

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 04-0866	Issue Date:	CBL: 425 I004001
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<b>Location of Construction:</b> 142 Presumpscot St	<b>Owner Name:</b> 142 Presumpscot Limited	<b>Owner Address:</b> 142 Presumpscot St	<b>Phone:</b> 773-1100
<b>Business Name:</b>	<b>Contractor Name:</b> SME Corporation	<b>Contractor Address:</b> 1112 Litchfield Rd Bowdoin	<b>Phone:</b> 2077751100
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Commercial	<b>Zone:</b> IL/RS
<b>Past Use:</b> warehouse	<b>Proposed Use:</b> warehouse with 9865 sq ft addition	<b>Permit Fee:</b> \$3,081.00	<b>Cost of Work:</b> \$340,000.00
<b>Proposed Project Description:</b> build 9865 sq ft addition to warehouse. Metal roof & walls, fencing,		<b>CEO District:</b> 4	<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied
		<b>INSPECTION:</b> Use Group: 1 Type: 2C 9/16/04 [Signature]	<b>Signature:</b> [Signature]
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

<b>Permit Taken By:</b>	<b>Date Applied For:</b>	<b>Zoning Approval</b>		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. 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..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Panel 1 Zone X <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2003-0104 Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> OK with conditions Date: 8/5/04	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Miscellaneous parking in R/S zone <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved 4/17/03 <input type="checkbox"/> Denied 2/19/04 Date: _____	<b>Historic Preservation</b> <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: _____	
	Signature: _____ Date: _____			

**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

9-2-04 Partial checked setbacks and Met w/contractors

9-3-4 Re-checked finished set back OK  
to pour

9-16-04 Checked rebar insp. OK to  
pour

9/25/04 BACKFILL insp. OK to proceed.

10/19/04 in SLAB plumbing. Met Don on site. Test on. OK,  
to proceed. JN

01/07/05 - Final for plumbing for new washroom -  
all tests on + OK - all sealed OK - no problems  
seen OK - to finish. Tom M.

2/19/05 Final. OK. to issue c/o subject to final FD.  
inspection. See attached engineers Report dated 2/19/05 JN

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

<b>Permit No:</b> 04-0866	<b>Date Applied For:</b> 06/24/2004	<b>CBL:</b> 425 I004001
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<b>Location of Construction:</b> 142 Presumpscot St	<b>Owner Name:</b> 142 Presumpscot Limited	<b>Owner Address:</b> 142 Presumpscot St	<b>Phone:</b> ( ) 775-1100
<b>Business Name:</b>	<b>Contractor Name:</b> SME Corporation	<b>Contractor Address:</b> 1112 Litchfield Rd Bowdoin	<b>Phone:</b> (207) 775-1100
<b>Tenant/Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Commercial	

<b>Proposed Use:</b> warehouse with 9865 sq ft addition	<b>Proposed Project Description:</b> build 9865 sq ft addition to warehouse. Metal roof & walls, fencing, landscaping
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**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 08/09/2004  
**Note:**      **Ok to Issue:**

**Dept:** Engineering      **Status:** Approved      **Reviewer:** Tony      **Approval Date:** 02/11/2004  
**Note:** PUBLIC WORKS ENGINEERING REVIEW...7/03/03      **Ok to Issue:**

I have reviewed the submittal dated 5/27/03 and offer the following comments:

1. Public Works is requesting the applicant install granite curbing and building a 5 feet wide paved sidewalk along the site frontage on Grafton Street.
2. The plans must identify the proposed trench excavation limits within Grafton Street.
3. The applicant is advised to contact Carol Merrit, at Public Works, regarding the permits and fees associated with this development.
4. The abutting residential properties on Providence Street, currently experience significant rear yard flooding problems. Therefore, we are requesting the applicant divert all rear site runoff to a site drainage collection system that is piped to Grafton Street. The existing site catch basin will need to be connected to the proposed catch basin, proposed at the westerly side of the new building. In addition, the outlet to Providence Street, within the existing catch basin, must be sealed permanently.

PUBLIC WORKS ENGINEERING REVIEW..2/11/04

<b>Location of Construction:</b> 142 Presumpscot St	<b>Owner Name:</b> 142 Presumpscot Limited	<b>Owner Address:</b> 142 Presumpscot St	<b>Phone:</b> ( ) 775-1100
<b>Business Name:</b>	<b>Contractor Name:</b> SME Corporation	<b>Contractor Address:</b> 1112 Litchfield Rd Bowdoin	<b>Phone</b> (207) 775-1100
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Commercial	

The submittal dated 1/27/04 has addressed all of Public Works issues.

**Dept:** Fire      **Status:** Approved      **Reviewer:** Lt. MacDougal      **Approval Date:** 0611112003  
**Note:**      **Ok to Issue:**

*[Faint, illegible stamp or signature]*

# City of Portland, Maine - Building or Use Permit

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

<b>Permit No:</b> 04-0866	<b>Date Applied For:</b> 06/24/2004	<b>CBL:</b> 425 I004001
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<b>Business Name:</b>	<b>Contractor Name:</b> SME Corporation	<b>Contractor Address:</b> 1112 Litchfield Rd Bowdoin	<b>Phone:</b> (207) 775-1100
<b>Tenant/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Commercial	

<b>Proposed Use:</b> warehouse with 9865 sq ft addition	<b>Proposed Project Description:</b> build 9865 sq ft addition to warehouse. Metal roof & walls, fencing, landscaping
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 08/05/2004
<b>Note:</b> 8/5/04 received the latest site plan revisions			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<p>1) Your plans are now showing only one loading dock in the rear of the building. That loading dock shall be no less than 14' x 50'. This area shall only accommodate one truck at any time. Any additional loading dock shall meet the same dimensional requirements as outlined under section 14-353. Please note that this office recognizes the delivery door off Grafton Street not to meet the definition of a loading bay. This door shall not be altered to allow tractor trailers or a permanent loading dock without further review by this office.</p> <p>2) Please note that there shall be verification of the side setback line on the south-east corner. The Code Enforcement Office shall require a verification by a surveyor as to wall placement prior to the final wall placement.</p> <p>3) Separate permits shall be required for any new signage.</p> <p>4) This permit is being approved on the basis of plans submitted on 8/5/04. Any deviations shall require a separate approval before starting that work.</p>			

<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Mike Nugent	<b>Approval Date:</b> 09/16/2004
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<p>1) Must provide reinforcement plan for masonry fire wall prior to construction All guards must be 42 inches in height. The roof of the existing building must be evaluated for drift loads from addition.</p>			

<b>Dept:</b> Fire	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Lt. MacDougal	<b>Approval Date:</b> 08/09/2004
<b>Note:</b>			<b>Ok to Issue:</b> <input type="checkbox"/>
<p>1) the sprinkler system shall be installed in accordance with NFPA 13 standards</p>			

<b>Dept:</b> Engineering	<b>Status:</b> Approved	<b>Reviewer:</b> Tony	<b>Approval Date:</b> 02/11/2004
<b>Note:</b> PUBLIC WORKS ENGINEERING REVIEW...7/03/03			<b>Ok to Issue:</b> <input type="checkbox"/>
<p>I have reviewed the submittal dated 5/27/03 and offer the following comments:</p> <ol style="list-style-type: none"> <li>1. Public Works is requesting the applicant install granite curbing and building a 5 feet wide paved sidewalk along the site frontage on Grafton Street.</li> <li>2. The plans must identify the proposed trench excavation limits within Grafton Street.</li> <li>3. The applicant is advised to contact Carol Merrit, at Public Works, regarding the permits and fees associated with this development.</li> <li>4. The abutting residential properties on Providence Street, currently experience significant rear yard flooding problems. Therefore, we are requesting the applicant divert all rear site runoff to a site drainage collection system that is piped to Grafton Street. The existing site catch basin will need to be connected to the proposed catch basin, proposed at the westerly side of the new building. In addition, the outlet to Providence Street, within the existing catch basin, must be sealed permanently.</li> </ol> <p>PUBLIC WORKS ENGINEERING REVIEW...2/11/04</p>			

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<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Commercial	

The submittal dated 1/27/04 has addressed all of Public Works issues.

**Dept:** Fire      **Status:** Approved      **Reviewer:** Lt. MacDougal      **Approval Date:** 06/11/2003  
**Note:**      **Ok to Issue:**

Item	Agent No. (Qualif.)	scope
1. Shallow Foundations	I	<i>Visual inspection of existing soil condition. Report as necessary.</i>
2. Controlled Structural Fill	I. 4	<i>Soil compaction test per the recommendation of the geotechnical report. Report weekly or deemed necessary by inspector.</i>
3. Deep Foundations	N/A	
4. Other	N/A	

Item	Agent No. (Qualif.)	scope
1. Mix Design	N/A	
2. Material Certification	N/A	
3. Reinforcement Installation	1	<i>Visual inspection as required before each concrete placement. Report deviations to contractor and engineer &amp; record in a timely manner so as to facilitate correction prior to placement of concrete.</i>
4. <del>Post-Tensioning</del> Operations	N/A	
5. Batching Plant	N/A	
6. Formwork Geometry	N/A	
7. <del>Concrete</del> Placement	N/A	
8. Evaluation of Concrete Strength	4	<i>Three cylinders per concrete placement, perform 7, 14, and 28 day test</i>
9. <del>Formwork</del> and Protection	N/A	
10. Other	N/A	



Item	Agent No. (Qualif.)	Scope
1. Fabricator Certification/ Quality Control Procedures	N/A	<i>Fabricator is certified.</i>
2. Material Certification	N/A	
3. Open Web Steel Joists	N/A	
4. Bolting	I	<i>Torque test bolted connection &amp; rigid frames. Report deviation and or corrected measures to engineer &amp; record after the completion of the erection or sooner if deemed necessary.</i>
5. Welding	N/A	
6. Shear Connectors	N/A	
7. Structural Details	N/A	
8. Metal Deck	N/A	
9. Other	N/A	



CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service

FROM DESIGNER: RTB ENTERPRISES (FOR FOUNDATIONAL DESIGN)

RONALD T. BEAUCHESE P.E.

DATE: 7/26/04

Job Name: WAREHOUSE ADDITION

Address of Construction: 142 PRESUMPSOT STREET

**THE BOCA NATIONAL BUILDING CODE 11999 (FOURTEENTH EDITION)**

Construction project was designed according to the building code criteria listed below:

Building Code and Year 99 Use Group Classification(s) S-1

Type of Construction CC

**Structural Systems**

**Roof Snow Load**

85.7 Ground Snow Load (Pg)

60 If Pg > 10 psf, Flat Roof snow load, Pf

.7 If Pg > 10 psf, snow exposure factor, Ce

1.0 If Pg > 10 psf, roof thermal factor

1.0 If Pg > 10 psf, snow load importance factor, I

1.0 Sloped Roof Snowload Ps

**Earthquake Loads**

.10 Peak velocity-related acceleration, Av

.10 Peak acceleration, Aa

I Seismic hazard exposure group

C Seismic performance category

20 Soil profile type

O.M.P. Basic structural system/seismic-resisting system

5.0 Response modification factor, R, and deflection

4.5 amplification factor, Cd,

\_\_\_\_\_The documents must account for Drift snow load, unbalanced snow load and Sliding snow loads as required.

**Wind Loads**

90 Basic Wind Speed

\_\_\_\_\_ Internal Pressure Coefficient

B Wind Exposure Category \_\_\_\_\_ Wind Design Pressure 1.09 Wind Importance Factor

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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 08/05/2004

**Note:** 8/5/04 received the latest site plan revisions      **Ok to Issue:**

- 1) Your plans are now showing only one loading dock in the rear of the building. That loading dock shall be no less than 14' x 50'. This area shall only accommodate one truck at any time. Any additional loading dock shall meet the same dimensional requirements as outlined under section 14-353. Please note that this office recognizes the delivery door off Grafton Street not to meet the definition of a loading bay. This door shall not be altered to allow tractor trailers or a permanent loading dock without further review by this office.
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- 4) This permit is being approved on the basis of plans submitted on 8/5/04. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Pending      **Reviewer:**      **Approval Date:**

**Note:**      **Ok to Issue:**

**Dept:** Fire      **Status:** Pending      **Reviewer:** Lt. MacDougal      **Approval Date:**

**Note:**      **Ok to Issue:**

# Final Report of Special Inspections

**CASE** Council of American Structural Engineers

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Project: *Warehouse Addition*  
Location: *142 Presumoscot Street Portland, Maine*  
Owner: *Mark Goldstein/Coastal Equipment*  
Owner's Address: *142 Presumpscot Street  
Portland, ME*  
Architect of Record: *N/A*  
Structural Engineer of Record: *RTB Enterprises, 23 Turnberry Dr, Cumberland, ME 04021  
(207) 232-2509*

To the best of my information, knowledge and belief, the Special Inspections required for this project, and itemized in the *Statement of Special Inspections* submitted for permit, have been performed and all discovered discrepancies have been reported and resolved other than the following:

Comments: *None*

Interim reports submitted prior to this final report form a basis for and are to be considered an integral part of this final report.

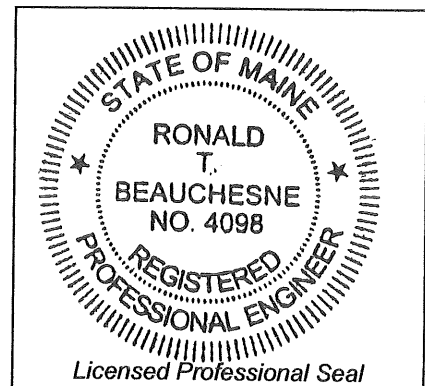
Respectfully submitted,  
Special Inspector

*Ronald Beauchesne, P.E.*

(Type or print name)

  
Signature

2/9/05  
Date





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 142 Presumpscot St

CBL 425 I004001

Issued to 142 Presumpscot Limited/SME Corporation

Date of Issue 02/09/2005

**This is to certify** that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 04-0866, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Warehouse addition-9865 sq. ft.

APPROVED OCCUPANCY

Use Group S1 Type 2C  
Boca 1999

**Limiting Conditions:**

This covers permit #04-0866 only. This is a temporary c/o and shall expire on July 1, 2005. All exterior site work must be complete before that date in order to receive permanent c/o.

This certificate supersedes  
certificate issued

Approved:

2/9/05

(Date)

Inspector

*Jon Reed*

*John A. [Signature]*

Inspector of Buildings

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

TO: Inspections Department

FROM: Jay Reynolds, Development Review Coordinator

DATE: January 27, 2005

RE: C. of O. for the 142 Presumpscot Street - Warehouse addition  
Coastal Equipment (CBL425I004) (ID 2003-0104)

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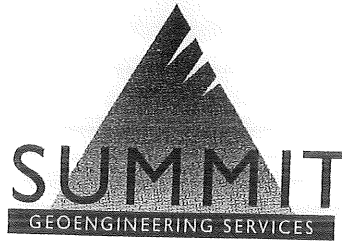
After visiting the site, I have the following comments:

Landscaping and Miscellaneous Site work incomplete:

I anticipate this work can be completed by **July 1, 2005**.  
At this time, **I recommend issuing a temporary Certificate of Occupancy.**

Cc: Sarah Hopkins, Development Review Services Manager  
Mike Nugent, Inspection Services Manager  
File: Urban Insight

File: O:\plan\drc\presumpscot142a.doc



February 7, 2005  
Summit #4528

Mark Goldstein  
Costal Equipment Corp  
P.O. Box 1118  
Portland, Maine 04104

Reference: Summary of Construction Materials Testing Services  
Building Addition, Presumpscot Street, Portland, Maine

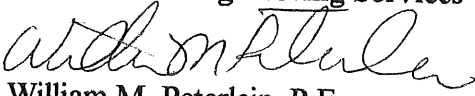
Dear Mark;

Summit has completed our testing of soil and concrete for the above referenced project. Copies of the reports are attached.

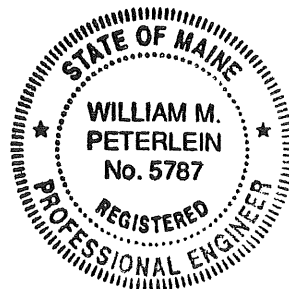
All concrete and soil tested by Summit met the necessary requirements. Based on this, it is our opinion that these components of the construction are satisfactory for safe occupancy of the building addition.

If there are any questions, please call.

Sincerely yours,  
**Summit Geoengineering Services**

  
William M. Peterlein, P.E.  
Principal Geotechnical Engineer

cc: Ron Beaushaine, P.E.









**SUMMIT GEOENGINEERING SERVICES**

P.O. Box 4698 Augusta, Maine 04330-4698

Phone:(207) 621-8334 Fax:(207) 626-9094

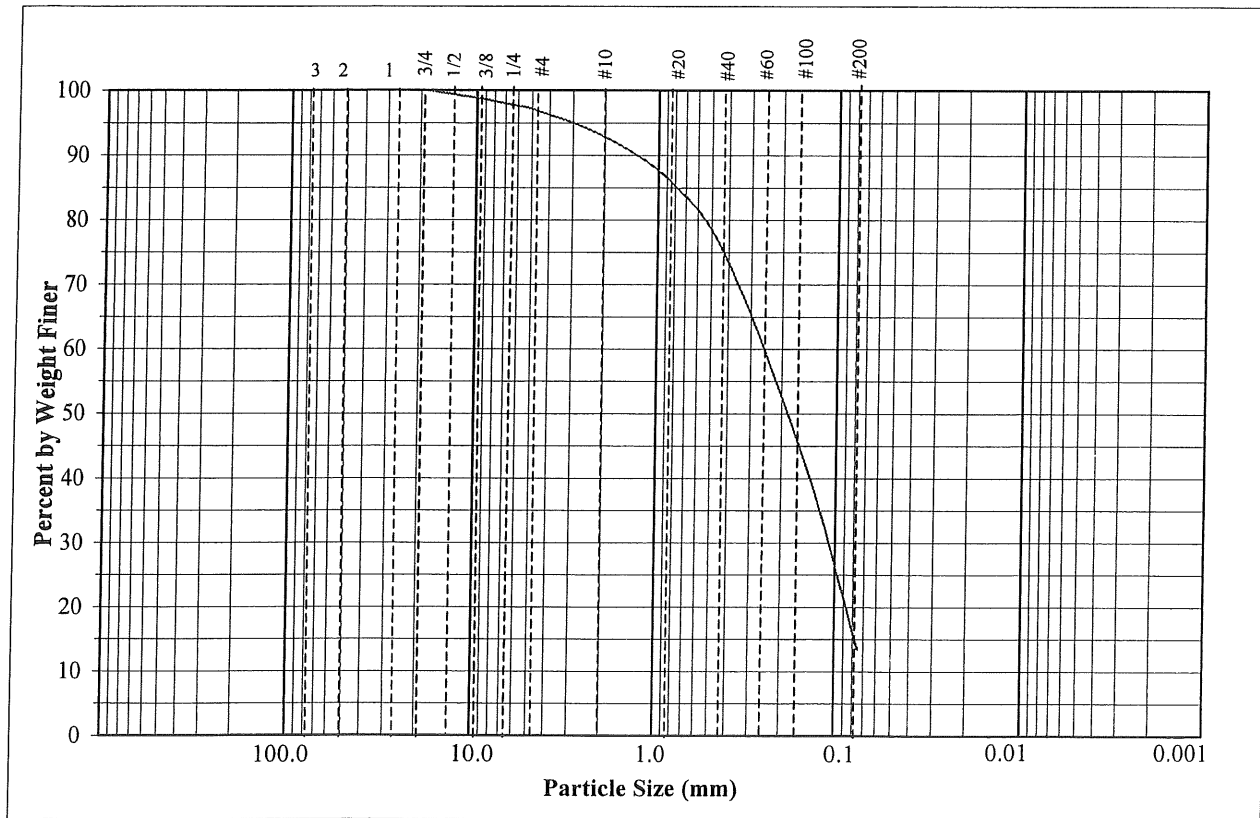
**GRAIN SIZE ANALYSIS - ASTM D422**

PROJECT NAME: Coastal Equipment  
 CLIENT: Coastal Equipment Corp.  
 SOIL DESCRIP: Sandy Gravel  
 INTENDED USE: Subgrade Fill

PROJ #: 4528  
 SAMPLE: 4528-1  
 DATE: 18-Aug  
 SOURCE: On Site  
 TECH: Darren Gile

**DATA**

<u>PARTICLE SIZE</u> mm	<u>% BY WT FINER</u>	<u>SPECIFICATION</u>
76.20 (3 in)	100.0	100
50.80 (2 in)	100.0	
38.10 (1-1/2 in)	100.0	
25.40 (1 in)	100.0	
19.05 (3/4 in)	100.0	
12.70 (1/2 in)	99.3	
9.53 (3/8 in)	98.7	
6.35 (1/4 in)	97.7	
4.75 (No. 4)	96.9	
2.00 (No. 10)	92.9	
0.85 (No. 20)	85.9	
0.43 (No. 40)	74.9	0-70
0.15 (No. 100)	43.0	
0.08 (No. 200)	13.4	0-7.0



REMARKS:

Reviewed: Darrell A. Gilman, CMT Manager  
 Sent: 8/31/04

**SUMMIT GEO-ENGINEERING SERVICES**

P.O. Box 4698 Augusta, Maine 04330-4698

Phone:(207) 621-8334 Fax:(207) 626-9094

**MOISTURE DENSITY TEST - ASTM D1557**

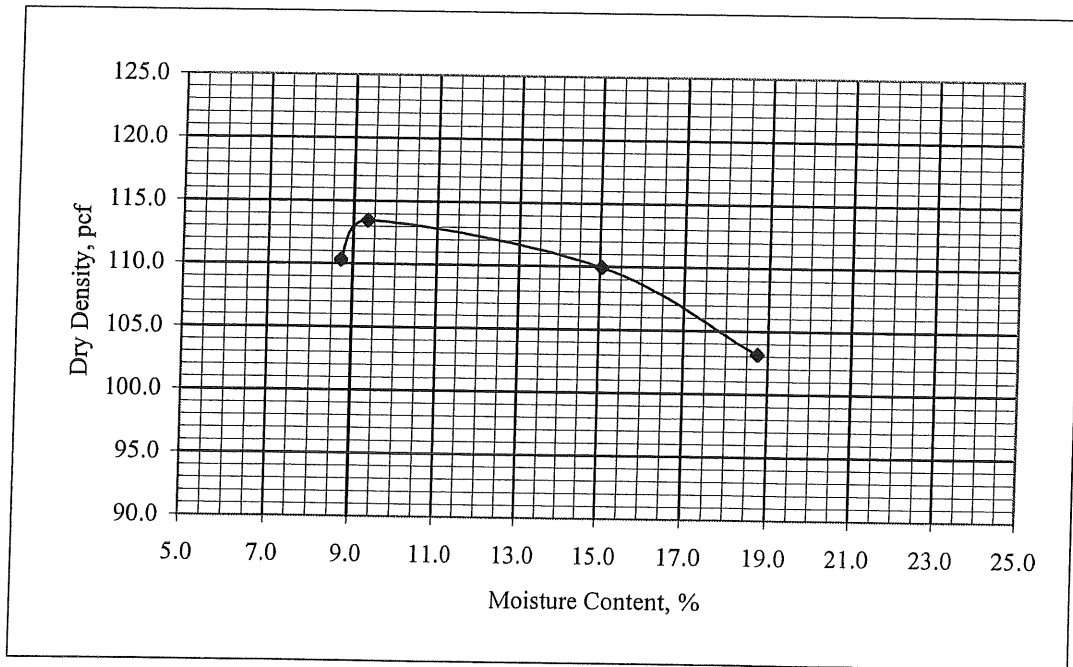
PROJECT NAME: Coastal Equipment  
CLIENT: Gorham Sand and Gravel  
SOIL DESCRIPTION: Sand  
INTENDED USE: Base Gravel

PROJECT #: 4528  
SAMPLE #: 4528-1  
DATE: 8/26/2004  
SOURCE: Onsite Stockpile  
TECH.: Darren Gile

**DATA**

Method: C  
Max. Particle Size (in): 0.75  
Oversize Correction (%): 0

<u>Moisture Content %</u>	<u>Dry Density, pcf</u>
8.7	110.3
9.3	113.5
15.0	109.9
18.8	103.1



RECOMMENDED VALUES (corrected for oversized particles):

Reviewed: Darrell A. Gilman, CMT Manager  
Sent:

**SUMMIT GEOENGINEERING SERVICES**

P.O. Box 4698 Augusta, Maine 04330-4698

Phone: (207) 621-8334 Fax: 626-9094

**DAILY FIELD REPORT**

**Date:** August 18,04  
**Project:** CMT Services, Presumpscot Street - Portland, Maine  
**Project #:** 4528  
**Site Contacts:** Mark Goldstein - Coastal Equipment Corp.  
**Purpose of Visit:** Soil collection and density testing.

**Work Activities:** Performed soil density testing on new sand placed in new building area. Did not have a proctor value to go by , so I used 125.0% for my value. Three tests were taken with all failing. Collected one bucket of sand for soil testing.

**Test Results:** Test results are as follows:

% Compaction	DD	WD	% Moisture	Depth	Corrected*
66.2%	82.8	92.2	11.4%	12"	73%
88.5%	110.6	117.2	6.0%	12"	97.4%
86.2%	107.8	114.0	5.8%	12"	95%

\* Value corrected based on Moisture Density Test

**Portal to Portal**

Leave:	<u>10:00 a.m.</u>	<b><u>Expenses</u></b>	<b>Signed:</b> <u>Darren Gile</u>
Return:	<u>1:00 p.m.</u>	Mileage: <u>70</u>	<b>cc:</b>
TOTAL:	<u>3 Hrs.</u>	Density Gauge: <u>1</u>	
		Other: <u>1 bucket</u>	

**SUMMIT GEOENGINEERING SERVICES**

P.O. Box 4698 Augusta, Maine 04330-4698

Phone: (207) 621-8334 Fax: 626-9094

**DAILY FIELD REPORT**

**Date:** September 3, 2004

**Project:** CMT Services, Presumpscot Street - Portland, Maine

**Project #:** 4528

**Site Contacts:** Mark Goldstein - Coastal Equipment Corp.

**Purpose of Visit:** Inspection of concrete.

**Work Activities:** Performed testing on new addition footing of building. 50 yds was supplied by Dragon Concrete with a design mix of 3/4" aggergate and a strength of 3,500 psi. Concrete was placed by Matt Walton and crew one. Set of test cylinders was cast from truck # 176 ticket, # 3924686.

**Test Results:**

Slump: 5-1/2  
 Air content: 6.1%  
 Concrete Temperature: 80 degrees F  
 Air temperature: 80 degrees F

**Portal to Portal**

Leave:	<u>12:00</u>	<b><u>Expenses</u></b>	
Return:	<u>16:30</u>	Mileage:	<u>130</u>
TOTAL:	<u>4.5</u>	Density Gauge:	<u>          </u>
		Other:	<u>          </u>

**Signed:** Joseph A. Oliveira  
**cc:**

**SUMMIT GEOENGINEERING SERVICES**

P.O. Box 4698 Augusta, Maine 04330-4698  
Phone: (207) 621-8334 Fax: (207) 626-9094

**CONCRETE COMPRESSIVE STRENGTH TEST RESULTS - ASTM C39**

Project No: 4528  
Project: CMT Services - Presumpscot Street, Portland, ME  
Client: Coastal Equipment Corp.  
P.O. Box 1118  
Portland, Maine 04104

**Field Test Data**

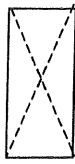
Set No.: 4528-C1  
Placement Date: 3-Sep-04  
Lab Rec'd Date: 4-Sep-04  
Location: Footing.  
  
Technician: Joe Oliveira  
Supplier: Dragon  
Mix Designation: 3/4" Aggregate  
Design Strength: 3,500 psi

Slump (inches) 5 1/2  
Air Content (%) 6.0  
Conc Temp (°F) 80.0

**Laboratory Test Data**

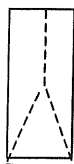
Sample No.	Test Date	Age	Type	Unit Wt.	Area (in <sup>2</sup> )	Load (K)	Strength (psi)
C1a	10-Sep-04	7	2	142.3	28.27	65.2	2310
C1b	1-Oct-04	28	2	142.8	28.27	123.9	4380
C1c	1-Oct-04	28	2	143.1	28.27	124.3	4390
C1d							

Average 28 Day (psi): 4385



Cone

1



Cone and Split

2



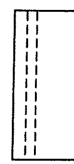
Cone and Shear

3



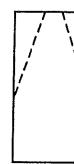
Shear

4



Columnar

5



Other

6

Remarks:

---

Reviewed: Darrell Gilman, CMT Manager  
Sent: 10/804

**SUMMIT GEOENGINEERING SERVICES**

P.O. Box 4698 Augusta, Maine 04330-4698

Phone: (207) 621-8334 Fax: 626-9094

**DAILY FIELD REPORT**

**Date:** Sept. 20,2004  
**Project:** CMT Services, Presumpscot Street - Portland, Maine  
**Project #:** 4528  
**Site Contacts:** Mark Goldstein - Coastal Equipment Corp.  
**Purpose of Visit:** Perform concrete testing services.

**Work Activities:** Arrived at job site to setup for testing of concrete. While waiting for pour to begin, a worker from the form crew advised me that the pour for today had been cancelled. Pour will be conducted tomorrow.

**Portal to Portal**

Leave:	<u>5:00 a.m.</u>	<b><u>Expenses</u></b>		<b>Signed:</b>	<u>Darren Gile /Hap Gallin</u>
Return:	<u>8:00 a.m.</u>	Mileage:	<u>70</u>	<b>cc:</b>	
TOTAL:	<u>3 Hrs.</u>	Density Gauge:	<u>0</u>		
		Other:	<u>          </u>		

**SUMMIT GEOENGINEERING SERVICES**

P.O. Box 4698 Augusta, Maine 04330-4698

Phone: (207) 621-8334 Fax: 626-9094

**DAILY FIELD REPORT**

**Date:** 09/21/04

**Project:** CMT Services, Presumpscot Street - Portland, Maine

**Project #:** 4528

**Site Contacts:** Mark Goldstein - Coastal Equipment Corp.

**Purpose of Visit:** Perform concrete testing and cylinder retrieval.

**Work Activities:** Performed testing on new addition frostwalls at southeast corner of building. Concrete was supplied by Dragon Corp., placed by Matt Walton and crew. Design mix was 3/4" aggregate with a design strength of 3,500 psi. One set of test cylinders was cast from truck # 177 ticket, # 3924715.

**Test Results:** Slump: 4-1/4" - 6-1/4"  
 Air content: 6.6% - 6.8%  
 Concrete Temperature: 64 - 65 degrees F  
 Air Temperature: 65 - 68 degrees F

**Portal to Portal**

Leave: Lab

Return:

TOTAL:

**Expenses**

0630 AM	Mileage:	70
1300PM	Density Gauge:	
6-1/2 hours	Other:	

**Signed:**

Hap Gallin

**cc:**



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Phone: (207) 621-8334 Fax: (207) 626-9094

**CONCRETE COMPRESSIVE STRENGTH TEST RESULTS - ASTM C39**

Project No: 4528  
Project: CMT Services - Presumpscot Street, Portland, ME  
Client: Coastal Equipment Corp.  
P.O. Box 1118  
Portland, Maine 04104

**Field Test Data**

Set No.: 4528-C2  
Placement Date: 21-Sep-04  
Lab Rec'd Date: 22-Sep-04  
Location: Frost walls at northwest, north, and northeast side of

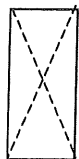
Technician: HAG  
Supplier: Dragon  
Mix Designation: 3/4" Aggregate  
Design Strength: 3,500 psi

Slump (inches) 6 1/4  
Air Content (%) 6.7  
Conc Temp (°F) 64.0

**Laboratory Test Data**

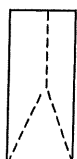
Sample No.	Test Date	Age	Type	Unit Wt.	Area (in <sup>2</sup> )	Load (K)	Strength (psi)
C2a	28-Sep-04	7	2	141.9	28.27	105.3	3720
C2b	19-Oct-04	28	5	143.5	28.27	119.4	4220
C2c	19-Oct-04	28	6	141.8	28.27	112.6	3980
C2d							

Average 28 Day (psi): 4100



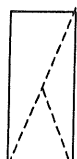
Cone

1



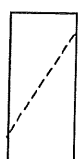
Cone and Split

2



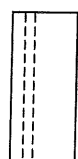
Cone and Shear

3



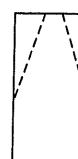
Shear

4



Columnar

5



Other

6

Remarks:

---



---

Reviewed: Darrell Gilman, CMT Manager  
Sent: 10/19/04

**SUMMIT GEOENGINEERING SERVICES**

P.O. Box 4698 Augusta, Maine 04330-4698

Phone: (207) 621-8334 Fax: 626-9094

**DAILY FIELD REPORT**

**Date:** 09/24/04

**Project:** CMT Services, Presumpscot Street - Portland, Maine

**Project #:** 4528

**Site Contacts:** Mark Goldstein - Coastal Equipment Corp.

**Purpose of Visit:** Perform concrete testing and cylinder retrieval.

**Work Activities:** Performed testing on new addition frostwalls at northwest, north, and northeast side of building. Concrete was supplied by Dragon Corp., placed by Matt Walton and crew. Design mix was 3/4" aggregate with a design strength of 3,500 psi. One set of test cylinders was cast from truck # 177 ticket, # 3924765. Also picked up a set of four test cylinders that were cast on 09-21-04 and returned to lab.

**Test Results:**

Slump: 5-1/4" - 5-1/2"

Air content: 5.8% - 6.7%

Concrete Temperature: 69 - 70 degrees F

Air Temperature: 56 - 67 degrees F

**Portal to Portal**

Leave: Lab	<u>0630 AM</u>	<b><u>Expenses</u></b>	
Return:	<u>1300PM</u>	Mileage:	<u>70</u>
TOTAL:	<u>6-1/2 hours</u>	Density Gauge:	<u>          </u>
		Other:	<u>          </u>

**Signed:** Hap Gallin

**cc:**

**SUMMIT GEOENGINEERING SERVICES**

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Phone: (207) 621-8334 Fax: (207) 626-9094

**CONCRETE COMPRESSIVE STRENGTH TEST RESULTS - ASTM C39**

Project No: 4528  
Project: CMT Services - Presumpscot Street, Portland, ME  
Client: Coastal Equipment Corp.  
P.O. Box 1118  
Portland, Maine 04104

**Field Test Data**

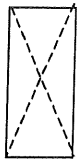
Set No.: 4528-C4  
Placement Date: 24-Sep-04  
Lab Rec'd Date: 25-Sep-04  
Location: Frost walls at northwest, north, and northeast side of building.  
Technician: HAG  
Supplier: Dragon  
Mix Designation: 3/4" Aggregate  
Design Strength: 3,000 psi

Slump (inches) 5 1/2  
Air Content (%) 5.8  
Conc Temp (°F) 69.0

**Laboratory Test Data**

Sample No.	Test Date	Age	Type	Unit Wt.	Area (in <sup>2</sup> )	Load (K)	Strength (psi)
C4a	1-Oct-04	7	6	142.4	28.27	66.5	2350
C4b	22-Oct-04	28	4	142.6	28.27	112.0	3960
C4c	22-Oct-04	28	4	143.0	28.27	112.5	3980
C4d							

Average 28 Day (psi): 3970



Cone

1



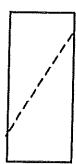
Cone and Split

2



Cone and Shear

3



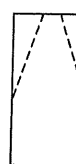
Shear

4



Columnar

5



Other

6

Remarks:

---

Reviewed: Darrell Gilman, CMT Manager  
Sent: 10/25/04

**SUMMIT GEOENGINEERING SERVICES**

P.O. Box 4698 Augusta, Maine 04330-4698

Phone: (207) 621-8334 Fax: 626-9094

**DAILY FIELD REPORT**

**Date:** September 25, 2004  
**Project:** CMT Services, Presumpscot Street - Portland, Maine  
**Project #:** 4528  
**Site Contacts:** Mark Goldstein - Coastal Equipment Corp.  
**Purpose of Visit:** Cylinder Pick-Up

**Work Activities:** Retrieved one set of (4) test cylinders. Cylinders will be placed into a controlled storage until scheduled for compressive testing

**Test Results:**

**Remarks:** Split mileage W/ Cheverus High School

**Portal to Portal**

Leave:	<u>6:00</u>	<b><u>Expenses</u></b>	
Return:	<u>8:30</u>	Mileage:	<u>70</u>
TOTAL:	<u>2.5</u>	Density Gauge:	<u>          </u>
		Other:	<u>          </u>

**Signed:** Joseph A. Oliveira  
**cc:**

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**DAILY FIELD REPORT**

**Date:** 09/27/04

**Project:** CMT Services, Presumpscot Street - Portland, Maine

**Project #:** 4528

**Site Contacts:** Mark Goldstein - Coastal Equipment Corp.

**Purpose of Visit:** Perform concrete testing and cylinder retrieval.

**Work Activities:** Performed testing on new addition frostwalls at southeast frostwall of building. Concrete was supplied by Auburn Concrete, placed by Matt Walton and crew. Design mix was 57 Stone with a design strength of 3,500 psi. One set of 3 test cylinders was cast from truck # 101 ticket, # 071693, and one test cylinder from truck #85, ticket #071694. Also picked up a set of four test cylinders that were cast on 09-21-04 and returned to lab.  
Set 4C A - D

**Test Results:** Slump: 3" - 4-1/2"  
Air content: 3.5 - 4.9%  
Concrete Temp: 78 - 79 degrees F  
Air temp: 65 - 69 degrees F

**Remarks:** Matt Walton was notified of all test results.

**Portal to Portal**

Leave: Lab	<u>13:30PM</u>	<b><u>Expenses</u></b>	
Return:	<u>17:30PM</u>	Mileage:	<u>70</u>
TOTAL:	<u>4 hrs</u>	Density Gauge:	<u>          </u>
		Other:	<u>          </u>

**Signed:** Hap Gallin  
**cc:**

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Phone: (207) 621-8334 Fax: (207) 626-9094

**CONCRETE COMPRESSIVE STRENGTH TEST RESULTS - ASTM C39**

Project No: 4528  
 Project: CMT Services - Presumpscot Street, Portland, ME  
 Client: Coastal Equipment Corp.  
 P.O. Box 1118  
 Portland, Maine 04104

**Field Test Data**

Set No.: 4528-C4A  
 Placement Date: 27-Sep-04  
 Lab Rec'd Date: 28-Sep-04  
 Location: Southeast frost walls.

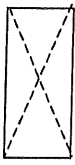
Technician: HAG  
 Supplier: Auburn Concrete  
 Mix Designation: 3/4" Aggregate  
 Design Strength: 3,500 psi

Slump (inches) 4 1/2  
 Air Content (%) 4.9  
 Conc Temp (°F) 76.0

**Laboratory Test Data**

Sample No.	Test Date	Age	Type	Unit Wt.	Area (in <sup>2</sup> )	Load (K)	Strength (psi)
C4Aa	4-Oct-04	7	6	144.1	28.27	83.5	2950
C4Ab	19-Oct-04	22	4	145.1	28.27	100.1	3540
C4Ac	19-Oct-04	22	4	144.8	28.27	110.0	3890
C4Ad	25-Oct-04	28					

Average 28 Day (psi): 3715



Cone

1



Cone and Split

2



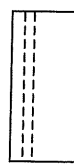
Cone and Shear

3



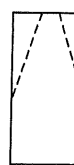
Shear

4



Columnar

5



Other

6

Remarks:

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Reviewed: Darrell Gilman, CMT Manager

Sent: 10/19/04

**DAILY FIELD REPORT**

**Date:** 09/28/04  
**Project:** CMT Services, Presumpscot Street - Portland, Maine  
**Project #:** 4528  
**Site Contacts:** Mark Goldstein - Coastal Equipment Corp.  
**Purpose of Visit:** Perform cylinder pick up.

**Work Activities:** Performed cylinder pick up from previous placement, set #4528-4C A-D  
Returned to lab and logged the cylinders in.

**Remarks:**

**Portal to Portal**

Leave: Lab  
Return:  
TOTAL:

<u>Expenses</u>	
8:00AM	Mileage: 70
10:30AM	Density Gauge: _____
2-1/2 hrs	Other: _____

**Signed:** \_\_\_\_\_ Hap Gallin

**cc:**

**SUMMIT GEOENGINEERING SERVICES**

P.O. Box 4698 Augusta, Maine 04330-4698

Phone: (207) 621-8334 Fax: 626-9094

**DAILY FIELD REPORT**

**Date:** 09/30/04

**Project:** CMT Services, Presumpscot Street - Portland, Maine

**Project #:** 4528

**Site Contacts:** Mark Goldstein - Coastal Equipment Corp.

**Purpose of Visit:** Perform concrete testing.

**Work Activities:** Performed testing on new addition footing at northern edge. Concrete was supplied by Auburn Concrete, placed by Matt Walton and crew. Design mix was 57 Stone with a design strength of 3,500 psi. One set of 4 test cylinders was cast from truck # 84 ticket, # 074194 (Set 5A - D).

**Test Results:** Slump: 4"  
 Air content: 5.2%  
 Concrete Temperature: 70 degrees F  
 Air Temperature: 68 degrees F

**Remarks:** Matt Walton was notified of all test results.

**Portal to Portal**

Leave: Lab	<u>9:00PM</u>	<b><u>Expenses</u></b>	
Return:	<u>1:00PM</u>	Mileage:	<u>70</u>
TOTAL:	<u>4 hrs</u>	Density Gauge:	<u>          </u>
		Other:	<u>          </u>

**Signed:** Michael Walsh  
**cc:**



**SUMMIT GEOENGINEERING SERVICES**

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**CONCRETE COMPRESSIVE STRENGTH TEST RESULTS - ASTM C39**

Project No: 4528  
 Project: CMT Services - Presumpscot Street, Portland, ME  
 Client: Coastal Equipment Corp.  
 P.O. Box 1118  
 Portland, Maine 04104

**Field Test Data**

Set No.: 4528-C5  
 Placement Date: 30-Sep-04  
 Lab Rec'd Date: 1-Oct-04  
 Location: Footing north side (70 feet).

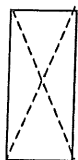
Technician: Mike Walsh  
 Supplier: Auburn  
 Mix Designation: 3/4" Aggregate  
 Design Strength: 3500

Slump (inches) 4  
 Air Content (%) 5.2  
 Conc Temp (°F) 70.0

**Laboratory Test Data**

Sample No.	Test Date	Age	Type	Unit Wt.	Area (in <sup>2</sup> )	Load (K)	Strength (psi)
C5a	7-Oct-04	7	1	151.3	28.27	106.4	3760
C5b	28-Oct-04	28	3	151.5	28.27	134.7	4760
C5c	28-Oct-04	28	2	151.8	28.27	124.8	4410
C5d							

Average 28 Day (psi): 4585



Cone

1



Cone and Split

2



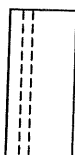
Cone and Shear

3



Shear

4



Columnar

5



Other

6

Remarks:

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Reviewed: Darrell Gilman, CMT Manager  
 Sent: 10/2804

**SUMMIT GEOENGINEERING SERVICES**

P.O. Box 4698 Augusta, Maine 04330-4698

Phone: (207) 621-8334 Fax: 626-9094

**DAILY FIELD REPORT**

**Date:** 10/01/04  
**Project:** CMT Services, Presumpscot Street - Portland, Maine  
**Project #:** 4528  
**Site Contacts:** Mark Goldstein - Coastal Equipment Corp.  
**Purpose of Visit:** Perform cylinder pick up.

**Work Activities:** Performed cylinder pick up from previous placemnent, set #4528-6C A-D  
Returned to lab and logged the cylinders in.

**Portal to Portal**

Leave: Lab

7:00AM

**Expenses**

Mileage:

70

**Signed:**

Hap Gallin

Return:

10:30AM

Density Gauge:

**cc:**

TOTAL:

Other:

**SUMMIT GEOENGINEERING SERVICES**

P.O. Box 4698 Augusta, Maine 04330-4698

Phone: (207) 621-8334 Fax: 626-9094

**DAILY FIELD REPORT**

**Date:** 10/02/04  
**Project:** CMT Services, Presumpscot Street - Portland, Maine  
**Project #:** 4528  
**Site Contacts:** Mark Goldstein - Coastal Equipment Corp.  
**Purpose of Visit:** To perform concrete testing.

**Work Activities:** Concrete pour was scheduled for 8AM, but had been cancelled, per Matt Walton.

**Portal to Portal**

Leave: Lab

Return:

TOTAL:

**Expenses**

0630 AM	Mileage:	70
9:00AM	Density Gauge:	_____
2.5 hrs	Other:	_____

**Signed:** Hap Gallin  
**cc:**

**SUMMIT GEOENGINEERING SERVICES**

P.O. Box 4698 Augusta, Maine 04330-4698

Phone: (207) 621-8334 Fax: 626-9094

**DAILY FIELD REPORT**

**Date:** 10/4/2004  
**Project:** CMT Services, Presumpscot Street - Portland, Maine  
**Project #:** 4528  
**Site Contacts:** Mark Goldstein - Coastal Equipment Corp.  
**Purpose of Visit:** Inspection of concrete.

**Work Activities:** Arrived at site 7:30 am. Waited a few hours and no show. Received a call saying the pour had been rescheduled for 12:00 pm. Went to Lewiston Office to obtain density machine.

**Portal to Portal**

Leave:  
Return:  
TOTAL:

6:30  
10:30:00AM  
4

**Expenses**

Mileage: 97.2  
Density Gauge: \_\_\_\_\_  
Other: \_\_\_\_\_

**Signed:**

Joseph A. Oliveira

**cc:**

**SUMMIT GEOENGINEERING SERVICES**

P.O. Box 4698 Augusta, Maine 04330-4698

Phone: (207) 621-8334 Fax: 626-9094

**DAILY FIELD REPORT**

**Date:** 10/4/2004

**Project:** CMT Services, Presumpscot Street - Portland, Maine

**Project #:** 4528

**Site Contacts:** Mark Goldstein - Coastal Equipment Corp.

**Purpose of Visit:** Inspection of concrete.

**Work Activities:** Arrived at site 11:50 am. Waited 1-1/2 hours before the truck arrived. Auburn Concrete supplied 33 cys of concrete which was placed by the labor force of Matt Walton's crew along the north side front wall. The design mix was a 3/4" aggregate with a design strength of 3,500 psi. One set of ( 4 ) concrete test cylinders was cast from truck # 84 ticket # 74306. Those cylinders will be picked up at a later date for controlled storage and compressive strength testing.

**Test Results:** Slump Range: 4-1/2 to 7-1/4"  
 Air content: 3.1%  
 Concrete Temperature: 70 degrees F  
 Air Temperature: 65 degrees F  
 Water added ( approx.) 20 gals

**Portal to Portal**

Leave:	<u>11:00am</u>	<b><u>Expenses</u></b>	
Return:	<u>4:00PM</u>	Mileage:	<u>82</u>
TOTAL:	<u>6</u>	Density Gauge:	<u>          </u>
		Other:	<u>          </u>

**Signed:** Joseph A. Oliveira  
**cc:**

**SUMMIT GEOENGINEERING SERVICES**

P.O. Box 4698 Augusta, Maine 04330-4698  
Phone: (207) 621-8334 Fax: (207) 626-9094

**CONCRETE COMPRESSIVE STRENGTH TEST RESULTS - ASTM C39**

Project No: 4528  
Project: CMT Services - Presumpscot Street, Portland, ME  
Client: Coastal Equipment Corp.  
P.O. Box 1118  
Portland, Maine 04104

**Field Test Data**

Set No.: 4528-C6  
Placement Date: 4-Oct-04  
Lab Rec'd Date: 5-Oct-04  
Location: Wall opposite of houses.

Technician: Joe Oliveira  
Supplier: Auburn  
Mix Designation: 3/4" Aggregate  
Design Strength: 3500

Slump (inches) 7 1/4  
Air Content (%) 3.1  
Conc Temp (°F) 70.0

**Laboratory Test Data**

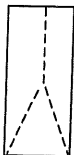
Sample No.	Test Date	Age	Type	Unit Wt.	Area (in <sup>2</sup> )	Load (K)	Strength (psi)
C6a	11-Oct-04	7	2	145.0	28.27	79.8	2820
C6b	1-Nov-04	28	2	145.9	28.27	105.2	3720
C6c	1-Nov-04	28	2	146.3	28.27	104.1	3680
C6d							

Average 28 Day (psi): 3700



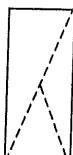
Cone

1



Cone and Split

2



Cone and Shear

3



Shear

4



Columnar

5



Other

6

Remarks:

---

Reviewed: Darrell Gilman, CMT Manager  
Sent: 11/1/04

**SUMMIT GEOENGINEERING SERVICES**

P.O. Box 4698 Augusta, Maine 04330-4698

Phone: (207) 621-8334 Fax: 626-9094

**DAILY FIELD REPORT**

**Date:** 10/05/04  
**Project:** CMT Services, Presumpscot Street - Portland, Maine  
**Project #:** 4528  
**Site Contacts:** Mark Goldstein - Coastal Equipment Corp.  
**Purpose of Visit:**

**Work Activities:** Retrieved test cylinders from previous placement, set #4528-6C A-D for controlled storage and compressive strength testing.

**Portal to Portal**

Leave: Lab

10:30

**Expenses**

Mileage:

40

**Signed:**

Hap Gallin

Return:

12:00

Density Gauge:

**cc:**

TOTAL:

12:00

Other:

**SUMMIT GEOENGINEERING SERVICES**

P.O. Box 4698 Augusta, Maine 04330-4698

Phone: (207) 621-8334 Fax: 626-9094

**DAILY FIELD REPORT**

**Date:** 10/28/04  
**Project:** CMT Services, Presumpscot Street - Portland, Maine  
**Project #:** 4528  
**Site Contacts:** Mark Goldstein - Coastal Equipment Corp.  
**Purpose of Visit:** Perform concrete testing for floor slab.

**Work Activities:** Performed concrete testing for floor slab section, East end of new extention next to existing building. Inspected concrete from 5 trucks. Concrete supplied by Auburn Concrete, and placed by Matt Walton & crew. One set (#7) of cylinders was cast and placed in tote for retrieval at a later date.  
Matt Walton was informed of all test results.

**Test Results:**  
Slump: 6" - 8"  
Air content: 5.1 - 7.6%  
Concrete temperature: 59 - 64 degrees F  
Air temperature: 46 - 48 degrees F

**Remarks:** Matt Walton was notified of all test results.

**Portal to Portal**

Leave: Lab  
Return:  
TOTAL:

<u>Expenses</u>	
9:30AM	Mileage: 70
4:30PM	Density Gauge: _____
7 hrs	Other: _____ cylinders

**Signed:** \_\_\_\_\_ Hap Gallin  
**cc:** \_\_\_\_\_



**SUMMIT GEOENGINEERING SERVICES**

P.O. Box 4698 Augusta, Maine 04330-4698  
Phone: (207) 621-8334 Fax: (207) 626-9094

**CONCRETE COMPRESSIVE STRENGTH TEST RESULTS - ASTM C39**

Project No: 4528  
Project: CMT Services - Presumpscot Street, Portland, ME  
Client: Coastal Equipment Corp.  
P.O. Box 1118  
Portland, Maine 04104

**Field Test Data**

Set No.: 4528-C7  
Placement Date: 28-Oct-04  
Lab Rec'd Date: 29-Oct-04  
Location: Floor slab, east end next to building.

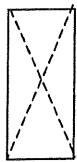
Technician: HAG  
Supplier: Auburn  
Mix Designation: 3/4" Aggregate  
Design Strength: 3500

Slump (inches) 7  
Air Content (%) 5.1  
Conc Temp (°F) 62.0

**Laboratory Test Data**

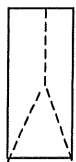
Sample No.	Test Date	Age	Type	Unit Wt.	Area (in <sup>2</sup> )	Load (K)	Strength (psi)
C7a	4-Nov-04	7	2	145.0	28.27	81.2	2870
C7b	25-Nov-04	28	6	142.3	28.27	101.7	3600
C7c	25-Nov-04	28	6	140.9	28.27	80.4	2840
C7d	23-Dec-04	56					

Average 28 Day (psi): 3220



Cone

1



Cone and Split

2



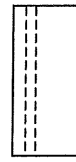
Cone and Shear

3



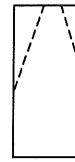
Shear

4



Columnar

5



Other

6

Remarks:

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Reviewed: Darrell Gilman, CMT Manager  
Sent: 11/29/04

**SUMMIT GEOENGINEERING SERVICES**

P.O. Box 4698 Augusta, Maine 04330-4698

Phone: (207) 621-8334 Fax: 626-9094

**DAILY FIELD REPORT**

**Date:** 11/01/04  
**Project:** CMT Services, Presumpscot Street - Portland, Maine  
**Project #:** 4528  
**Site Contacts:** Mark Goldstein - Coastal Equipment Corp.  
**Purpose of Visit:** Concrete cylinder pickup.

**Work Activities:** Retrieved test cylinders from previous placement, set #4528-7C A-D for controlled storage and compressive strength testing.

**Portal to Portal**

Leave: Lab  
Return:  
TOTAL:

<u>Expenses</u>	
<u>7:30</u>	Mileage: <u>0</u>
<u>8:00</u>	Density Gauge: _____
<u>0.5 hrs</u>	Other: _____

**Signed:** Michael Walsh  
**cc:**

**SUMMIT GEOENGINEERING SERVICES**

P.O. Box 4698 Augusta, Maine 04330-4698

Phone: (207) 621-8334 Fax: 626-9094

**DAILY FIELD REPORT**

**Date:** 11/01/04  
**Project:** CMT Services, Presumpscot Street - Portland, Maine  
**Project #:** 4528  
**Site Contacts:** Mark Goldstein - Coastal Equipment Corp.  
**Purpose of Visit:** Perform concrete testing for floor slab.

**Work Activities:** Performed concrete testing for floor slab section, middle of new extention next to existing building. Inspected concrete from 7 trucks. Concrete supplied by Auburn Concrete, and placed by Matt Walton & crew. One set (#8) of cylinders was cast and placed in tote for retrieval at a later date.  
Matt Walton was informed of all test results.

**Test Results:** Slump: 3-1/2" - 7"  
Air content: 4.6 - 6.9%  
Concrete temperature: 58 - 62 degrees F  
Air temperature: 46 - 57 degrees F

**Remarks:** Promesh Fiber added.

**Portal to Portal**

Leave: Lab

Return:

TOTAL:

	<u>Expenses</u>	
6:00	Mileage:	70
15:00	Density Gauge:	
9 hrs	Other:	cylinders

**Signed:**

Hap Gallin

**cc:**

**SUMMIT GEOENGINEERING SERVICES**

P.O. Box 4698 Augusta, Maine 04330-4698  
Phone: (207) 621-8334 Fax: (207) 626-9094

**CONCRETE COMPRESSIVE STRENGTH TEST RESULTS - ASTM C39**

Project No: 4528  
Project: CMT Services - Presumpscot Street, Portland, ME  
Client: Coastal Equipment Corp.  
P.O. Box 1118  
Portland, Maine 04104

**Field Test Data**

Set No.: 4528-C8  
Placement Date: 1-Nov-04  
Lab Rec'd Date: 2-Nov-04  
Location: Floor slab.

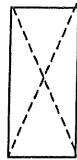
Technician: HAG  
Supplier: Auburn  
Mix Designation: 3/4" Aggregate  
Design Strength: 3500

Slump (inches) 3 1/2  
Air Content (%) 4.6  
Conc Temp (°F) 62.0

**Laboratory Test Data**

Sample No.	Test Date	Age	Type	Unit Wt.	Area (in <sup>2</sup> )	Load (K)	Strength (psi)
C8a	8-Nov-04	7	1	143.7	28.27	105.3	3720
C8b	29-Nov-04	28	6	145.5	28.27	126.7	4480
C8c	29-Nov-04	28	1	145.8	28.27	135.9	4810
C8d							

Average 28 Day (psi): 4645



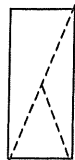
Cone

1



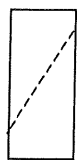
Cone and Split

2



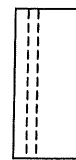
Cone and Shear

3



Shear

4



Columnar

5



Other

6

Remarks:

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Reviewed: Darrell Gilman, CMT Manager  
Sent: 11/30/04

**SUMMIT GEOENGINEERING SERVICES**

P.O. Box 4698 Augusta, Maine 04330-4698

Phone: (207) 621-8334 Fax: 626-9094

**DAILY FIELD REPORT**

**Date:** 11/02/04  
**Project:** CMT Services, Presumpscot Street - Portland, Maine  
**Project #:** 4528  
**Site Contacts:** Mark Goldstein - Coastal Equipment Corp.  
**Purpose of Visit:** Concrete cylinder pickup.

**Work Activities:** Retrieved test cylinders from previous placement, set #4528-8C A-D for controlled storage and compressive strength testing.

**Portal to Portal**

Leave: Lab

7:00

Return:

8:00

TOTAL:

1 hrs

**Expenses**

Mileage:

35

Density Gauge:

Other:

**Signed:**

Michael Walsh

**cc:**

**SUMMIT GEOENGINEERING SERVICES**

P.O. Box 4698 Augusta, Maine 04330-4698

Phone: (207) 621-8334 Fax: 626-9094

**DAILY FIELD REPORT**

**Date:** 11/03/04  
**Project:** CMT Services, Presumpscot Street - Portland, Maine  
**Project #:** 4528  
**Site Contacts:** Mark Goldstein - Coastal Equipment Corp.  
**Purpose of Visit:** Perform concrete testing for floor slab.

**Work Activities:** Performed concrete testing for floor slab section, west end of new extension next to existing building. Inspected concrete from 5 trucks. Concrete supplied by Auburn Concrete, and placed by Matt Walton & crew. One set (#9) of cylinders was cast and placed in tote for retrieval at a later date. Test cylinders were taken from truck #82, ticket #68128. Matt Walton was informed of all test results.

**Test Results:**  
Slump: 5-1/2" - 6-1/2"  
Air content: 5.8% - 7.8%  
Concrete temperature: 55 - 58 degrees F  
Air temperature: 41 - 46 degrees F

**Remarks:** Promesh Fiber added.

**Portal to Portal**

Leave: Lab

Return:

TOTAL:

	<u>Expenses</u>	
11:00	Mileage:	70
17:00	Density Gauge:	
6 hrs	Other:	cylinders

**Signed:** Hap Gallin  
**cc:**

**SUMMIT GEOENGINEERING SERVICES**

P.O. Box 4698 Augusta, Maine 04330-4698

Phone: (207) 621-8334 Fax: (207) 626-9094

**CONCRETE COMPRESSIVE STRENGTH TEST RESULTS - ASTM C39**

Project No: 4528  
 Project: CMT Services - Presumpscot Street, Portland, ME  
 Client: Coastal Equipment Corp.  
 P.O. Box 1118  
 Portland, Maine 04104

**Field Test Data**

Set No.: 4528-C9  
 Placement Date: 3-Nov-04  
 Lab Rec'd Date: 4-Nov-04  
 Location: Floor slab west end of building.

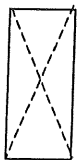
Technician: HAG  
 Supplier: Auburn  
 Mix Designation: 3/4" Aggregate  
 Design Strength: 3500

Slump (inches) 6 1/4  
 Air Content (%) 5.8  
 Conc Temp (°F) 58.0

**Laboratory Test Data**

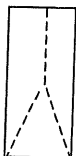
Sample No.	Test Date	Age	Type	Unit Wt.	Area (in <sup>2</sup> )	Load (K)	Strength (psi)
C9a	10-Nov-04	7	6	142.6	28.27	93.1	3290
C9b	1-Dec-04	28	2	144.2	28.27	107.7	3810
C9c	1-Dec-04	28	2	143.7	28.27	113.0	4000
C9d							

Average 28 Day (psi): 3905



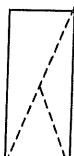
Cone

1



Cone and Split

2



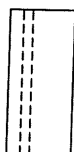
Cone and Shear

3



Shear

4



Columnar

5



Other

6

Remarks:

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---

Reviewed: Darrell Gilman, CMT Manager  
 Sent: 112/02/04

**SUMMIT GEOENGINEERING SERVICES**

P.O. Box 4698 Augusta, Maine 04330-4698

Phone: (207) 621-8334 Fax: 626-9094

**DAILY FIELD REPORT**

**Date:** 11/04/04  
**Project:** CMT Services, Presumpscot Street - Portland, Maine  
**Project #:** 4528  
**Site Contacts:** Mark Goldstein - Coastal Equipment Corp.  
**Purpose of Visit:** Concrete cylinder pickup.

**Work Activities:** Retrieved test cylinders from previous placement for controlled storage and compressive strength testing.

**Portal to Portal**

Leave: Lab  
Return:  
TOTAL:

<u>Expenses</u>	
<u>10:30</u>	Mileage: <u>70</u>
<u>11:30</u>	Density Gauge: <u>          </u>
<u>1 hrs</u>	Other: <u>4 cyl.</u>

**Signed:** Darren Gile  
**cc:**







P.O. Box 1128 • Starkville, MS 39760 • (662) 323-8021 • Fax (662) 421-2884 • www.gulfstatesmanufacturers.com

July 19, 2004

RE: 142 PRESUMPCOT ST LLC
PORTLAND, ME 04104
JOB# 39115
38' X 140' X 20'
34' X 40' X 20' / 22'

Gentlemen:

In accordance with purchase order documents, the referenced structure has been designed to withstand the loads as listed. The loads were applied as recommended by the BOCA, National Building Code, 1999 Edition. In addition to the dead load of the building components, the design loads are as follows:

LIVE LOAD (Non-Reducible) 20 psf
GROUND SNOW LOAD 13.7 psf
SNOW Exposure Factor 0.7
SNOW Importance Factor 1.0
COLLATERAL LOAD 3.0 psf
WIND VELOCITY (Excluded) 90 mph
WIND Exposure Category B
WIND Importance Factor 1.09

SEISMIC DATA
Peak Velocity-Related Acceleration (Av) 0.10
Peak Acceleration (Aa) 0.10
Seismic Hazard Exposure Group I
Seismic Performance Category C
Soil Profile Type (S) (assumed) 2.0
Basic Structural System
Laterally - Ordinary Moment Resisting Frame of Steel
Response Modification Factor (R) 4.5
Deflection Amplification Factor (Cd) 4.0
Longitudinally - Concentrically Braced Frame
Response Modification Factor (R) 5.0
Deflection Amplification Factor (Cd) 4.5
Analysis Procedure: Equivalent Lateral Force

AUXILIARY LOADS:

The seismic forces on this structure were calculated using twenty percent (20%) of the roof snow load.

The building was designed in accordance with design specifications in the Ninth Edition of AISC Manual of Steel Construction and the 1996 Edition with 1999 Addendum of the AISC. Gulf States Manufacturers is an approved manufacturer in the AISC Quality Certification Program in the category of Metal Building Systems. Gulf States Manufacturers has an AISC-MB Certified office in Starkville, MS. The materials for this project will be manufactured in Gulf States Manufacturers AISC-MB Certified plant in Starkville, Mississippi.

The design of accessories such as doors, windows, translucent panels, louvers and ventilators are not included with respect to properties or use regardless of their source. Other parts of the project such as the foundation, existing buildings, masonry walls, mechanical equipment and erection of the building components are not part of the design by Gulf States Manufacturers. Effects on the building due to the excluded items that fail to withstand their required loads are not covered in this letter.

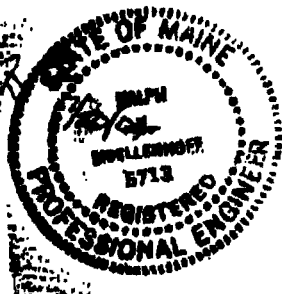
The building components should be erected in accordance with the referenced job member erection drawings on a properly designed foundation with anchor bolts of the diameter(s) and yield strength shown on the Gulf States anchor bolt plan. Field inspection of materials which are provided by Gulf States is the responsibility of the creator and/or overall project professionals. The foundation designer will find the column reactions with the referenced job anchor bolt setting plans.

To the best of my knowledge this design conforms with the local requirements of the building code and purchase order documents as previously stated. The undersigned is not the engineer-of-record for the overall project.

Sincerely:
GULF STATES MANUFACTURERS

Ralph E. Moellenhoff, P.E.
Senior Design Engineer
Enclosures (3)

Joseph H. Wood, P.E. JHW
Design Engineer



MANUFACTURERS OF METAL BUILDING SYSTEMS



# Commercial 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: 112 Presumpscot St - Rear Addition		
Total Square Footage of Proposed Structure	Square Footage of Lot 51,460.8 SF	
Tax Assessor's Chart, Block & Lot 425 I 4 Chart# 425 Block# I Lot# 40 <del>plus 33, 43 and part 8-12</del>	Owner: 142 Presumpscot St LLC	Telephone: 207 775 1100
Lessee/Buyer's Name (If Applicable) N/A -	Applicant name, address & telephone: MARK Goldstein P.O. Box 1118 142 Presumpscot St Portland ME 7751100 315-4216	Cost Of Work: \$340,000.00 Fee: \$
Current Specific use: _____		
Proposed Specific use: WAREHOUSE Addition		
Project description: WAREHOUSE Addition		
Contractor's name, address & telephone: SME Corporation 1112 Litchfield Rd. BOWDOIN ME, 04257		
Who should we contact when the permit is ready: Applicant.		
Mailing address: Above		
Phone: 207 775 1100		

Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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 of applicant:	Date: 6/1/04
-------------------------	--------------

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 04-0866	<b>Date Applied For:</b> 06/24/2004	<b>CBL:</b> 425 I004001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 142 Presumpscot St	<b>Owner Name:</b> 142 Presumpscot Limited	<b>Owner Address:</b> 142 Presumpscot St	<b>Phone:</b> ( ) 775-1100
<b>Business Name:</b>	<b>Contractor Name:</b> SME Corporation	<b>Contractor Address:</b> 1112 Litchfield Rd Bowdoin	<b>Phone:</b> (207) 775-1100
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Commercial	

<b>Proposed Use:</b> warehouse with 9865 sq ft addition	<b>Proposed Project Description:</b> build 9865 sq ft addition to warehouse. Metal roof & walls, fencing, landscaping
--	--

**Dept:** Fire      **Status:** Pending      **Reviewer:** Lt. MacDougal      **Approval Date:**

**Note:**      **Ok to Issue:**

425 I 4  
040 864



CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

272

TO: Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service

FROM: RTB ENTERPRISES

RE: Certificate of Design

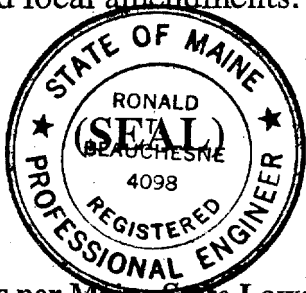
DATE: 7/26/04

These plans and/ or specifications covering construction work on:

WAREHOUSE ADDITION

142 PRESUMPSCOT - KREB

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the BOCA National Building Code / 1999 (Fourteenth Edition) and local amendments.



As per Maine State Law:

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

Signature: [Handwritten Signature]

Title: PRESIDENT

Firm: RTB ENTERPRISES

Address: 23 TURNBERRY DR  
CUMBERLAND, ME 04021  
(207) 232 2309



CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: RTB ENTERPRISES

Address of Project: 142 PRESUMSCOT STREET

Nature of Project: WAREHOUSE ADDITION

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

Signature: [Handwritten Signature]

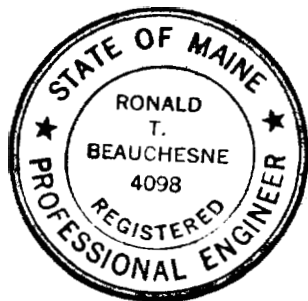
Title: PRESIDENT

Firm: RTB ENTERPRISES

Address: 23 TURIBERRY DR  
CUMBERLAND, ME 04021

Phone: (207) 232-2509

(SEAL)



# Statement of Special Inspections

## CASE Council of American Structural Engineers

---

**Project:** Warehouse Addition  
**Location:** 142 Presumpscot Street, Portland, Maine  
**Owner:** Mark Goidstein  
**Owner's Address:** 142 Presumpscot Street  
Portland, ME 04101

**Architect of Record:** N/A

**Structural Engineer of Record:** RTB Enterprises  
23 Turnberry Dr., Cumberland, ME 04021 (207) 232-2509

This Statement of Special Inspections is submitted as a condition for permit issuance in accordance with the Special Inspection requirements of the Building Code. It includes a Schedule of Special Inspection Services applicable to this project as well as the name of the Special Inspector and the identity of other approved agencies intended to be retained for conducting these inspections.

The Special Inspector shall keep records of all inspections and shall furnish inspection reports to the Building Official, Structural Engineer and Architect of Record. Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official, Structural Engineer and Architect of Record. The Special Inspection program does not relieve the Contractor of his or her responsibilities.

Interim reports shall be submitted to the Building Official, Owner, Structural Engineer and Architect of Record.

A Final Report of Special Inspections documenting completion of all required Special Inspections and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy.

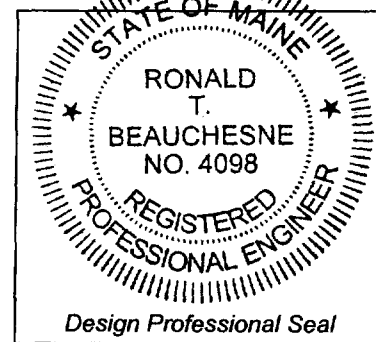
Job site safety and means and methods of construction are solely the responsibility of the Contractor.

Interim Report Frequency:

Prepared by:  
RTB Enterprises

Ronald Beuchesne, P.E.  
(type or print name)

per attached schedule.



[Signature] 8/12/04  
Signature Date

Owner's Authorization:

Building Official's Acceptance:

[Signature] 8/13/04  
Signature Date

\_\_\_\_\_  
Signature Date

Project: *Warehouse Addition, 142 Presumpscot St*

## Schedule of Special Inspection Services

The following sheets comprise the required schedule of special inspections for this project. The construction divisions which require special inspections for this project are as follows:

- |  |  |
|--|--|
| <input type="checkbox"/> Soils and Foundations             | <input type="checkbox"/> Spray Fire Resistant Material         |
| <input checked="" type="checkbox"/> Cast-in-Place Concrete | <input type="checkbox"/> Wood Construction                     |
| <input type="checkbox"/> Precast Concrete                  | <input type="checkbox"/> Exterior Insulation and Finish System |
| <input type="checkbox"/> Masonry                           | <input type="checkbox"/> Mechanical & Electrical Systems       |
| <input checked="" type="checkbox"/> Structural Steel       | <input type="checkbox"/> Architectural Systems                 |
| <input type="checkbox"/> Cold-Formed Steel Framing         | <input type="checkbox"/> Special Cases                         |

Inspection Agents	Firm	Address
1. Special Inspector	<i>Summit Geoengineering Services</i>	<i>640 Main Street Lewiston, ME 04240 (207) 795-6009</i>
2. Inspector		
3. Inspector		
4. Testing Laboratory	<i>Summit Geoengineering Services</i>	<i>640 Main Street Lewiston, ME 04240 (207) 795-6009</i>
5. Testing Laboratory		
6. Other		

Note: The inspection and testing agent shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official, prior to commencing work.



207 666 3178

SEP-16-2004 02:52 AM MARTIN

207 666 3178

.01



MARKETING, INC.

Fax Transmittal Page

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Fax: (207) 666-3178

Attention: MARK  
From: Steve  
Date:  
Re:  
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NOTES:

*Urgent Nergent 874 8716*

*Is this what you need?*

*PLEASE CALL ME ASAP w/ questions.*

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# FAX COVER

DATE 9-16-04

COVER + 1 PAGES

TO Michael Nugent

FROM [Signature]

FAX 202/674-8716

FAX (662) 323-6877

PHONE \_\_\_\_\_

PHONE (662) 323-8021 Ext: 415

REF: GSM # 39115-0

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AISC Certification  
per your request

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MANUFACTURERS OF METAL BUILDING SYSTEMS



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July 19, 2004

GULF MARKETING  
1112 LITCHFIELD RD  
BOWDOIN, ME 04287

RE: 142 PRESUMPCOT ST LLC  
PORTLAND, ME 04104  
JOB# 39115  
58' X 140' X 20'  
34' X 40' X 20' / 22'

**Gentlemen:**

In accordance with purchase order documents, the referenced structure has been designed to withstand the loads as listed. The loads were applied as recommended by the **BOCA, National Building Code, 1999 Edition**. In addition to the dead load of the building components, the design loads are as follows:

LIVE LOAD (Non-Reducible)	<u>20 paf</u>
GROUND SNOW LOAD	<u>85.7 psf</u>
SNOW Exposure Factor	<u>0.7</u>
SNOW Importance Factor	<u>1.0</u>
COLLATERAL LOAD	<u>3.0 psf</u>
WIND VELOCITY (Enclosed)	<u>90 mph</u>
WIND Exposure Category	<u>B</u>
WIND Importance Factor	<u>1.09</u>

**SEISMIC DATA**

Peak Velocity-Related Acceleration (Av)	<u>0.10</u>
Peak Acceleration (Aa)	<u>0.10</u>
Seismic Hazard Exposure Group	<u>1</u>
Seismic Performance Category	<u>C</u>
Soil Profile Type (S) (assumed)	<u>2.0</u>
Basic Structural System	
Laterally - Ordinary Moment Resisting Frame of Steel	
Response Modification Factor (R)	<u>4.5</u>
Deflection Amplification Factor (Cd)	<u>4.0</u>
Longitudinally - Concentrically Braced Frame	
Response Modification Factor (R)	<u>5.0</u>
Deflection Amplification Factor (Cd)	<u>4.5</u>
Analysis Procedure: Equivalent Lateral Force	

**AUXILIARY LOADS:**

The seismic forces on this structure were calculated using twenty percent (20%) of the roof snow load.

The building was designed in accordance with design specifications in the Ninth Edition of AISC Manual of Steel Construction and the 1986 Edition with 1989 Addendum of the AISI. Gulf States Manufacturers is an approved manufacturer in the **AISC Quality Certification Program** in the category of Metal Building Systems. Gulf States Manufacturers has an AISC-MB Certified office in Starkville, MS. The materials for this project will be manufactured in Gulf States Manufacturers AISC-MB Certified plant in Starkville, Mississippi.

The design of accessories such as doors, windows, translucent panels, louvers and ventilators are not included with respect to properties or use regardless of their source. Other parts of the project such as the foundation, existing buildings, masonry walls, mechanical equipment and erection of the building components are not part of the design by Gulf States Manufacturers. Effects on the building due to the excluded items that fail to withstand their required loads are not covered in this letter.

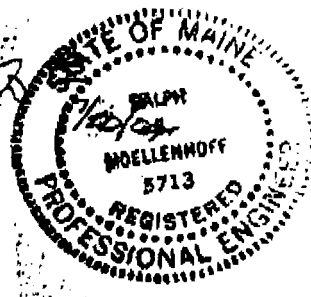
The building components should be erected in accordance with the referenced job number erection drawings on a properly designed foundation with anchor bolts of the diameter(s) and yield strength shown on the Gulf States anchor bolt plan. Field inspection of materials which are provided by Gulf States is the responsibility of the erector and/or overall project professionals. The foundation designer will find the column reactions with the referenced job anchor bolt setting plans.

To the best of my knowledge this design conforms with the load requirements of the building code and purchase order documents as previously stated. The undersigned is not the engineer-of-record for the overall project.

Sincerely:  
GULF STATES MANUFACTURERS

*Ralph E. Moellenhoff*  
Ralph F. Moellenhoff, P.E.  
Senior Design Engineer  
low  
Enclosures (3)

Joseph H. Wood, P.E. JW  
Design Engineer



MANUFACTURERS OF METAL BUILDING SYSTEMS



# AMERICAN INSTITUTE OF STEEL CONSTRUCTION, INC.

## AISC Metal Building Manufacturer Certification Program



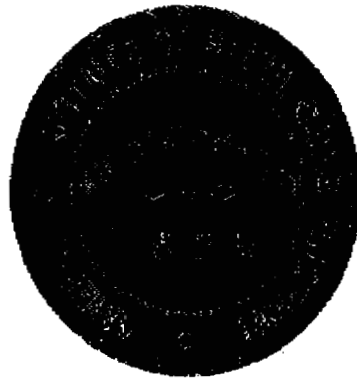
# Gulf States Manufacturers

Headquarters: Starkville, MS

Facility meeting program criteria:

**Starkville, MS**

**Design and Manufacturing**



President, American Institute of Steel Construction, Inc.

**September 2004**



Certification valid through the last day of this month

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

**2003-0104**  
Application I. D. Number

**5/27/03**  
Application Date

**142 Presumpscot Limited**  
Applicant  
**142 PresumpscotSt, Portland, ME 04103**  
Applicant's Mailing Address

**Warehouse Addition**  
Project Name/Description

Consultant/Agent  
**Applicant Ph: (207) 775-1100 Applicant Fax: (207) 775-1139**  
Applicant or Agent Daytime Telephone, Fax

**142 - 142 PresumpscotSt, Portland, Maine**  
Address of Proposed Site  
**425 1004001**  
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) \_\_\_\_\_

**9,865 s.f.** Proposed Building square Feet or # of Units **\_\_\_\_\_** Acreage of Site **\_\_\_\_\_** **IL/R5** 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 (ZBAIPB)  Zoning Variance  Other \_\_\_\_\_

Fees Paid: Site Plan **\$400.00** Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: 6/5/03

**Zoning Approval Status:**

Reviewer \_\_\_\_\_

Approved  Approved w/Conditions See Attached  Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

**Performance Guarantee**  Required\*  Not Required

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

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

Applicant: 142 Presumpscott Limited Co. COASTAL Equip Date: 7/30/04

Address: 142 Presumpscott C-B-L: 425-I-4-5-6-7-42-43

CHECK-LIST AGAINST ZONING ORDINANCE permit # 04-0866

New plans received 8/5/04

Date - Developed prop

Zone Location - IL/RS (at rear of property)

Interior or corner lot - corner of So. Grafton St

Proposed Use/Work - to construct New Addition of Parker 9,865 sq ft - existing Bldg

Sewage Disposal - City

Lot Street Frontage - 60' min - ~ 215' along Presumpscott St 6,209

Front Yard - ~~25' req - N/A~~ - Addition is behind front Bldg

Rear Yard - 40' (abuts a res. zone) - 153' scaled

Side Yard - 40' (abuts res. zone on one side) - 42' scaled

Projections - 25" on side that abuts a street - 25' stays on side abutting neighbors

Width of Lot - N/A -> 14-425 falls under

Height - 45' max - 30' to ridge

Lot Area - None req - 51,460 sq ft given

Lot Coverage (Impervious Surface) - 65% MAX of 33,449.65 sq ft MAX showing 32,145 sq ft impervious

Area per Family - N/A

Off-street Parking - 10 spaces req - 12 spaces shown for new addition

Pavement setback - 15' req Loading Bays - 1 loading bay req for bldg - none shown see revised plans

Site Plan - 2003-0104

Shoreland Zoning/ Stream Protection - N/A

8/5/04 revised showing loading bay

Flood Plains - Panel 7 - zone X  
Appealed 1st on 4/17/03 - expired GRANTED  
Appealed 2nd because of expiration 2/19/04 - GRANTED

# City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements **must be** made before permit applications can be received by the Inspections Dept.

Address of Construction: <b>142 Presumpscot Street</b>		Zone: <b>IL &amp; R5</b>
Total Square Footage of Proposed Structure <b>9,865 SF</b>		Square Footage of Lot <b>51,460 SF</b>
Tax Assessor's Chart, Block & Lot Chart# <b>425</b> Block# <b>I</b> Lot# <b>4-7</b> plus <b>33, 43 and part of 8-12</b>	Property owner, mailing address: <b>142 Presumpscot LLC</b> <b>142 Presumpscot Street</b> <b>Portland, Maine 04103</b>	Telephone: <b>775-1100</b> <b>775-1139 fax</b>
Consultant/Agent, mailing address, phone & contact person <b>Brenda M. Buchanan, Esq.</b> <b>57 Exchange St., Portland 04101</b> <b>772-1262</b>	Applicant name, mailing address, telephone #/Fax#/Pager#: <b>Same as owner</b>	Project name: <b>142 Presumpscot Warehouse Addition</b> <span style="font-size: small;">4</span>
Proposed Development (check all that apply) ___ New Building <input checked="" type="checkbox"/> Building Addition ___ Change of Use ___ Residential ___ Office ___ Retail ___ Manufacturing <input checked="" type="checkbox"/> Warehouse/Distribution <input checked="" type="checkbox"/> Parking lot ___ Subdivision, amount of lots ___ \$25.00 per lot \$ _____ ___ Site Location of Development \$3,000, except for residential lots which are then \$200 per lot _____ ___ Traffic Movement \$1,000 <input checked="" type="checkbox"/> Stormwater Quality \$250.00 ___ Other _____ ___ After the fact review - Major project \$1,500.00 ___ After the fact review - Minor project \$1,200.00  Major Development ___ \$500.00 Minor Development <input checked="" type="checkbox"/> \$400.00 Plan Amendments: ___ Board review \$200.00 ___ Staff review \$100.00		
Who billing will be sent to: <b>Brenda M. Buchanan, Esq.</b> Mailing address: <b>Warren, Currier &amp; Buchanan, LLC 57 Exchange Street</b> State and Zip: <b>Portland, Maine 04101</b> Contact person: <b>Brenda</b> Phone: <b>772-1262</b>		

Submittals shall include (9) separate folded packets of the following:

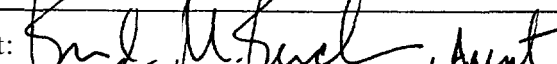
- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, and c)

### ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5x11) you may also visit the web site: [ci.portland.me.us](http://ci.portland.me.us) chapter 14

*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 of applicant: 	Date: 5/23/03
---	---------------

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

# Site Plan Review Application of 142 Presumpscot Limited Liability Company Property at 142 Presumpscot Street, Portland

Name of Applicant: 142 Presumpscot Limited Liability Company,  
Mark C. Goldstein, Member

Mailing Address: P.O. Box 1118, Portland, Maine 04104

Address of Proposed Site: 142 Presumpscot Street, Portland,

Applicant 142 Presumpscot Limited Liability Company seeks site plan review approval to build a 9,865 square foot addition onto an existing 6,209 square foot structure on a 51,460 square foot parcel located at 142 Presumpscot Street, Portland (the “Parcel”). The tenant in the existing structure is Coastal Equipment Corporation (“CEC”)<sup>1</sup>, which designs, fabricates and distributes materials handling products.

The Parcel straddles two zones – I-L and R-5. The existing structure is wholly in the I-L zone, and the entire addition will be as well. Most of the area on the Parcel that is not covered by the existing building and will not be covered by the addition is located in the R-5 zone. For a visual depiction of the I-L and R-5 zone lines, see **Exhibit A**.

The Parcel is bounded on the east by Presumpscot Street, on which it has 143.77 feet of frontage. This portion of the parcel is in the IL zone. The existing structure faces Presumpscot Street.

The southerly side of the parcel backs up to several house lots that front on Providence Street, which is in the R-5 zone.

The Parcel is bounded on the west by house lots that front on East Kidder Street, which is in the R-5 zone. The R-5 zone line bisects the parcel westerly of the proposed addition.

The parcel is bounded on the north by South Grafton Street, a dedicated but unaccepted street<sup>2</sup> that lies in the IL zone. South Grafton Street is unpaved. It currently is used for access to a business on the north side of Grafton Street, Drake Equipment Company.

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<sup>1</sup> Coastal Equipment Corporation’s president is Mark C. Goldstein, who is the sole member of **142 Presumpscot Street, LLC**.

<sup>2</sup> There are two portions of Grafton Street. The end abutting the Parcel (commonly called “South Grafton Street”) dead ends approximately 500 feet westerly of Presumpscot Street, just past the rear boundary of the Parcel. The other end (called simply “Grafton Street”) runs westerly from Ocean Avenue and also dead ends after approximately 500 feet.



The Applicant's sources of title are the following deeds:

1. Ashley W. Pike and Dianne J. Pike to 142 Presumpscot Limited Liability Company dated April 25, 1997 and recorded in the Cumberland County Registry of Deeds ("CCRD") in Book 13047, Page 243.
2. Dominic Dorazio, Jr. and Rita Pramis, as Personal Representatives of the Estate of Dominic Dorazio, Sr., to 142 Presumpscot Limited Liability Company, dated December 29, 1997 and recorded in the CCRD, Book 13525, Page 161.
3. Eulah V. Napolitano to 142 Presumpscot Limited Liability Company, dated July 20, 2000 and recorded in the CCRD, Book 15617, Page 157.
4. Coastal Equipment Corporation to 142 Presumpscot Limited Liability Company, dated November 1, 2001 and recorded in the CCRD, Book 16956, Page 241
5. Donald E. Neuts and Joan N. Neuts to 142 Presumpscot Limited Liability Company, dated November 1, 2001 and recorded in the CCRD, Book 16956, Page 239.

Copies of a legal description of the entire Parcel and of the above-referenced deeds are attached hereto, marked as Exhibit B.

The property is designated on city tax maps as Map 425, Block I, Lots 4 -7, 33,43 and portions of 8 -12.

**CHECKLIST ITEMS:**

1-6. A standard boundary survey by Bruce R. Bowman, Inc. is attached hereto, marked as Exhibit C. It shows that the Applicant is 142 Presumpscot Limited Liability Company, that the name of the project is "142 Presumpscot Warehouse Addition," the scale and north points, and the boundaries of the site. Exhibit C also shows that the total land area of the site is 51,460.8 square feet. The topographic features of the site also are shown.

7. Plans based on the boundary survey also are enclosed. A three-page Site Plan prepared by Environmental Engineering & Remediation, Inc. ("EER") is attached and marked as Exhibits D 1-3. Exhibit D-1 is the site layout, utility, grading and erosion control plan. Exhibit D-2 is the landscaping, striping and signage plan. Exhibit D-3 depicts construction details.

8. The existing soil conditions are set forth in the Stormwater Analysis performed by EER dated May 16, 2003, which is enclosed herewith, marked as Exhibit E.

9. The Parcel does not contain any watercourses, marshes, rock outcroppings or wooded areas of note. The currently undeveloped portion of the parcel is basically overgrown with scrub trees and undergrowth. There are no existing or proposed

easements or rights-of-way. Existing drainage infrastructure is shown on the enclosed plan marked as Exhibit F. Proposed drainage infrastructure is shown on the enclosed plan marked as Exhibit G.

**10.** Enclosed and marked as Exhibit H is a two-page set of drawings by RTB Enterprises, Ronald T. Beachesne, P.E. of Cumberland, Maine. Exhibit H-1 shows the floor plan of the proposed addition including exterior stairs and loading dock areas. Exhibit H-2 shows the building elevations and facades. The addition is to be a corrugated steel structure, as noted on Exhibit H-2.

**11.** The approximate location of buildings or other structures on lots abutting the Parcel is shown on Exhibits C and D-1.

**12.** A dumpster currently is located on the North side of the existing structure, in the location shown on Exhibit C. The Applicant does not propose to change this location.

**13.** Existing and proposed electricity and telecommunications lines are shown on Exhibit C and D-1.

**14.** Existing water and sewer lines serve the Parcel. They are clearly delineated on Exhibit D-1. The capacity of the catch basins and storm sewer is discussed in Exhibit E.

**15.** As noted above, a drawing showing existing drainage conditions is enclosed, marked as Exhibit F and a drawing showing the proposed drainage plan is enclosed, marked as Exhibit G. The storm water analysis (Exhibit E) concludes that total offsite flow will increase due to construction of the addition, but the overall impact to the existing storm drain system will be insignificant, and storm water runoff will not present an adverse affect to the lot or abutting lots.

**16.** The site is not subject to any existing easements or rights-of-way of record or other burdens, and none are proposed.

**17.** Trucks bound for the loading docks at the rear of the addition will enter via the easterly of the two driveways that will open onto South Grafton Street. Trucks will be directed to exit via the westerly of the two driveways. As minimal pedestrian passage is anticipated, no separate walkways have been planned.

**18.** As can be seen on Exhibit D-2, a parking area with **12** marked spaces is located west of the addition and adequate distance from the entranceway and loading dock bays so as not to interfere with truck turnaround.<sup>3</sup>

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<sup>3</sup> A miscellaneous appeal was needed because parking is not a permitted use in the R-5 zone. That appeal was granted by the Zoning Board of Appeals on April 17, 2003. A copy of the ZBA's order is attached, marked as Exhibit I.

19. A loading dock area 28 feet wide is proposed at the rear of the warehouse. The area will contain two truck bays served by separate overhead doors at loading dock height. An 8-foot receiving door at loading dock height for city delivery trucks (UPS, FedEx,) will be located on the on the north side of the addition. Note that on Exhibit H-2, this door was shown at an angle. The Applicant's current plan is not to angle the door, as there is adequate area for such delivery trucks to back in perpendicular to the building.

20. Ingress and egress will be from Presumpscot Street to the parking area via to South Grafton Street. South Grafton Street is lightly used. Drake Equipment also uses Grafton Street to access its business. Essentially, there is no other traffic on Grafton Street because it dead ends just past the rear property lines of the Applicant and Drake.

21. There is an existing sidewalk in front of the existing structure on Presumpscot Street. See Exhibit D-1. No additional sidewalks are planned.

22 -29. The landscaping plan is set forth on Exhibit D-2. No existing landscape growth is to be preserved. The undeveloped portion of the parcel currently is overgrown with scrub trees and mixed undergrowth. Shown on Exhibit D-2 is the location of existing proposed vegetation, the type of vegetation, quantity of plantings, size of proposed landscaping, the details of planting specifications.

30. The Applicant proposes extensive landscaping to screen and buffer the existing building and addition from its residential neighbors. The specific landscaping measures are shown on Exhibit D-2. A uniform 6' stockade fence is proposed to replace the existing fencing along the south and west sides of the Parcel, which is mix-and-match in terms of materials and heights. Detail of the fencing is shown on Exhibit D-3.

31. The lighting plan calls for fully cut-off fixtures. The locations are shown on Exhibit D-1 and the specifications are attached hereto, marked as Exhibit J.

32. There is an existing fire hydrant across Presumpscot Street from the existing structure. This is shown on Exhibit C. No additional hydrants are proposed.

33. The Applicant, 142 Presumpscot, LLC, is a single-member limited liability company with Mark Goldstein as its sole member. The applicant's address is 142 Presumpscot Street, Portland, Maine 04103. The estimated cost of the development is \$360,000.

34. The Applicant proposes to use the addition as the existing building is used, primarily as a warehouse with some floor space set aside for an office and/or product assembly. As can be seen on Exhibit H-1, the addition could be configured into as many as three separate spaces or used as a single warehouse. The demand of the market will dictate how it is divided. CEC may relocate into the new addition if a prospective tenant wishes to have visibility from Presumpscot Street. If not, CEC will likely stay where it is and allow new tenants to occupy the addition.

**35.** There is no residential use on the site. The abutting residential areas are described above.

**36.** The total land area of the site is **51,460.8** square feet.

**37.** The total floor area of the existing building is **6,209** square feet. Total ground coverage on the Parcel is **13,437** square feet. The total floor area of the proposed addition is 9,865 square feet, including landings and stairways. Once the addition is built, total ground coverage on the Parcel will be **36,937** square feet.

**38.** There are no existing or proposed easements or other burdens.

**39.** Solid waste removal is by a private contractor on an on-call basis. There is one dumpster on site. The contractor is called to remove it once it is full. Recyclable materials for the existing business – cardboard and scrap metal – are stored inside. Pickup by private recycling contractors is done on an on-call basis. These arrangements will be continued once the new addition is build unless a pattern of pick-up calls emerges that requires a different arrangement such as regularly scheduled pick up.

**40.** A letter from the Portland Water District regarding the adequacy of the sewer and water lines to service the proposed addition will be coming under separate cover. The Applicant believes that Presumpscot Street, as a major industrial thoroughfare, is adequate to handle traffic generated by the businesses on the site once the addition is built.<sup>4</sup>

**41.** No problems with drainage or topography exist. See Exhibits E, F and G for further discussion.

**42.** The Applicant estimates it will take five (5) months to complete construction of the addition and all site improvements.

**43.** The only state permit needed is a storm water permit (i.e. MEPDES permit), for which the City has been delegated authority to grant on behalf of the Maine Department of Environmental Protection. No federal regulatory approvals are required.

**44 -46.** NIA

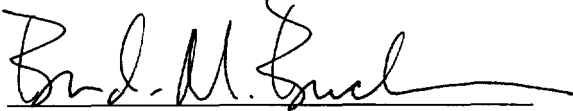
**47.** Attached and marked as Exhibit K is a commitment letter from Peoples Heritage Bank as evidence of the Applicant's financial capability to undertake and complete this project. The Applicant has entered into an agreement to hire SME Corporation to serve

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<sup>4</sup> Applicant's counsel has confirmed via a telephone conversation with Marge Schmuckal, the Portland Zoning Administrator, that no upgrading of South Grafton Street will be required under Section 14-403 of the Portland Zoning Ordinance because the proposal is simply to build an addition to an existing structure that has adequate frontage on Presumpscot Street.

as general contractor and construction manager if approval is granted. Bids will be solicited for the site work, electrical work and installation of mechanical systems. The construction plan is for the site work to be done first, the building to be put up second, and for landscaping, paving and signage to be completed while the interior framing and finish work is done.

Submitted on behalf of 1 . 2PRESUMPCOT LLC, this twenty-third day of May, 2003.

By: 

Brenda M. Buchanan, Esq.  
Attorney for Applicant  
WARREN, CURRIER & BUCHANAN  
57 Exchange Street  
Portland, Maine 04101  
Tel. 772-1262

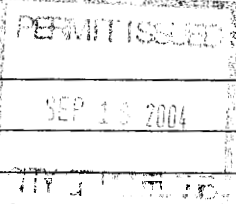
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING DEPARTMENT

## PERMIT

Permit Number: 040866



Application And Notes, If Any, Attached

This is to certify that 143 Presumpscot Limited/Service Corporation has permission to build 9865 sq ft addition to existing house. Metal roof, walls, fenestration, landscaping AT 143 Presumpscot St 425 1004001

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

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and work on permit must be completed before this building or part thereof is occupied or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**OTHER REQUIRED APPROVAL:**

- Fire Dept. *[Signature]*
- Health Dept.
- Appeal Board
- Other

DepartmentName

*[Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

## EXHIBIT B

Property of 142 Presumpscot Street Limited Liability Company

The following real property, all located in the City of Portland, County of Cumberland and State of Maine, and more particularly described as follows:

### **PARCEL ONE:**

Five (5) certain lots or parcels of land with the buildings thereon situated in the City of Portland, and being lots numbered one hundred forty-three (143), one hundred forty-four (144), one hundred forty-five (145), one hundred forty-six (146), and one hundred forty-seven (147) as shown on a plan of lots titled "Washington Avenue Gardens Annex" by Ernest W. Branch, Surveyor, dated October 1920 and recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 49.

Said lots taken together measure one hundred sixty-two and seventy-six one hundredths (162.76) feet on Grafton Street; one hundred ten and sixty one hundredths (110.60) feet on Presumpscot Street; two hundred ten (210) feet on land plotted as Washington Avenue Gardens (see plan of lots titled "Washington Avenue Gardens" by Ernest W. Branch, Surveyor, dated September 1920 and recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 46), and one hundred (100) feet on Lot #148 on plan of Washington Avenue Gardens Annex, referenced above. Taken together, according to said plan, containing eighteen thousand six hundred thirty-seven (18,637) square feet, more or less.

ALSO, another lot or parcel of land with the buildings thereon situated on Presumpscot Street in said Portland and being lot numbered eighty-seven (87) as shown on a plan of lots titled "Washington Avenue Gardens" by Ernest W. Branch, Surveyor, dated September 1920 and recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 46.

Said lot numbered eighty-seven (87) measures thirty-three and eighteen one hundredths (33.18) feet on Presumpscot Street, one hundred four and seventeen one hundredths (104.17) feet on Lot #86 as shown on plan of Washington Avenue Gardens, referenced above, thirty (30) feet on Lot #88 as shown on said plan and ninety (90) feet on Lot #143 as shown on the plan titled "Washington Avenue Gardens Annex," referenced above.

Together with the fee, insofar as [Grantor Ashley W. Pike and Dianne J. Pike] had the right to convey the same, of all streets and ways shown on said plan(s) in common with the owners of the other lots shown on said plan(s) and subject to the right of all said lot owners to make any customary use of said streets and ways. Subject also to any restrictions of record.

MEANING AND INTENDING to describe all those premises conveyed by Ashley W. Pike and Dianne J. Pike to 142 Presumpscot Limited Liability Company in a deed dated April 25, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13047, Page 243.

**PARCEL TWO:**

Parcel I

Two (2) certain lots or parcels of land situated on Grafton Street in Portland in the County of Cumberland and State of Maine, being lots numbered One Hundred Fifty-five (155) and One Hundred Fifty-six (156) as shown on plan of lots at Washington Avenue Gardens Annex, said plan being made by Ernest W. Branch, Surveyor, dated October, 1920, and recorded with Cumberland County Deeds, Book of Plans 14, Page 49.

Said lots measure each thirty (30) feet in width by one hundred (100) feet in depth and contain, each, according to said plan, three thousand (3,000) square feet, more or less. ■

Together with the fee, insofar as [the Grantor Estate of Dominic Dorazio, Sr.] had the right so to convey the same, of all the streets and ways shown on said plan, in common with the owners of the other lots shown on said plan, and subject to the right of all of said lot owners to make any customary use of said streets and ways.

Parcel II

Real Estate Portland, Maine W. Side Grafton Street, lots 152, 153, 154  
Plan Washington Avenue Gardens Annex  
Plan 425, Block I, Lots 35, 36, 37, Area 9,000 feet

MEANING **AND** INTENDING to describe all those same premises described in a deed from Dominic Dorazio, Jr. and Rita M. Pramis, Co-Personal Representatives of the Estate of Dominic Dorazio, Sr. to 142 Presumpscot Limited Liability Company dated December 29, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13525, Page 161.

**PARCEL THREE:**

Two certain lots or parcels of land situated on Providence Street in Portland in the County of Cumberland and State of Maine, being lots numbered ninety-three (93) and ninety-four (94), as shown on plan of lots at Washington Avenue Gardens belonging to Everett C. Wells, said plan being made by Ernest W. Branch, Surveyor, dated September, 1920 and recorded in the Cumberland County Registry of Deeds in Book of Plans 14, Page 26.

Said lots measure each thirty (30) feet in width by one hundred twenty-five (125) feet in depth and contain each, according to said plan, three thousand seven hundred fifty (3750) square feet, more or less.



Together with the fee, in so far as [Grantor Eulah V. Napolitano] had the right to convey the same, of all the streets and ways shown on said plan, in common with the owners of the other lots shown on said plan, and subject to the right of all of said lot owners to make any customary use of said streets and ways.

All buildings shall be set back at least ten (10) feet from the street on which they front, except that steps, porticos, piazzas, bay windows and other usual projections are allowed in said reserved space.

MEANING AND INTENDING to describe all those same premises conveyed by Eulah V. Napolitano to 142 Presuinpscot Limited Liability Company by Warranty Deed dated July 20, 2000 and recorded in the Cumberland County Registry of Deeds in Book 15617, Page 157.

EXCEPTING AND RESERVING therefrom the following portion of the above-described parcel, which was conveyed by 142 Presumpscot Limited Liability Company to Buy-The-Sea Properties, Inc. in a Warranty deed dated April 10, 2001 and recorded in the Cumberland County Registry of Deeds in Book 16199, Page 9.:

Beginning on the northeasterly sideline of Providence Street, at the westerly comer of Lot Ninety-Two (92) shown on said plan; thence northwesterly along the sideline of Providence Street a distance of sixty feet (60') to the southerly corner of Lot Ninety-Five (95); thence northeasterly along the boundary line between Lots Ninety-Four (94) and Ninety-Five (95) on said plan a distance of one hundred feet (100') to a point; thence southeasterly and parallel with the sideline of Providence Street a distance of sixty feet (60') to the boundary line between Lots Ninety-Three (93) and Ninety-Two (92) as shown on said plan; thence southwesterly along said boundary line a distance of one hundred feet (100') to the place of beginning. Containing six thousand (6,000) square feet, more or less, and measuring thirty (30) feet in width by one hundred (100) feet in depth.

#### **PARCEL FOUR:**

##### Parcel I:

A certain lot or parcel of land, together with any buildings thereon, situated Northerly of, but not adjacent to, Providence Street, in said Portland, bounded as follows:

Beginning at the Northeasterly corner of Lot 90 as shown on Plan entitled "Washington Avenue Garden," recorded in Plan Book 14, Page 46 in the Cumberland County Registry of Deeds; thence in a Westerly direction along the Northerly line of said Lot 90 and along the Northerly lines of Lots 91 and 92 as shown on said Plan for a distance of Ninety (90') feet to a point and the Northwesterly corner of said Lot 92; thence in a Southerly direction along the Westerly line of said Lot 92 for a distance of Twenty-Five (25') feet to a point; thence in an Easterly direction on a course parallel with said Northerly lines for a distance of Ninety (90') feet to a point and the Easterly line of said Lot 90; thence in a Northerly direction

along said Easterly line for a distance of Twenty-Five (25') feet to the point and place of beginning.

Parcel II:

Beginning at a point along the easterly sideline a distance of ten (10') feet from the northeasterly corner of Lot numbered 88 as shown on a plan of lots entitled Washington Avenue Gardens belonging to Everett C. Wells, said plan being made by Ernest W. Branch, dated September 1920 and recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 46; thence N 60° 0' 00" W a distance of sixty (60') feet along land now or formerly of Donald E. Neuts, to an iron rod set; thence N 30° E a distance of ten (10') feet to an iron rod set and land now or formerly of Ashley W. Pike et al; thence S 60° 0' 00" E a distance of sixty (60') feet to a point; thence S 29° 59' 49" W a distance of ten (10') feet to an iron rod set and point of beginning.

Meaning and intending to describe all those same premises conveyed by Ashley W. Pike and Dianne J. Pike to Coastal Equipment Corporation by deed dated April 17, 1996, which is recorded in the Cumberland County Registry of Deeds in Book 12491, Page 15, and corrected by a deed dated November 14, 2000 and recorded in the same Registry, Book 16956, Page 237.

Parcel III:

A certain lot or parcel of land, together with any buildings thereon, situated on the westerly side of Grafton Street, in said Portland, County of Cumberland, State of Maine, and being identified as Lots 148, 149, 150 and 151, as shown on plan of Washington Avenue Gardens Annex, recorded in Plan Book 14, Page 49, in the Cumberland County Registry of Deeds, reference to which is made for further details and particulars.

MEANING AND INTENDING to describe those three parcels conveyed by Coastal Equipment Corporation to 142 Presumpscot LLC by deed dated November 1, 2001 and recorded in the Cumberland County Registry of Deeds in Book 16956, Page 241.

**PARCEL FIVE:**

Beginning at a set iron pin marked 1313 at the southwesterly corner of a 10' x 60' strip of land conveyed by the Grantors herein to Ashley W. Pike et al in a deed dated January 27, 1998 and recorded in the Cumberland County Registry of Deeds in Book 8960, Page 302, as corrected by subsequent deeds recorded in Book 12464, Page 294 and Book 13743, Page 132; thence South 60° 00' 00" East, a distance of four (4) feet; thence South 30° 00' 00" West a distance of fifteen (15) feet; thence North 60° 00' 00" West, a distance of four (4) feet to a set iron pin marked 1313; thence North 30° 00' 00" East, a distance of fifteen (15) feet, to the place of beginning.

MEANING **AND** INTENDING to describe those same premises conveyed by Donald E. Neuts and Joan N. Neuts to 142 Presumpscot LLC by deed dated November 1, 2001 and recorded in the Cumberland County Registry of Deeds in Book 16956, Page 239.

•

020114

**WARRANTY DEED  
(Maine Statutory Short Form)**

KNOW ALL PERSONS BY THESE PRESENTS that ~~\\$~e~~ASHLEY W. PIKE and DIANNE J. PIKE, also known as Diane J. Pike, of Windham, Maine, for consideration paid, GRANT WITH WARRANTY COVENANTS to:

MAINE REAL ESTATE TAX PAID

**142 PRESUMPSCOT LIMITED LIABILITY COMPANY,**

whose mailing address is: 142 Presumpscot Street  
Portland, Maine 04103

the real property located in the City of Portland, County of Cumberland and State of Maine and being more particularly described as follows:

Five (5) certain lots or parcels of land with the buildings thereon situated in the City of Portland, and being lots numbered one hundred forty-three (143), one hundred forty-four (144), one hundred forty-five (145), one hundred forty-six (146), and one hundred forty-seven (147) as shown on a plan of lots titled "Washington Avenue Gardens Annex" by Ernest W. Branch, Surveyor, dated October 1920 and recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 49.

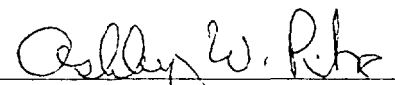
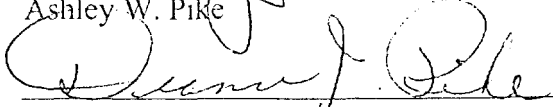
ALSO HEREBY COSVEYING another lot or parcel of land with the buildings thereon situated on Presumpscot Street in said Portland and being lot numbered eighty-seven (87) as shown on a plan of lots titled "Washington Avenue Gardens" by Ernest W. Branch, Surveyor, dated September 1920 and recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 46.

Together with the fee, insofar as the Grantors have the right to convey the same, of all streets and ways shown on said plan (s) in common with the owners of the other lots shown on said plan (s) and subject to the right of all said lot owners to make any customary use of said streets and ways. Subject also to any restrictions of record.

MEANING AND INTENDING to describe a portion of those premises conveyed by Dorothy E. Pallotta to Ashley W. Pike and Dianne J. Pike in a deed dated October 26, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8532, Page 239.

WITNESS our hands and seals this      day of April, 1997

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

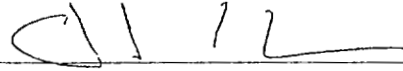
  
\_\_\_\_\_  
Ashley W. Pike  
  
\_\_\_\_\_  
Dianne J. Pike, also known as Diane J. Pike

STATE OF MAINE  
CUMBERLAND, ss.

April 25, 1997

Personally appeared the above-named Ashley W. Pike <sup>and Diane J. Pike</sup> and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public/Attorney at Law

DAVID E. CURRIER

pike.wd/2/B

RECEIVED  
RECORDED REGISTRY OF DEEDS

97 APR 25 PM 4:00

CUMBERLAND COUNTY

John B O'Brien

0K13525FG161

DEED OF SALE BY PERSONAL REPRESENTATIVE  
(Testate)  
Maine Statutory Short Form

078157

Know all Persons by these Presents,

DOMINIC DORAZIO, JR. AND RITA M. PRAHIS,

of Portland County of Cumberland State of Maine  
duly appointed and acting personal representative of the estate of DOMINIC WRAZIO, SR.

deceased (testate), as shown by the probate records of the County of Cumberland, Maine,  
(and having given notice to each person succeeding to an interest in the real property described below at least  
ten (10) days prior to the sale) ~~by the power conferred by the Probate Code, and every other power, for consideration~~

~~paid, grants to 142 PRESUMPCOT LIMITED LIABILITY COMPANY,~~

~~a Maine limited liability company of~~

County of Cumberland State of Maine

whose mailing address is 142 Presumpscot Street  
Portland, Maine 04103

the real property in Portland, County of Cumberland

State of Maine, described as follows:

See attached Exhibit A for legal description.

MAINE REAL ESTATE TAX PAID



EXHIBIT A

PARCEL I

Two (2) certain lots or parcels of land situated on Grafton Street in Portland in the County of Cumberland and State of Maine, being lots numbered One Hundred Fifty-Five (155) and One Hundred Fifty-Six (156) as shown on plan of lots at Washington Avenue Gardens Annex; said plan being made by Ernest W. Branch, Surveyor, dated October, 1920, and recorded with Cumberland County Deeds, Book of Plans 14, Page 49.

Said lots measure each thirty (30) feet in width by one hundred (100) feet in depth and contain each, according to said plan, three thousand (3,000) square feet, more or less

Together with the fee, insofar as we have the right so to convey the same, of all the streets and ways shown on said plan, in common with the owners of the other lots shown on said plan, and subject to the right of all of said lot owners to make any customary use of said streets and ways:

Being: the same premises conveyed to Jimmie Dorazio by deed from Everett C. Wells dated April 4, 1928, and recorded in Cumberland County Registry of Deeds in Book 1296, Page 460, and this conveyance is made subject to all restrictions and reservations therein contained

PARCEL II

The following described real estate situated in Portland in the County of Cumberland and State of Maine and more particularly described as, viz.:

Real Estate Portland, Maine Land W. Side Grafton St., Lots 152, 153, 154  
Plan Washington Ave. Gardens Annex  
Blk. 1, Lot; 35, 36, 37, Area 9000 sq. ft.

8K13525PG163

Witness our hands and seal this 29th day of December, 1997.

Signed, Sealed and Delivered in presence of [Signature] By: Dominic Dorazio, Jr., Co Pe By: Rita M. Pramis, Co Pers. Re

State of Maine, County of Cumberland ss. December 29, 1997. Then personally appeared the above named Dominic Dorazio, Jr. and Rita Pramis, Co Personal Representatives of the Estate of Dominic Dorazio, Sr. in their own free act and

Before me, [Signature] Notary Public Attorney at Law Printed Name: DAVID E. CURRIER RECEIVED 1997 DEC 30 PH 3:33 CUMBERLAND COUNTY John B O'Brien



0040792

BK T5617PG1571

KNOW ALL MEN BY THESE PRESENTS, that EULAH V. NAPOLITANO, of Portland, Maine, for consideration paid, grant to 142 PRESUMPCOT LIMITED LIABILITY COMPANY, a Maine limited liability company with a mailing address of 142 Presumpscot Street, Portland, Maine 04103, with WARRANTY COVENANTS, the land in Portland, County of Cumberland and State of Maine, described in Exhibit A, attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Eulah V. Napolitano has set her hand this 22 day of July, 2000

Patricia A. Coe  
Witness

Eulah V. Napolitano  
Eulah V. Napolitano

STATE TAX PAID

STATE OF MAINE  
COUNTY OF CUMBERLAND

July 20, 2000

Then personally appeared Eulah V. Napolitano, and acknowledged the foregoing instrument to be her free and voluntary deed.

MAINE

Before me,  
Christine Strickland  
Notary Public/Attorney at Law

CHRISTINE STRICKLAND  
Notary Public, Maine  
My Commission Expires November 14, 2004  
Typed or printed name of Notary

SEAL

BK 5617 PG 158

EXHIBIT A

Two certain lots or parcels of land situated on Providence Street in Portland in the County of Cumberland and State of Maine, being lots numbered ninety-three (93) and ninety-four (94), as shown on plan of lots at Washington Avenue Gardens belonging to Everett C. Wells, said plan being made by Ernest W. Branch, Surveyor, dated September, 1920 and recorded in the Cumberland County Registry of Deeds in Book of Plans 14, Page 26.

Said lots measure each thirty (30) feet in width by one hundred twenty-five (125) feet in depth and contain each, according to said plan, three thousand seven hundred fifty (3750) square feet, more or less.

Together with the fee, in so far as I have the right so to convey the same, of all the streets and ways shown on said plan, in common with the owners of the other lots shown on said plan, and subject to the right of all of said lot owners to make any customary use of said streets and ways.

All buildings shall be set back at least ten (10) feet from the street on which they front, except that steps, porticos, piazzas, bay windows and other usual projections are allowed in said reserved space.

Being the same premises conveyed by deeds dated and recorded as follows: Edward F. Marlowe, April 20, 2000, Book 15434, Page 70; Daniel P. Marlowe, April 18, 2000, Book 15429, Page 325; Nancy Nelson, December 15, 1999, Book 15284, Page 15; Peter P. Marlowe, December 22, 1999, Book 15284, Page 17; Maryann Stillman, December 22, 1999, Book 15284, Page 19; Maynard T. Marlowe, Jr., December 30, 1999, Book 15284, Page 21; Kathleen A. Marlowe, December 30, 1999, Book 15284, Page 23; and Eulah V. Napolitano, Personal Representative of the Estate of Samuel C. Napolitano, dated September 21, 1999, Book 15072, Page 257.

RECEIVED  
RECORDED REGISTRY OF DEEDS

2000 JUL 26 PM 1:27

CUMBERLAND COUNTY

John B. O'Brien

outsale

0025491

BK 16199PG009

**WARRANTYDEED**

KNOW ALL PERSONS BY THESE PRESENTS THAT 142 PRESUMPCOT LIMITED LIABILITY COMPANY, a Maine limited liability company with a mailing address of 142 Presumpscot Street, Portland, Maine 04103, for consideration paid, grants to BUY-THE-SEA PROPERTIES, INC., a Maine corporation with a principal place of business in Scarborough, County of Cumberland and State of Maine, and a mailing address of 174 Highland Avenue, Scarborough, Maine 04074, with WARRANTY COVENANTS, the land in Portland, County of Cumberland and State of Maine, more particularly bounded and described as follows, to wit:

MAINE REAL ESTATE TAX PAID

A certain lot or parcel of land situated on Providence Street in Portland, County of Cumberland and State of Maine, being a portion of Lot Ninety-Three (93) and a portion of Lot Ninety-Four (94) as shown on a plan titled "Washington Avenue Gardens, Portland, Cumberland County, Maine" by Ernest W. Branch, Civil Engineer dated September, 1920 and recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 26.

On such plan, said lots measure each thirty (30) feet in width by one hundred twenty-five (125) feet in depth. The portion of such lots conveyed herein measure thirty (30) feet in width by one hundred (100) feet in depth, and are more particularly described as follows:

Beginning on the northeasterly sideline of Providence Street, at the westerly corner of Lot Ninety-Two (92) shown on said plan; thence northwesterly along the sideline of Providence Street a distance of sixty feet (60') to the southerly corner of Lot Ninety-Five (35); thence northeasterly along the boundary line between Lots Ninety-Four (34) and Ninety-Five (95) on said plan a distance of one hundred feet (100') to a point; thence southeasterly and parallel with the sideline of Providence Street a distance of sixty feet (60') to the boundary line between Lots Ninety Three (93) and Ninety-Two (92) as shown on said plan; thence southwesterly along said boundary line a distance of one hundred feet (100') to the place of beginning. Containing six thousand (6,000) square feet, more or less.

Together with the fee, insofar as the Grantor has the right to convey the same, of all the streets and ways shown on said plan, in common with the owners of other lots shown on said plan, and subject to the rights of all of said lots owners to make any customary use of said streets and ways.

All buildings shall be set back at least ten (10) feet from the street on which they front, except that steps, porticos, piazzas, bay windows and other usual projections are allowed in said reserved space.

MEANING AND INTENDING to describe and convey a portion of those premises conveyed to the Grantor herein by Eulah V. Napolitano by Warranty Deed dated July 20, 2000 and recorded in the Cumberland County Registry of Deeds in Book 15617, Page 157.

BK 16199PG010

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed this tenth day of April, 2001 by its duly authorized manager.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

142 PRESWSCOT  
LIMITED LIABILITY COMPANY

Brenda M. Buch

Mark C. Goldstein  
Mark C. Goldstein, Manager

STATE OF MAINE  
CUMBERLAND, ss

Date: 4/10/01

Then personally appeared the above-named Mark C. Goldstein, in his capacity as Manager of 142 Presumpscot Limited Liability Company, and acknowledged the foregoing instrument to be his free act and deed in said capacity.

Before me,

Brenda M. Buch

Notary Public/Attorney at Law

BRENDA M. BUCHANAN  
Printed Name

Commission Expires: N/A

RECEIVED  
RECORDED REGISTRY OF DEEDS

2001 APR 17 AM 10:00

CUMBERLAND COUNTY

John B. O'Brien

**RELEASE DEED**

## MAINE STATUTORY SHORTFORM

KNOW ALL BY THESE PRESENTS THAT **COASTAL EQUIPMENT CORPORATION**, a Maine corporation with a principal place of business in Portland, County of Cumberland, State of Maine, and a mailing address of 142 Presumpscot Street, Portland, Maine 04103, for consideration paid, hereby **RELEASES** to **142 PRESUMPCOT LIMITED LIABILITY COMPANY**, a limited liability company organized under and in accordance with the laws of the State of Maine, which has a mailing address of 142 Presumpscot Street, Portland, Maine 04103, the property in Portland, County of Cumberland and State of Maine described as follows, to wit:

PARCEL ONE:

A certain lot or parcel of land, together with any buildings thereon, situated Northerly of, but not adjacent to, Providence Street, in said Portland, bounded as follows:

Beginning at the Northeasterly comer of Lot 90 as shown on Plan entitled "Washington Avenue Garden," recorded in Plan Book 14, Page 46 in the Cumberland County Registry of Deeds; thence in a Westerly direction along the Northerly line of said Lot 90 and along the Northerly lines of Lots 91 and 92 as shown on said Plan for a distance of Ninety (90') feet to a point and the Northwesterly corner of said Lot 92; thence in a Southerly direction along the Westerly line of said Lot 92 for a distance of Twenty-Five (25') feet to a point; thence in an Easterly direction on a course parallel with said Northerly lines for a distance of Ninety (90') feet to a point and the Easterly line of said Lot 90; thence in a Northerly direction along said Easterly line for a distance of Twenty-Five (25') feet to the point and place of beginning.

MEANING AND INTENDING to describe and release and hereby releasing all right, title, and interest the Grantor may have in the above-described property, which was conveyed to the Grantor by deed of Carnu, Inc. dated February 29, 1996 and recorded in the Cumberland County Registry of Deeds in Book 12491. Page 14.

PARCEL TWO:

Beginning at a point along the easterly sideline a distance of ten (10') feet from the northeasterly comer of Lot numbered 88 as shown on a plan of lots entitled Washington Avenue Gardens belonging to Everett C. Wells, said plan being made by Ernest W. Branch, dated September 1920 and recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 46; thence N 60° 0' 00" W a distance of sixty (60') feet along land now or formerly of Donald E. Neuts, to an iron rod set; thence N 30" E a distance of ten (10') feet to an iron rod set and land now or formerly of Ashley W. Pike et al; thence S 60" 0' 00" E a distance of sixty (60') feet to a point; thence S 29" 59' 49" W a distance of ten (10') feet to an iron rod set and point of beginning.

MEANING AND INTENDING to describe and release and hereby releasing all right, title, and interest the Grantor may have in the above-described property, which was conveyed to the Grantor by deed of Ashley W. Pike and Dianne J. Pike dated April 17, 1996, which is recorded in the

Cumberland County Registry of Deeds in Book 12491, Page 15, and corrected by a deed of substantially even date to be recorded herewith.

PARCEL THREE:

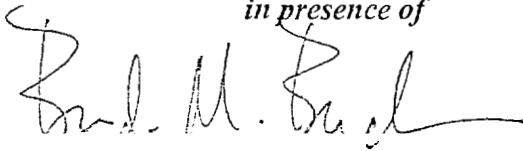
A certain lot or parcel of land, together with any buildings thereon, situated on the westerly side of Grafton Street, in said Portland, County of Cumberland, State of Maine, and being identified as Lots 148, 149, 150 and 151, as shown on plan of Washington Avenue Gardens Annex, recorded in Plan Book 14, Page 49, in the Cumberland County Registry of Deeds, reference to which is made for further details and particulars.

MEANING AND INTENDING to describe and release and hereby releasing all right, title and interest the Grantor may have in the above-described property, which was conveyed to the Grantor by deed of Pike Bros. Inc, dated February 29, 1996, which is recorded in the Cumberland County Registry of Deeds in Book 12491, Page 16.

IN WITNESS WHEREOF, Mark C. Goldstein, President of Coastal Equipment Corporation, has hereunto set his hand and seal this 1<sup>st</sup> day of ~~October, 2004~~ NOVEMBER 2001

*SIGNED, SEALED and DELIVERED*

*in presence of*




Mark C. Goldstein, President  
Coastal Equipment Corporation

STATE OF MAINE  
CUMBERLAND, ss

Date: 11/1/01

Then personally appeared the above named Mark C. Goldstein, in his capacity as President of Coastal Equipment Corporation, who acknowledged the foregoing instrument to be his free act and deed in said capacity.

Before me,  
  
Notary Public ATTORNEY AT LAW

BRENDA M. BUCHANAN  
Printed Name

Commission Expires: N/A

RECEIVED  
RECORDED REGISTRY OF DEED

2001 NOV 14 PM 1:46

CUMBERLAND COUNTY

**QUITCLAIM DEED WITHOUT COVENANT  
(RELEASE DEED)  
MAINE STATUTORY SHORT FORM**

KNOW ALL PERSONS BY THESE PRESENTS, THAT we, **DONALD E. NEUTS** and **JOAN N. NEUTS**, of Falmouth, County of Cumberland and State of Maine, with a mailing address of 27 Rebecca Way, Falmouth, Maine 04015, for consideration paid, **RELEASE** to **142 PRESUMPSCOT LLC**, a Maine limited liability company with a principal place of business in Portland, County of Cumberland, State of Maine, and a mailing address of 142 Presuinpscot Street, Portland, Maine 04103, the land in Portland, County of Cumberland and State of Maine, with any improvements thereon, bounded and described as follows:

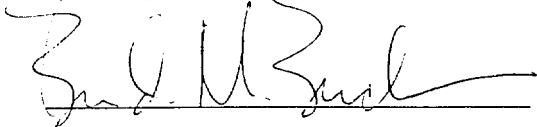
Beginning at a set iron pin marked 1313 at the southwesterly corner of a 10' x 60' strip of land conveyed by the Grantors herein to Ashley W. Pike et al in a deed dated January 27, 1998 and recorded in the Cumberland County Registry of Deeds in Book 8960, Page 302, as corrected by subsequent deeds recorded in Book 12464, Page 294 and Book 13743, Page 132; thence South 60° 00' 00" East, a distance of four (4) feet; thence South 30° 00' 00" West a distance of fifteen (15) feet; thence North 60° 00' 00" West, a distance of four (4) feet to a set iron pin marked 1313; thence North 30° 00' 00" East, a distance of fifteen (15) feet, to the place of beginning.

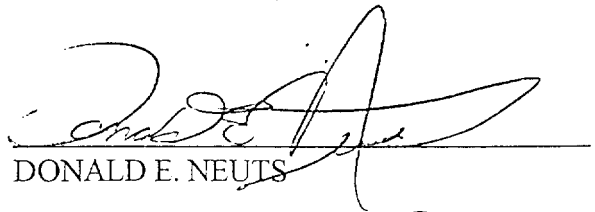
MEANING AND INTENDING to describe and release and hereby releasing all right, title, and interest the Grantors may have in the above-described 15' x 4' foot parcel, which is a portion of the premises conveyed to the Grantors herein by Arthur C. Dudley by deed dated August 10, 1984 and recorded in the Cumberland County Registry of Deeds in Book 6533, Page 7.

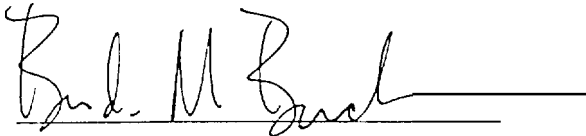
MAINE REAL ESTATE TAX PAID

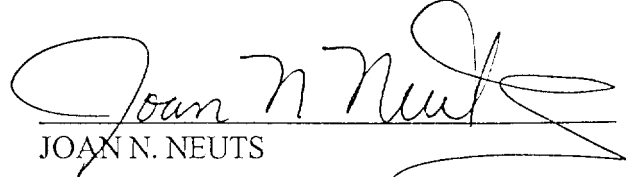
SIGNED, SEALED AND DELIVERED  
in the presence of

November 1, 2001

  
\_\_\_\_\_

  
DONALD E. NEUTS

  
\_\_\_\_\_

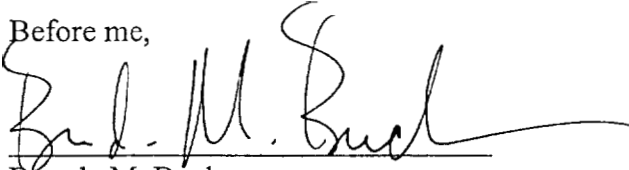
  
JOAN N. NEUTS

STATE OF MAINE  
CUMBERLAND, ss

November 1, 2001

Then personally appeared the above-named DONALD E. NEUTS and JOAN N. NEUTS who acknowledged the foregoing instrument to be their free act and deed.

Before me,



Brenda M. Buchanan  
Attorney at Law

RECEIVED  
RECORDED REGISTRY OF DEEDS  
2001 NOV 14 PH 1:45  
CUMBERLAND COUNTY  
John B. ...



# WARREN & CURRIER & BUCHANAN

---

Limited Liability Company, P.A.

Carol Godfrey Warren  
David E. Currier  
Brenda M. Buchanan

February 11, 2004

Ms. Kandi Talbot  
Planning Department  
City of Portland  
389 Congress Street  
Portland, Maine 04101

BY HAND DELIVERY

RE: Revised Plan for Site Plan Review Application  
142 Presumpscot Limited Liability Company Warehouse Addition

Dear Kandi:

Please find enclosed seven (7) copies of page one and two of the site plan for the proposed warehouse addition at 142 Presumpscot Street. These are intended to replace pages one and two of the packet that was delivered to you on January 30, 2004. Page three of that packet is unchanged.

The change on page one and two since the January 30 version is that a handicap access ramp has been added. When the January 30 plans were being drawn, Project Engineer Steve Bradstreet sought advice from the state ADA compliance officer about what features and design were needed to comply with that law, but he had not had a response by January 30 so nothing was shown on the plan. Mr. Bradstreet later received the information he sought, and it is reflected on these two replacement pages. For your convenience in keeping these plans organized, I have stapled the replacement pages together and highlighted on page one the date the most current version was completed and stamped by Mr. Bradstreet (2/9/04).

If you have any questions, please do not hesitate to call. Thank you for your assistance.

Best regards,



Brenda M. Buchanan

Cc: 142 Presumpscot LLC

**57 Exchange Street, Portland, Maine 04101-5020**

Telephone (207) 772-1262 Telecopier (207) 772-1279 E-mail: counsel@wacubu.com

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

### Current Owner Information

Card Number 1 of 1  
 Parcel ID 425 I004001  
 Location 142 PRESUMPCOT ST  
 Land Use RETAIL & PERSONAL SERVICE

Owner Address 142 PRESUMPCOT LIMITED LIABILITY COMPANY  
 142 PRESUMPCOT ST  
 PORTLAND ME 04103

Book/Page 16956/241  
 Legal 425-I-4-5-6-7-42-43  
 PRESUMPCOT ST  
 SO GRAFTON ST  
 21550 SF

### Valuation Information

Land	Building	Total
964,470	\$242,240	\$306,710

### Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1966	1	8179	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.495	8179		WAREHOUSE	COASTAL EQUIPMENT

### Exterior/Interior Information

Section	Levels	Sine	use
1	B1/B1	1196	SUPPORT AREA
1	01/01	1196	MULTI-USE OFFICE
2	01/01	5787	WAREHOUSE

Height	Walls	Beating	A/C
8		NONE	
10	BRICK/STONE	NONE	
16	CONC. BLOCK	NONE	

### Building Other Features

Line	Structure Type	Identical Units
3	OVERHEAD DOOR - WD/MT	6
3	UTILITY BUILDING - METAL	1

### Yard Improvements

Year Built	Structure Type	Length or Sq. Ft	# Units
1960	ASPHALT PARKING	5000	1
1960	FENCE CHAIN	1000	1
1960	FENCE STOCKADE	1000	1

**From:** Marge Schmuckal  
**To:** PENNY LITTELL  
**Date:** Fri, Jul 30, 2004 12:22 PM  
**Subject:** 142 Presumpscot St

Penny,  
Do you still have my ZBA files on this project? I need them to tie in the bldg permit. I'm trying to get the permit off my desk today.  
Thanks,  
Marge

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

**2003-0104**  
Application I. D. Number

**05/27/2003**  
Application Date

142 Presumpscot Limited  
Applicant

142 Presumpscot St, Portland, ME 04103  
Applicant's Mailing Address

Warehouse Addition  
Project Name/Description

Consultant/Agent  
Applicant Ph: **(207) 775-1100** Applicant Fax: **(207) 775-1139**  
Applicant or Agent Daytime Telephone, Fax

142 - 142 Presumpscot St, Portland, Maine  
Address of Proposed Site  
**425 1004001**  
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) \_\_\_\_\_

9,865 s.f. Proposed Building square Feet or # of Units      \_\_\_\_\_ Acreage of Site      IL/R5 Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                |  | <input type="checkbox"/> Other _____             |

Fees Paid: Site Plan \$400.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 06/05/2003

**Zoning Approval Status:**

Reviewer Marge Schmeickel  
 Denied

- Approved       Approved w/Conditions  
See Attached

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets  
Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*  Not Required

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

- |   |                      |  |                       |
|---|----------------------|--|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____ date           | _____ amount                                       | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid                | _____ date           | _____ amount                                       |                       |
| <input type="checkbox"/> Building Permit Issue              | _____ date           |  |                       |
| <input type="checkbox"/> Performance Guarantee Reduced      | _____ date           | _____ remaining balance                            | _____ signature       |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ date           | <input type="checkbox"/> Conditions (See Attached) | _____ 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                                    |                       |