

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

372 PRESUMPCOT STREET LLC /n/a

Located at

372 PRESUMPCOT ST

PERMIT ID: 2013-00442

ISSUE DATE: 04/30/2013

CBL: 422 B013001

has permission to **Change of use to add taxi dispatch as an ancillary use in existing office of the auto repair shop . NO CONSTRUCTION**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise clsoed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy

A handwritten signature in black ink, appearing to read 'Jamie Bouke', written over a horizontal line.

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

REQUIRED INSPECTIONS:

Certificate of Occupancy/Final
Final - Fire

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 2013-00442	Date Applied For: 03/06/2013	CBL: 422 B013001
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Location of Construction: 372 PRESUMPSCOT ST	Owner Name: 372 PRESUMPSCOT STREET LL	Owner Address: 400 PRESUMPSCOT ST	Phone:
Business Name: 207 Taxi	Contractor Name: n/a	Contractor Address:	Phone
Lessee/Buyer's Name C & G Transportation, LLC	Phone: 2077742255	Permit Type: Change of Use - Commercial	

Proposed Use: Auto Repair & Taxi Dispatch (ancillary)	Proposed Project Description: Change of use to add taxi dispatch as an ancillary use in existing office of the auto repair shop . NO CONSTRUCTION
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Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Ann Machado **Approval Date:** 03/07/2013
Note: 3/7/13 Spoke to Garrin Brady at 207 Taxi. The main use of the property will continue to be repair of automobiles. 207 Taxi as the lessee will also be repairing their taxis there. An ancillary proposed use is to have a taxi dispatcher located in the office of the repair shop. There will be no taxis stored there. This use is considered ancillary since 207 Taxi is leasing the space and will be repairing their taxis there. There will be no direct service to the public relating to the taxi dispatch service at the property. **Ok to Issue:**

- 1) The principal use of the property is auto repair. The dispatching of taxis is considered ancillary to the repair of the taxis at the property. Taxis are not allowed to be stored at the property.
- 2) Separate permits shall be required for any new signage.

Dept: Building **Status:** Approved w/Conditions **Reviewer:** Jeanie Bourke **Approval Date:** 04/01/2013
Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 2) This is a Change of Use ONLY permit for zoning. It does NOT authorize any construction activities.
- 3) Permit approved based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Ben Wallace Jr **Approval Date:** 04/29/2013
Note: **Ok to Issue:**

- 1) This permit is for change of use only; any construction shall require additional permits. The occupancy shall comply with City Code Chapter 10 upon inspection.

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 2013-00442	Issue Date:	CBL: 422 B013001
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Location of Construction: 372 PRESUMPCOT ST	Owner Name: 372 PRESUMPCOT STREET LLC	Owner Address: 400 PRESUMPCOT ST PORTLAND, ME 04103	Phone:
Business Name: 207 Taxi	Contractor Name: n/a	Contractor Address:	Phone:
Lessee/Buyer's Name: C & G Transportation, LLC	Phone: (207) 774-2255	Permit Type: Change of Use - Commercial	Zone: IL
Past Use: Auto Repair	Proposed Use: Auto Repair & Taxi Dispatch (ancillary)	Permit Fee: \$105.00	Cost of Work: \$0.00
Proposed Project Description: Change of use to add taxi dispatch as an ancillary use in existing office of the auto repair shop . NO CONSTRUCTION		FIRE DEPT: 4/29/13 <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group <i>SI/B</i> Type: <i>2C</i> <i>from BOC A</i> <i>MUBEL/IBC 2009</i>
		Signature: <i>[Signature]</i> (56)	Signature: <i>JMB 4/1/13</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
		Signature:	Date:

Permit Taken By: bjs	Date Applied For: 03/06/2013	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/condition</i> Date: 3/17/13 <i>ABM</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>ABM</i>
	<i>No basis to be stored at premises.</i>		

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

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



General Building Permit Application

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.

Location/Address of Construction: <u>372 Presumpscot St Portland 04103</u>		
Total Square Footage of Proposed Structure/Area <u>5,588</u>	Square Footage of Lot	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>15756</u> Block# <u>MAP</u> Lot# <u>B-13</u> <u>pg 75</u> <u>422</u>	Applicant: (must be owner, lessee or buyer) Name <u>C64 Transportation LLC</u> Address <u>204 Saco rd</u> City, State & Zip <u>Hollis ME 04042</u>	Telephone: <u>774-2255</u>
Lessee/DBA <u>DBA 207 TAXI</u>	Owner: (if different from applicant) Name <u>372 Presumpscot St</u> Address <u>400 Presumpscot St</u> City, State & Zip <u>Portland ME 04103</u>	Cost of Work: \$ <u>30</u> C of O Fee: \$ <u>75</u> Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>105</u>
Current legal use (i.e. single family) <u>Auto Repair</u> Number of Residential Units <u>0</u> If vacant, what was the previous use? <u>Back Bay Auto Repair</u> Proposed Specific use: <u>Auto Repair</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Auto repair and Dispatching taxi cabs</u> <u>Auto repair is mostly our vehicles (cars) no heavy equipment</u>		
Contractor's name: _____ Email: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when permit is ready: <u>GARRIN BRADY</u> Telephone: <u>207 563-0802</u> Mailing address: <u>Call when ready</u>		

Please submit all of the information outlined on the applicable checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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: [Signature] Date: 3/6/13

This is not a permit; you may not commence ANY work until the permit is issued

COMMERCIAL LEASE (NET LEASE)

1. PARTIES

372 Presumpscot Street, LLC, with a mailing address of PMB 376, 190 U. S. Route 1, Falmouth, ME 04105 ("LANDLORD"), hereby leases to C & G Transportation, LLC, d/b/a 207 Taxi with a mailing address of 135 Walton Street, Portland, ME 04103 ("TENANT"), and the TENANT hereby leases from LANDLORD the following described premises:

2. PREMISES

The Premises are deemed to contain 5,588± square feet together with 0.82 acres of land. The leased premises are located at 372 Presumpscot Street, Portland, Maine. The leased premises are accepted in "as is" condition except if specifically set forth to the contrary in this Lease. TENANT acknowledges that a) LANDLORD has made no representations and TENANT is not relying on any representation about the leased premises, their suitability for any particular use and/or the physical condition thereof; and b) that TENANT has conducted its own due diligence inquiries with respect to the leased premises and is satisfied with the results thereof.

3. TERM

The term of this lease shall be for five (5) years unless sooner terminated as herein provided, commencing on April 1, 2013 (the "Commencement Date") and ending on March 31, 2018. LANDLORD shall deliver possession of the leased premises to TENANT on or before March 8, 2013 (prior to the Commencement Date); provided, however, that all of TENANT'S obligations under this Lease shall commence upon delivery of possession, except for those obligations that expressly commence on the Commencement Date.

4. RENT

Commencing on the Commencement Date, TENANT shall pay to the LANDLORD the following base rent:

<u>Lease Year(s)</u>	<u>Annual Base Rent</u>	<u>Monthly Rent</u>
1	\$33,248	\$2,770
2	\$33,248	\$2,770
3	\$33,248	\$2,770
4	\$36,240	\$3,020
5	\$36,240	\$3,020

payable in advance in equal monthly installments on the first day of each month during the term of this Lease without deduction or setoff, said rent to be prorated for portions of a calendar month at the beginning or end of said term, all payments to be made to LANDLORD or to such agent and at such place as LANDLORD shall from time to time in writing designate, the following being now so designated: PMB 376, 190 U. S. Route 1, Falmouth, ME 04105. If TENANT does not pay base rent, supplemental and additional rents, or other fees and charges when due pursuant to the terms of this Lease, then LANDLORD, in its sole discretion, may charge, in addition to any other remedies it may have, a late charge for each month or part thereof that TENANT fails to pay the amount due after the due date. The late charge shall be equal to four percent (4%) of the amount due LANDLORD each month in addition to the rent then due.

5. RENEWAL OPTION:

So long as TENANT is not in default of this Lease at the time of exercise of TENANT'S renewal option, TENANT shall have the option to renew this Lease for one (1) term of five (5) years. In order to exercise TENANT'S option, TENANT shall notify LANDLORD in writing of its intention to

exercise its option on or before six (6) months prior to the end of the then current term, said renewal to be upon the same terms and conditions set forth in this Lease except for base rent which shall be as follows:

<u>Lease Year(s)</u>	<u>Annual Base Rent</u>	<u>Monthly Rent</u>
6	\$38,415	\$3,201
7	\$38,415	\$3,201
8	\$38,415	\$3,201
9	\$41,872	\$3,489
10	\$41,872	\$3,489

In the event that TENANT fails to notify LANDLORD as required under this Article, the option shall be deemed not to have been exercised.

6. SECURITY DEPOSIT

Upon the execution of this Lease, TENANT shall pay to LANDLORD the amount of Two Thousand Seven Hundred Seventy Dollars (\$2,770) which shall be held as a security for Tenant's performance as herein provided and refunded to TENANT without interest at the end of this Lease subject to TENANT'S satisfactory compliance with the conditions hereof. TENANT shall immediately replenish the Security Deposit at any time it is applied or used by LANDLORD.

7. RENT ADJUSTMENT
A. TAXES

Commencing on the Commencement Date, TENANT will pay to LANDLORD as additional rent hereunder, in accordance with subparagraph B of this Article, one hundred percent (100%) of all real estate taxes on the land and buildings of which the leased premises are a part in each year of the term of this Lease or any extension or renewal thereof and proportionately for any part of a fiscal year in which this lease commences or ends. If LANDLORD obtains an abatement of any such excess real estate tax, a proportionate share of such abatement, less the reasonable fees and costs incurred in obtaining the same, if any, shall be refunded to TENANT.

B. OPERATING COSTS

Commencing on the Commencement Date, TENANT shall pay to LANDLORD as additional rent hereunder in accordance with subparagraph B of this Article, one hundred percent (100%) of all operating expenses. Operating expenses are defined for the purposes of this Agreement as operating expenses per annum of the building and its appurtenances and all exterior areas, yards, plazas, sidewalks, landscaping, parking areas, and the like (i.e. as of said last day of the calendar year concerned) located outside of the building but related thereto and the parcels of land on which they are located (said building appurtenances, exterior areas, and land hereinafter referred to in total as the "building"). Operating expenses include, but are not limited to: (i) all costs of any insurance carried by LANDLORD related to the building; (ii) all costs of maintaining the building including the operation, maintenance, and repair of heating and air conditioning equipment and any other common building equipment, non-capital roof repairs and all other repairs, improvements and replacements required by law or necessary to keep the building in a well-maintained condition; (iii) all costs of servicing and maintaining the septic system and parking area around the building; (iv) all costs of snow and ice removal, landscaping and grounds care; (v) all other costs of the management of the building, including, without limitation property management fees; and (vi) all other reasonable costs relating directly to the ownership, operation, maintenance and management of the building by LANDLORD. TENANT'S share of operating expenses shall be prorated

should this Lease be in effect with respect to only a portion of any calendar year.

During each year of the term of this Lease, TENANT shall make monthly estimated payments to LANDLORD, as additional rent for TENANT'S share of real estate taxes, fire/casualty insurance, and operating expenses for the then current year. Said estimated monthly payments shall be made along with base rent payments and shall be equal to one twelfth (1/12) of TENANT'S annualized share of LANDLORD'S real estate taxes and operating expenses for the current year. Within one hundred and twenty (120) days after the end of each calendar year, LANDLORD shall deliver to TENANT a statement showing the amount of such real estate taxes and operating expenses also showing TENANT'S share of the same. In the event that TENANT does not object to such statement in writing within ninety (90) days of receipt of same, such statement shall be deemed accurate. Upon written request by TENANT to LANDLORD made within said ninety (90) day period, LANDLORD shall provide to TENANT reasonable supporting documentation for any item of expense on such statement objected to by TENANT. TENANT shall, within thirty (30) days after such delivery, pay TENANT'S share to LANDLORD, as additional rent, less any estimated payments. If the estimated payments exceed TENANT'S share, then the excess shall be applied to the next year's monthly payments for estimated increases. TENANT shall be responsible for arranging for and paying for all snow plowing, landscaping and septic system maintenance.

8. UTILITIES

TENANT shall pay, as they become due, all bills for electricity and other utilities (whether they are used for furnishing heat or other purposes) that are furnished to the leased premises and presently separately metered, all bills for fuel furnished to a separate tank servicing the leased premises exclusively, and all charges for telephone and other communication systems used at and supplied to the leased premises.

LANDLORD shall have no obligation to provide utilities or equipment other than the utilities and equipment within the leased premises as of the commencement date of this lease. In the event TENANT requires additional utilities or equipment, the installation and maintenance thereof shall be the TENANT'S sole obligation, provided that such installation shall be subject to the written consent of the LANDLORD.

9. USE OF LEASED PREMISES

TENANT shall use the leased premises only for the purpose of operating a taxi cab business. Neither LANDLORD nor LANDLORD'S BROKER have made any representations to TENANT regarding the uses of the leased premises allowed under applicable law or other restrictions of record, and TENANT acknowledges and agrees that TENANT assumes all responsibility and risk for investigating the same.

10. COMPLIANCE WITH LAWS

TENANT agrees to conform to the following provisions during the entire term of this Lease: (i) TENANT shall not injure or deface the leased premises or building; (ii) No auction sale, inflammable fluids, chemicals, nuisance, objectionable noise or odor shall be permitted on the leased premises; (iii) TENANT shall not permit the use of the leased premises for any purpose other than set forth herein or any use thereof which is improper, offensive, contrary to law or ordinance, or liable to invalidate or increase the premiums for any insurance on the building or its contents or liable to render necessary any alterations or additions to the building; and (iv) TENANT shall not obstruct in any manner any portion of the building not hereby demised or the

sidewalks or approaches to said building or any inside or outside windows or doors. TENANT shall observe and comply with all reasonable rules and security regulations and other governmental or quasi-governmental orders or inspections affecting TENANT, the leased premises and/or TENANT's use and all reasonable rules and security regulations now or hereafter made by LANDLORD for the care and use of the leased premises, the building, its facilities and approaches. TENANT agrees to keep the leased premises equipped with all safety appliances and make all accessibility alterations, improvements or installations to the building, and/or accommodations in TENANT'S use thereof required by law or any public authority as a result of TENANT'S use or occupancy of the premises or TENANT'S alterations or additions thereto, which alterations, improvements and installations shall be subject to LANDLORD'S consent as provided in this Lease.

11. MAINTENANCE
A. TENANT'S
OBLIGATIONS

TENANT acknowledges by entry thereupon that the leased premises are in good and satisfactory order, repair and condition, and covenants during said term and further time as TENANT holds any part of said premises (including without limitation windows, doors and all systems serving exclusively the leased premises) in as good order, repair and condition as the same are in at the commencement of said term, or may be put in thereafter, damage by fire or unavoidable casualty and reasonable use and wear only excepted. Notwithstanding anything to the contrary herein, if TENANT has leased ground floor space, TENANT covenants to remove any graffiti placed on the property during the lease term and to keep all plate glass windows in good repair and condition and to carry adequate insurance to provide for the replacement of any such plate glass which is damaged or destroyed. TENANT is responsible for arranging for and paying for all snow plowing and landscaping and pumping of the septic tank, as needed.

B. LANDLORD'S
OBLIGATIONS

LANDLORD agrees to replace the heating furnace for the office area and balance the duct system. In addition, LANDLORD agrees to annually service the heating and air-conditioning equipment in the building excepting repairs that are beyond normal wear and tear. LANDLORD agrees to maintain and repair the roof, exterior walls and structure of the building of which the leased premises are a part, building systems not exclusively serving the leased premises and the common areas, in the same condition as they are at the commencement of the term or as it may be put in during the term of this Lease, reasonable wear and tear, damage by fire and other casualty only excepted, unless such maintenance or repair is made necessary by fault or neglect of the TENANT or the employees, contractors, agents or invitees of TENANT, in which case such maintenance or repair shall be at the expense of TENANT and TENANT shall pay all costs thereof.

12. ALTERATIONS /
ADDITIONS

TENANT shall not make any alterations or additions, or permit the making of any holes in any part of said building (except for nail holes for hanging art), or paint or place any signs, drapes, curtains, shades, awnings, aerials or flagpoles or the like, or permit anyone except TENANT to use any part of the leased premises for desk space or for mailing privileges without on each occasion obtaining prior written consent of LANDLORD. TENANT may install signs of the following dimensions in the following locations, which signs shall be installed at TENANT'S sole expense, in compliance with all applicable laws and ordinances, and in compliance with LANDLORD'S sign standards attached hereto: _____

[None If Left Blank]. TENANT

shall not suffer or permit any lien of any nature or description to be placed against the building, the leased premises or any portion thereof, and in the case of any such lien attaching to immediately pay and remove the same; this provision shall not be interpreted as meaning that the TENANT has any authority or power to permit any lien of any nature or description to attach or to be placed upon the LANDLORD'S title or interest in the building, the leased premises, or any portion thereof.

13. ASSIGNMENT /
SUBLEASING

TENANT shall not by operation of law or otherwise, assign, mortgage or encumber this Lease, or sublet or permit the demised premises or any part thereof to be used by others, without LANDLORD'S prior express written consent in each instance, which consent shall not be unreasonably withheld. In any case where LANDLORD shall consent to such assignment or subletting, TENANT named herein and any guarantor of this Lease shall remain fully liable for the obligations of TENANT hereunder, including, without limitation, the obligation to pay the rent and other amounts provided under this Lease. For purposes of this Lease, the sale of controlling interest in the stock of a corporate TENANT, sale of the controlling membership interest in an LLC or similar entity, or the change of a general partner of a partnership TENANT shall constitute an assignment of this Lease.

14. SUBORDINATION AND
QUIET ENJOYMENT

This lease shall be subject and subordinate to any and all mortgages, deeds of trust and other instruments in the nature of a mortgage, that is now or at any time hereafter a lien or liens on the property of which the leased premises are a part and TENANT shall, within ten (10) days after they are requested, promptly execute and deliver such written instruments as shall be necessary to show the subordination of this Lease to said mortgages, deeds of trust or other such instruments in the nature of a mortgage. Provided TENANT performs all of its obligations under this Lease, TENANT shall be entitled to the quiet enjoyment of the leased premises; provided TENANT covenants that it holds the leased premises subject to all easements, covenants and other matters of record, and agrees to abide by same to the extent the same affect the leased premises. TENANT agrees to sign within ten (10) days after they are requested, such estoppel certificates as are required by LANDLORD'S lender.

15. LANDLORD'S ACCESS

LANDLORD or agents of LANDLORD may, at all reasonable times during the term of this Lease, enter the leased premises (i) to examine the leased premises and, if LANDLORD shall so elect, to make any repairs or additions LANDLORD may deem necessary and, at TENANT'S expense, to remove any alterations, additions, signs, drapes, curtains, shades, awnings, arials or flagpoles, or the like, not consented to in writing, (ii) to show the leased premises to prospective purchasers and mortgagees, and (iii) to show the leased premises to prospective tenants during the six (6) months preceding the expiration of this Lease. LANDLORD also reserves the right at any time within six (6) months before the expiration of this Lease to affix to any suitable part of the leased premises a notice for leasing the leased premises and to keep the signage affixed without hindrance or molestation. LANDLORD also reserves the right at any time to affix to any suitable part of the leased premises a notice for selling the leased premises or property of which the leased premises are a part and to keep the same so affixed without hindrance or molestation.

16. INDEMNIFICATION
AND LIABILITY

TENANT will defend and, except to the extent caused solely by the negligence or willful conduct of LANDLORD, will indemnify LANDLORD and its employees, agents and management company, and save them harmless from any and all injury, loss, claim, damage, liability and expense (including reasonable attorneys' fees) in connection with the loss of life, personal injury or damage to property or business, arising from, related to, or in connection with the occupancy or use by TENANT of the leased premises or any part of LANDLORD'S property or the building, or occasioned wholly or in part by any act or omission of TENANT, its contractors, subcontractors, subtenants, licensees or concessionaires, or its or their respective agents, servants or employees while on or about the leased premises. TENANT shall also pay LANDLORD'S expenses, including reasonable attorneys' fees, incurred by LANDLORD in successfully enforcing any obligation, covenant or agreement of this Lease or resulting from TENANT'S breach of any provisions of this Lease (including without limitation any attorneys' fees incurred to monitor or intervene in any bankruptcy proceeding involving TENANT), or any document, settlement or other agreements related to this Lease. TENANT agrees not to assert immunity under workers' compensation laws as a defense to the enforcement by LANDLORD of the foregoing indemnity. The provisions of this Article shall survive the termination or earlier expiration of the term of this Lease. Without limitation of any other provision herein, neither the LANDLORD, its employees, agents nor management company shall be liable for, and TENANT hereby releases them from all claims for, any injuries to any person or damages to property or business sustained by TENANT or any person claiming through TENANT due to the building or any part thereof (including the premises), or any appurtenances thereof, being in need of repair or due to the happening of any accident in or about the building or the leased premises or due to any act or neglect of TENANT or of any employee or visitor of TENANT. Without limitation, this provision shall apply to injuries and damage caused by nature, rain, snow, ice, wind, frost, water, steam, gas or odors in any form or by the bursting or leaking of windows, doors, walls, ceilings, floors, pipes, gutters, or other fixtures; and to damage caused to fixtures, furniture, equipment and the like situated at the leased premises, whether owned by the TENANT or others.

17. TENANT'S LIABILITY
INSURANCE

TENANT shall (i) insure TENANT and LANDLORD, as an additional named insured, with commercial general liability coverage, on an occurrence basis and in such amounts and with such admitted companies and against such risks as LANDLORD shall reasonably require and approve, but in amounts not less than One Million Dollars (\$1,000,000) combined single limit with deductibles of not less than \$5,000 per occurrence, and (ii) insure LANDLORD and TENANT, as their interests appear, against loss of the contents and improvements of the leased premises under standard Maine all risk perils form, or its equivalent, in such amounts and with such Maine admitted companies as LANDLORD shall reasonably require and approve, with waiver of subrogation if such waiver can be obtained without charge. TENANT shall deposit with LANDLORD certificates for such insurance at or prior to the commencement of the term, and thereafter within thirty (30) days prior to the expiration of any such policies and TENANT promptly shall deliver to LANDLORD complete copies of TENANT'S insurance policies upon request from LANDLORD. All of the foregoing insurance policies shall provide that such policies shall not be canceled without at least thirty (30) days prior written notice to each assured named therein. TENANT shall list LANDLORD as an additional named insured or loss payee, as the case may be, in all policies required by this Article. LANDLORD shall be responsible

for maintaining the building insurance and being reimbursed by TENANT for the cost of said policy.

18. FIRE CASUALTY -
EMINENT DOMAIN

Should a substantial portion of the leased premises, or of the property of which they are a part, be damaged by fire or other casualty, or be taken by eminent domain, LANDLORD may elect to terminate this Lease. When such fire, casualty, or taking renders the leased premises unfit for use and occupation and LANDLORD does not so elect to terminate this Lease, a just and proportionate abatement of rent shall be made until the leased premises, or in the case of a partial taking what may remain thereof, shall have been put in proper condition for use and occupation. LANDLORD reserves and excepts all rights to damages to the leased premises and building and the leasehold hereby created, accrued or subsequently accruing by reason of anything lawfully done in pursuance of any public, or other, authority; and by way of confirmation, TENANT grants to LANDLORD all TENANT'S rights to such damages and covenants to execute and deliver such further instruments of assignment thereof as LANDLORD may from time to time request. LANDLORD shall give TENANT notice of its decision to terminate this Lease or restore the premises within ninety (90) days after any occurrence giving rise to LANDLORD'S right to so terminate or restore. Notwithstanding anything to the contrary contained herein, LANDLORD'S obligation to put the leased premises or the building in proper condition for use and occupation shall be limited to the amount of the proceeds from any insurance policy or policies or of damages which accrue by reason of any taking by a public or other authority, which are available to LANDLORD for such use.

19. DEFAULT AND
BANKRUPTCY

In the event that:

(a) TENANT shall default in the payment of any installment of rent or other sum herein specified when due which default is not corrected within seven (7) days after written notice thereof. If LANDLORD provides two late rent payment notices in a twelve (12)-month period, the third late rent payment shall be a default without notice; or

(b) TENANT shall default in the observance or performance of any other of the TENANT'S covenants, agreements, or obligations hereunder and such default shall not be corrected within ten (10) days after written notice thereof; or

(c) The leasehold hereby created shall be taken on execution, or by other process of law; or

(d) Any assignment shall be made of TENANT'S property for the benefit of creditors, or a receiver, guardian, conservator, trustee in bankruptcy or similar officer shall be appointed by a court of competent jurisdiction to take charge of all or any part of TENANT'S property, or a petition is filed by TENANT under any bankruptcy, insolvency or other debtor relief law, then and in any of said cases (notwithstanding any license of any former breach of covenant or waiver of the benefit hereof or consent in a former instance), LANDLORD shall be entitled to all remedies available to LANDLORD at law and equity, including without limitation, the remedy of forcible entry and detainer, and LANDLORD lawfully may, immediately or at any time thereafter, and without demand or notice, mail a notice of termination to the TENANT, or, if permitted by law, enter into and upon the leased premises or any part thereof in the name of the whole and repossess the same as of its former estate, and expel TENANT and those claiming through or under it and remove it or their effects without being deemed guilty of any manner of trespass, and without prejudice to any remedies which might otherwise be used for arrears of rent or preceding breach of covenant, and upon such mailing or entry as aforesaid, this lease shall terminate; and TENANT covenants and agrees,

notwithstanding any entry or re-entry by LANDLORD, whether by summary proceedings, termination, or otherwise, that TENANT shall, as of the date of such termination, immediately be liable for and pay to LANDLORD the entire unpaid rental and all other balances due under this Lease for the remainder of the term. In addition, TENANT agrees to pay to LANDLORD, as damages for any above described breach, all costs of reletting the leased premises including real estate commissions and costs of renovating the Premises to suit any new tenant, and TENANT agrees to reimburse LANDLORD for all attorneys' and paralegals' fees incurred by LANDLORD in connection with a TENANT default, including without limitation such fees incurred in connection with a bankruptcy proceeding.

20. NOTICE

Any notice from LANDLORD to TENANT relating to the leased premises or to the occupancy thereof, shall be deemed duly served, if left at the leased premises addressed to TENANT, or upon mailing to the leased premises, certified mail, return receipt requested, postage prepaid, addressed to TENANT such notice shall be deemed served on the date of hand-delivery to the leased premises or on the date postmarked, and any time period in this Lease running from the date of notice shall commence on the date of delivery or postmark. Any notice from TENANT to LANDLORD relating to the leased premises or to the occupancy thereof, shall be deemed duly served, if mailed to the LANDLORD by registered or certified mail, return receipt requested, postage prepaid, addressed to LANDLORD at LANDLORD'S address set forth in Article 1, or at such other address as LANDLORD may from time to time advise in writing.

21. SURRENDER

TENANT shall at the expiration or other termination of this Lease peaceably yield up the leased premises and all additions, alterations, fixtures (including those installed by TENANT), and improvements thereto in good order, repair and condition, damage by fire, unavoidable casualty and reasonable wear and tear only excepted, first moving all goods and effects not attached to the leased premises, repairing all damage caused by such removal, and leaving the leased premises clean and tenantable. If LANDLORD in writing permits TENANT to leave any such goods and chattels at the leased premises, and TENANT does so, TENANT shall have no further claims and rights in such goods and chattels as against LANDLORD or those claiming by, through or under the LANDLORD, and TENANT shall be deemed to have conveyed such items to LANDLORD unless LANDLORD elects to reject acceptance of the same.

22. HAZARDOUS MATERIALS

TENANT covenants and agrees that, with respect to any hazardous, toxic or special wastes, materials or substances including asbestos, waste oil and petroleum products (the "Hazardous Materials") which TENANT, its agent or employees, may use, handle, store or generate in the conduct of its business at the leased premises TENANT will: (i) comply with all applicable laws, ordinances and regulations which relate to the treatment, storage, transportation and handling of the Hazardous Materials; (ii) that TENANT will in no event permit or cause any disposal of Hazardous Materials in, on or about the leased premises and in particular will not deposit any Hazardous Materials in, on or about the floor or in any drainage system or in the trash containers which are customarily used for the disposal of solid waste; (iii) that TENANT will with advance notice and at all reasonable times permit LANDLORD or its agents or employees to enter the leased premises to inspect the same for compliance with the terms of this paragraph and will further provide upon five (5) days notice from LANDLORD copies of all records which TENANT may be obligated by federal, state and/or local law to

obtain and keep; (iv) that upon termination of this Lease, TENANT will, at its expense, remove all Hazardous Materials, which came to exist on, in or under the leased premises during the term of this Lease or any extensions thereof, from the leased premises and comply with applicable local, state and federal laws as the same may be amended from time to time; and (v) TENANT further agrees to deliver the leased premises to LANDLORD at the termination of this Lease free of all Hazardous Materials which came to exist on, in or under the leased premises during the term of this Lease or any extension thereof. The terms used in this paragraph shall include, without limitation, all substances, materials, etc., designated by such terms under any laws, ordinances or regulations, whether federal, state or local.

23. **LIMITATION OF LIABILITY** TENANT agrees to look solely to LANDLORD'S interest in the building for recovery of any judgment from LANDLORD or any of LANDLORD'S partners, managers or owners, it being agreed that LANDLORD and any other such party is not personally liable for any such judgment. The provisions contained in the foregoing sentence shall not limit any right that TENANT might otherwise have to obtain an injunctive relief against LANDLORD or LANDLORD'S successors in interest, or any other action not involving the personal liability of LANDLORD. Under no circumstances shall LANDLORD ever be liable for lost profits, indirect or consequential damages.
24. **LANDLORD DEFAULT** LANDLORD shall in no event be in default in the performance of any of its obligations hereunder unless and until LANDLORD shall have failed to perform such obligations within thirty (30) days or such additional time as is reasonably required to correct any such default after notice by TENANT to LANDLORD properly specifying wherein LANDLORD has failed to perform any such obligation. Further, if the holder of the mortgage on the building of which the leased premises are a part notifies TENANT that such holder has taken over LANDLORD'S rights under this lease, TENANT shall not assert any right to deduct the cost of repairs or any monetary claim against lender or holder from rent thereafter due and accruing, but shall look solely to the LANDLORD for satisfaction of such claim.
25. **WAIVER OF RIGHTS** No consent or waiver, express or implied, by either party to or of any breach of any covenant, condition or duty of the other, shall be construed as a consent or waiver to or of any other breach of the same or other covenant, condition or duty.
26. **SUCCESSORS AND ASSIGNS** The covenants and agreements of LANDLORD and TENANT shall run with the land and be binding upon and inure to the benefit of them and their respective heirs, executors, administrators, successor and assigns, but no covenant or agreement of LANDLORD, express or implied shall be binding upon any person except for defaults occurring during such person's period of ownership nor binding individually upon any fiduciary, any shareholder or any beneficiary under any trust.
27. **HOLDOVER** If TENANT fails to vacate the leased premises at the termination of this Lease, then the terms of this Lease shall be applicable during said holdover period, except for base rent, which shall be increased to two (2) times the then-current base rent for the period just preceding such termination; but this provision shall not be interpreted as consent or permission by the LANDLORD for TENANT to holdover at the termination of this Lease and terms of this holdover provision shall not preclude LANDLORD from recovering any other damages which it incurs as a result of TENANT'S failure to vacate the leased premises at the termination of this Lease.

28. JURY TRIAL WAIVER

NOTWITHSTANDING ANYTHING IN THIS LEASE TO THE CONTRARY, TENANT AND LANDLORD, FOR THEMSELVES AND THEIR SUCCESSORS AND ASSIGNS, HEREBY KNOWINGLY, WILLINGLY, AND VOLUNTARILY WAIVE ANY AND ALL RIGHTS TENANT AND/OR LANDLORD MAY HAVE TO A TRIAL BY JURY IN ANY FORCIBLE ENTRY AND DETAINER ("FED") ACTION OR PROCEEDING BROUGHT BY LANDLORD OR LANDLORD'S SUCCESSORS AND/OR ASSIGNS BASED UPON OR RELATED TO THE PROVISIONS OF THIS LEASE. LANDLORD AND TENANT HEREBY AGREE THAT ANY SUCH FED ACTION OR PROCEEDING SHALL BE HEARD BEFORE A SINGLE JUDGE OF THE APPROPRIATE DISTRICT COURT OR A SINGLE JUDGE OF THE APPROPRIATE SUPERIOR COURT, OR A FEDERAL DISTRICT COURT JUDGE SITTING IN THE DISTRICT OF MAINE.

29. MISCELLANEOUS

If TENANT is more than one person or party, TENANT'S obligations shall be joint and several. Unless repugnant to the context, "LANDLORD" and "TENANT" mean the person or persons, natural or corporate, named above as LANDLORD and TENANT respectively, and their respective heirs, executors, administrators, successor and assigns. LANDLORD and TENANT agree that this Lease shall not be recordable but each party hereto agrees, on request of the other, to execute a Memorandum of Lease in recordable form and mutually satisfactory to the parties. If any provision of this Lease or its application to any person or circumstances shall to any extent be invalid or unenforceable, the remainder of this Lease and the application of such provision to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby and each provision of this Lease shall be valid and enforceable to the fullest extent permitted by law. The submission of this Lease or a summary of some or all of its provisions for examination by TENANT does not constitute a reservation of or option for the premises or an offer to lease said premises, and this document shall become effective and binding only upon the execution and delivery hereof by both the LANDLORD and TENANT. Employees or agents of LANDLORD have no authority to make or agree to make a lease or any other agreement or undertaking in connection herewith. All negotiations, considerations, representations and understandings between LANDLORD and TENANT are incorporated herein and no prior agreements or understandings, written or oral, shall be effective for any purpose. No provision of this Lease may be modified or altered except by agreement in writing between LANDLORD and TENANT, and no act or omission of any employee or agent of LANDLORD shall alter, change, or modify any of the provisions hereof. Time is of the essence of this agreement. This Lease shall be governed exclusively by the provisions hereof and by the laws of the State of Maine. The headings herein contained are for convenience only, and shall not be considered a part of this Lease.

30. BROKERAGE

TENANT warrants and represents to LANDLORD that it has not dealt with any broker, finder or similar person concerning the leasing of the leased premises, other than Thomas B. Dunham, SIOR of NAI The Dunham Group ("TENANT'S BROKER"). LANDLORD warrants and represents to TENANT that it has not dealt with any broker, finder or similar person concerning the leasing of the leased premises other than P. Gregory Hastings, SIOR ("LANDLORD'S BROKER"). LANDLORD agrees to pay LANDLORD'S BROKER any commission due upon execution of this Lease.

31. OTHER PROVISIONS

It is also understood and agreed that: (a) Pursuant to Paragraph 2, Landlord will ensure that the building satisfies the City of Portland's life/safety regulations; (b) TENANT agrees to be responsible for the cost of heat, electricity, and snow removal upon the Occupancy Date of the Lease; and (c) TENANT agrees to assume full responsibility for the servicing and repair of the vehicle lifts, compressor, waste oil furnace, and any other existing personal property in the building at the commencement of the Lease and said personal property shall remain in the building at the expiration of the Lease.

DISCLAIMER: THIS IS A LEGAL DOCUMENT. IF NOT FULLY UNDERSTOOD,
CONSULT AN ATTORNEY.

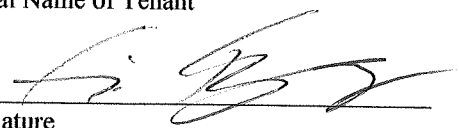
IN WITNESS WHEREOF, the said parties hereunto set their hands and seals this ____ day of ____, 2013.

TENANT:

LANDLORD:

C & G Transportation, LLC, d/b/a 207 Taxi
Legal Name of Tenant

372 Presumpscot Street, LLC
Legal Name of Landlord


Signature

Signature

Gaerin Bandy owner
NAME/TITLE

NAME/TITLE

Witness to Tenant

Witness to Landlord

GUARANTY: For value received, and in consideration for, and as an inducement to LANDLORD to enter into the foregoing lease with _____, TENANT, _____ ("GUARANTOR") does hereby unconditionally guaranty to LANDLORD the complete and due performance of each and every agreement, covenant, term and condition of the Lease to be performed by TENANT, including without limitation the payment of all sums of money stated in the Lease to be payable by TENANT. The validity of this guaranty and the obligations of the GUARANTOR hereunder shall not be terminated, affected, or impaired by reason of the granting by LANDLORD of any indulgences to TENANT. This guaranty shall remain and continue in full force and effect as to any renewal, modification, or extension of the Lease, whether or not GUARANTOR shall have received any notice of or consented to such renewal, modification, assignment, subletting or extension. GUARANTOR hereby waives notice of acceptance of this Guaranty by LANDLORD, notice of default by TENANT under the Lease, and all suretyship and guarantorship defenses generally. The liability of GUARANTOR under this guaranty shall be primary, and in any right of action which shall accrue to LANDLORD under the lease, LANDLORD may proceed against GUARANTOR and TENANT, jointly and severally, and may proceed against GUARANTOR without having commenced any action against or having obtained any judgment against TENANT. All of the terms and provisions of this guaranty shall inure to the benefit of the successors and assigns of LANDLORD and shall be binding upon the successors and assigns of GUARANTOR.

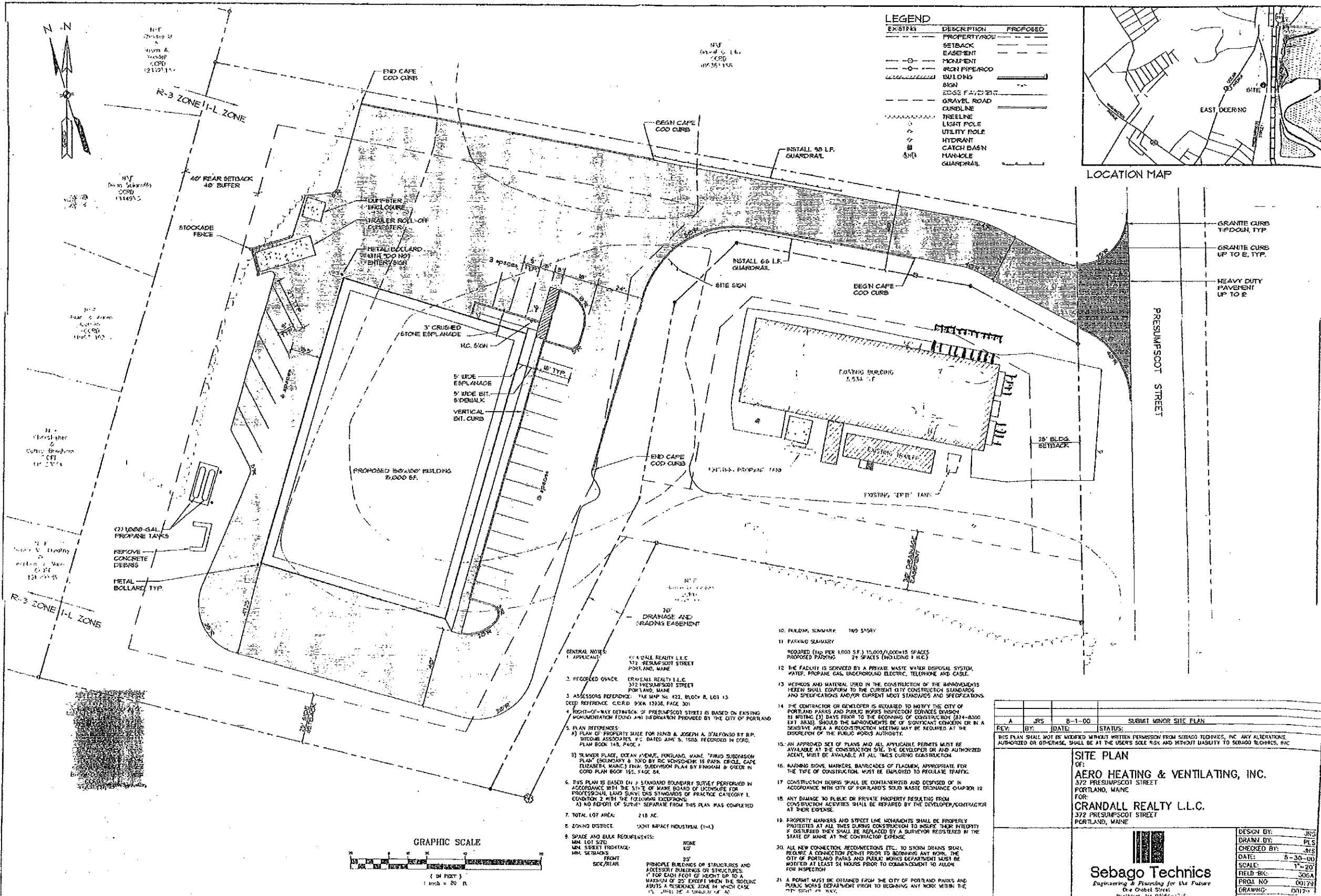
IN WITNESS WHEREOF, GUARANTOR has executed this Guaranty this ____ day of ____, 2013.

GUARANTOR:

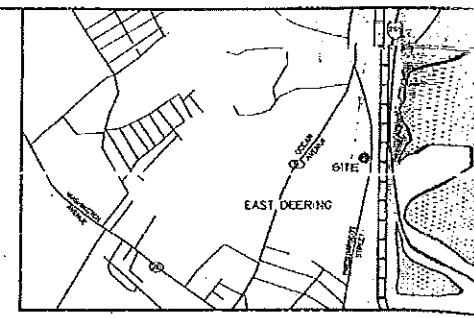
Legal name of Guarantor

Signature/Title

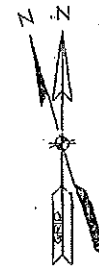
Witness to Guarantor



EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	BUILDING	---
---	SIGN	---
---	EDGE PAVED/SET	---
---	GRAVEL ROAD	---
---	CURBLINE	---
---	TREELINE	---
---	LIGHT POLE	---
---	UTILITY POLE	---
---	HYDRANT	---
---	CATCH BASIN	---
---	MAN-HOLE	---
---	GUARDRAIL	---



LOCATION MAP



N.T. 2/14/09 M
 4000 A
 10000
 12122-11

N.T.
 10000 L.L.C.
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 10000-110

N.T.
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GENERAL NOTES:

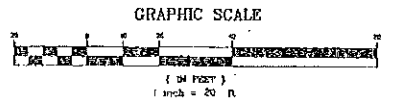
1. APPLICANT: 114 S. GALE REALTY L.L.C. 172 PRESUMPSCOT STREET PORTLAND, MAINE
2. RECORDED OWNER: CRANDALL REALTY L.L.C. 372 PRESUMPSCOT STREET PORTLAND, MAINE
3. ASSESSORS REFERENCE: TAX MAP NO. 422, BLOCK B, LOT 13 DEED REFERENCE: C.O.R.D. 93A 12345, PAGE 301
4. RIGHT-OF-WAY (R.O.W.) OF PRESUMPSCOT STREET IS BASED ON EXISTING MONUMENTATION FOUND AND INFORMATION PROVIDED BY THE CITY OF PORTLAND.
5. PLAN REFERENCES:
 - a) PLAN OF PROPERTY MAP FOR HIND & JOSEPH A. D'ALFONSO BY R.P. WILCOX ASSOCIATES, P.C. DATED JAN 5, 1983, RECORDED IN C.O.R.D. PLAN BOOK 143, PAGE 7
 - b) SLINGER PLACE, OCEAN AVENUE, PORTLAND, MAINE "FIELD SUBDIVISION PLAN" (SECONDARY & TYP. BY R.C. WOODS) IS PART OF CAPE ELIZABETH, MAINE) FROM SUBDIVISION PLAN BY FRODOH W. GREER IN C.O.R.D. PLAN BOOK 155, PAGE 84.
6. THIS PLAN IS BASED ON A STANDARD BOUNDARY SURVEY PERFORMED IN ACCORDANCE WITH THE STATE OF MAINE BOARD OF LAND SURVEY FOR PROFESSIONAL LAND SURVEYING STANDARDS OF PRACTICE, CATEGORY I, CONDITION 2 WITH THE FOLLOWING EXCEPTIONS:
 - a) NO REPORT OF SURVEY SEPARATE FROM THIS PLAN WAS COMPLETED
7. TOTAL LOT AREA: 218 AC.
8. ZONING DISTRICT: LIGHT INDUSTRIAL (L-1)
9. SPACE AND BULK REQUIREMENTS: NONE
10. MIN. LOT SIZE: NONE
11. MIN. STREET FRONTAGE: NONE
12. MIN. SETBACKS:

FRONT	25'
SIDE/REAR	AS SHOWN ON PLANS

PRINCIPLE BUILDINGS OR STRUCTURES AND ACCESSORY BUILDINGS OR STRUCTURES: 1' FOR EACH FOOT OF HEIGHT UP TO A MAXIMUM OF 25' EXCEPT WHEN THE SETBACKS A RESIDENCE ZONE IN WHICH CASE 15' SHALL BE A MINIMUM OF 10'

10. BUILDING SUMMARY: TWO STORY
11. PARKING SUMMARY:

REQUIRED (110 PER 1,000 SF.)	15,000/1,000 SF SPACES
PROPOSED PARKING:	24 SPACES (INCLUDING 1 H.C.)
12. THE FACILITY IS SERVED BY A PRIVATE WASTE DISPOSAL SYSTEM, WATER, PROPANE GAS, UNDERGROUND ELECTRIC, TELEPHONE AND CABLE.
13. METHODS AND MATERIAL USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT MOST STANDARDS AND SPECIFICATIONS.
14. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PARKS AND PUBLIC WORKS INSPECTION SERVICES DIVISION 14 DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION (8AM-4:00 PM EST) SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONSEQUENCE OR IN A SENSITIVE AREA A RECONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE PUBLIC WORKS AUTHORITY.
15. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE DEVELOPER OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
16. WARNING SIGNS, MARKERS, BARRICADES OF FLAGMEN, APPROPRIATE FOR THE TYPE OF CONSTRUCTION MUST BE EMPLOYED TO REGULATE TRAFFIC.
17. CONSTRUCTION DEBRIS SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE DEPARTMENT 112.
18. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
19. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE THEIR INTEGRITY. IF DESTROYED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR'S EXPENSE.
20. ALL NEW CONNECTION, RECONNECTIONS, ETC., TO STORM DRAINS SHALL REQUIRE A CONNECTION PERMIT PRIOR TO BEGINNING ANY WORK. THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO COMMENCEMENT TO ALLOW FOR INSPECTION.
21. A PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE "T" ZONE.



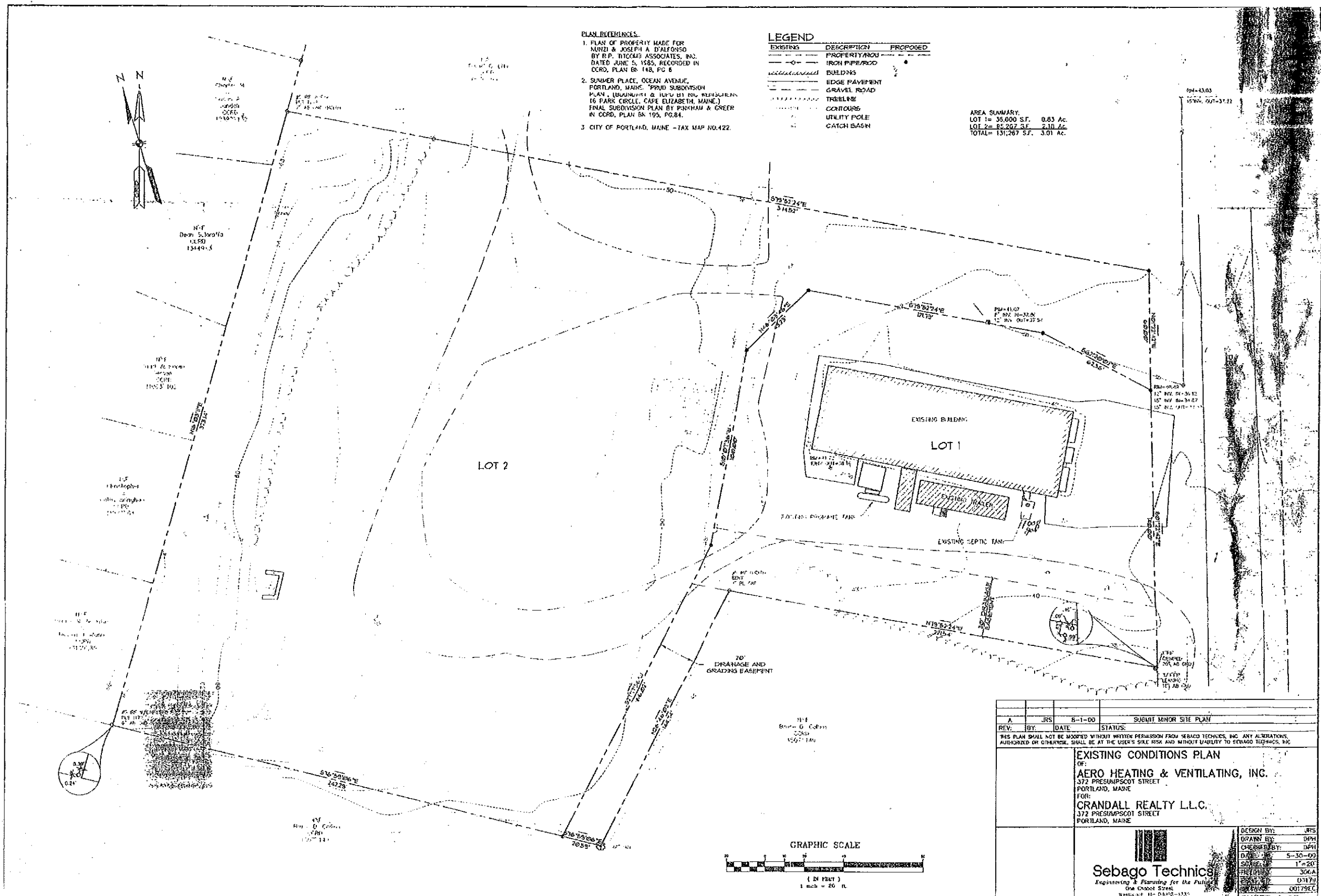
REV:	BY:	DATE:	STATUS:
A	JRS	8-1-00	SUBMIT MINOR SITE PLAN

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, APPROVED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SITE PLAN OF:
AERO HEATING & VENTILATING, INC.
 372 PRESUMPSCOT STREET
 PORTLAND, MAINE
 FOR:
CRANDALL REALTY L.L.C.
 372 PRESUMPSCOT STREET
 PORTLAND, MAINE

Sebago Technics
 Engineering & Planning for the Future
 One Obabel Street
 Portland, ME 04101-2702

DESIGN BY:	JRS
DRAWN BY:	PLS
CHECKED BY:	318
DATE:	8-30-00
SCALE:	1" = 20'
FIELD NO.:	306A
PROJ. NO.:	00179
DRAWING:	00179



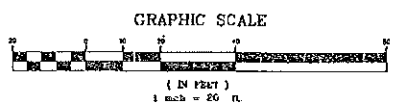
- PLAN REFERENCES**
1. PLAN OF PROPERTY MADE FOR MURZI & JOSEPH A. D'ALFONSO BY R.P. DICKENS ASSOCIATES, INC. DATED JUNE 5, 1985, RECORDED IN CCRD, PLAN BK 148, PG 8
 2. SUMNER PLACE, OCEAN AVENUE, PORTLAND, MAINE. "PRUD" SUBDIVISION PLAN, (BRANNON & HUFF) BY REV. REPRESENTS (5 PARK CIRCLE, CAPE ELIZABETH, MAINE.) FINAL SUBDIVISION PLAN BY PINNHAM & GREER IN CCRD, PLAN BK 195, PG.84.
 3. CITY OF PORTLAND, MAINE - TAX MAP NO.422.

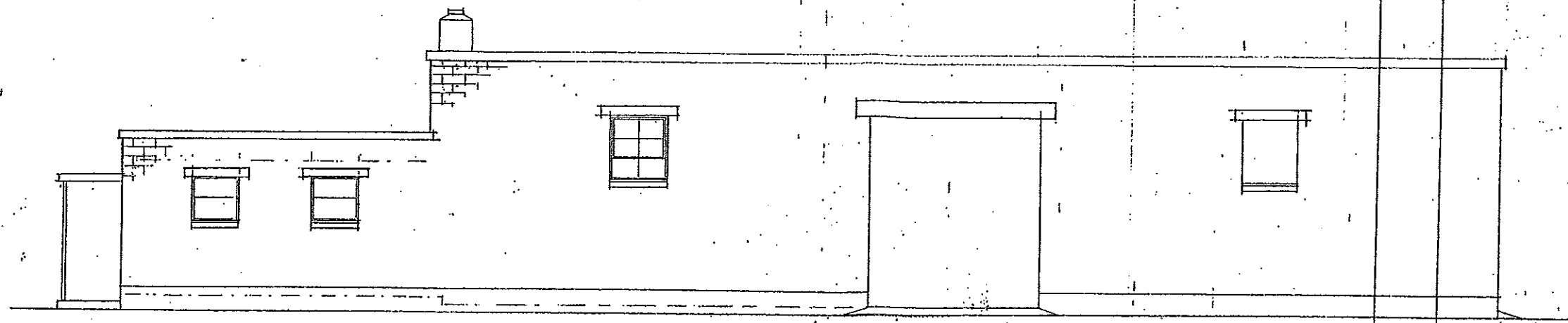
LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROAD	---
—○—	IRON PIPE/ROD	---
	BUILDING	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	TREELINE	---
---	CONTOURS	---
---	UTILITY POLE	---
---	CATCH BASIN	---

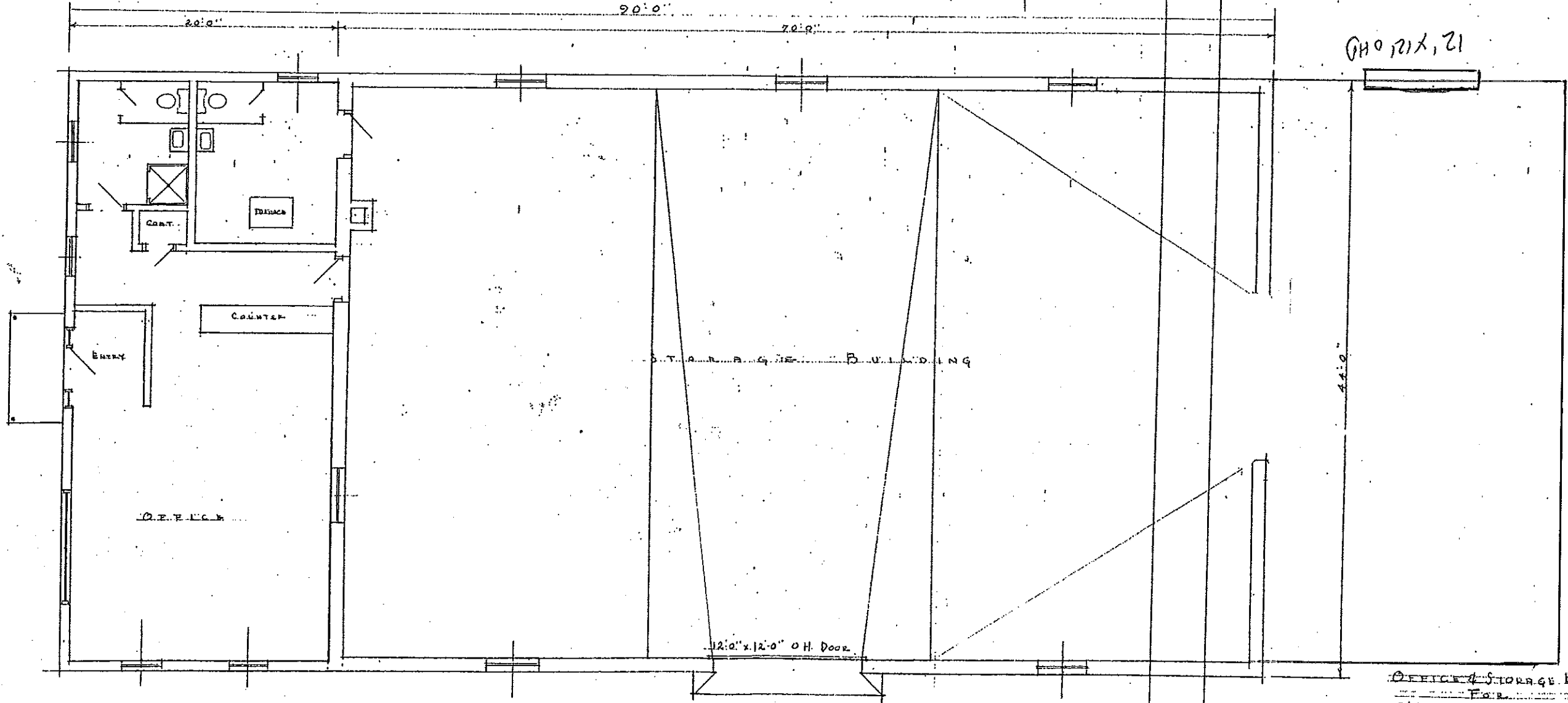
AREA SUMMARY:
 LOT 1= 35,000 S.F. 0.83 Ac.
 LOT 2= 87,267 S.F. 2.00 Ac.
 TOTAL= 122,267 S.F. 2.83 Ac.

REV. A	BY: JRS	DATE: 8-1-00	STATUS: SUBMIT MINOR SITE PLAN
<small>THIS PLAN SHALL NOT BE COPIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.</small>			
EXISTING CONDITIONS PLAN OF: AERO HEATING & VENTILATING, INC. 372 PRESUMPSCOT STREET PORTLAND, MAINE FOR: CRANDALL REALTY L.L.C. 372 PRESUMPSCOT STREET PORTLAND, MAINE			
DESIGN BY:	JRS	DATE:	8-1-00
DRAWN BY:	DPH	DATE:	5-30-00
CHECKED BY:	DPH	DATE:	5-30-00
SCALE:	1"=20'	DATE:	8-1-00
PROJECT NO.:	306A	DATE:	0-11-79
DATE:	0-11-79	DATE:	0-11-79
PROJECT:	00179EC	DATE:	0-11-79





SIDE ELEVATION
Scale 1/4" = 1'-0"



FLOOR PLAN
Scale 1/4" = 1'-0"

OH 12x12

OFFICE & STORAGE BLDG.
FOR
D'ALFONSO & SONS
PRESIDENTS CAT STREET
PORTLAND, MAINE

Existing and Proposed

FRANK C. CHURCH