



shaw's

Shaw's Liberty Office Park
P.O. Box 942, South Easton, MA 02375-0942

March 20, 2000

City of Portland
389 Congress Street
Portland, Maine 04101

To Whom It May Concern:

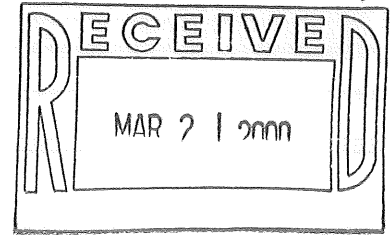
This is to serve as authorization for Appledore Engineering, Inc. to serve as Shaw's Supermarkets, Inc. authorized agent through the site plan approval process in the City of Portland, Maine.

Sincerely,

A handwritten signature in cursive script, appearing to read "Steve A. Lamontagne".

Steve A. Lamontagne
Vice President, Store Development

SAL/jhm



David Breitrack, P.E.
Appledore Engineering, Inc.
600 State Street, Suite D
Portsmouth, NH, 03801

March 13, 2000
WEI# 99102-ME

**RE: Shaws Supermarket, Northgate Plaza
Portland, ME**

SUBJECT: Wetland Delineation

Dear Mr. Breitrack:

At your request, West Environmental, Inc. delineated the wetlands at the above referenced site on October 26, 1999. The wetlands were delineated using 66 orange wetland boundary flags. The onsite wetlands were delineated to the following standards:

US Army Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1 (January, 1987).

Field Indicators for Identifying Hydric Soils in New England Version 2. NEIWPC Wetlands Work Group (1998).

National List of Plant Species That Occur in Wetlands: Northeast (Region 1). U.S. Fish and Wildlife Service (May 1988).

Classification of Wetlands and Deepwater Habitats of the United States. U.S. Fish & Wildlife Service (1979).

The onsite wetlands include a stream with associated forested and scrub-shrub wetlands. The wetlands are classified as Palustrine deciduous/needle-leaved evergreen, seasonally flooded or saturated (PFO1/4E). The plant community of this wetland includes a canopy dominated by white pine, boxelder, norway maple and weeping willow. The shrub layer is dominated by multiflora rose and the herb layer is dominated by sensitive fern, reed-canary grass and horsetail. The soils in the wetland ranged from poorly drained sands to pockets of organic muck in the central portion of the wetlands. Evidence of wetland hydrology included extensive drainage patterns adjacent the stream channel.

The northern portion of the wetland included a dense shrub layer of silky dogwood, speckled alder and American elm. The stream channel is small and poorly defined in this area. The Southern stretch of the stream has a denser herb layer and has a more defined stream-channel several feet wide.

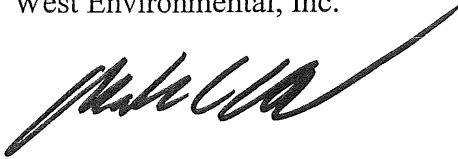
Shaws Supermarket, Northgate Plaza, Portland, ME
Page 2

There is a paved walkway across the northern portion of the stream which has some eroded areas. The southern portion of the wetland has disturbed soils in the area of the sewer line. Concrete spillways carry runoff from the existing buildings into the wetlands.

This stream does not appear to support fish habitat. The adjacent development surrounding this wetland reduces its value as wildlife habitat. It does provide habitat for species adapted to urban settings and has a narrow vegetated buffer adjacent the existing shopping center. Maintenance of the existing woody vegetation adjacent the stream will help protect its limited habitat functions. The main functions of this wetland are minor flood-flow alteration, sediment/toxicant/pathogen retention, and shoreline stabilization.

A photo log of the site is available upon request. This completes our report at this time. Please call our office if you have any further questions.

Sincerely,
West Environmental, Inc.

A handwritten signature in black ink, appearing to read 'Mark C. West', with a long, sweeping flourish extending to the right.

Mark C. West, President
Wetland Scientist

Cc: John Rowell



Appledore Engineering Inc.

600 State Street, Suite D
Portsmouth, NH 03801
tel 603.433.8818
fax 603.433.8988
aei@nh.ultranet.com

March 14, 2000

Mr. Alex Jaegerman, AICP
Chief Planner
City of Portland
389 Congress Street
Portland, Maine 04101

Re: Proposed Additions and Renovations
Shaw's Supermarket
Northgate Plaza
Portland, Maine
AEI/1251

Dear Mr. Jaegerman:

On behalf of Shaw's Supermarkets, Inc., Appledore Engineering, Inc. is pleased to submit the following information for Site Review:

- A Site Review Pre-Application Form.
- A copy of the deed.
- A check in the amount of \$500.00 for Major Development Fee.
- Nine (9) sets of the Existing Conditions and Overall Site Plans.

We have submitted this information in follow-up to a meeting held on November 3, 1999 at the City Planning Department regarding Shaw's proposed expansion and plaza renovations. As a first step in the Site Plan approval process, we request a Planning Board Workshop meeting at their earliest convenience. Based on discussions with the Planning Department on March 13, 2000 the next available Agenda date for a Planning Board Workshop meeting would be April 18, 2000.

Full sets of plans, Project Narrative and all other required information in accordance with the City of Portland, Maine Site Plan Checklist will be submitted on or before March 28, 2000 (three weeks prior to the Workshop).

Proposed Additions and Renovations
Shaw's Supermarket
Northgate Plaza
Portland, Maine
AEI/1251
Page - 2

The project will include renovation of 13,180 s.f. of existing building area and construction of 10,910 s.f. of new building area on a 13.1± acre parcel. The parking area south of the existing supermarket will be reconfigured to improve traffic circulation and pedestrian safety. A portion of the parking area in front of the expanded supermarket will be reconstructed and re-graded. Minor modifications to the northern portion of the parking area are proposed including the addition of landscaped islands. Two existing secondary site driveways on Auburn Street will be eliminated to improve traffic and pedestrian safety. Other site access driveways will remain including two signalized intersections on Auburn Street and one un-signalized intersection on Allen Avenue. A more detailed description of the proposed sitework will be included in the Project Narrative.

We look forward to working with you and other City Departments during the Site Plan approval process.

If you should have any questions or require additional information, please feel free to contact me.

Very truly yours,



David A. Breitrick, P.E.
Project Engineer

DAB\vc
(1251-052.doc)

Enclosures

cc: John Rowell
Steve Lamontagne
Dean Holt

Beginning at a stake on the Northwestern side of Allen Avenue ninety and sixty-eight hundredths (90.68) feet Southwesterly from the Southwesterly corner of land conveyed by Lynceus J. Smith to Deering Village Corporation by deed, dated August 19, 1940 and recorded in Cumberland County Registry of Deeds, Book 1615, Page 183; thence running Northwesterly at right angles to Allen Avenue one hundred twelve and eighty-nine hundredths (112.89) feet to a stake; thence Northeasterly parallel with said Allen Avenue to said land of Deering Village Corporation; thence Northwesterly by said Corporation's land to Fall Brook; thence Southerly by the thread of Fall Brook to said Allen Avenue; thence Northeasterly by said Allen Avenue one hundred twenty and seventy-four hundredths (120.74) feet to the point of beginning.

Also conveying to said Shaw's South Portland, Inc., its successors and assigns, all the rights referred to in deed from Georgia P. Merrill to Owen Smith, dated September 27, 1951 and recorded in Cumberland County Registry of Deeds in Book 2060, Page 367.

3. A certain lot or parcel of land situated on the Easterly side of Auburn Street in said Portland, bounded and described as follows:

Beginning at a stake on said Easterly side of Auburn Street at a point distant one hundred (100) feet Northerly from the Northwesterly corner of a lot of land conveyed by Mary E. Burnham to Leroy W. Beal by deed, dated March 22, 1950 and recorded in said Registry of Deeds in Book 1990, Page 313; thence Easterly parallel with the Northerly line of the lot conveyed to said Beal one hundred (100) feet to an iron set in the ground; thence Northerly parallel with said Easterly side line of Auburn Street seventy (70) feet to a stake; thence Westerly parallel with the first course one hundred (100) feet to said side line of Auburn Street and a stake set in the ground; thence Southerly by said

side line of Auburn Street seventy (70) feet to the point of beginning.

4. A certain lot or parcel of land situated on the Easterly side of Auburn Street in said Portland, bounded and described as follows:

Beginning at a stake on said Easterly side of Auburn Street at the Northwesterly corner of lot of land conveyed by Mary E. Burnham to Margaret L. Profenno and Anthony J. Profenno by deed duly recorded in the Cumberland County Registry of Deeds; thence Easterly by the Northerly line of said Profenno lot one hundred (100) feet to the Northeasterly corner thereof and a stake set in the ground; thence Northerly, parallel with the Easterly side line of Auburn Street, one hundred thirty-five (135) feet to an iron set in the ground; thence Westerly parallel with the first course one hundred (100) feet to said side line of Auburn Street and a stake set in the ground; thence Southerly by said side line of Auburn Street one hundred thirty-five (135) feet to the point of beginning.

5. A certain lot or parcel of land, situated on the Northwesterly side of Allen Avenue, in said Portland, adjoining land conveyed by Leona Durgin et als to Socony-Vacuum Oil Co., in 1945 by deed duly recorded in the Cumberland County Registry of Deeds in Book 1773, Page 31. Said lot or parcel of land is bounded and described as follows:

Beginning on said northwesterly line of Allen Avenue at an iron rod at the most easterly corner of said Socony-Vacuum Oil Co. land; thence by said Oil Co. land northwesterly two hundred forty-seven and five-tenths (247.5) feet to an iron rod at the most northerly corner of said Oil Co. land; thence northeasterly, parallel with said line of Allen Avenue, one hundred fifty (150) feet to an iron rod; thence southeasterly, parallel with the first course, two hundred forty-seven and five-tenths (247.5) feet to an iron rod in said northwesterly line of Allen Avenue; thence southwesterly by said northwesterly line of Allen Avenue, one hundred fifty (150) feet to the point of beginning.

All the foregoing parcels were conveyed to Shaw's South Portland, Inc. by George C. Shaw Company by deed dated October 1, 1955, recorded in Cumberland County Registry of Deeds in

Book 2254, Page 173.

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This conveyance is made subject to a mortgage given by Shaw's South Portland, Inc. to Union Mutual Life Insurance Co. dated as of October 1, 1955 and recorded in said Registry of Deeds in Book 2254, Page 303, which Grantee assumes and agrees to pay.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said

-3-

SHAW'S REALTY CO., its successors and assigns, to its and their use and behoof forever.

AND the said Grantor Corporation does hereby COVENANT with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the premises, that they are free of all incumbrances; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will WARRANT AND DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said SHAW'S SOUTH PORTLAND, INC. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by T. V. Foster, its Treasurer, thereunto duly authorized, this 2nd day of June in the year one thousand nine hundred and fifty-six.

Signed, Sealed and Delivered in presence of

SHAW'S SOUTH PORTLAND, INC.

Edward F. Lane

By:

T. V. Foster
Treasurer



STATE OF MAINE

County of Cumberland ss.

June 2, 1956

Then personally appeared the above named T. V. Foster, Treasurer of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,

Edward F. Lane
Justice of the Peace



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p. 6

Know all Men by these Presents, That

PETER K. CONSTANTINE, of Portland, in the County of Cumberland and State of Maine

for and to the dollar and other valuable consideration
SHAW'S REALTY CO., a corporation duly organized and existing by law, having a place
of business in said Portland
do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

Constantine
to
Shaw's
Realty
Co
War

SHAW'S REALTY CO., its successors and assigns, a certain lot or parcel of land, with the
premises, situated on the easterly side of Auburn Street, in said City of Portland,
described as follows: beginning at a point on the said easterly side of Auburn
Street at the northwesterly corner of land conveyed to Nellie S. Conen by Mary E. Burnham
by deed dated June 15, 1940, and recorded in Cumberland County Registry of Deeds, in Book
1976, Page 447; thence easterly by said Conen line, at right angles with said Auburn Street
thirty-five hundredths (92.55) feet, and continuing the base course, seven
hundredths (7.05) feet to a point; thence northerly, parallel with Auburn
Street, seven and seventy-eight hundredths (107.78) feet, more or less, to the
northwesterly corner of land conveyed by Mary E. Burnham to Leroy W. Deal by deed dated
July 5, 1951, and recorded in said Registry of Deeds, in Book 1976, Page 447; thence
easterly by said Deal line one hundred (100) feet to the easterly line of said Auburn
Street by said line of Auburn Street westerly one hundred seven and seventy-eight
hundredths (107.78) feet, more or less, to the point of beginning.

with the sewer rights as set forth in a deed from the By Sea Service, Inc.,
dated June 15, 1940 and recorded in said Registry of Deeds, in Book 2002, Page 170.
The same premises conveyed to the within Grantor by Frederick E. Coll and Eliza
Coll by deed dated July 5, 1951 and recorded in Cumberland County Registry of
Deeds, in Book 1976, Page 447.

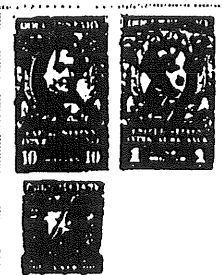
do hereby hold the aforementioned and bargained premises, with all the privileges and appurtenances thereof, to the said
SHAW'S REALTY CO., its successors
and assigns, to its use and behoof forever. And I do covenant with the said Grantee
and its successors, heirs and assigns, that I am lawfully seized in fee of the premises; that they are
good right to sell and convey the same to the said
Grantee and its successors, heirs and assigns; and that I and my heirs and assigns shall and will warrant and defend the
same against the lawful claims and demands of all persons.
Witness my hand and seal, this twenty-ninth day of November, 1956, at Portland, Maine.
I, the said Peter K. Constantine, being unmarried

Witness my hand and seal, this twenty-ninth day of November, 1956, at Portland, Maine.
I, the said Peter K. Constantine, being unmarried

Subscribed and sworn to before me, at Portland, Maine, this 29th day of November, 1956.
I, the said Peter K. Constantine, being unmarried

Subscribed and sworn to before me, at Portland, Maine, this 29th day of November, 1956.
I, the said Peter K. Constantine, being unmarried

MAINE, CUMBERLAND COUNTY, SS.
November 29, 1956.
I, the said Peter K. Constantine, being unmarried



RECEIVED
PAGE 287
at 4 o'clock 3 - 6 M. and recorded
Notary

PQ 7

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29308
Know All Men by These Presents,

That Atlas Corporation

a Corporation organized and existing under the laws of the State
of Maine and located at 315 Cumberland Avenue, Portland
in the County of Cumberland and State of Maine
in consideration of One Dollar and other valuable considerations

paid by Shaw's Realty Co. a corporation of Portland, County of
Cumberland and State of Maine,

the receipt whereof it does hereby acknowledge, does hereby give, grant,
convey, sell and assign unto the said

Shaw's Realty Co., its successors

heirs and assigns forever, a certain lot or parcel of land situated in

said Portland, on the Easterly side of the new Gray Road so-called,
leading from Allen's Corner, also known as North Dearing to Gray, now
known as Auburn Street, and bounded and described as follows:

Commencing at a point on said Easterly side of Auburn Street, at the North-
westerly corner of land conveyed ~~to~~ to Community Oil Company, Inc., by
deed dated March 23, 1939, and recorded in Cumberland County Registry of
Deeds, Book 1573, Page 102; thence Northerly by said Easterly side of
Auburn Street One Hundred and Forty (140) feet to a point; thence Easterly
at right angles to said last course Ninety-two and thirty-five hundredths
(92.35) feet to a point; thence Southerly at right angles to the last
course and parallel with the Easterly side line of said Auburn Street One
Hundred and Forty (140) feet to the Northeasterly corner of said land
conveyed to said Community Oil Company, Inc.; thence Westerly by said
Community Oil Company, Inc. land, Ninety-two and thirty-five hundredths
(92.35) feet to the point of beginning, containing 12,929 square feet,
more or less.

Being the same premises conveyed to the Grantor by deed of Nellie S.
Cohen dated September 20, 1928 and recorded in Cumberland County Registry
of Deeds, Book 1932, Page 130.

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Do hereby and do hold the aforesaid and bargained premises with all the privileges and appurtenances thereof, to the said

Shaw's Realty Co., its successors

heirs and assigns, to it and their use and behoof forever.

And the said Grantor Corporation does hereby covenant with the said successors Grantee, its heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all incumbrances:

that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors shall and will warrant and defend the same to the said Grantee, its successors heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said Atlas Corporation

has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Charles A. Cohen

its President

thereunto duly authorized, this 1st day of December in the year one thousand nine hundred and seventy-six.

Signed, Sealed and Delivered in presence of

Robert A. Cohen

Atlas Corporation
By Charles A. Cohen
President

COMPANY SEAL

State of Maine, Cumberland ss. December 1, 1976.

Personally appeared the above named Charles A. Cohen, President

of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,

Robert A. Cohen
Justice-of-the-Peace
Notary Public

DEC 2 1976
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE
Received by ROP M.P.M. and recorded in
BOOK 3946 PAGE 31 Margaret Holden Acting Register

104

90712

BK 14399PG054

13(B)

QUITCLAIM DEED

PEOPLES HERITAGE SAVINGS BANK, also known as Peoples Savings Bank, a Maine banking corporation having a principal place of business in Portland, Maine, for full value and consideration paid, hereby grants to **SHAW'S REALTY CO.**, a Maine corporation having a place of business in Brockton, Massachusetts, the following real estate:

A certain lot or parcel of land, together with all buildings and improvements located on it, on the west side of Auburn Street in the City of Portland, Cumberland County, Maine, further described as follows:

Beginning on the east side of Auburn Avenue near its intersection with Washington Avenue, at the northwest corner of land now or formerly of Mobil Oil Corp, 2.06 feet from a 5/8" rebar with cap "E.C. Jordan 509" 2" underground;

Thence north along Auburn Avenue, by a curve having a radius of 623 feet, 91.51 feet;

Thence along Auburn Avenue, North 09° 21' 46" West, 126.63 feet land formerly of Merrill Carlton 1.73 feet from a 1" iron pipe, 6" under pavement, bent, loc. base;

Thence N 35° 38' 14" E, along the land formerly of Carlton, 81.26 feet to a nail in pavement under 1" coat of pavement;

Thence S 09° 21' 46" E, along the land formerly of Carlton, 147.15 feet to a 3/8" rebar with damaged cap in pavement at the land now or formerly of Mobil Oil Corp.;

Thence S 37° 11' 03" W, along the land now or formerly of Mobil Oil Corporation, 102.70 feet to the point of beginning.

Bearings are Grid North, and containing 14,862 square feet as shown on a Standard Boundary Survey for Peoples Savings Bank by Sebago Technica, dated June 29, 1998, Project No. 98309, Drawing 98309BS

SUBJECT, HOWEVER, to a pole line easement given to Central Maine Power Company and New England Telephone and Telegraph Company dated June 27, 1969 and recorded in Book 3098, Page 587.

MAINE REAL ESTATE TAX PAID

BK 14399PG055

Being the same premises described in a December 28, 1983 deed from the State of Maine to Peoples Savings Bank recorded in Book 6361, Page 125 and a December 30, 1985 deed from Brothers Bottle & Basket to Peoples Saving Bank recorded in Book 6362, Page 127.

Dated this 16th day of December, 1998

Peoples Heritage Savings Bank

By Jacqueline M. B. Curtis
Jacqueline M. B. Curtis
Its Vice President

State of Maine
County of Cumberland

December 16, 1998

Jacqueline M. B. Curtis, Vice President of Peoples Heritage Savings Bank personally appeared before me and acknowledged that her signature on this document was her free act and deed in her capacity as Vice President and the free act and deed of Peoples Heritage Savings Bank.

Chris Neagle
Notary Public

CHRIS NEAGLE
Type or Print Name

SEAL

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RECORDED REGISTRY OF DEEDS
1998 DEC 17 PH 2:13
CUMBERLAND COUNTY
John B. O'Brien

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KNOW ALL MEN BY THESE PRESENTS:

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THAT SHAW'S SOUTH PORTLAND, INC., a corporation organized and existing under the laws of the State of Maine and located at South Portland in the County of Cumberland and State of Maine, in consideration of One Dollar (\$1.00) and other valuable considerations, paid by SHAW'S REALTY CO., a corporation organized and existing under the laws of the State of Maine, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey, unto the said Shaw's Realty Co., its successors and assigns forever, all and singular, the following described lots or parcels of land with the buildings thereon situated in Portland in the County of Cumberland and State of Maine

Shaw's
So
Portland
Inc
to
Shaw's
Realty
Co

War

1. A certain lot or parcel of land situated in said Portland and bounded and described as follows:

Beginning on the northwesterly side of Allen Avenue at the Easterly corner of land conveyed by Mary S. Burnham to Cornerstone Masonic Corporation by deed, dated November 25, 1947 and recorded in Cumberland County Registry of Deeds in Book 1897, Page 54; thence running Northeasterly by Allen Avenue to the thread of Fall Brook, so-called, and land of Georgia P. Merrill; thence running Northwesterly by the thread of said Brook and by land of said Merrill, land now or formerly of Deering Village Corporation and land now or formerly of Addie M. Lane to the Southeasterly corner of land conveyed by said Burnham to Addie M. Lane by deed, dated November 16, 1942 and recorded in said Registry of Deeds in Book 1700, Page 227; thence Westerly by said Lane land three hundred sixty-two and five tenths (362.5) feet, more or less, to Auburn Street; thence Southerly by Auburn Street to the Northwesterly corner of land conveyed by said Burnham to Claire W. Vintinner, et al by deed, dated May 24, 1950 and recorded in said Registry of Deeds in Book 2001, Page 100; thence Easterly by said Vintinner land one hundred (100) feet; thence Southerly by said Vintinner land and land conveyed by said Burnham to Margaret L. Profenno, et al by deed, dated May 24, 1950 and recorded in said Registry of Deeds in Book 2001, Page 101, two hundred five (205) feet; thence Westerly by said Profenno land one hundred (100) feet to Auburn Street; thence Southerly by Auburn Street one hundred (100) feet to the Northwesterly corner of land conveyed by said Burnham to Leroy W. Beal by deed, dated March 22, 1950 and recorded in said Registry of Deeds in Book 1990, Page 113; thence Easterly by said Beal land one hundred (100) feet; thence Southerly by said Beal land, by land conveyed by said Burnham to said Beal by deed, dated October 26, 1949 and recorded in said Registry of Deeds in Book 1976, Page 447

and to Frederick D. Call, et al, by deed, dated September 8, 1950 and recorded in said Registry of Deeds in Book 2011, Page 226, two hundred seven and seventy-eight hundredths (207.78) feet; thence Westerly by said Call land seven and sixty-five hundredths (7.65) feet to land conveyed by said Burnham to Nellie S. Cohen by deed, dated June 15, 1940 and recorded in said Registry of Deeds in Book 1609, Page 124; thence Southerly by said Cohen land and by land conveyed by said Burnham to Community Oil Company, Inc. by deed, dated March 23, 1939 and recorded in said Registry of Deeds in Book 1571, Page 162, two hundred eighty-seven and forty-one hundredths (287.41) feet to the Westerly corner of said Cornerstone Masonic Corporation land; thence Northeasterly by said Corporation's land one hundred fifty (150) feet; thence Southeasterly by said Corporation's land two hundred forty-seven and five tenths (247.5) feet to the point of beginning.

2. A certain lot or parcel of land situated in said Portland on the Northwesterly side of Allen Avenue and bounded and described as follows:

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Beginning at a stake on the Northwestern side of Allen Avenue ninety and sixty-eight hundredths (90.68) feet Southwesterly from the Southwesterly corner of land conveyed by Lynceus J. Smith to Dearing Village Corporation by deed, dated August 19, 1940 and recorded in Cumberland County Registry of Deeds, Book 1615, Page 183; thence running Northwesterly at right angles to Allen Avenue one hundred twelve and eighty-nine hundredths (112.89) feet to a stake; thence Northeasterly parallel with said Allen Avenue to said land of Dearing Village Corporation; thence Northwesterly by said Corporation's land to Fall Brook; thence Southerly by the thread of Fall Brook to said Allen Avenue; thence Northeasterly by said Allen Avenue one hundred twenty and seventy-four hundredths (120.74) feet to the point of beginning.

Also conveying to said Shaw's South Portland, Inc., its successors and assigns, all the rights referred to in deed from Georgia P. Merrill to Owen Smith, dated September 27, 1951 and recorded in Cumberland County Registry of Deeds in Book 2060, Page 367.

3. A certain lot or parcel of land situated on the Easterly side of Auburn Street in said Portland, bounded and described as follows:

Beginning at a stake on said Easterly side of Auburn Street at a point distant one hundred (100) feet Northerly from the Northwesterly corner of a lot of land conveyed by Mary E. Burnham to Leroy W. Beal by deed, dated March 22, 1950 and recorded in said Registry of Deeds in Book 1990, Page 313; thence Easterly parallel with the Northerly line of the lot conveyed to said Beal one hundred (100) feet to an iron set in the ground; thence Northerly parallel with said Easterly side line of Auburn Street seventy (70) feet to a stake; thence Westerly parallel with the first course one hundred (100) feet to said side line of Auburn Street and a stake set in the ground; thence Southerly by said

side line of Auburn Street seventy (70) feet to the point of beginning.

4. A certain lot or parcel of land situated on the Easterly side of Auburn Street in said Portland, bounded and described as follows:

Beginning at a stake on said Easterly side of Auburn Street at the Northwesterly corner of lot of land conveyed by Mary E. Burnham to Margaret L. Profanno and Anthony J. Profanno by deed duly recorded in the Cumberland County Registry of Deeds; thence Easterly by the Northerly line of said Profanno lot one hundred (100) feet to the Northeasterly corner thereof and a stake set in the ground; thence Northerly, parallel with the Easterly side line of Auburn Street, one hundred thirty-five (135) feet to an iron set in the ground; thence Westerly parallel with the first course one hundred (100) feet to said side line of Auburn Street and a stake set in the ground; thence Southerly by said side line of Auburn Street one hundred thirty-five (135) feet to the point of beginning.

5. A certain lot or parcel of land, situated on the Northwestern side of Allen Avenue, in said Portland, adjoining land conveyed by Leona Durgin et al to Socony-Vacuum Oil Co., in 1945 by deed duly recorded in the Cumberland County Registry of Deeds in Book 1773, Page 31. Said lot or parcel of land is bounded and described as follows:

Beginning on said northwesterly line of Allen Avenue at an iron rod at the most easterly corner of said Socony-Vacuum Oil Co. land; thence by said Oil Co. land northwesterly two hundred forty-seven and five-tenths (247.5) feet to an iron rod at the most northerly corner of said Oil Co. land; thence northeasterly, parallel with said line of Allen Avenue, one hundred fifty (150) feet to an iron rod; thence southeasterly, parallel with the first course, two hundred forty-seven and five-tenths (247.5) feet to an iron rod in said northwesterly line of Allen Avenue; thence southwesterly by said northwesterly line of Allen Avenue, one hundred fifty (150) feet to the point of beginning.

All the foregoing parcels were conveyed to Shaw's South Portland, Inc. by George G. Shaw Company by deed dated October 1, 1955, recorded in Cumberland County Registry of Deeds in

2292-131

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Book 2254, Page 173.

131

This conveyance is made subject to a mortgage given by Shaw's South Portland, Inc. to Union Mutual Life Insurance Co. dated as of October 1, 1955 and recorded in said Registry of Deeds in Book 2254, Page 303, which Grantee assumes and agrees to pay.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said

-3-

SHAW'S REALTY CO., its successors and assigns, to its and their use and behoof forever.

AND the said Grantor Corporation does hereby COVENANT with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the premises, that they are free of all incumbrances; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will WARRANT AND DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said SHAW'S SOUTH PORTLAND, INC. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by T. J. Foster, its Treasurer, thereunto duly authorized, this 2nd day of June to the year one thousand nine hundred and fifty-six.

Signed, Sealed and Delivered in presence of

SHAW'S SOUTH PORTLAND, INC.

Edward F. Jones

By: *T. J. Foster*
Treasurer



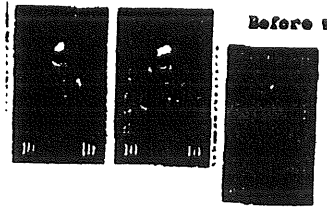
STATE OF MAINE

County of Cumberland ss.

June 2, 1956

Then personally appeared the above named T. J. Foster, Treasurer of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,



Edward F. Jones
Justice of the Peace

-4-

Traffic Impact Study

PROPOSED EXPANSION OF NORTHGATE PLAZA
Portland, Maine

Prepared for

Appledore Engineering, Inc.

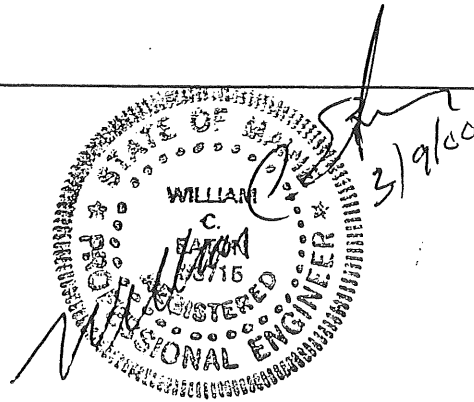
Portsmouth, New Hampshire



EATON
TRAFFIC
ENGINEERING

Brunswick, Maine

March, 2000



PROPOSED NORTHGATE PLAZA EXPANSION

Auburn Street - Portland, Maine

Traffic Impact Study

Introduction

Shaw's proposes a 10,905 square foot expansion to the existing Northgate Plaza shopping center located on the easterly side of Auburn Street north of Allen Avenue in Portland, Maine (see Figure 1A on the following page). The site is currently served with 4 access driveways (2 controlled by traffic signals) on Auburn Street and 1 access driveway on Allen Avenue. As part of this expansion, the two existing unsignalized access driveways on Auburn Street located just north and south of the Auburn Street @ Washington Street/Northgate Plaza intersection will be closed to improve safety both on Auburn Street and on the site. (See Figure 1B at the rear of the report).

Development in the immediate vicinity of the proposed development is generally commercial in nature. The nearest "major" intersections to be affected by site generated traffic are the intersections of Washington @ Allen, Auburn @ Washington and Auburn @ Sanborn Streets. These intersections are controlled by fully actuated interconnected traffic signals.

The purpose of this traffic impact study is to assess the impact of new traffic generated by the proposed project on roadways in the immediate vicinity of the site. Preliminary discussions with Larry Ash, City Traffic Engineer, indicated that the analysis should focus on the three signalized intersections on Auburn Street/Washington Avenue in the vicinity of the site.

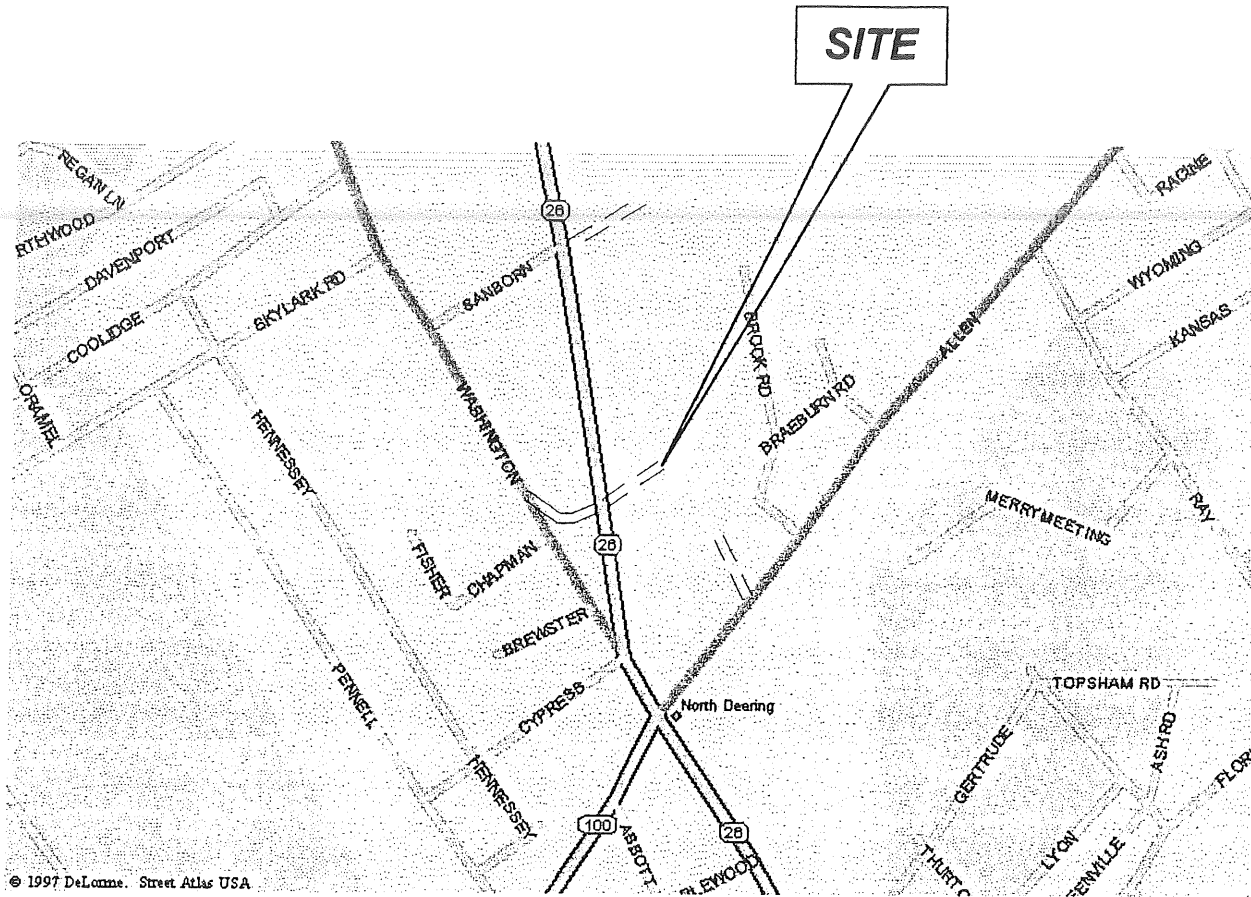
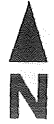


Figure 1A
SITE LOCATION AND ACCESS

NORTHGATE PLAZA EXPANSION / PORTLAND, MAINE

ete
EATON
TRAFFIC
ENGINEERING

2 Miranda St. - Brunswick, Maine
(207) 725-6605 Fax (207) 725-0847

Pre-Development PM Peak Hour Traffic

Traffic impact analysis is typically performed for traffic conditions that occur during the weekday PM peak hour, as this is usually the time of heaviest traffic flow that occurs on a weekday. As part of the process of estimating 2000 weekday PM peak hour traffic volumes, manual traffic counts were conducted on February 23, 24 and 25, 2000 at the intersections of Washington @ Allen, Auburn @ Washington and Auburn @ Sanborn Street. These data provided information for both peak hour traffic volumes in the area as well as general traffic patterns in the area (the directional distribution to/from the project).

Typically traffic count data is adjusted to reflect peak summer traffic volumes, and used for analysis. In this case the February traffic volumes were increased by approximately 20 percent to reflect peak summer traffic volumes. Figure 2 on the following page presents the estimated 2000 peak season weekday pre-development PM peak hour traffic volumes.

Site Generated PM Peak Hour Traffic

Traffic generation is typically estimated using the publication (Trip Generation - Sixth Edition¹). For land use code 820 "Shopping Center", estimated PM peak hour traffic generation is projected to be 46 vehicle trips, with 22 entering the development and 24 exiting. Of the 46 vehicle trips, 40 percent are projected to be "pass by" trips captured from traffic passing the site on Auburn Street. Accordingly, the net increase in PM peak hour traffic volumes is estimated at 27 vehicle trips. Both the new and pass by trips were assigned to roadways in the vicinity of the site based upon the directional distribution data obtained from the PM peak period counts conducted in February. Figure 3 on the following page presents the estimated assignment of net PM peak hour site generated traffic volumes in the vicinity of the site.

¹ Institute of Transportation Engineers, 1997.

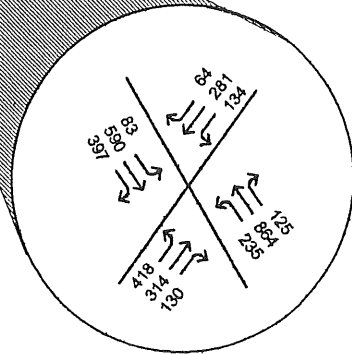
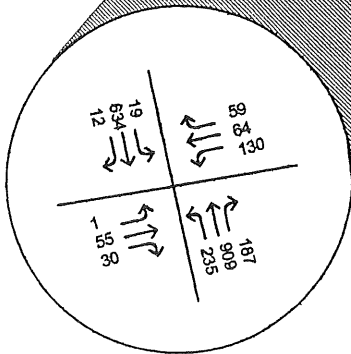
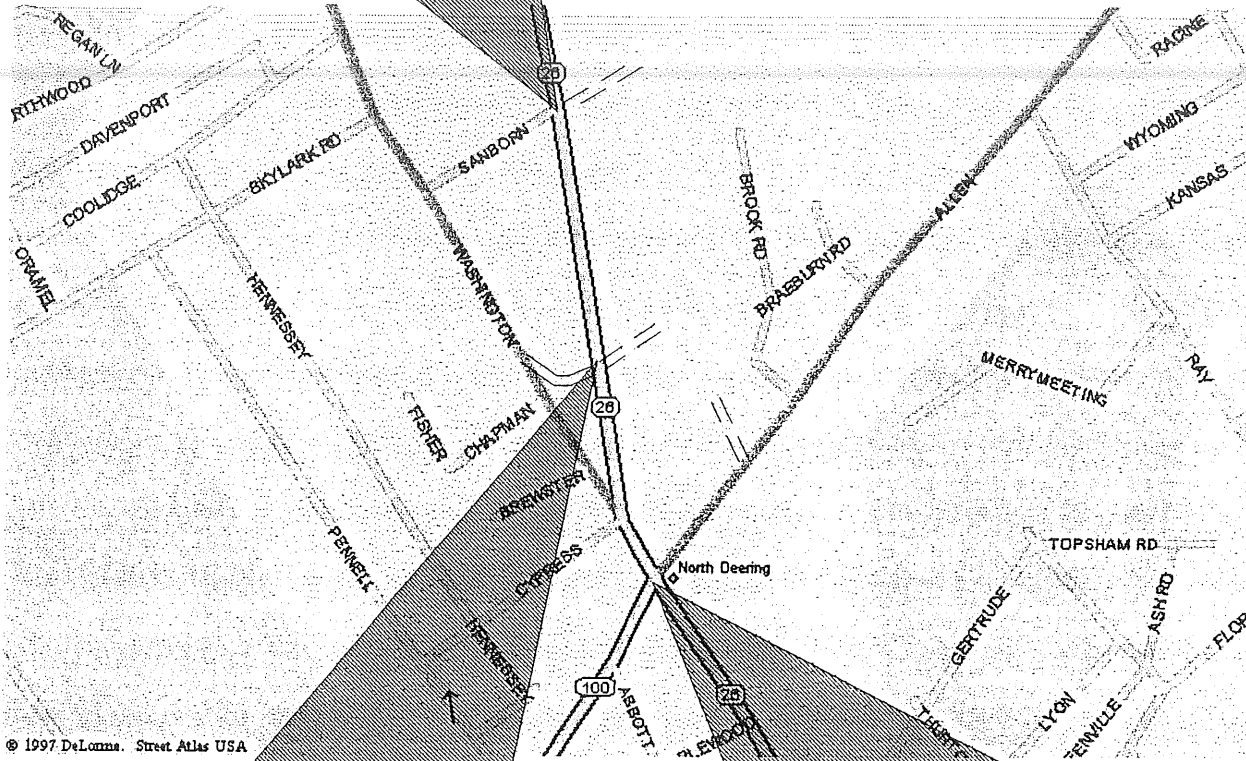
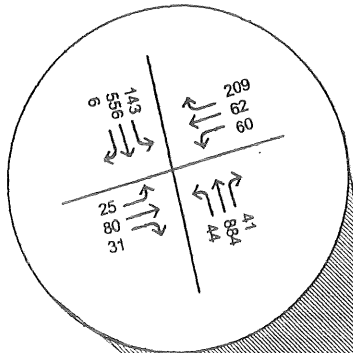
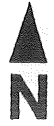


Figure 2
ESTIMATED WEEKDAY PM PEAK HOUR TRAFFIC - PRE-EXPANSION
NORTHGATE PLAZA EXPANSION / PORTLAND, MAINE

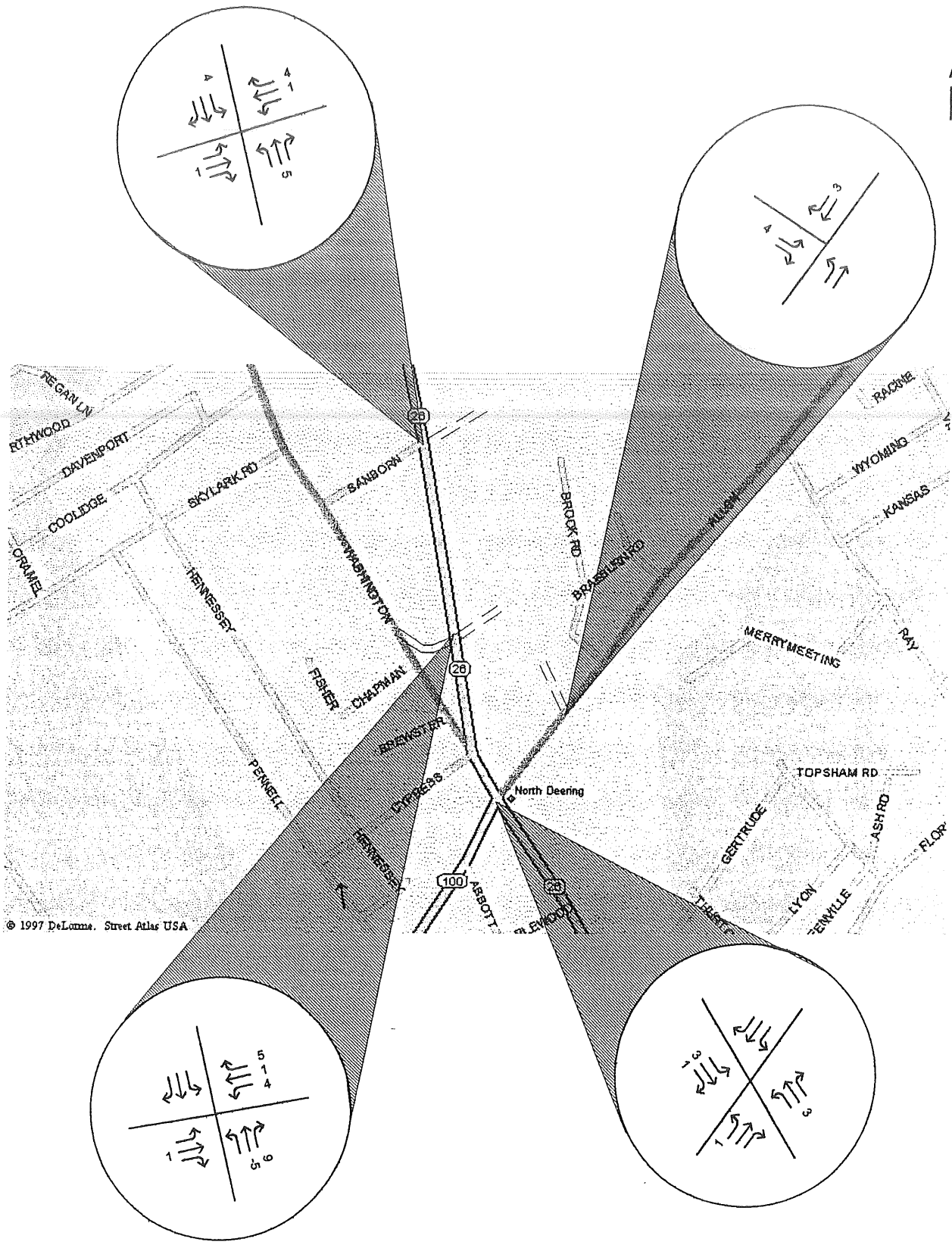
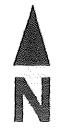


Figure 3
ESTIMATED NET SITE GENERATED PM PEAK HOUR TRAFFIC

NORTHGATE PLAZA EXPANSION / PORTLAND, MAINE

Post-Development PM Peak Hour Traffic

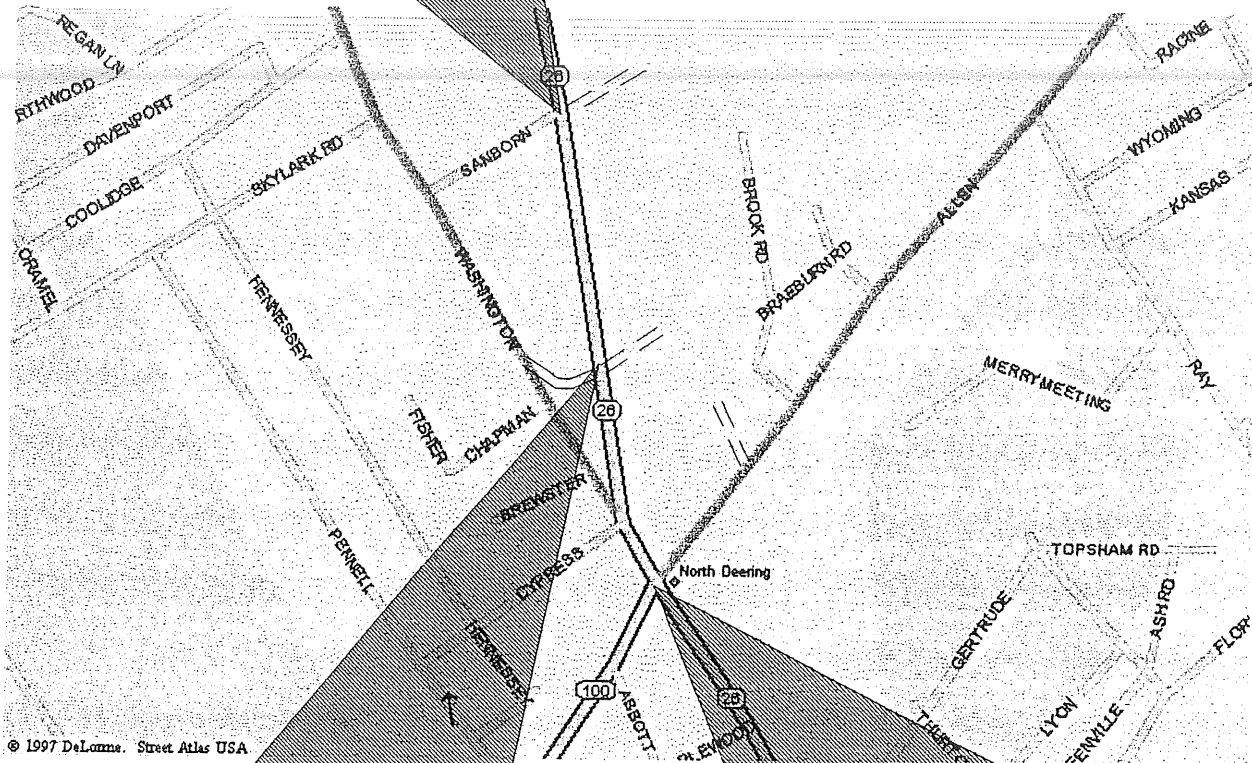
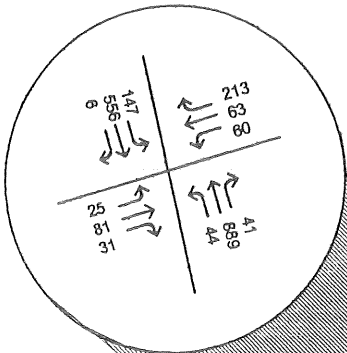
Post-development conditions are estimated by adding net site generated traffic volumes to the "base" or pre-development volumes. Figure 4 on the following page presents projected 2000 post-development weekday PM peak hour traffic.

Operational Assessment Pre/ Post-Development Traffic Volumes

Capacity analysis was performed for the pre- and post-development PM peak hour traffic projections for the intersections in the study area per the procedures contained in the Highway Capacity Manual². Capacity analysis provides a quantitative assessment of the quality of traffic flow at an intersection, and "rates" this quality in terms of its Level of Service (LOS). LOS ratings range from A to F, and much like a school rank card, A indicates very good conditions, and F indicates extremely congested conditions with long delays.

LOS for signalized intersections, such as the intersection of Allen Avenue @ Washington Avenue, is based upon the average control delay for all vehicles using the intersection, which includes acceleration/deceleration delay, time in queue and start-up delay. The relationship between LOS and average control delay, which reflects time in queue, acceleration and deceleration and start up delay, is shown in the table below.

² Special Report 209, Highway Capacity Manual, Third Edition, Transportation Research Board, 1998



© 1997 DeLorme, Street Atlas USA

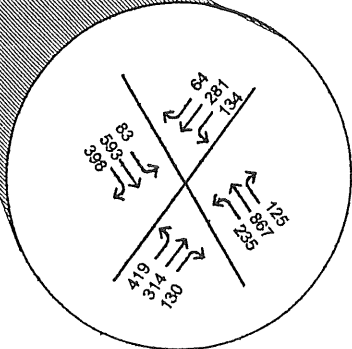
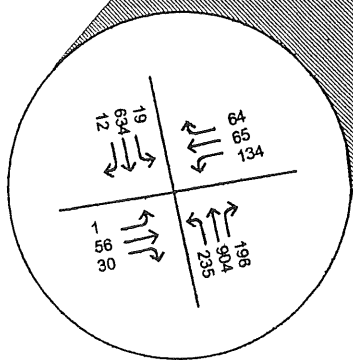


Figure 4
PROJECTED 2000 WEEKDAY PM PEAK HOUR TRAFFIC - POST-EXPANSION

NORTHGATE PLAZA EXPANSION / PORTLAND, MAINE

ete
EATON
TRAFFIC
ENGINEERING

2 Miranda St. - Brunswick, Maine
(207) 725-9805 Fax (207) 725-0847

Signalized Intersection Level of Service Measures

Level of Service	Average Stopped Delay Per Vehicle
A	≤ 10.0 Seconds
B	10.1 - 20.0 Seconds
C	20.1 - 35.0 Seconds
D	35.1 - 55.0 Seconds
E	55.1 - 80.0 Seconds
F	≥ 80.1 Seconds

The results of the analysis of the signalized intersections in the study area is presented below.

Signalized Intersection Analysis

Location	Pre-Development		Post-Development/	
	LOS	Control Delay (sec)	LOS	Control Delay (sec)
Washington @ Allen	D	44.9	D	45.1
Auburn @ Washington/Northgate	B	17.9	B	17.9
Auburn @ Sanborn/Northgate	B	19.5	B	19.7

As can be seen, the new traffic associated with the proposed expansion will not substantially alter the level of service or delay at the intersections in the study area.

Safety

Safety data for the most recent available 3 year period (1996-98 was obtained from the Accident Records Section of the MDOT Bureau of Planning for roadways in the vicinity of the site. A summary of the accident history in the area is presented in the table below.

1996-98 Accident History in Site Vicinity

LOCATION	1996-98 ACCIDENTS	ANNUAL AVERAGE	CRITICAL RATE FACTOR ³
Auburn St @ Sanborn	22	7.33	1.33
Auburn St/Sanborn to Washington/Northgate	12	4.00	<1.00
Auburn St @ Washington/Northgate	1	0.33	<1.00
Auburn St/Northgate to Washington Southbound	9	3.00	<1.00
Auburn St @ Washington Southbound	0	0	.0
Auburn St/Washington Southbound to Cypress	0	0	0
Washington Ave @ Cypress	13	4.33	<1.00
Washington Ave/ Cypress to Allen	4	3.00	<1.00
Washington Ave @ Allen	59	19.67	1.16
Allen Ave/ Washington to Northgate Drive	14	4.67	2.09
Allen Ave @ Northgate Drive	7	2.33	1.31

MDOT guidelines for identification of a High Accident Location (HAL - indicating a potential safety deficiency) is that a location must experience 8 or more accidents in a 3 year period and

³ The Critical Rate Factor is a statistical measure which compares the accident frequency at a location to similar locations throughout the State. A Critical Rate Factor of 1.00 or greater indicates that the location has a higher frequency of accidents than would be expected due to random occurrence, with a 99 percent level of confidence.

have a Critical Rate Factor of 1.00 or greater. Three of the locations satisfy the criteria. Detailed collision diagrams were prepared for each of the locations from accident reports on file at MDOT. A summary of the analysis of the collision diagrams is as follows;

Auburn Street @ Sanborn/Northgate: 6 of the 22 accidents at this location were angle collisions. Typically this type of accident is related to either a poor level of service or inadequate clearance time. The intersection operates at a fairly good level of service, thus it is suggested that the clearance (yellow plus all red) interval be reviewed. This may also help address an additional pattern of rear end collisions on all approaches. Finally, there is a pattern of left turn collisions involving southbound Auburn Street (turning left into Northgate). It is possible that adding a left turn phase may help address this problem.

Washington Avenue @ Allen Avenue: Over one half (33) of the 59 accidents were rear end collisions. This intersection operates at very near capacity and it is likely that this contributes to this type of accident. Lane change/ sideswipe accidents are also evident which further supports the likelihood that congestion is a major factor in accidents. Finally, angle collisions are occurring (9) but not to the extent of the rear end collision pattern. These accidents are also probably related to the capacity conditions at this location. Short of providing additional travel lanes to improve level of service, there is little that can be done beyond reviewing clearance intervals, ensuring that good signal visibility is available, and possibly increasing enforcement.

Allen Avenue/ Washington to Northgate: 10 of the 14 reported accidents were found in MDOT files - the remaining 4 occurred at other locations and were misfiled. The reduced level of accidents would not result in a CRF of 1.00 and this link would not be a High Accident Locations. The majority of the accidents are related to access movements into/out of the Mobil gas station and/or Amato's sandwich shop, both of which are located near the Washington @ Allen intersection. Access controls on these driveways could help address this problem, but it is unlikely the City can accomplish this unless the existing Mobil and Amato's sites are redeveloped and have to obtain site permits.

Summary of Findings

The proposed expansion of Northgate Plaza involves an increase in size of approximately 11,000 square feet, and is coupled with on-site revision of parking and circulation plus the closing of two existing uncontrolled curb cuts on Auburn Street to improve safety conditions in the area by reducing the number of potential conflict points. The proposed expansion is projected to generate 46 vehicle trips during the PM peak hour - 24 entering and 22 exiting the site. The intersections of Washington @ Allen, Auburn @ Washington/Northgate and Auburn @ Sanborn/Northgate are not projected to experience any significant reduction in Level of Service as a result of new traffic generated by the proposed expansion. There are 3 High Accident Locations in the vicinity of the site, based upon 1996-98 accident data, and suggestions to address these problems are discussed in detail in the previous section entitled "Safety". Overall it is anticipated that the proposed project will have minimal impact on traffic operations and safety in the area.



Appledore Engineering Inc.

600 State Street, Suite D
Portsmouth, NH 03801
tel 603.433.8818
fax 603.433.8988
aei@nh.ultranet.com

Shaw's Supermarket Renovation/Expansion Northgate Plaza Auburn Street

Site Plan Written Statement

1. Project Description/Proposed Use

This project involves the expansion of Shaw's Supermarkets and the relocation/expansion of three (3) existing retail enterprises in Northgate Plaza. See Overall Site Plan, Drawing C.2

Shaw's Supermarkets, Inc. is proposing to upgrade its current 46,850 sf supermarket and add 15,250 sf of additional supermarket space resulting in a 62,100 sf facility. In order to accomplish this Shaw's proposes to renovate 8,300 sf of existing adjacent retail and add 6,950 sf of new space.

In addition, one retail enterprise will be relocated into a 6,500 sf space that requires renovation of 2,540 sf of existing retail and the addition of 3,960 new space. The other retail enterprise will be relocated into 2,340 sf of existing space. The third retail enterprise will be relocated into 1900 sf of renovated building area immediately adjacent to the Shaw's expansion.

2. Land Area and Floor Area.

At present, Northgate Plaza consists of a 13.1 ± acre site with a 98,107 sf. commercial retail facility. Of this Shaw's is currently in a 46,848 sf building. This total project will involve the addition of 10,910 sf of new retail space, bringing the total building area to 109,017 sf.

3. Existing or Proposed Easements or Other Burdens.

There are number of easements and restrictions on the property including three (3) sewer easements; a drainage easement; a number of electrical easements; a 25-foot ROW; a common area agreement; a grading, access, landscaping and drainage easement; an access, utility and parking easement; and a notice of layout and taking by the MDOT. See Plan of Land , Sheet 1 of 1 and the attached list of easements and restrictions.

4. Solid Waste

At present the facility is under contract with BFI to haul all solid waste. This contract covers any additional solid waste generated as a result of the new addition. The majority of the solid waste generated by the current store consists of grocery waste that is compacted and corrugated materials that are baled and recycled. Both of these are handled by BFI. At present the store generates approximately eight (8) tons of waste. With the addition, it is projected that the store will generate up to nine (9) tons of waste. It is estimated that the new facility will generate a similar type of solid waste.

5. Availability of Off-Site Facilities

Water, sewer, gas, electric and telephone are available to the existing plaza. These utilities will continue to be available to the expanded plaza. The site has direct access at two (2) locations on Auburn Street and one (1) on Allen Avenue.

6. Surface Drainage and Stormwater Management

The proposed shopping plaza addition will use the existing storm water and drainage system that was installed during the initial construction of the plaza as shown on the Grading, Drainage and Erosion Control Plan, Drawing C-4. Two catch basins will be installed to collect storm water from a small area of the parking field that is to be regraded and direct it in into the existing system. The proposed drainage structures will maintain the existing drainage patterns within the shopping plaza.

During construction Best Management Practices will be used to minimize erosion and sedimentation. These Best Management Practices are based upon the "Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices", prepared by the Cumberland County Soil and Water Conservation District. These erosion and control measure are shown on the Grading, Drainage and Erosion Control Plan, Drawing C-4 and the Erosion Control Detail Sheet, Drawing C-6.

7. Construction Plan

The following is the proposed sequence of construction for the proposed project.

- Installation of temporary erosion control haybales (around catch basins), silt fences and construction fencing as noted on Drawing C-6.
- Selective demolition of existing structure where necessary.
- Renovation of existing space and construction of new building additions.
- Site work to include drainage, grading and selective renovation of parking field.

- Completion of construction and stabilization of exposed areas with mulching or temporary seeding, as necessary.
- Once site is stabilized, all hay bales, silt fences and sediment trapped by these devices will be removed.

Construction is estimated to begin in June, 2000 and be completed by spring of 2001.

8. State and Federal Agency Approvals

There are no federal or state approvals or permits required for this project.

9. Evidence of Financial and Technical Capacity

Shaw's Supermarkets, Inc. is financially and technically capable to undertake this project. Shaw's will not require any financing from an outside source. It currently has approximately 170 stores in operation throughout New England. Three (3) of these stores are within the City of Portland. All of these facilities are well-managed and maintained and are successful financially.

Appledore Engineering, Inc (AEI) has the technical capacity to assist Shaw's to undertake the design and permitting for this expansion. The firm has worked successfully with Shaw's Supermarkets, Inc. for over ten (10) years and has permitted dozens of Shaw's facilities. AEI has a staff of twenty-seven (27) engineers and planners and has been in business since 1987.

10. Title, Right or Interest

See attached deed of ownership.

11. Unusual Natural Areas

There are no unusual natural areas, wildlife or fisheries habitats or archaeological sites located on or near the project site. See attached letter from West Environmental, Inc.

ATTACHMENT A

The premises are subject to and/or in benefit of the following easements, restrictions, etc:

- A. Subject to the Fall Brook Branch sewer easement, accepted by order of the Portland City Council on June 15, 1953, see City Clerk's records Volume 71, Page 278.
- B. Subject to a drainage easement in favor of Tax Map 375, Lot C-37, See C.C.R.D. Book 2474 Page 164, (Exact location undetermined)
- C. Subject to a 25' right of way in favor of Tax Map 375, Lot C-38, See Book 2946, page 450
- D. Subject to a grading, access, landscaping and drainage easement in favor of Tax Map 375, Lot C-35, See C.C.R.D., Book 13188, Page 29
- E. Subject to and in benefit of a "Common Area, Land Use, and Restriction Agreement" between Shaw's Realty Co. and Maine Savings Bank, See C.C.R.D. Book 4205, Page 301.
- F. Subject to an access, utility and parking easement in favor of Tax Map 375, Lot C-39, See C.C.R.D. Book 7270, Page 165.
- G. Subject to a 50' sewer easement in favor of the City of Portland, See C.C.R.D. Book 2820, Page 141.
- H. Subject to a "Notice of Layout and Taking" by the State of Maine Department of Transportation, See C.C.R.D., Book 4569, Page 185.
- I. The parcel is subject to the following electrical easements;
 - 1. C.C.R.D. Book 3978, Page 218
 - 2. C.C.R.D. Book 3059, Page 348
 - 3. C.C.R.D. Book 2937, Page 385
 - 4. C.C.R.D. Book 2937, Page 386
 - 5. C.C.R.D. Book 2983, Page 36
 - 6. C.C.R.D. Book 3046, Page 729
 - 7. C.C.R.D. Book 3406, Page 115
 - 8. C.C.R.D. Book 2326, Page 199
 - 9. C.C.R.D. Book 3098, Page 587
- J. In benefit of a sewer easement, see C.C.R.D. Book 2002, Page 156. (Exact location and status undetermined)

The City of Portland quitclaimed their interest in the noted portion of the Fall Brook Branch sewer easement to Shaw's Realty Co. see C.C.R.D. Book 2961, Page 224.

The property line is the center of the brook in the area noted. See C.C.R.D. Book 2292, Page 129



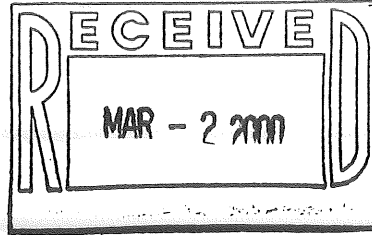
STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

(1251)

ANGUS S. KING, JR.
GOVERNOR

MARTHA KIRKPATRICK
COMMISSIONER

February 15, 2000



Mr. Jack Mettee
Appledore Engineering
600 State Street
Portsmouth NH 03801

Re: Shaw's Expansion, Town of Portland, (received January 13, 2000)

Dear Mr. Mettee:

This letter is in response to your request for an advisory opinion concerning the applicability of the Site Location of Development Act (38 M.R.S.A. Section 481 et. seq.; the Site Law) to the proposed expansion of the Shaw's in Northgate Plaza in Portland. Based on a review of plans entitled "Shaw's" drawn by PlanMark (? , plan drawing name is illegible) dated November 1976, a plan entitled "Shaw's" drawn by Appledore Engineering dated December 17, 1999 and your letter dated February 8, 2000, I have determined that a permit is not required.

The facts as I understand them are as follows.

- 1) Prior to 1970, Northgate Plaza was created. In 1970, pavement or buildings covered the entire area that is currently developed (excepting however, the so-called "parcel 17" whose status in 1970 is unknown).
- 2) In 1976 a Shaw's supermarket was constructed at Northgate Plaza in Portland. The building covered 46,848 square feet.
- 3) Shaw's wishes to expand the building by 17,560 square feet, resulting in a building occupying 64,408 square feet. The expansion will require that existing tenants must be relocated. The relocation will result in 4,400 square feet of new retail space to be added onto the existing plaza; retail space within the existing plaza will be renovated as part of the relocation.
- 4) Fleet Bank constructed a building in Northgate Plaza some time after 1976. The building is 3,028 square feet in size.
- 5) After 1976 an adjacent parcel containing 17,246 square feet was incorporated into Northgate Plaza (the so-called parcel 17).

Therefore the total area of new development after 1976 totals 89,082 square feet. This is less than the 3-acre threshold of the Site Law so a Site Law permit for the expansion of Shaw's is not required.

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688
RAY BLDG., HOSPITAL ST.

BANGOR
106 HOGAN ROAD
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769-2094
(207) 764-0477 FAX: (207) 764-1507

This opinion is based solely on the materials you submitted and is subject to change if that information is inaccurate or incomplete.

I hope this letter serves your needs. Please call me at (207) 822-6325 with any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "William Cook".

William Cook
Bureau of Land and Water Quality

cc: Hetty Richardson, DEP

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

20000037

I. D. Number

Shaw's Supermarkets, Inc.

Applicant

P.O. Box 942, S. Easton, MA

Applicant's Mailing Address

Appledore Engineering, Inc

Consultant/Agent

603-433-8818

Applicant or Agent Daytime Telephone, Fax

3/16/00

Application Date

Northgate Plaza/Bldg. Expansio

Project Name/Description

91 Auburn St, Portland, Maine

Address of Proposed Site

375-C-015

Assessor's Reference: Chart-Block-Lot

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

10,910

13.1

B-2

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 Subdivision _____ Engineer Review _____ Date: 3/15/00

Fire Approval Status:

Reviewer Lt. Mc dougall *WD*

- Approved Approved w/Conditions see attached Denied

Approval Date 3/16/00 Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance Lt. Mc Dougall 3/16/00
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	

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>91 Auburn St</i>	
Total Square Footage of Proposed Structure <i>133 x 57</i>	Square Footage of Lot
Tax Assessor's Chart, Block & Lot Number Chart# <i>375</i> Block# <i>C</i> Lot# <i>015</i>	Owner: <i>Shaws Supermarket</i> Telephone#: <i>773-0211</i> * 8257
Owner's Address: <i>91 Auburn St Portland, MAINE</i>	Lessee/Buyer's Name (If Applicable) <i>N/A</i> Cost Of Work: <i>\$250,000.00</i> Fee <i>1,524.00</i>
Proposed Project Description: (Please be as specific as possible) <i>Construct New steel/CMU Building For the use of Retail Space.</i>	
Contractor's Name, Address & Telephone <i>Langford & Low, Inc 233 6879 248 Warren Ave Portland, Maine</i>	Rec'd By <i>Don Williams</i> 6/11/16
Current Use:	Proposed Use: <i>Retail Space.</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>Don Williams</i>	Date: <i>11-16-00</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

HARRIMAN ASSOCIATES

One Auburn Business Park
Auburn, Maine 04210

207.784.5100 telephone

207.782.3017 fax

Building communities
since 1870

November 10, 2000

Mr. Les Evans
Shaw's Supermarkets, Inc.
190 Riverside Street
Portland, ME 04103

Re: Shaw's Supermarkets, Inc.
Retail Conversions
Northgate Plaza 91 Auburn Street
Portland, Maine
Project No. 00128

Dear Les:

We are pleased to submit the attached Bid Documents for the above-referenced project. Please contact me if you require a half size set of drawings. Please note that we have distributed these documents to the following individuals:

Dan Williams, Langford & Low (1 - full set of vellums and unbound specs.)
Bill Johnson (1 - set of dwgs)
David Breitrick, AEI (1 - full set of dwgs & specs.)

Sam Hoffses, City of Portland, Building Dept.
(2 - full sets stamped & signed dwgs & specs.)
Lt. McDougal, Fire Prevention Officer (1 - full set of dwgs & specs.)
Tim York, State Fire Marshal's Office (1 - full set of dwgs, specs., applications with check)

Please contact us if we can be of further assistance or if you require additional distribution.

We wish to thank you for this opportunity to be of service to Shaw's and look forward to continuing to work with you to the successful completion of this project.

Sincerely,
Harriman Associates

Darryl L. Johnson, Associate
Project Manager

dljoh

Enclosures

cc/enc.: Dan Williams, Bill Johnson, David Breitrick,
Sam Huffses, Lt. McDougal, Tim York

Code Study

Shaw's Supermarkets
Northgate Retail Conversions (The Kennel Shop)
Portland, Maine

Project No. 00128

November 10, 2000

shaw's

SUPERMARKETS

20/Nov/2K
H

CODE STUDY
FIRE PROTECTION/EXIT

NA - Not Applicable
NR - No Requirement

Project:	Shaw's Supermarkets Northgate Retail Conversions (The Kennel Shop)
Location:	Portland, Maine
Scope:	New <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Renovation <input type="checkbox"/>

Date:	November 10, 2000
Project No.	00128

No. Of Stories:	1	BOCA 1999	NFPA 101-1997	Actual	Conclusion
Use Group		M - Mercantile (309.0)	M - Mercantile (4-1.7)	Mercantile	M - Mercantile
Height & Area Limitations		Table 503 - See attached computations (2c min const. allowed) 3-Story/50' height (503.0 & 504.0)	Type II 000 (NFPA 220 Table 3) >3,000 sf & <30,000 sf = Class B store (24-1.4-2.1)	1-Story/16' Building area = 7,140 sf	2c Const. Type Min. - Non-combustible unprotected
Fire Resistance Ratings		Table 602 - see attached Fire walls/fire separation - 2 hr (Table 707.1) Exit enclosures - 1 hour (Table 602, Sections 1014.11 & 710.3)	Refer to BOCA Exit enclosures - 1 hour (5-1.3.2.1)	Unlimited Area No exit enclosures exist or required	Fire walls - NR Exit Enclosures - NR

HARRIMAN ASSOCIATES

No. Of Stories:	1	BOCA 1999	NFPA 101-1997	Actual	Conclusion
	<p>Exit access corridors-1 hour (Table 602)</p> <p>Structure - no rating required; unlimited area - use 2c construction type (Table 602)</p> <p>Fire separation of tenant spaces - 0 hours (Table 602)</p>	<p>Exit access corridors - 1 hour (5-1.3.5)</p> <p>Structure - no rating; Type II - 000 (Table 3 NFPA - 220)</p>	<p>No exit access corridors exist or required</p> <p>Unprotected</p>	<p>Exit access corridors - NR ✓</p> <p>Structure - unprotected ✓</p> <p>No fire rated tenant separations required ✓</p>	
Occupant Load	See attached computations: Sales @ 30 sq ft/person Storage @ 300 sq ft/person Work Areas @ 300 sq ft/person (Table 1008.1.2.)	Same as for BOCA (24-1.7)	Calculated occupant load Sales = 180 Storage/work = 4	Total Occupant Load = 184 ✓	
Number of Exits	<p>Occupant Load < 500 2 exits required (Table 1010.2)</p> <p>Max. one exit may be thru unlocked back storage/work spaces and if not only exit (1006.2.1)</p>	<p>2 - exits required (24-2.4)</p> <p>Not more than 50% of exit access shall be provided thru a storeroom</p>	<p>2 exits provided</p> <p>1 - exit access is thru a storeroom</p>	<p>Number of required exits is met ✓</p> <p>1 - exit access thru a storeroom is allowed ✓</p>	
Arrangement of Means of Egress	<p>Locate as remote as practicable (1006.4 - 1006.4.1.1)</p> <p>1/4 max diagonal (1006.4.1 - Exception)</p>	> 2/3 of the required egress width is thru the front (24-2.5.7)	Exits are located on opposite ends of the store	<p>Meets requirements ✓</p> <p>Meets requirement ✓</p>	

HARRIMAN ASSOCIATES

No. Of Stories:	1	BOCA 1999	NFPA 101-1997	Actual	Conclusion
Length of Travel		250' w/ fire suppression (Table 1006.5)	200' w/ auto sprinkler system (24-2.6 except)	Building is fully sprinklered & <200' travel distance to an exit	Max. length of travel is met ✓
Egress width		Doors - w/ fire suppression = .15"/ person (Table 1009.2) 32" min. clear door opening (1014.8.1)	Doors - .2"/ person (5-3.1) 32" min. clear door opening (5-2.1.2.2)	Front 68" clear Rear 68" clear	Egress width exceeds both BOCA and NFPA 101 ✓
Extinguishment Requirements		Fire suppression system required when > 12,000 sq ft (904.7)	Automatic sprinkler system required where >12,000 sq ft (24-3.5.1 & 2) Provide portable fire extinguishers (24-3.5.3)	Building is fully sprinklered Tenant provides	Automatic sprinkler system required and provided ✓ Tenant to provide w/approval of local authority ✓
Access by Individuals w/Disabilities		Accessibility shall be provided to meet Chapter 11		Access provided to all spaces except, Sprinkler Room, where not required	Accessibility to comply w/ BOCA Chapter 11 and ADA ✓

20/nov/2017
H

NOTES: N.R. — Not required
N.A. — Not applicable

ADMINISTRATION (Chapter 1)

_____ Complete construction documents (107.5, 107.6, 107.7) _____ Signed/sealed construction documents (107.7, 114.1)

BUILDING PLANNING (Chapters 3, 4, 5, 6)

USE OR OCCUPANCY CLASSIFICATION (302.0-313.0)

M ✓ Single Use Group _____ Specific occupancy areas (302.1.1)
_____ Mixed Use Groups _____ Accessory areas (302.1.2)

GENERAL BUILDING LIMITATIONS (Chapters 5 & 6)

Building height _____ 1,16' ✓ Story, feet (502.0) Allowable building height _____ 3,50' ✓ Story, feet (Table 503, 504.0)

AREA MODIFICATIONS TO TABLE 503

% of Allowable tabular area (Table 503) 100%
% Reduction for height (Table 506.4) - 0%
% Increase for open perimeter (506.2) + 64%
% Increase for automatic sprinklers (506.3) + 200%
Total percentage factor = 364%
Conversion factor 3.64 ✓
(Total percentage factor/100%)

Open perimeter (506.2)	<u>58'</u> North ✓	<u>54'</u> East ✓	<u>33'</u> South ✓	<u>66'</u> West ✓
Open perim. (506.2)	<u>211</u> ft. ✓	Perimeter		<u>372</u> ft.
% Open perimeter =	<u>57%</u> ✓ (Open perim./perim.) × 100%			
% Tab. area increase = (506.2)	<u>64%</u> 2 × (% Open perim. - 25%)			

Determine whether the building is a single occupancy building or a mixed occupancy building. If a single occupancy or mixed occupancy with nonseparated use groups (313.1.1), fill in Case I worksheet (below). If a mixed occupancy with separated use groups (313.1.2), fill in Case II worksheet (next page).

CASE I — SINGLE USE OR MIXED USE NONSEPARATED USE GROUPS

Enter Table 503 with the single use group or most restrictive use group of the mixed use classification and find the minimum construction classification providing a tabular area equal to or greater than the adjusted tabular area.

Actual floor area _____ 7,140 ✓ ft.² Minimum type of construction required _____ 2C
(313.1.1, 503.1)
Adjusted tabular area* _____ 1,962 ✓ ft.² Type of construction assumed for review _____ 2C
(602.2, 602.3)

* Actual floor area/conversion factor

PART OF A SHOPPING MALL
✓ (USE UNLIMITED AREA)

CASE II — MIXED USE SEPARATED USE GROUPS

N/A

Enter Table 503 and find the minimum construction classification providing tabular areas which result in the sum of the ratios of the adjusted tabular area divided by the tabular area for each use group being a maximum of 1.00.

Actual floor area _____ Use _____ ft.²
 _____ Use _____ ft.²
 Adjusted tabular area* _____ Use _____ ft.²
 _____ Use _____ ft.²

*Actual floor area/conversion factor _____

$\sum \frac{\text{Adjusted tabular area}}{\text{Tabular area}} = \underline{\hspace{2cm}} + \underline{\hspace{2cm}} = \underline{\hspace{2cm}}$

Minimum type of construction required _____
 (313.1.2, 503.1)

Type of construction assumed for review _____
 (602.2, 602.3)

UNLIMITED AREA ONE-STORY BUILDINGS

<u>M</u>	Use group classification (507.1)	<u>N/A</u>	High-hazard use groups (507.1.2)				
<u>1, 16'</u>	Building height (story, feet) (507.1)		North	East	South	West	
<u>2C</u>	Type of construction (507.1)		Fire separation distance (507.2)	<u>>50</u>	<u>>50</u>	<u>>50</u>	<u>>50</u>
<u>YES</u>	Automatic sprinkler system (507.1, 904.11)		Exterior wall rating (507.2)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>N/A</u>	School buildings (507.1.1)		Opening protectives (507.2.1)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

MEZZANINES

N/A



_____ Area limitation (505.2) _____ Openness (505.4)

_____ Egress (505.3)

SPECIAL USE AND OCCUPANCY (Chapter 4)

N/A

COVERED MALL BUILDINGS

_____	Tenant separations (402.4)	_____	Alternative modifications (403.3)
_____	Egress (402.5)	_____	Automatic fire detection (403.4)
_____	Mall width (402.6)	_____	Voice/alarm signaling (403.5)
_____	Structural elements (402.7)	_____	Fire department communication (403.6)
_____	Roof coverings (402.8)	_____	Fire command station (403.7)
_____	A-1, A-2 occupancy (402.9)	_____	Elevators (403.8)
_____	Automatic sprinkler system (402.10)	_____	Standby systems (403.9)
_____	Standpipes (402.11)	_____	Stairway doors (403.10)

ATRIUMS

_____	Smoke control (402.12)	_____	Automatic sprinkler system (404.2)
_____	Fire department access (402.13)	_____	Occupancy (404.3)
_____	Kiosk requirements (402.15)	_____	Smoke control (404.4)
_____	Parking structures (402.16)	_____	Enclosure (404.5)
_____	Automatic sprinkler system (403.2)	_____	Fire protective signaling (404.6)
_____		_____	Travel distance (404.7)

HIGH-RISE BUILDINGS

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

20000037

I. D. Number

Shaw's Supermarkets, Inc.
Applicant
P.O. Box 942, S. Easton, MA
Applicant's Mailing Address
Appledore Engineering, Inc
Consultant/Agent
603-433-8818
Applicant or Agent Daytime Telephone, Fax

03/16/2000
Application Date
Shaws Northgate Plaza- expand
Project Name/Description

91 - 91 Auburn St, Portland, Maine
Address of Proposed Site
375 C015
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing New Building Building Addition Change Of Use Residential
 Warehouse/Distribution Parking Lot Other (specify) **Community Business**
10,910 13.1 B-2
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: 03/15/2000

Inspections Approval Status:

Approved **Approved w/Conditions see attached** Denied
Reviewer Marge Schmuckal
Approval Date 11/30/2000 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 checked="" type="checkbox"/> Inspection Fee Paid	<u>11/20/2000</u> date	<u>\$7,043.00</u> 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)	_____ expiration 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 _____

PLUMBING APPLICATION

CBL# 375 C 001 or 15?
#2 Jeanie

Department of Human Sciences
Division of Health Engineering

PROPERTY ADDRESS

Town or Plantation: Portland
Street Subdivision Lot #: 91 Auburn St

PROPERTY OWNERS NAME

Last: Shaws Realty First: Johnson + Jordan
Applicant Name: Johnson + Jordan
Mailing Address of Owner/Applicant (If Different): 18 Mussey Rd Scarborough, ME

PORTLAND PERMIT # 7628 STATE COPY
Date Permit Issued: 3.13.01 \$ 148.00 If Double Fee Charged
158 Local Plumbing Inspector Signature L.P.I. # 01124

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.

CHRISTOPHER JORDAN JORDAN 3-13-01
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. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	Type of Structure To Be Served: 1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input checked="" type="checkbox"/> OTHER - SPECIFY <u>Retail Space</u>	Plumbing To Be Installed By: 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>02460</u>
---	--	--

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2 Type of Fixture		Column 1 Type of Fixture	
	Number	Type of Fixture	Number	Type of Fixture
<input type="checkbox"/> HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR <input type="checkbox"/> HOOK-UP: to an existing subsurface wastewater disposal system.		Hosebibb / Sillcock		Bathtub (and Shower)
	<u>2</u>	Floor Drain		Shower (Separate)
<input type="checkbox"/> PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures. OR <input type="checkbox"/> TRANSFER FEE [\$6.00]		Urinal	<u>3</u>	Sink
		Drinking Fountain	<u>1</u>	Wash Basin
		Indirect Waste	<u>1</u>	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator		Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2	<u>6</u>	Fixtures (Subtotal) Column 1
			<u>2</u>	Fixtures (Subtotal) Column 2
			<u>8</u>	Total Fixtures
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
			<u>48.00</u>	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

\$10.00

2600037

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

NOTE 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.**

ENGINEER: DAVID PRETRICK 603-433-8818

Applicant
Shaw's Supermarkets, Inc.

Application Date
3/15/00

Applicant's Mailing Address
P.O. Box 942, S. Easton, MA

Project Name/Description
Northgate Plaza/Building Expansion

Consultant/Agent
Appledore Engineering, Inc.

Address Of Proposed Site
91 Auburn Street

Applicant/Agent Daytime telephone and FAX

Assessor's Reference, Chart#, Block, Lot# 375-C-015

Proposed Development (Check all that apply) New Building Building Addition Change of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Other(Specify) _____

10,910 s.f. Proposed Building Exapnsion 13.1 Ac.
Proposed Building Square Footage and /or # of Units Acreage of Site

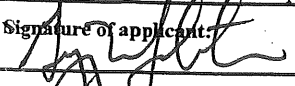
Community Business (B-2)
Zoning

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: 	Date: <u>3-15-00</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.

North Gate Plaza
Applicant: SHAW'S Supermarkets, INC Date: 11/30/06

Address: 91 Auburn St C-B-L: 375-C-15

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing - Addition Expansion

Zone Location - B-2

Interior or corner lot - construct Addition Expansion from 46,850^{sq} to 62,100^{sq}

Proposed Use/Work -

Sewage Disposal - City

Lot Street Frontage - 50' req - 300' + shown

Front Yard - existing - no change - legally nonconforming

Rear Yard - 20' req - 100' + shown

Side Yard - N/A - Expansion is within the existing complex

Projections -

Width of Lot - over 100' wide -

Height - 35' max

Lot Area - 13.1 Acre site -

Lot Coverage/ Impervious Surface - No change - 80% max - 79% shown

Area per Family - N/A

Off-street Parking - see parking analysis on site plan
565 spaces required - 629 spaces shown

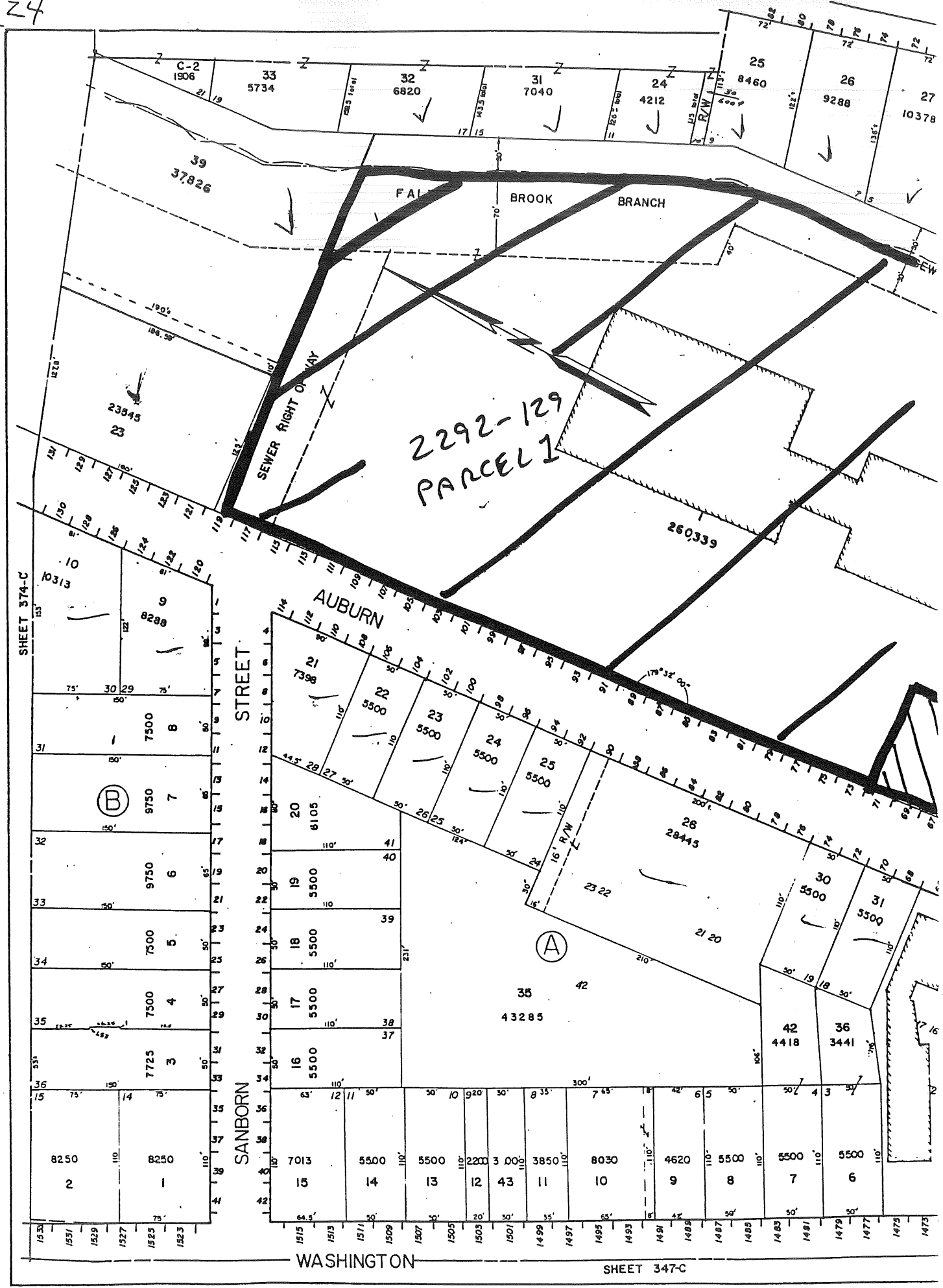
Loading Bays - 2 loading bays shown

Site Plan - MAJOR # 20000037

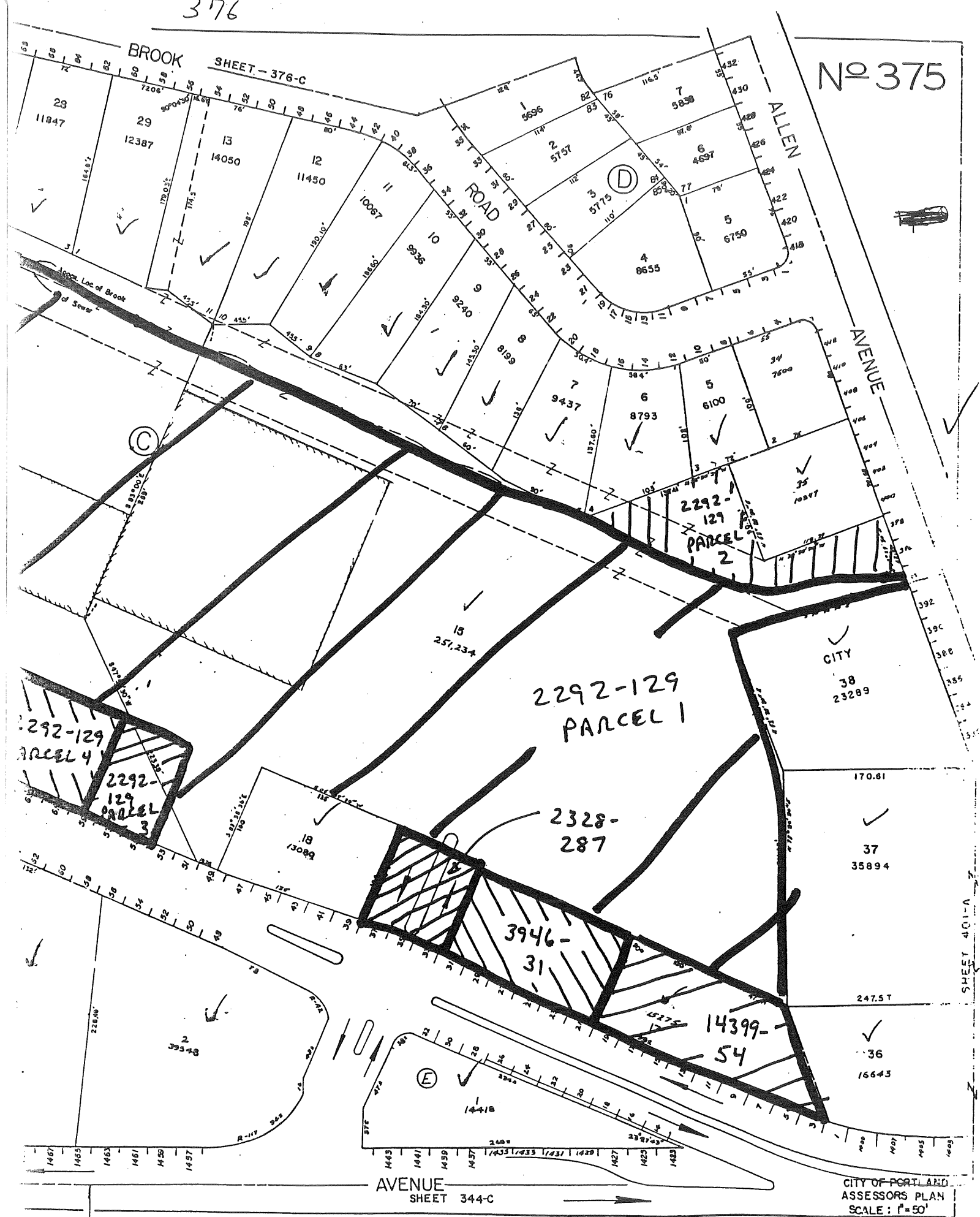
Shoreland Zoning/ Stream Protection - N/A - over 100' from stream

Flood Plains - Panel # 2 - Zone X

124



376



Nº 375

Free Plan 12/6 DC with Free Red Box

#1 AutoCAD digital format Final plans depicting the as-built condition must be filed with this office prior to closure.

#2 Stamped Sealed Plans

#3 Call List

#4 Project Time Line Plan Critical Path

#5 On Site Engineers Reports

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

20000037

I. D. Number

Shaw's Supermarkets, Inc.

Applicant

P.O. Box 942, S. Easton, MA

Applicant's Mailing Address

Appledore Engineering, Inc

Consultant/Agent

603-433-8818

Applicant or Agent Daytime Telephone, Fax

03/16/2000

Application Date

Shaws Northgate Plaza- expand

Project Name/Description

91 - 91 Auburn St, Portland, Maine

Address of Proposed Site

375 C015

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

1. that prior to issuance of a building permit, the applicant shall submit an executed license and indemnity agreement for the construction and maintenance

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. Separate permits shall be required for any new signage.

Fire Conditions of Approval

Application requires State Fire Marshal approval.

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

20000037

I. D. Number

Shaw's Supermarkets, Inc.

Applicant

P.O. Box 942, S. Easton, MA

Applicant's Mailing Address

Appledore Engineering, Inc

Consultant/Agent

603-433-8818

Applicant or Agent Daytime Telephone, Fax

03/16/2000

Application Date

Shaws Northgate Plaza- expand

Project Name/Description

91 - 91 Auburn St, Portland, Maine

Address of Proposed Site

375 C015

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) Community Business

10,910

13.1

B-2

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 Subdivisio _____ Engineer Review _____ Date 03/15/2000

Planning Approval Status:

Reviewer sarah

- Approved Approved w/Conditions See Attached Denied

Approval Date 06/15/2000 Approval Expiration 06/15/2000 Extension to _____ Additional Sheets Attached

OK to Issue Building Permit signature sarah date 12/04/2000

FOUNDATION PERMIT FOR KENNEL SHOP ONLY

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 checked="" type="checkbox"/> Inspection Fee Paid	11/20/2000	\$7,043.00	
	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	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration 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	

AUBURN STREET

CONSTRUCT 1"
PAVEMENT OVERLAY (TYP)

END VGC
MEET EXISTING

CONSTRUCT BIT.
CONCRETE WALK
MEET EXISTING

AREA

SITE NOTES:

1. STRIPE PARKING AREAS, DRIVES AND ROADWAY AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, CROSSWALKS, HANDICAP SYMBOLS, PAINTED ISLANDS AND FIRE LANES. (ALL MARKINGS EXCEPT MEDIAN ISLANDS, AND CENTERLINES TO BE CONSTRUCTED USING WHITE TRAFFIC PAINT.) ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F". MEDIAN ISLANDS AND CENTERLINES TO BE CONSTRUCTED USING YELLOW TRAFFIC PAINT.
2. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", LATEST EDITIONS AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS AND CITY OF PORTLAND STANDARDS.
3. SEE DETAILS FOR PARKING STALL MARKINGS, HANDICAP SYMBOLS, SIGNS AND SIGN POSTS.
4. STOP BARS SHALL BE 12" WIDE.
5. PAINTED ISLANDS SHALL BE 4" WIDE DIAGONAL LINES @ 3'-0" O.C. BORDERED BY 4" WIDE LINES.
6. CROSSWALKS SHALL BE 6" WIDE LINES @ 6'-6" O.C..
7. SEE ARCHITECTURAL DRAWINGS FOR ALL SIDEWALKS ADJACENT TO THE BUILDING.
8. PROVIDE FULL DEPTH PAVEMENT CONSTRUCTION WHERE SHOWN ON THE PLAN. OTHER AREAS OF EXISTING PAVEMENT WITHIN THE WORK LIMITS SHALL BE TREATED WITH 1" BITUMINOUS PAVEMENT OVERLAY.
9. RESTRIPE THE SOUTHERN PORTION OF THE PARKING AREA AS SHOWN ON THE PLAN AND PARKING STALL STRIPING DETAILS. WHERE NOT OTHERWISE SPECIFICALLY DIMENSIONED, PARKING STALLS SHALL BE PLACED IN THEIR EXISTING LOCATION AND DIMENSIONS. CONTRACTOR SHALL MAKE MEASUREMENT TO LOCATE EXISTING PARKING TIERS AND PARKING SPACE DIMENSIONS PRIOR TO PLACING BITUMINOUS PAVEMENT OVERLAY. CONTRACTOR SHALL RESTRIPE ALL AREAS OF UTILITY TRENCHING, OR AREAS OTHERWISE DISTURBED, TO MATCH EXISTING.
10. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
11. THE CONTRACTOR SHALL EMPLOY A LICENSED ENGINEER/SURVEYOR TO DETERMINE ALL LINES AND GRADES.
12. DUMPSTERS AND TRASH COMPACTORS SHALL ONLY BE REMOVED OR EMPTIED BETWEEN THE HOURS OF 7 AM AND 6 PM
13. CONTRACTOR SHALL COORDINATE STOCKADE FENCE DESIGN WITH ABUTTERS. CONTRACTOR SHALL SUBMIT STOCKADE FENCE DESIGN TO ENGINEER FOR APPROVAL.
14. CONTRACTOR SHALL COORDINATE SIDEWALK CONSTRUCTION TO THE ALLEN AVENUE RIGHT OF WAY WITH THE CITY OF PORTLAND.
15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PORTLAND, MAINE TECHNICAL AND DESIGN STANDARDS AND GUIDELINES
16. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ACOUSTICAL BARRIER WALL DESIGNS FROM WALL MANUFACTURERS AND SUBMITTING THE DESIGN TO ENGINEER FOR APPROVAL PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO PERFORM ALL OPERATIONS IN CONNECTION WITH INSTALLATION OF ACOUSTICAL BARRIER WALLS IN ACCORDANCE WITH MANUFACTURE'S DESIGN. EACH BARRIER EDGE SHALL BE TIGHTLY BUTTED TO AND SEALED AT THE CORNERS OF THE BUILDING. THERE SHALL BE NO GAPS OR HOLES WITHIN THE BARRIER SURFACE AREA. THE BARRIERS SHALL WEIGH AT LEAST POUNDS PER SQUARE FOOT AND/OR ACHIEVE A SOUND TRANSMISSION CLASS (STC) RATING OF 30 OR HIGHER.
17. ALL WORK WITHIN THE AUBURN STREET RIGHT OF WAY SHALL BE COORDINATED WITH THE CITY OF PORTLAND AND THE MAINE DEPARTMENT OF TRANSPORTATION.

MacDougal

March 24, 2000

2000037

Mr. Alex Jaegerman, AICP
Chief Planner
City of Portland
389 Congress Street
Portland, Maine 04101

Re: Proposed Additions and Renovations
Shaw's Supermarket
Northgate Plaza
Portland, Maine
AEI/1251

Dear Mr. Jaegerman:

In follow-up to a submittal package for Site Review delivered on March 15, 2000 in reference to Northgate Plaza, we are please to submit the enclosed supplemental information. Nine (9) copies of all of the following is enclosed:

- A full set of Site Plans dated March 21, 2000.
- The deed to the property.
- A letter from Shaw's dated March 20, 2000 authorizing AEI to act as their agent.
- A letter from West Environmental regarding wetland delineation dated March 13, 2000.
- A Traffic Impact Study prepared by Eaton Traffic Engineering dated March 9, 2000.
- A Written Statement describing the project prepared by AEI dated March 23, 2000.
- A letter (advisory opinion) from Maine Department of Environmental Protection dated February 15, 2000 indicating that a Site Location Permit will not be required.

Proposed Additions and Renovations
Shaw's Supermarket
Northgate Plaza
Portland, Maine
AEI/1251
Page - 2

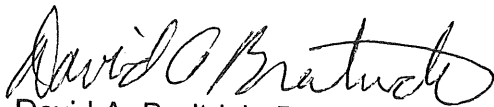
For your convenience, we have enclosed Abutter's certified mailing labels and envelopes to assist with abutter notification by the City.

Note that nine (9) copies of a completed Site Review Pre-Application Form and a \$500.00 check for Major Development Fee were submitted to the Building Department on March 15, 2000.

Based on discussions with the Planning Department Staff, this project will be scheduled for a Planning Board Workshop meeting on April 18, 2000. We look forward to working with you, the Planning Board and the City Departments during their review of this Site Plan.

If you should have any questions, please feel free to contact me.

Very truly yours,



David A. Breitrack, P.E.
Project Engineer

DAB\vc
(1251-053.doc)

cc: John Rowell
Steve Lamontagne
Dean Holt

2328
287

287 p06

Know all Men by these Presents, That

I, PETER K. CONSTANTINE, of Portland, in the County of Cumberland and State of Maine

in consideration of one dollar and other valuable consideration paid by SHAW'S REALTY CO., a corporation duly organized and existing by law, having a place of business at said Portland the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

Constantine
to
Shaw's
Realty
Co

Shaw's Realty Co., its successors and assigns, a certain lot or parcel of land, with the buildings thereon, situated on the easterly side of Auburn Street, in said City of Portland, bounded and described as follows: Beginning at a point on the said easterly side of Auburn Street, at the northwesterly corner of land conveyed to Nellie S. Cohen by Mary E. Burnham by deed dated June 15, 1940, and recorded in Cumberland County Registry of Deeds, in Book 1609, Page 124; thence easterly by said Cohen line, at right angles with said Auburn Street ninety-two and thirty-five hundredths (92.35) feet, and continuing the same course, seven and sixty-five hundredths (7.55) feet to a point; thence northerly, parallel with Auburn Street one hundred seven and seventy-eight hundredths (107.78) feet, more or less, to the southeasterly corner of land conveyed by Mary E. Burnham to Leroy W. Beal by deed dated October 26, 1949, and recorded in said Registry of Deeds, in Book 1976, Page 447; thence westerly, by said Beal land one hundred (100) feet to the easterly line of said Auburn Street; thence by said line of Auburn Street southerly one hundred seven and seventy-eight hundredths (107.78) feet, more or less, to the point of beginning.

Together with the sewer rights as set forth in a deed from the Dy Dee Service, Inc., dated June 26, 1950 and recorded in said Registry of Deeds, in Book 2002, Page 156.

Being the same premises conveyed to the within Grantor by Frederick D. Call and Elizabeth F. Call by deed dated July 5, 1951 and recorded in Cumberland County Registry of Deeds, Book 2051, Page 302.

To Have and to Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said

Shaw's Realty Co., its successors

heirs and assigns, to its and their use and behoof forever. And I do covenant with the said Grantee, its successors, heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances, that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs and assigns shall and will warrant and defend the same to the said Grantee, its successors, heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said Peter K. Constantine, being unmarried

Joining in this deed as Grantor, and relinquishing and conveying rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this twenty-ninth day of November in the year of our Lord one thousand nine hundred and fifty-six.

Signed, Sealed and Delivered in presence of

Robert S. Chapman _____

State of Maine, Cumberland, ss. November 29, 1956.
Personally appeared the above named Peter K. Constantine

and acknowledged the foregoing instrument to be his free act and deed.

Before me, *Robert S. Chapman* Notary Public,
Justice of the Peace.

STATE OF MAINE, CUMBERLAND COUNTY, SS. REGISTRY OF DEEDS

Received DEC 4 1956 at 4 o'clock 30 m. U. M. and recorded
in BOOK PAGE 2328 287 Attach Register.



3946
31

29308
Known All Men by Their Presents.

That Atlas Corporation

a Corporation organized and existing under the laws of the State
of Maine and located at 315 Cumberland Avenue, Portland
in the County of Cumberland and State of Maine
in consideration of One Dollar and other valuable considerations

paid by Shaw's Realty Co. a corporation of Portland, County of
Cumberland and State of Maine,

the receipt whereof it does hereby acknowledge, does hereby give, grant,
convey, sell and convey unto the said

Shaw's Realty Co., its successors

heirs and assigns forever, a certain lot or parcel of land situated in
said Portland, on the Easterly side of the new Gray Road so-called,
leading from Allen's Corner, also known as North Deering to Gray, now
known as Auburn Street, and bounded and described as follows:

Commencing at a point on said Easterly side of Auburn Street, at the North-
westerly corner of land conveyed ~~to~~ to Community Oil Company, Inc., by
deed dated March 23, 1939, and recorded in Cumberland County Registry of
Deeds, Book 1573, Page 102; thence Northerly by said Easterly side of
Auburn Street One Hundred and Forty (140) feet to a point; thence Easterly
at right angles to said last course Ninety-two and thirty-five hundredths
(92.35) feet to a point; thence Southerly at right angles to the last
course and parallel with the Easterly side line of said Auburn Street One
Hundred and Forty (140) feet to the Northeasterly corner of said land
conveyed to said Community Oil Company, Inc.; thence Westerly by said
Community Oil Company, Inc. land, Ninety-two and thirty-five hundredths
(92.35) feet to the point of beginning, containing 12,929 square feet,
more or less.

Being the same premises conveyed to the Grantor by deed of Nellie S.
Cohen dated September 29, 1948 and recorded in Cumberland County Registry
of Deeds, Book 1932, Page 130.

32

to have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said
Shaw's Realty Co., its successors
heirs and assigns, to it and their use and behoof forever.

And the said Grantor Corporation does hereby covenant with the said
successors
Grantee, its heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all incumbrances;

that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will warrant and defend the same to the said Grantee, its successors heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said Atlas Corporation

has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Charles A. Cohen

, its President
thereunto duly authorized, this 1st day of December
in the year one thousand nine hundred and seventy-six.

Signed, Sealed and Delivered
in presence of

Robert A. Cohen

Atlas Corporation
By Charles A. Cohen
President



State of Maine, Cumberland Co. December 1, 1976.

Personally appeared the above named Charles A. Cohen, President
of said Grantor Corporation
as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,

Robert A. Cohen
Justice of the Peace
Notary Public

DEC 2 1976
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE
Received at 3:08 P.M. and recorded in
BOOK 3946 PAGE 31
Margaret Cohen Acting Register

PO 4

90712

BK 14399PG054

13(B)

QUITCLAIM DEED

PEOPLES HERITAGE SAVINGS BANK, also known as Peoples Savings Bank, a Maine banking corporation having a principal place of business in Portland, Maine, for full value and consideration paid, hereby grants to **SHAW'S REALTY CO.**, a Maine corporation having a place of business in Brockton, Massachusetts, the following real estate:

A certain lot or parcel of land, together with all buildings and improvements located on it, on the west side of Auburn Street in the City of Portland, Cumberland County, Maine, further described as follows:

Beginning on the east side of Auburn Avenue near its intersection with Washington Avenue, at the northwest corner of land now or formerly of Mobil Oil Corp, 2.06 feet from a 5/8" rebar with cap "E.C. Jordan 509" 2" underground;

Thence north, along Auburn Avenue, by a curve having a radius of 623 feet, 91.51 feet;

Thence along Auburn Avenue, North 09° 21' 46" West, 126.62 feet land formerly of Merrill Carlton 1.73 feet from a 1" iron pipe, 6" under pavement, bent, loc. base;

Thence N 89° 38' 14" E, along the land formerly of Carlton, 81.26 feet to a nail in pavement under 1" coat of pavement;

Thence S 09° 21' 46" E, along the land formerly of Carlton, 147.15 feet to a 5/8" rebar with damaged cap in pavement at the land now or formerly of Mobil Oil Corp.;

Thence S 37° 11' 03" W, along the land now or formerly of Mobil Oil Corporation, 102.70 feet to the point of beginning.

Bearings are Grid North, and containing 14,862 square feet as shown on a Standard Boundary Survey for Peoples Savings Bank by Sebago Technics, dated June 29, 1998, Project No. 98309, Drawing 98309BS

SUBJECT, HOWEVER, to a pole line easement given to Central Maine Power Company and New England Telephone and Telegraph Company dated June 27, 1969 and recorded in Book 3098, Page 587.

MAINE REAL ESTATE TAX PAID

BK 14399PG055

Being the same premises described in a December 28, 1983 deed from the State of Maine to Peoples Savings Bank recorded in Book 6361, Page 125 and a December 30, 1985 deed from Brothers Bottle & Basket to Peoples Saving Bank recorded in Book 6362, Page 127.

Dated this 16th day of December, 1998

Peoples Heritage Savings Bank

By Jacqueline M. B. Curtis
Jacqueline M. B. Curtis
Its Vice President

State of Maine
County of Cumberland

December 16, 1998

Jacqueline M. B. Curtis, Vice President of Peoples Heritage Savings Bank personally appeared before me and acknowledged that her signature on this document was her free act and deed in her capacity as Vice President and the free act and deed of Peoples Heritage Savings Bank.

Chris Neagle
Notary Public

CHRIS NEAGLE
Type or Print Name

DRAFT: 12-7-98
F:\CSN\PEOPLES\NORTH\GAT\Shawn.Dead.wpd

SEAL

Page 2 of 2

RECEIVED
RECORDED REGISTRY OF DEED

1998 DEC 17 PH 2:13

CUMBERLAND COUNTY

John B O'Brien

2292-129
129
p02

KNOW ALL MEN BY THESE PRESENTS:

129

THAT SHAW'S SOUTH PORTLAND, INC., a corporation organized and existing under the laws of the State of Maine and located at South Portland in the County of Cumberland and State of Maine, in consideration of One Dollar (\$1.00) and other valuable considerations, paid by SHAW'S REALTY CO., a corporation organized and existing under the laws of the State of Maine, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey, unto the said Shaw's Realty Co., its successors and assigns forever, all and singular, the following described lots or parcels of land with the buildings thereon situated in Portland in the County of Cumberland and State of Maine

Shaw's
So
Portland
Inc
to
Shaw's
Realty
Co
War

1. A certain lot or parcel of land situated in said Portland and bounded and described as follows:

Beginning on the northwesterly side of Allen Avenue at the Easterly corner of land conveyed by Mary S. Burnham to Cornerstone Masonic Corporation by deed, dated November 25, 1947 and recorded in Cumberland County Registry of Deeds in Book 1897, Page 54; thence running Northeasterly by Allen Avenue to the thread of Fall Brook, so-called, and land of Georgia P. Merrill; thence running Northerly by the thread of said Brook and by land of said Merrill, land now or formerly of Dearing Village Corporation and land now or formerly of Addie M. Lane to the Southeasterly corner of land conveyed by said Burnham to Addie M. Lane by deed, dated November 16, 1942 and recorded in said Registry of Deeds in Book 1700, Page 227; thence Westerly by said Lane land three hundred sixty-two and five tenths (362.5) feet, more or less, to Auburn Street; thence Southerly by Auburn Street to the Northwesterly corner of land conveyed by said Burnham to Claire W. Vintinner, et al by deed, dated May 24, 1950 and recorded in said Registry of Deeds in Book 2001, Page 100; thence Easterly by said Vintinner land one hundred (100) feet; thence Southerly by said Vintinner land and land conveyed by said Burnham to Margaret L. Profenno, et al by deed, dated May 24, 1950 and recorded in said Registry of Deeds in Book 2001, Page 101, two hundred five (205) feet; thence Westerly by said Profenno land one hundred (100) feet to Auburn Street; thence Southerly by Auburn Street one hundred (100) feet to the Northwesterly corner of land conveyed by said Burnham to Leroy W. Beal by deed, dated March 22, 1950 and recorded in said Registry of Deeds in Book 1990, Page 313; thence Easterly by said Beal land one hundred (100) feet; thence Southerly by said Beal land, by land conveyed by said Burnham to said Beal by deed, dated October 26, 1949 and recorded in said Registry of Deeds in Book 1976, Page 447

and to Frederick D. Call, et al, by deed, dated September 8, 1950 and recorded in said Registry of Deeds in Book 2014, Page 226, two hundred seven and seventy-eight hundredths (207.78) feet; thence Westerly by said Call land seven and sixty-five hundredths (7.65) feet to land conveyed by said Burnham to Nellie S. Cohen by deed, dated June 15, 1940 and recorded in said Registry of Deeds in Book 1609, Page 124; thence Southerly by said Cohen land and by land conveyed by said Burnham to Community Oil Company, Inc. by deed, dated March 23, 1939 and recorded in said Registry of Deeds in Book 1573, Page 162, two hundred eighty-seven and forty-one hundredths (287.41) feet to the Westerly corner of said Cornerstone Masonic Corporation land; thence Northeasterly by said Corporation's land one hundred fifty (150) feet; thence Southeasterly by said Corporation's land two hundred forty-seven and five tenths (247.5) feet to the point of beginning.

2. A certain lot or parcel of land situated in said Portland on the Northwesterly side of Allen Avenue and bounded and described as follows: