER 16, 2004 AND RECORDED AT THE CCRD ON DECEMBER 17, 2004 AS PLAN BOOK 204, PAGE 916.

THE SECOND AMENDED CONDOMINIUM PLAT WAS APPROVED BY THE PLANNING AUTHORITY ON JUNE 2, 2005 AND RECORDED AT THE CCRD ON JULY 20, 2005 AS PLAN BOOK 205, PAGE 459.

LINE TABLE

#	DISTAN	ECOURSE
L1	624.5	'N 48°40' 13" W
L2	170.9	'S 89°15' 34" W
L3	220.0	'S 64°12' 48" E

CURVE TABLE

CURVE	LENG	HRA	IUS	DELTA	TANGENT	C STATIONPT STATION
C1	84. 41	5.042°		4°1 "44.		36+24.547+08.98
C2	46. 01	0.026°		1°3 "23.		78+79.919+26.21

THIRD 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.
16 CASCO ST., PORTLAND, ME 04101 (207)774–0424
PROFESSIONAL LAND SURVEYORS

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

2360.01/3

Reviewed for Code Compliance Department of Public Services Date: 02/29/16