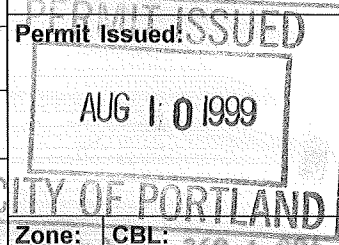


City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, Fax: 874-8716

Location of Construction: ***1000 Riverside Street 04103		Owner: Tuchenhagen-Zajac LLC		Phone: 207-797-9500		Permit No: 990842	
Owner Address: 1000 Riverside St. Portland, ME		Lessee/Buyer's Name: Attn: Curtis Taylor		Phone:		Business Name: Tuchenhagen-Zajac LLC	
Contractor Name: Cimino Construction Co.		Address: 125 Pleasant Hill Rd. Scarborough, ME 04074		Phone: 883-5138		Permit Issued: ISSUED AUG 10 1999	
Past Use: Manufacturing		Proposed Use: Same		COST OF WORK: \$ 600,000		PERMIT FEE: \$ 3,624.00	
Proposed Project Description: Construct addition to existing building. 17,500 sq. ft. steel building with water & power HVAC <i>19/Aug/99 Issued permit For 10 Ldg. \$/</i>				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>F1</i> Type <i>26</i>	
				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Permit Taken By: <i>UB</i>				Date Applied For: <i>7-27-99</i>			
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
Signature: _____				Date: _____			



- Zoning Approval: *[Signature]*
- Special Zone or Reviews:**
- Shoreland
 - Wetland
 - Flood Zone
 - Subdivision
 - Site Plan maj minor mm

- Zoning Appeal**
- Variance
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
 - Denied

- Historic Preservation**
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

July 28, 1999

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

- Action:
- Approved
 - Approved with Conditions
 - Denied
- Date: *[Signature]*

CEO DISTRICT **1**

- 17 Aug - Site work only &
- 21 Aug, site work - will be digging Foundation This week - Placemenc of Concrete next week,
- 7/sept. Site work - &
- 10/sept. Footing placed North: east side - OK &
- 20/sept. - Foundation completed - &
- 27/sept - Placing pier interior - NO steel on site. &
- 15/oct/99 Foundation Completed - Grading inside -
- 19/oct/99 - Ready to place slab - underground plbg. will be ready for TEST
- 26/oct/99 &
- 26/oct/99 will be placing slab on 29 oct. 99 &
- 3/Nov/99 Back Filling &
- 9/Nov/99 Paving parking area &
- 15/Nov/99 Still Lot work. &
- 30/Nov/99. Steel being erected &
- 8/dec/99 - same &
- 15/dec/99 - same &
- 20/dec/99. Started wall sheathing &
- 27/Dec/99 - north wall sheathing completed Steel Framing between bldgs. Completed &

- 17/January/2000 wall completed - &
- 20/Jan/ working on connector &
- 8/Feb/2K Roof on - Starting floor in - sprinkler &
- 16/Feb/2K EXTERIOR Finished - Interior works &
- 25/Feb/2K Same & 10 MAR 2K Work 95% Completed. &

Inspection Record		Date
Type		
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	2 MAR/2000 R Closing	1/mon/2K
Final:	_____	_____
Other:	_____	_____

27 MAR. COFO - INSP. Two Items. Full CofO. 29/dec/2000 &



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1000 Riverside St 360-A-004

Issued to Tuckenhagen & Zajac LLC

Date of Issue March 24 2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 990842, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

All

Use group F1 Type 2C Boca 96

Limiting Conditions:

This C of O will expire on June 30 2000 unless Site work is completed

**This certificate supersedes
certificate issued**

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

03/24/00

BUILDING PERMIT REPORT

This permit is on
Permit # 990842

DATE: 18/AUG/99 ADDRESS: 1000 Riverside ST. CBL: 360-A-004

REASON FOR PERMIT: To Construct a 17,500 sq. ft. building

BUILDING OWNER: Tuchen Hagen - Zazac

PERMIT APPLICANT: Contractor Cimino Const. Co.

USE GROUP F-T CONSTRUCTION TYPE 2C

The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

Site work
on permit #
990842

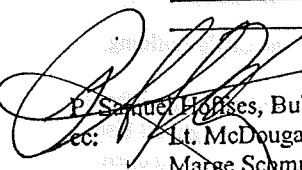
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *2, *3, *9, *11, *12, *13

Approved with the following conditions: 23, *27, *28, *29, *32, *33, *34, *35, *36, 20, 21, 22, *

- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- X 3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
- 5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- 6. Precaution must be taken to protect concrete from freezing. Section 1908.0
- 7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- 8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- X 9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- X 11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
- *12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- X 13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)
- 16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)

17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)
18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 &19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
20. In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.
21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
22. The Fire Alarm System shall maintained to NFPA #72 Standard.
23. The Sprinkler System shall maintained to NFPA #13 Standard.
24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
25. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
27. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
28. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min.72 hours notice) and plumbing inspections have been done. *etc. Plans shall have Engineers seal on them.*
29. All requirements must be met before a final Certificate of Occupancy is issued.
30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
32. Please read and implement the attached Land Use Zoning report requirements.
33. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
34. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
36. Special Inspections shall be done in accordance with section 1705.0.
37. The City of Portland adopt the 1996 BOCA National Building Code 1996 in July 1996. Your design was done under the BOCA 1993 you should review your plan to reflect and make changes as necessary. Please Call me on this.
- 38.


 P. Samuel Hoopes, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PS11724799

****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

BUILDING PERMIT REPORT

DATE: 29 July 99 ADDRESS: 1400 Riverside ST CBL: 360-A 004
REASON FOR PERMIT: To Construct a 17,500 sq ft addition (This permit for site work.)
BUILDING OWNER: Tuchenbagen + Zajac No Structural Work
PERMIT APPLICANT: Cimino Const. Contractor Cimino Const.
USE GROUP _____ CONSTRUCTION TYPE 2C

The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: _____

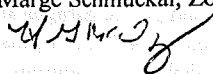
Approved with the following conditions:

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
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- 6. Precaution must be taken to protect concrete from freezing. Section 1908.0
- 7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
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- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- 15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)
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22. The Sprinkler System shall maintained to NFPA #13 Standard.
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24. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
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27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. **No closing in of walls until all electrical (min.72 hours notice) and plumbing inspections have been done.**
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29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
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32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
35. _____
36. _____
37. _____
38. _____

P. Samuel Hoffses, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 7/24/99



****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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 (include Portion of Building): <i>X Street 04103</i> <i>1000 Riverside Port ME, Addition to rear of building</i>		
Total Square Footage of Proposed Structure: <i>17,500</i>	Square Footage of Lot: <i>3.9 ACRES</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>360</i> Block# <i>A</i> Lot# <i>004</i>	Owner: <i>LLC</i> <i>TUCHENHAGEN-ZAJAC</i>	Telephone#: <i>207-797-9500</i>
Owner's Address: <i>Attn Curtis Taylor</i> <i>X 1,000 Riverside Port ME.</i>	Lessee/Buyer's Name (If Applicable): <i>N/A</i>	Cost Of Work: <i>\$ 600,000</i> Fee: <i>\$ 3,624.00</i>
Proposed Project Description:(Please be as specific as possible) <i>Ad to existing building 17,500 sq/foot steel building with water & power HVAC</i>		
Contractor's Name, Address & Telephone: <i>CIMINO CONSTRUCTION Co. 125 Pleasant Hill Rd. Scarborough 04174 883-5138</i> Rec'd By <i>UB</i>		
Current Use: <i>MANUFACTURING</i> <i>manufacturing</i>	Proposed Use: <i>MANUFACTURING</i>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

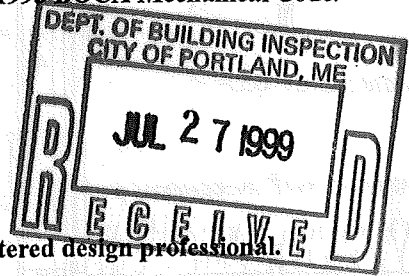
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

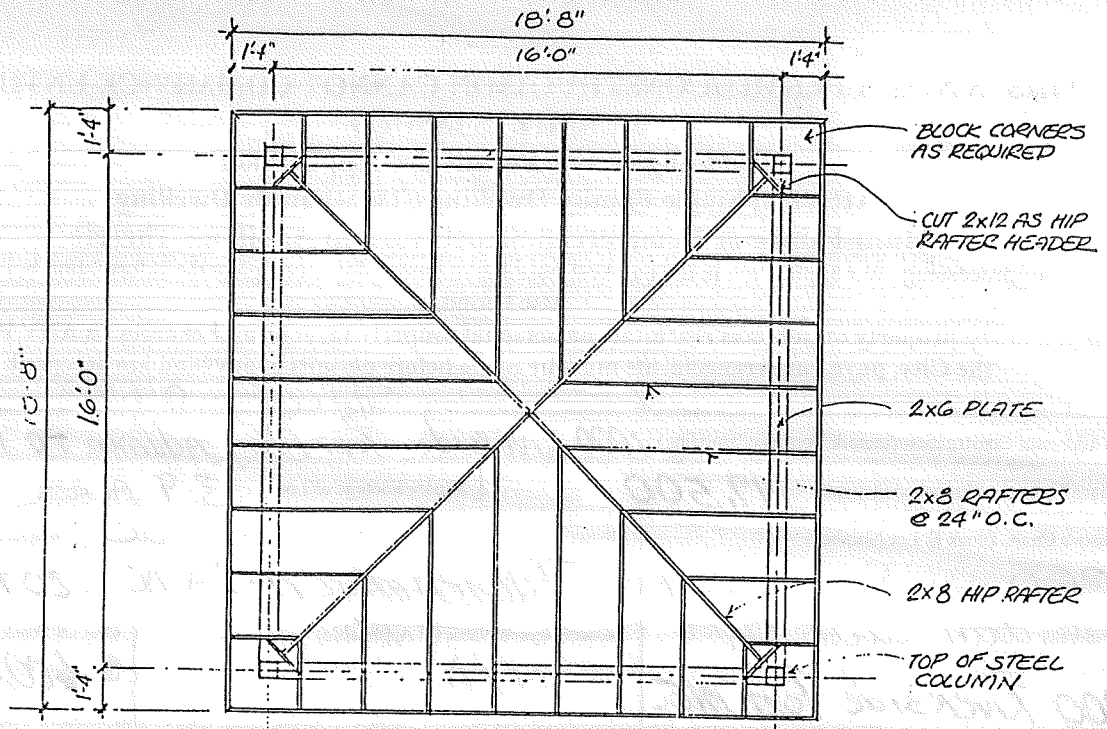
Certification

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/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 hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <i>Curtis Taylor</i>	Date: <i>X 7-27-99</i>
--	------------------------

Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum





ROOF FRAMING PLAN

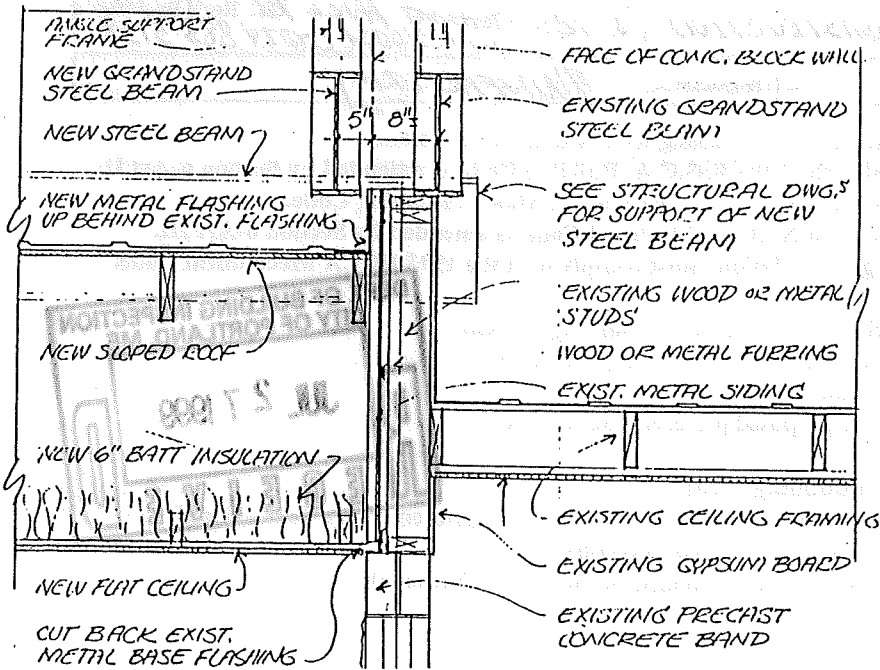


Figure 3. Typical Framing and Cross Section

These plans are all done by professionals, If your project is listed in the attached exemptions, you can prepare your own plans. For all other projects except those exempted, a Design Professional must prepare any construction documents. When proposing an addition, similar plans are required, the same goes for a detached garage or an attached deck.

From: "Steve Bushey" <srbushey@maine.rr.com>
To: "sam hoffses" <sph@ci.portland.me.us>
Date: Tue, Apr 4, 2000 2:43 PM
Subject: Tuchenhagen-zajac

Sam,

We have reviewed the above site for compliance with site plan approval conditions and make the following comments:

1. the detention pond area has some erosion and should be repaired. this work can take place this spring as they move forward with the completion of their landscaping.
2. The site's landscaping including catch of grass needs to be completed.
3. Some of the site needs modest regrading, topsoiling and seeding. this work should be completed by June 15, 2000.

Assuming no other codes issues, I recommend a temporary Certificate of Occupancy be issued until June 15, 2000 at which point the aforementioned items should be completed.

Steve Bushey

CC: "mike nugent" <mjn@ci.portland.me.us>, "Kandi Talb...

PLUMBING APPLICATION

Department of Human Sciences
Division of Health Engineering

DC 360 A 004 TRAPES OK

PROPERTY ADDRESS

Town or Plantation: TUCHENHAGEN - ZAJAC
 Street: PORTLAND, MAINE
 Subdivision Lot #: 1000 RIVERSIDE STREET

PROPERTY OWNERS NAME

TUCHENHAGEN - ZAJAC

Last: _____ First: _____

Applicant Name: THE GERBER CO., INC. 7970500

Mailing Address of Owner/Applicant (If Different): PO BOX 6692
PORTLAND, ME 04103

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

THE GERBER CO., INC. 10/12/99
 Signature of Owner/Applicant Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

This Application is for

- 1. NEW PLUMBING
- 2. RELOCATED PLUMBING

Type of Structure To Be Served:

- 1. SINGLE FAMILY DWELLING
- 2. MODULAR OR MOBILE HOME
- 3. MULTIPLE FAMILY DWELLING
- 4. OTHER - SPECIFY COMMERCIAL

Plumbing To Be Installed By:

- 1. MASTER PLUMBER
- 2. OIL BURNERMAN
- 3. MFG'D. HOUSING DEALER/MECHANIC
- 4. PUBLIC UTILITY EMPLOYEE
- 5. PROPERTY OWNER

LICENSE # 00072

Hook-Up & Piping Relocation Maximum of 1 Hook-Up

HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.

OR

HOOK-UP: to an existing subsurface wastewater disposal system.

PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.

OR

TRANSFER FEE
\$[6.00]

Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
	Hosebibb / Sillcock		Bathtub (and Shower)
2	Floor Drain ✓		Shower (Separate)
1	Urinal ✓		Sink
2	Drinking Fountain ✓	3	Wash Basin ✓
1	Indirect Waste ✓	2	Water Closet (Toilet) ✓
	Water Treatment Softener, Filter, etc.		Clothes Washer
	Grease / Oil Separator		Dish Washer
	Dental Cuspidor		Garbage Disposal
	Bidet		Laundry Tub
1	Other: <u>MOP BASIN</u> ✓	1	Water Heater
	Fixtures (Subtotal) Column 2	6	Fixtures (Subtotal) Column 1
		7	Fixtures (Subtotal) Column 2
		13	Total Fixtures
		52.00	Fixture Fee
			Transfer Fee
		20.00	Hook-Up & Relocation Fee
		78.00	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

78.00

52.00

20.00

78.00

SULLIVAN

1

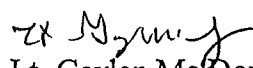
PORTLAND FIRE DEPARTMENT

Review Date: 8/19/99 Contractor: _____

Address: 1000 Riverside St CBL: _____

Please note marked Conditions of Approval

- * The boiler or furnace shall be protected by enclosing with one hour fire rated construction including fire doors and ceiling or by providing automatic extinguishment and smoke protected enclosure. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide a 0.15 gpm per sq ft of floor throughout the entire area. An indicating shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4" copper or 1" steel. Maximum coverage area of a residential sprinkler in 144 sq ft per sprinkler.
- * All required fire alarm systems shall have the capacity of zone disconnect via switches or key pad program provided the method is approved by the Fire Prevention Bureau.
- * All remote annunciators shall have a visible trouble indicator along with the fire alarm zone indicators.
- * Any master box connected to the municipal fire alarm system shall have a supervised municipal disconnect switch.
- * All master box locations shall be approved by the Fire Dept. Director of Communications.
- * A master box shall be located so that the center of the box is five feet above finished floor.
- * All master box locations are required to have a Knox box.
- ⊛ A fire alarm acceptance report shall be submitted to the Portland Fire Department.
- * All underground tank removal(s) and/or installation(s) shall be done in accordance with the Department of Environmental Protection and Regulation (Chapter 691).
- * No cutting of tanks on site. Cutting of tanks to be done at an approved disposal site.
- * The fire dispatcher must be notified at least 48 hrs in advance of removal or transportation of tanks.
- * All above ground L/P tanks shall be located in accordance with NFPA 58 standards.
- * Any tank located near the path of vehicle movement shall be protected.
- * All piping shall be protected from possible mechanical damage and vandalism.
- ⊛ A 4" storz fire department connection is required.
- * Any renovation of sprinkler system over 20 heads must have State Fire Marshall approval.
- ⊛ A sprinkler performance test shall be submitted to the P.F.D. after completion of work.
- ⊛ State Fire Marshall approval is required for this project.


Lt. Gaylen Mc Dougall
Portland Fire Prevention Bureau

REVIEWED FOR

BARRIER FREE

COMPLIANCE

STATE OF MAINE
DEPARTMENT OF PUBLIC SAFETY
LICENSING AND INSPECTIONS UNIT
AUGUSTA
CONSTRUCTION PERMIT



Permit N° 10078

PERMISSION IS HEREBY GIVEN TO:

Location of project:

PROJECT TITLE:

Tuchenhagen-Za jac
1000 Riverside Street
Portland, ME 04103

1000 Riverside Street
Portland, ME

Tuchenhagen-Za jac
OCCUPANCY CLASSIFICATION:
Industrial

To construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from such plans shall be made without prior approval in writing.

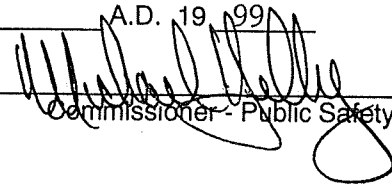
This permit will expire at midnight on December 27, 19 99
This permit is issued under the provisions of Title 25, Chapter 317, Section 2448

Nothing herein shall excuse the holder of this permit for the failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.

Dated the 28th day of June A.D. 19 99

FEE \$ 200/200

SPRINKLED



Commissioner - Public Safety



CITY OF PORTLAND

August 6, 1999

Steve Bradstreet
EER
222 St. John Street, suite 314
Portland, ME 04102

RE: Tuchenhagen-Zajac at 1000 Riverside Street.

Dear Mr. Bradstreet

This letter is to confirm the revision to the approved site plan of the Tuchenhagen project located at 1000 Riverside Street. The approved revision includes the planting of new trees along the new driveway instead of relocating existing trees. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision please contact the planning staff at 874-8720.

Sincerely,

Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Sarah Hopkins, Senior Planner
P. Samuel Hoffses, Building Inspector
Jeff Tarling, City Arborist
William Bray, Director of Public Works
Tony Lombardo, Project Engineer
Lt. Gaylen McDougall, Fire Prevention
Penny Littell, Associate Corporation Counsel
Inspection Department
Development Review Coordinator
Kathleen Brown, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

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**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19990065

I. D. Number

Enhagen - Zajac, LLC
Applicant
1000 Riverside St, Portland, ME 04103
Applicant's Mailing Address
Environmental Engineering & Re
Consultant/Agent
828-1272 774-6907
Applicant or Agent Daytime Telephone, Fax

5/21/99
Application Date
Riverside St 1000
Project Name/Description

1000 Riverside St
Address of Proposed Site
360-A-004
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify)

17500 3.87 IM
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other

Fees Paid: Site Plan \$500.00 Subdivision _____ Engineer Review _____ Date: 5/21/99

Inspections Approval Status:

Reviewer Marge Schmuckal

Approved **Approved w/Conditions** see attached Denied
Approval Date 8/5/99 Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance _____
signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>7/27/99</u> date	<u>\$189,498.00</u> amount	<u>6/1/00</u> expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit Issued	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released			

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

19990065

I. D. Number

henhagen - Zajac, LLC

Applicant

1000 Riverside St, Portland, ME 04103

Applicant's Mailing Address

Environmental Engineering & Re

Consultant/Agent

828-1272

774-6907

Applicant or Agent Daytime Telephone, Fax

5/21/99

Application Date

Riverside St 1000

Project Name/Description

1000 Riverside St

Address of Proposed Site

360-A-004

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

Inspections Conditions of Approval

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

Fire Conditions of Approval

Application requires State Fire Marshal approval.

Applicant must show hydrant within 800' path of travel.

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19990065

I. D. Number

Tuchenhagen - Zajac, LLC
Applicant
1000 Riverside St, Portland, ME 04103
Applicant's Mailing Address
Environmental Engineering & Re
Consultant/Agent
828-1272 774-6907
Applicant or Agent Daytime Telephone, Fax

5/21/99
Application Date
Riverside St 1000
Project Name/Description

1000 Riverside St
Address of Proposed Site
360-A-004
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify)

17500 3.87 IM
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan \$500.00 Subdivisio _____ Engineer Review _____ Date 5/21/99

Planning Approval Status:

Reviewer sarah

- Approved Approved w/Conditions
See Attached Denied

Approval Date 6/29/99 Approval Expiration 6/29/00 Extension to _____ Additional Sheets
Attached

OK to Issue Building Permi sarah hopkins 7/27/99
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|--|-------------------------|--|----------------------------------|
| <input checked="" type="checkbox"/> Performance Guarantee Accepted | <u>7/27/99</u>
date | <u>\$189,498.00</u>
amount | <u>6/1/00</u>
expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____
date | _____
amount | |
| <input type="checkbox"/> Building Permit Issue | _____
date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____
date | _____
remaining balance | _____
signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____
date | <input type="checkbox"/> Conditions (See Attached) | |
| <input type="checkbox"/> Final Inspection | _____
date | _____
signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____
date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____
date | _____
signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____
submitted date | _____
amount | _____
expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____
date | _____
signature | |

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19990065

I. D. Number

chenhagen - Zajac, LLC
Applicant
1000 Riverside St, Portland, ME 04103
Applicant's Mailing Address
Environmental Engineering & Re
Consultant/Agent
828-1272 774-6907
Applicant or Agent Daytime Telephone, Fax

5/21/99
Application Date
Project Name/Description

Address of Proposed Site
Assessor's Reference: Chart-Block-Lot 360-A-004

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____
 New Building Building Addition Change Of Use Residential

Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$500.00 Subdivision _____ Engineer Review _____ Date: 5/21/99

Inspections Approval Status:

Reviewer _____

Approved Approved w/Conditions see attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input checked="" type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date

1000 Riverside St

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19990065
I. D. Number

Tuchenhagen - Zajac, LLC
Applicant
1000 Riverside St, Portland, ME 04103
Applicant's Mailing Address
Environmental Engineering & Re
Consultant/Agent
828-1272 774-6907
Applicant or Agent Daytime Telephone, Fax

5/21/99
Application Date
Riverside St 1000
Project Name/Description

1000 Riverside St
Address of Proposed Site
360-A-004
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____
17500 3.87 IM
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$500.00 Subdivision _____ Engineer Review _____ Date: 5/21/99

DRC Approval Status:

Reviewer sarah

- Approved Approved w/Conditions see attache Denied

Approval Date 6/29/99 Approval Expiration 6/29/00 Extension to _____ Additional Sheets Attached
 Condition Compliance jim wendell 7/27/99
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>7/27/99</u> date	<u>\$189,498.00</u> amount	<u>6/1/00</u> expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19990065

I. D. Number

Henhagen - Zajac, LLC

Applicant

1000 Riverside St, Portland, ME 04103

Applicant's Mailing Address

Environmental Engineering & Re

Consultant/Agent

828-1272 774-6907

Applicant or Agent Daytime Telephone, Fax

5/21/99

Application Date

Project Name/Description

Address of Proposed Site

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____
 New Building Building Addition Change Of Use Residential

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$500.00 Subdivision _____ Engineer Review _____ Date: 5/21/99

Fire Approval Status:

Approved Approved w/Conditions see attached Denied
 Reviewer Lt. Mc Dougall *[Signature]*
 Approval Date 5/26/99 Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance Lt. Mc dougall 5/26/99
 signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate of Occupancy	_____	_____	
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

**Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

NOTEIf 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.**

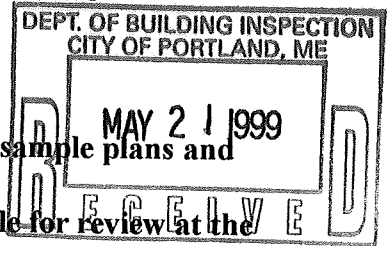
<u>Tuchenhagen-Zajac, LLC</u>	<u>797-9500</u>	<u>May 21, 1999</u>
Applicant <u>1000 Riverside Street</u>	<u>Bill Zajac</u> <u>Curtis Taylor</u>	Application Date
Applicant's Mailing Address <u>Portland, Maine 04103</u>	Project Name/Description <u>Tuchenhagen-Zajac, LLC</u>	
Consultant/Agent <u>Environmental Engineering & Remediation, Inc</u>	Address Of Proposed Site <u>1000 Riverside Street</u> <u>Portland, ME 04103</u>	
Applicant/Agent Daytime telephone and FAX <u>828-1272 T</u> <u>774-6907 F</u>	Assessor's Reference, Chart#, Block, Lot# <u>Map 360 A Lot 4</u>	
Proposed Development (Check all that apply)	<input type="checkbox"/> New Building	<input checked="" type="checkbox"/> Building Addition
<input checked="" type="checkbox"/> Manufacturing	<input type="checkbox"/> Warehouse/Distribution	<input type="checkbox"/> Other(Specify) _____
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Residential	<input type="checkbox"/> Office
<input type="checkbox"/> Retail		

<u>17,500 SF</u>	<u>3.87 A</u>	<u>1M</u>
Proposed Building Square Footage and /or # of Units	Acreage of Site	Zoning

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)



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/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: <u>William M Zajac</u>	Date: <u>5.21-99</u>
---	-------------------------

Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

QUITCLAIM DEED WITH COVENANT

915 FOREST AVENUE ASSOCIATES ("Grantor"), a Maine general partnership whose mailing address is c/o William M. Zajac, 413 Old Ocean House Road, Cape Elizabeth, Maine 04107, for full value and consideration paid, hereby grants to TUCHENHAGEN-ZAJAC, LLC, ("Grantee"), a Maryland limited liability company whose mailing address at 9160 Red Branch Road, Columbia, Maryland 21202, with QUITCLAIM COVENANT, the following real estate in the City of Portland, County of Cumberland, and State of Maine:

A certain lot or parcel of land with the buildings situated thereon on the northwesterly side of Riverside Street, in the City of Portland, County of Cumberland and State of Maine, and being further bounded and described as follows:

Beginning at an iron pin in a maple tree on said Northwesterly side of Riverside Street at the point of beginning of a parcel of land conveyed to the City of Portland by deed dated June 16, 1965, and recorded in the Cumberland County Registry of Deeds in Book 2901, Page 527; thence running Northwesterly by said City of Portland land six hundred sixty (660) feet to a point; thence running Southwesterly parallel with said Riverside Street three hundred (300) feet to a point; thence running Southeasterly parallel with the first described course six hundred sixty (660) feet to a point on the Northwesterly sideline of said Riverside Street; thence running Northeasterly by said Riverside Street three (300) feet to the point of beginning.

Excepting and reserving from the above-described parcel of land the parcel of land conveyed by deed from Earl J. Wahl and Gail C. Wahl to Portland Valve, Inc. dated April 9, 1975 and recorded in the Cumberland County Registry of Deeds in Book 3666, Page 211.

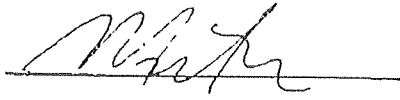
The above-described premises are conveyed subject to all rights of way, easements and encumbrances of record, including but not limited to the terms and conditions of an Agreement with the City of Portland relative to any excavations referenced in a deed of Hamlin Seed & Gravel Co., Inc. to the City of Portland dated June 16, 1965 and recorded in the Cumberland County Registry of Deeds in Book 2901, Page 527.

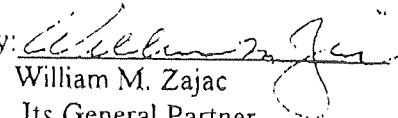
The above-described premises were conveyed by Riverside 1000 to the Grantor herein by Deed dated November 17, 1995, and recorded in the Cumberland County Registry of Deeds in Book 12218, Page 338.

IN WITNESS WHEREOF, the said 915 Forest Avenue Associates has caused this instrument to be signed this 7 of January, 1999.

Signed, Sealed and Delivered
in the presence of

915 FOREST AVENUE
ASSOCIATES



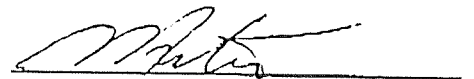
By: 
William M. Zajac
Its General Partner

STATE OF MAINE
CUMBERLAND, ss

January 7 1999

Personally appeared the above-named William M. Zajac, General Partner of 915 Forest Avenue Associates, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of 915 Forest Avenue Associates.

Before me,


Notary Public/Attorney At Law
Print Name: GREGORY L. FOSTER
My Commission Expires: _____

P:\RBP\Zajac\Deed.wpd

**WRITTEN STATEMENTS
FOR**

TUCHENHAGEN-ZAJAC LLC

Submitted to:

**City of Portland
City Hall
389 Congress Street
Portland, Maine 04101**

Submitted by:

**Environmental Engineering & Remediation, Inc.
222 St. John Street
Suite 314
Portland, Maine 04102**

May 21, 1999

**Written Statements
For
Tuchenhagen-Zajac, LLC**

Plan Narrative

Tuchenhagen-Zajac, LLC (formerly Zajac) is located at 1000 Riverside Street in Portland adjacent to the Riverside Golf Course. The company is a light industrial/manufacturing facility concentrating in the food and pharmaceutical industries. Their business has increased dramatically with the recent Tuchenhagen merge. The existing facility is approximately 18,000 SF and sits on a 3.87 acre parcel. The building consists of office space and manufacturing and employs about 60 people. The proposed 17,500 SF expansion will provide additional manufacturing area as well as employment for another 20 people.

All rights of ways, easements and encumbrances of record are noted in the attached deed. Solid waste disposal is currently contracted out and will continue in that fashion. There are two trash receptacles located at the back of the facility.

The applicant has requested "capacity to serve" letters from the City of Portland (sewer), Portland Water District, Central Maine Power and Northern Utilities. These letters have not yet been received but will be forwarded to the City when they are.

An attached Stormwater Management Report discusses the pre and post drainage conditions. There are no drainage or topography problems associated with the site.

The project is anticipated to be constructed within six months. The project schedule will be to start construction on July 1st and complete construction by the end of the year.

There are no state or federal permits required. There are no other pending applications.

The applicant's evidence of financial capability to undertake and complete this development is attached. The applicant's technical capability to undertake this project is evident in their selection of Environmental Engineering & Remediation, Inc. of Portland for the site engineering and Cimino Construction of Scarborough for construction of the building addition.

QUITCLAIM DEED WITH COVENANT

915 FOREST AVENUE ASSOCIATES ("Grantor"), a Maine general partnership whose mailing address is c/o William M. Zajac, 413 Old Ocean House Road, Cape Elizabeth, Maine 04107, for full value and consideration paid, hereby grants to TUCHENHAGEN-ZAJAC, LLC, ("Grantee"), a Maryland limited liability company whose mailing address at 9160 Red Branch Road, Columbia, Maryland 21202, with QUITCLAIM COVENANT, the following real estate in the City of Portland, County of Cumberland, and State of Maine:

A certain lot or parcel of land with the buildings situated thereon on the northwesterly side of Riverside Street, in the City of Portland, County of Cumberland and State of Maine, and being further bounded and described as follows:

Beginning at an iron pin in a maple tree on said Northwesterly side of Riverside Street at the point of beginning of a parcel of land conveyed to the City of Portland by deed dated June 16, 1965, and recorded in the Cumberland County Registry of Deeds in Book 2901, Page 527; thence running Northwesterly by said City of Portland land six hundred sixty (660) feet to a point; thence running Southwesterly parallel with said Riverside Street three hundred (300) feet to a point; thence running Southeasterly parallel with the first described course six hundred sixty (660) feet to a point on the Northwesterly sideline of said Riverside Street; thence running Northeasterly by said Riverside Street three (300) feet to the point of beginning.

Excepting and reserving from the above-described parcel of land the parcel of land conveyed by deed from Earl J. Wahl and Gail C. Wahl to Portland Valve, Inc. dated April 9, 1975 and recorded in the Cumberland County Registry of Deeds in Book 3666, Page 211.

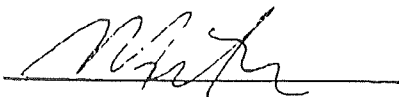
The above-described premises are conveyed subject to all rights of way, easements and encumbrances of record, including but not limited to the terms and conditions of an Agreement with the City of Portland relative to any excavations referenced in a deed of Hamlin Seed & Gravel Co., Inc. to the City of Portland dated June 16, 1965 and recorded in the Cumberland County Registry of Deeds in Book 2901, Page 527.

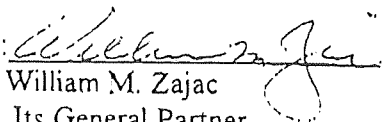
The above-described premises were conveyed by Riverside 1000 to the Grantor herein by Deed dated November 17, 1995, and recorded in the Cumberland County Registry of Deeds in Book 12218, Page 338.

IN WITNESS WHEREOF, the said 915 Forest Avenue Associates has caused this instrument to be signed this 7 of January, 1999.

Signed, Sealed and Delivered
in the presence of

915 FOREST AVENUE
ASSOCIATES



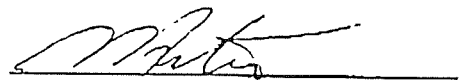
By: 
William M. Zajac
Its General Partner

STATE OF MAINE
CUMBERLAND, ss

January 7 1999

Personally appeared the above-named William M. Zajac, General Partner of 915 Forest Avenue Associates, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of 915 Forest Avenue Associates.

Before me,


Notary Public/Attorney At Law
Print Name: GREGORY L. FOSTER
My Commission Expires: _____

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