



Reviewed for Code Compliance  
Permitting and Inspections Department  
Approved with Conditions

05/31/2018

**QUITCLAIM DEED  
(WITH COVENANT)**

MAINE REAL ESTATE TAX PAID

KNOW ALL MEN BY THESE PRESENTS That NEPTUNE PROPERTIES LLC, a Maine Limited Liability Company of Portland, County of Cumberland, and State of Maine, (Grantor) does hereby remise, release, bargain, sell and convey, and forever **quitclaim with covenant** unto the said L WOOD 380 LLC the land and buildings located in Portland, Cumberland County, Maine, described as follows:

See Exhibit "A"  
See Exhibit "B"  
See Exhibit "C"


Meaning and intending to convey and hereby conveying the premises conveyed to said Grantor herein by Quitclaim Deed from Michael Scarks dated March 4, 2015, and recorded in the Cumberland County Registry of Deeds in Book 32160 Page 210.

See Also deed to Grantor dated November 3, 2017, and recorded in Book 34439 Page 157, and deed to Grantor dated November 3, 2017, and recorded in Book 34439, Page 180.

IN WITNESS WHEREOF, the said NEPTUNE PROPERTIES LLC through its member signed and sealed this instrument this 15<sup>th</sup> day of November, 2017.

NEPTUNE PROPERTIES LLC

  
\_\_\_\_\_  
Witness

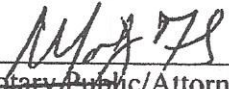
  
\_\_\_\_\_  
Julianne C. Scarks, Trustee  
Julianne C. Scarks Revocable Trust, Sole Member

STATE OF MAINE  
COUNTY OF CUMBERLAND, SS.

November 15, 2017

Then personally appeared the above-named Julianne C. Scarks, Trustee of the Julianne C. Scarks Revocable Trust, Member, duly authorized Sole Member of Neptune Properties LLC and acknowledged the foregoing instrument to be her free act and deed as aforesaid capacity and the free act and deed of said Neptune Properties LLC.

Before me,

  
\_\_\_\_\_  
Notary Public/Attorney at Law  
Martin J. Foley



05/31/2018

EXHIBIT A

Two certain lots or parcels of land situated on the easterly and southeasterly side of the Bates Street Connector and northerly of Baxter Boulevard in Portland, County of Cumberland, State of Maine, and being as shown on a Maine Department of Transportation Right of Way Map for State Highway "295" Portland, Cumberland County, Project No. I-IR-295-3(91), on file in its office at Augusta, File No. 3-336, bounded and described as follows:

Parcel A:

Beginning at a point sixty-eight and fifty-two hundredths (68.52) feet northeasterly from and as measured along a line or at right angles to the Baxter Boulevard Base Line at Sta. 208+75.66;

Thence North  $15^{\circ} 36' 32.4''$  West ninety and three hundredths (90.03) feet to a point forty-three and sixty-one hundredths (43.61) feet southeasterly from and as measured along a line normal to the Bates Street Base Line at Sta. 11+31.93;

Thence northeasterly by a direct course about seventy-four (74) feet to an angle point in the present southeasterly line of Bates Street, said point being about thirty-nine and five tenths (39.5) feet southeasterly from and as measured along a line at right angles to the Bates Street Base Line at about Sta. 12+14;

Thence southerly and southeasterly along the present easterly and northeasterly line of the Bates Street Connector and the present northerly line of Baxter Boulevard about two hundred seventeen (217) feet to an angle point about seventy-one (71) feet northerly from and as measured from the Baxter Boulevard Base Line at about Sta. 207+42.5, said point being in the westerly line of land of the State of Maine;

Thence northeasterly along the westerly line of land of the said State of Maine about eighty-five (85) feet to a point in the southerly line of Bates Court, said point being about one hundred fifty-three (153) feet northwesterly from and as measured along a line normal to the Baxter Boulevard Base Line at about Sta. 207+01;

Thence easterly along the southerly line of Bates Court and the present southerly line of land of the grantees about one hundred forty-eight (148) feet to a point fifty-seven and six hundredths (57.06) feet northwesterly from and as measured along a line normal to the Baxter Boulevard Base Line at about Sta. 205+20;

Thence southwestery and westerly along a curved line fifty-seven and six hundredths (57.06) feet northwesterly from and concentric with the Baxter Boulevard Base Line, about one hundred eighty-five (185) feet to a point measured from the Baxter Boulevard Base Line at about Sta. 207+47.89;

Thence North  $81^{\circ} 38' 06.4''$  West one hundred twenty-one and thirty-five hundredths (121.35) feet to the POINT OF BEGINNING, containing about 16,390 square feet.



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**Parcel B**

**Being "Bates Court" as shown on the beforementioned Right of Way Map, containing about 11,760 square feet.**

**Excepting and reserving from the above, the lots or parcels of land previously conveyed by the said State of Maine, referenced as follows; Governor and Council deed to Edward P. Murry dated March 23, 1956 and recorded at the said Registry, Book 2523, Page 256; Governor and Council deed to John B. Salvatore dated December 19, 1956 and recorded at the Registry, Book 2333, Page 153; and Governor and Council deed to Walter P. Vincent dated December 23, 1954 and recorded at the said Registry, Book 2213, Page 370.**

**Also excepting and reserving from the above lot or parcel of land the perpetual right to enter upon said parcel of land to maintain any highway slopes and drainage facilities or installations that may exist.**

**Subject to all above ground and underground utility easements and installations located on the above described premises, including those shown on the herein referred to Right of Way Map. By acceptance of the deed, Grantee agrees to take title subject to those rights which any utility enjoys over the subject premises for maintenance, location or relocation of poles and other installations.**



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PARCEL NUMBER ONE:

A certain lot or parcel of land, with the buildings thereon situated westerly off Washington Avenue, in the City of Portland, County of Cumberland and State of Maine, and in the proximity of the Baxter Boulevard, and more particularly bounded and described as follows: Beginning at a point near the northeasterly corner of lot of land containing a bungalow now or formerly of William G. McDonald, Inc., said point being on the northerly boundary line of land of Alton T. Maxim, and being distant one hundred and three (103) feet from the westerly Street sideline of said Washington Avenue; thence westerly along the said northerly boundary line of land now or formerly of said William G. McDonald, Inc., (later of Alton T. Maxim), a distance of one hundred thirty-three (133) feet to a spike and land of Walter P. Vincent; thence northerly by land of said Vincent twenty-seven and sixty-three hundredths (27.63) feet to a monument; thence easterly by said Vincent land and turning an angle of 83° 48' a distance of fourteen and three tenths (14.3) feet to a post; thence northerly turning a reverse angle of 88° 29' and along said Vincent's easterly boundary a distance of twenty-three (23) feet, more or less, to a post and land of Murray; thence easterly along the boundary of said Murray land one hundred and twenty-seven (127) feet; more or less to a point which point is the northwesterly corner of land containing an old two-family house now or formerly of William G. McDonald, Inc., later to be of Milton Poore; thence southerly by land of said Poore a distance of fifty-eight (58) feet, more or less, to the point of beginning. Together with a right of way in common and undivided twelve (12) feet in width over other land of said William G. McDonald, Inc., from Washington Avenue to said above-described lot, said right of way being located as described in deed from Mary S. McDonald to Augustin F. Comeau dated March 13, 1922, and recorded in Cumberland County Registry of Deeds in Book 1096, Page 353.

Subject, however, to a right of way in common and undivided over and across the southeasterly corner of the lot hereby granted as described in deed from Mary S. McDonald to Augustin F. Comeau dated March 13, 1922, and recorded in said Registry of Deeds in Book 1096, Page 353.

Excepting herefrom a certain lot or parcel of land conveyed to the State of Maine by John B. Salvatore by deed dated December 13, 1956 and recorded in said Registry of Deeds in Book 2333, Page 458.

PARCEL NUMBER TWO:

All our right, title and interest in and to a certain lot or parcel of land situated in said City of Portland, bounded and described as follows, with reference to Maine State Highway Commission Right of Way recorded in the Cumberland County Registry of Deeds in Plan Book 53, Page 9: Beginning at a point twenty-five (25) feet northerly from and as measured along a line at right angles to the Base Line of the Service Road leading southeasterly from Bates Street at P. T. Station 1+67.61; thence northwesterly along a curved line twenty-five (25) feet northeasterly from and concentric with a fifty (50) foot radius curve of the Base Line about twenty-four (24) feet to the southerly line of land now or formerly of John B. Salvatore at a point on a line normal to the Base Line at about Station 1+19; thence easterly along the southerly line of land now or formerly of John B. Salvatore about forty-five (45) feet to a point on a line at right angles to the Base Line at Station 1+92.61; thence southerly along said right angle line about ten (10) feet to a point twenty-five (25) feet northerly of the Base Line; thence North 65° 00' 37" West twenty-five (25) feet to the point of beginning. The above described lot or parcel of land contains approximately 395 square feet.

EXHIBIT "C"



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Doc#: 58951 Bk:34471 Pg: 5

A certain lot or parcel of land, with the buildings thereon, situated on the northeasterly side of Baxter Boulevard and on the southeasterly side of Bates Street, and southwesterly side of Bates Court in the City of Portland, County of Cumberland and State of Maine, bounded as follows:

Westerly by land conveyed by Walter P. Vincent to State of Maine by deed dated July 16, 1953, and recorded in Cumberland County Registry of Deeds in Book 2143, Page 96, southerly by land conveyed by said Vincent to State of Maine dated October 10, 1952, recorded in said Registry of Deeds in Book 2103, Page 450, easterly by land of State of Maine; northeasterly by Bates Court and northwesterly by Bates Court and Northwesterly by Bates Street.

Being a part of the premises conveyed by Walter P. Vincent and Lena Mae Vincent by George W. Weirs et al., by deed dated July 15, 1947, and recorded in said Registry of Deeds in Book 1985, Page 44, and by State of Maine by deed dated December 23, 1954, recorded in said Registry of Deeds in Book 2213, Page 370, and subject to the slope rights of the State and the rights of public utilities as described in said deed.

Received  
Recorded Register of Deeds  
Nov 17, 2017 03:33:58P  
Cumberland County  
Nancy A. Lane



LIMITED LIABILITY COMPANY

STATE OF MAINE

CERTIFICATE OF AMENDMENT  
(for a Maine LLC)

File No. 20181207DC Pages 3

Fee Paid \$ 50

DCN 2173202230013 LNME

FILED

11/15/2017

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*Julie L. Flynn*  
Deputy Secretary of State

A True Copy When Attested By Signature

*Julie L. Flynn*  
Deputy Secretary of State

L WOOD 380 LLC

(Name of Limited Liability Company)

Pursuant to 31 MRSA §1532, the undersigned limited liability company executes and delivers for filing this certificate of amendment:

**FIRST:** The name of the limited liability company has been changed to (if no change, so indicate)

BACK BAY MANAGEMENT LLC

(A limited liability company name must contain the words "limited liability company" or "limited company" or the abbreviation "L.L.C.," "LLC," "L.C.," or "LC" or, in the case of a low-profit limited liability company, "L3C" or "l3c." - see 31 MRSA 1508)

**SECOND:** The date of filing of the initial certificate of formation: 9/13/2017  
(date)

**THIRD:** Designation as a low profit LLC (Check only if applicable):

This is a low-profit limited liability company pursuant to 31 MRSA §1611 meeting all qualifications set forth here:

- A. The company intends to qualify as a low-profit limited liability company;
- B. The company must at all times significantly further the accomplishment of one or more of the charitable or educational purposes within the meaning of Section 170(c)(2)(B) of the Internal Revenue Code of 1986, as it may be amended, revised or succeeded, and must list the specific charitable or educational purposes the company will further;
- C. No significant purpose of the company is the production of income or the appreciation of property. The fact that a person produces significant income or capital appreciation is not, in the absence of other factors, conclusive evidence of a significant purpose involving the production of income or the appreciation of property; and
- D. No purpose of the company is to accomplish one or more political or legislative purpose within the meaning of Section 170(c)(2)(D) of the Internal Revenue Code of 1986, or its successor.



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**FOURTH:** Designation as a professional limited liability company (Check only if applicable)

This is a professional limited liability company\* formed pursuant to 13 MRSA Chapter 22-A to provide the following professional services:

\_\_\_\_\_

\_\_\_\_\_ (type of professional services)

**FIFTH:** Complete only if there is a change to the registered agent information.

The Registered Agent is a: (select either a Commercial or Noncommercial Registered Agent)

Commercial Registered Agent CRA Public Number: \_\_\_\_\_

\_\_\_\_\_ (Name of commercial registered agent)

Noncommercial Registered Agent

\_\_\_\_\_ (Name of noncommercial registered agent)

\_\_\_\_\_ (physical location, not P.O. Box -- street, city, state and zip code)

\_\_\_\_\_ (mailing address if different from above)

**SIXTH:** Pursuant to 5 MRSA §§105.2 or 108.3, the registered agent listed above has consented to serve as the registered agent for this limited liability company.

**SEVENTH:** Other changes this certificate of amendment makes to the certificate of formation as most recently amended or restated are set forth in Exhibit \_\_\_\_ attached and made a part hereof.



\*\*Authorized person(s)

Dated 11-13-17

*Louis C. Wood*  
(Signature)

Louis C. Wood, Sole Member  
(Type or print name and capacity)

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\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Type or print name and capacity)

**\*Examples of professional service limited liability companies are accountants, attorneys, chiropractors, dentists, registered nurses and veterinarians. (This is not an inclusive list – see 13 MRSA §723.7)**

**\*\*Pursuant to 31 MRSA §1676.1, this Certificate of Amendment MUST be signed by a person authorized by the limited liability company.**

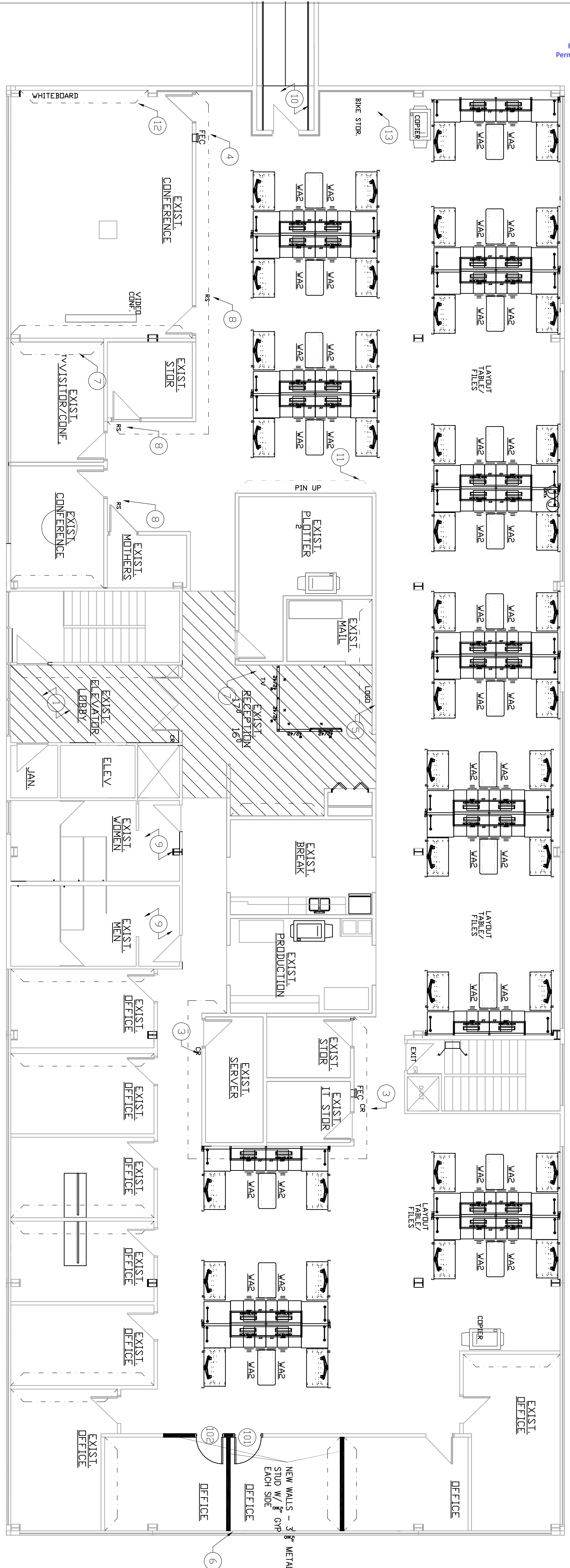
**The execution of this certificate constitutes an oath or affirmation under the penalties of false swearing under 17-A MRSA §453.**

**Please remit your payment made payable to the Maine Secretary of State.**

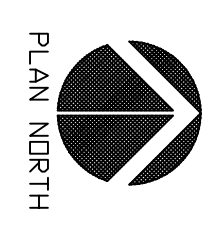
Submit completed form to: **Secretary of State  
Division of Corporations, UCC and Commissions  
101 State House Station  
Augusta, ME 04333-0101  
Telephone Inquiries: (207) 624-7752      Email Inquiries: CEC.Corporations@Maine.gov**



NOTE: ALL WINDOWS ARE EXISTING



FLOOR PLAN  
SCALE: 1/8" = 1'-0"



PLAN SUMMARY:

PV3:	(10)
WAE2:	(38)
RECEPT:	(1)
TOTAL:	(49)

WALL LEGEND

- EXISTING PARTITION TO REMAIN
- NEW INTERIOR PARTITION TO UNDERSIDE OF CEILING GRID
- SEMI-RECESSED FIRE EXTINGUISHER CABINET.
- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO REMAIN.
- NEW OR RELOCATED DOOR ASSEMBLY.
- WALL MOUNTED DUPLEX ELECTRICAL OUTLET
- WALL MOUNTED DUPLEX ELECTRICAL OUTLET
- FLOOR MOUNTED COMBINATION DUPLEX/HONE/DATA ELECTRICAL OUTLET
- WALL MOUNTED DEDICATED ELECTRICAL OUTLET
- WALL MOUNTED COMBINATION TELEPHONE/ DATA OUTLET
- JUNCTION BOX
- KEYNOTE SYMBOL. REFER TO KEYNOTES ON PLAN.
- PROVIDE ACCENT PAINT OR SPECIALTY WALLCOVERING LOCATION AS INDICATED.

KEY NOTES

- 1 EXISTING ELEVATOR LOBBY - PROVIDE NEW HDR STANDARD FINISHES, INCLUSIVE OF PAINT, CARPET, AND BASE.
- 2 PROVIDE RELOCATED BUILDING STANDARD 3'-0" WIDE BLDG. STD. HEIGHT FLUSH PANEL S.S.D. CORE WOOD VENEER DOOR WITH TEMPERED GLASS VISION LITE, FRAME AND PASSAGE LEVERSET HARDWARE (UNDD). MATCH EXISTING INSTALLATIONS.
- 3 DOOR TO RECEIVE ELECTRIC STRIKE OR MAGLOCK, WITH CARDREADER, CARD READER PROVIDED AND INSTALLED BY TENANT VENDOR. CONTRACTOR TO PROVIDE ELECTRIC STRIKE OR MAGLOCK, CLOSER, J-BOX, POWER, AND ASSOCIATED CONDUIT. ANY CONNECTION TO BUILDING FIRE ALARM SYSTEM, IF REQUIRED BY CODE, TO BE PART OF LANDLORD/CONTRACTOR'S SCOPE.
- 4 PROVIDE NEW OR RELOCATED BUILDING STANDARD SEMI-RECESSED FIRE EXTINGUISHER/ CABINET. INCREASE QUANTITY AS DICTATED BY LOCAL CODE. REQUIRED FOR NEW PAINT FINISH.
- 5 EXISTING LOGG LOCATION TO REMAIN. GC TO REMOVE AND REINSTALL IF REQUIRED FOR NEW PAINT FINISH.
- 6 EXISTING CAD FILE DOES NOT INDICATE EXTERIOR WINDOW MULLION LOCATIONS. SO PARTITION TERMINATIONS AT EXTERIOR ARE APPROXIMATE. FALSE MULLIONS WITH NEW WINDOW COVERINGS COULD BE UTILIZED OR JOGGING OF PARTITION COULD OCCUR. BUILDING TO NOTIFY HDR OF ANY ISSUES PRIOR TO PROCEEDING.
- 7 PROPOSED TV LOCATION (TV-N1C). CONFIRM EXACT LOCATIONS PRIOR TO START OF CONSTRUCTION. PROVIDE BLOCKING IN PARTITION AS REQUIRED. TV MOUNT/BRAKET TO BE PROVIDED BY TENANT VENDOR. INSTALLED BY GC.
- 8 NEW ROOM SCHEDULE LOCATION (N1C). GC TO PROVIDE 2-GANG BOX WITH CONDUIT STUB OUT ABOVE CEILING.
- 9 PROVIDE NEW PAINT FINISH AS REQUIRE IN RESTROOMS
- 10 EXISTING BRIDGE CONNECTION TO BE ABANDONED. EXISTING DOOR TO BE SECURED. REMOVE ANY EXISTING EXIT SIGNS THAT ARE NO LONGER APPLICABLE.
- 11 PROVIDE TACKABLE WALL AREA TO RECEIVE "WALLTALKERS" TAG-WALL BULLETIN BOARD SURFACING MATERIAL. FULL HEIGHT X FULL WIDTH WITH ALUMINUM J-TRIM ON ALL SIDES. CONFIRM COLOR PRIOR TO ORDER. CONTACT WALLTALKER REPRESENTATIVE, MICHAEL FOCKLER, MFDCKLER@KORSEAL.COM, 480-404-1281 OR KORSEAL NATIONAL ACCOUNTS DEPARTMENT, NAEKORSEAL.COM, 866-628-2280.
- 12 PROVIDE 48' HIGH "WALLTALKERS" MAG-RITE II MAGNETIC WHITEBOARD WALLCOVERING THIS WALL. TOP OF BOARD TO BE AT 7'-0" A.F.F. PREP WALL AS REQUIRED FOR LEVEL 5 SMOOTH FINISH BEHIND. PROVIDE FULL WIDTH WALLTALKERS ALUMINUM ERASER TRAY WITH ET02 1/4" BOX TRAY END WALLTALKER STARTER KIT FOR EVERY LOCATION.
- 13 CONTACT WALLTALKER REPRESENTATIVE, MICHAEL FOCKLER, MFDCKLER@KORSEAL.COM, 480-404-1281 OR KORSEAL NATIONAL ACCOUNTS DEPARTMENT, NAEKORSEAL.COM, 866-628-2280.
- 14 PROVIDE ADD/ALTERNATE PRICING TO PROVIDE AND INSTALL PLYWOOD BACKING WITH TMD 478' DIAMOND PLATE ALUMINUM PANELS MOUNTED VERTICALLY. GC TO INSTALL TENANT PROVIDED BIKE RACK MOUNTS.

GENERAL NOTES

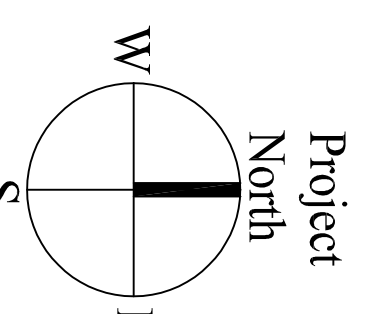
- 1 PROVIDE BLOCKING IN WALL FOR ALL WALL MOUNTED OR TENANT VENDOR
- 2 PROVIDE HVAC DISTRIBUTION AS REQUIRED DUE TO DEMO AND NEW CONSTRUCTION AND ADD MOISTURE SPRINKLER HEAD LOCATIONS AS REQUIRED.
- 3 PROVIDE NEW PAINT FINISH THROUGHOUT UNDD. PROVIDE (3) COAT OF PRIMER, SHERWIN WILLIAMS SHERWIN WILLIAMS PPD MAR SERIES 200 OR EQUAL (TYP) ON WALLS, EGGSHELL, FLAT FINISH ON ALL GYP. BD. CEILINGS. PROVIDE ACCENT PAINT AS INDICATED. NOTE- SOME ACCENT PAINTS MAY REQUIRE ADDITIONAL COATS BE LBY VOC AND LEED COMPLIANT. GC SHALL LEFT AND MOVE EXISTING FURNITURE AS REQUIRED TO PROVIDE NEW PAINT FINISH.
- 4 EXISTING ACoustICAL CEILING GRID AND ACoustICAL CEILING TILES TO REMAIN. PATCH AND DISCORDERED TILES. REPLACE DAMAGED OR DISCORDERED TILES.
- 5 EXISTING PARALLEL FIXTURES TO REMAIN. RELOCATE AND RESVITCH AS REQUIRED.
- 6 EXISTING VERTICAL BLINDS AT EXTERIOR WINDOWS TO REMAIN. REPAIR OR REPLACE ANY DAMAGED LOCATIONS.
- 7 CONTRACTOR SHALL VISIT THE SITE AND CAREFULLY EXAMINE EXISTING CONDITIONS PRIOR TO BID. NO ALLOWANCE WILL BE MADE FOR LACK OF KNOWLEDGE OF EXISTING CONDITIONS.
- 8 PATCH AND REPAIR ALL DISTURBED CONSTRUCTION AND FINISHES AT ALL EXISTING COLUMNS, SILL WALLS, ETC. DUE TO DEMOLITION, PATCH AND REPAIR ANY "KINKS AND BENTS" IN EXISTING GYP. BD. WALLS/ FLAT AND TEXTURE SMOOTH TO MATCH EXISTING.
- 9 ALL NEW CONSTRUCTION, DOORS, FRAMES, HARDWARE, CEILING TILES, GRID, ETC. TO BE BUILDING STANDARD ELECTRICAL, SUB CONTRACTOR TO MAKE ALL WHIP DISCONNECTS AND CONNECTIONS TO SYSTEMS FURNITURE AND ANY HARD WIRED CONFERENCE/ TRAINING TABLES AFTER INSTALLATION.
- 10 GROUND CONDUCTORS FOR THE TELCOM SERVER SYSTEM, MUST NOT BE SMALLER THAN 16 AWG (440 METERS) AT ANY POINT. MUST BE ROUTED THROUGH THE SAME CONDUIT AS THE PHASE CONDUCTORS SERVING THE SYSTEM. DID NOT CARRY CURRENT UNDER NORMAL OPERATING CONDITIONS. PROTECTED BY INSULATED GROUNDS, STRANDED GROUND WIRE - ALL OUTLETS WITHIN IDF/SERVER ROOMS SHALL HAVE ISOLATED GROUNDS.
- 11 SYSTEMS FURNITURE REQUIRES A CIRCUIT 3-1, 8 WIRES IN THE FOUR CIRCUIT 3-1 SCHEMATIC. CIRCUITS 1, 2, AND 3 ARE DISTRIBUTED FROM THE FIRST CIRCUIT PANEL AND ARE SUPPORTED WITH ONE SHARED NEUTRAL AND ONE SHARED GROUND. CIRCUIT 4 IS DISTRIBUTED FROM A SEPARATE CIRCUIT PANEL AND IS SUPPORTED WITH ONE SHARED NEUTRAL AND ONE SHARED GROUND. PROVIDE ONE POWER IN FEED FOR A MAXIMUM OF (6) WIRING SCHEMATICS FOR ADDITIONAL INFORMATION. WORKSTATIONS, PROVIDE 1-1/4" MIN. INLET WITH CONDUIT STRUBBED ABOVE CEILING FOR DATA CABLING.
- 12 PROVIDE NEW ELECTRICAL, TELEPHONE AND DATA OUTLETS AS INDICATED. REUSE EXISTING LOCATIONS WHEN APPROPRIATE. PROVIDE NEW ELECTRICAL, TELEPHONE AND DATA OUTLETS AS REQUIRED. REMOVE ANY ABANDONED OUTLET LOCATIONS AND PATCH DRYWALL AS REQUIRED. PATCH DRYWALL AT ANY ABANDONED OR UNUSED OUTLET LOCATIONS.
- 13 PROVIDE BASE FEED LOCATIONS AS SHOWN; MODIFY PLACEMENT AS NECESSARY TO MEET LOCAL CODE REQUIREMENTS.
- 14 PROVIDE FIBER-OUT OVER EXISTING RATED CONSTRUCTION, IF REQUIRED FOR NEW OUTLET LOCATIONS.
- 15 PROVIDE NEW BUILDING STANDARD FIRE EXTINGUISHER/ SEMI RECESSED CABINETS AS REQUIRED FOR NEW CONSTRUCTION. QUANTITY AS DICTATED BY LOCAL CODE. REMOVE ALL SURFACE MOUNTED FIRE EXTINGUISHERS AND PROVIDE NEW S.S. SEMI-RECESSED CABINETS AS REQUIRED. CONFIRM LOCATIONS WITH HDR PRIOR TO INSTALLATION.
- 16 GC SHALL REMOVE ANY EXISTING FLOORING/BASE CONDITION TO RECEIVE NEW FLOORING FINISH. GC SHALL LEVEL EXISTING FLOORING AS REQUIRED TO INSTALL NEW FLOORING MATERIALS. THIS NOTE DOES NOT INCLUDE ANY WORK ON INTERIORS. THIS NOTE DOES NOT INCLUDE ANY WORK INDICATED UNDER CN #32.
- 17 GENERAL CONTRACTOR TO TEST CONCRETE SLAB FOR MOISTURE CONTENT PRIOR TO FLOOR FINISH MATERIAL INSTALLATION. METHOD TO BE DETERMINED BY LOCAL CONCRETE MANUFACTURER'S MOISTURE LEVEL FOR SPECIFIED FINISH MATERIAL. CONSTRUCTION BUDGET TO INCLUDE COST ESTIMATE FOR SEALER AND INSTALLATION.
- 18 CONFIRM ALL T-SHIRT OCCUPANCY SENSORS AND LIGHT SWITCH LOCATIONS AGAINST FURNITURE PLAN. NOTIFY HDR OF ANY DISCREPANCIES. IF OCCUPANCY SENSOR SHOULD BE REVISED TO A CEILING MOUNTED OCCUPANCY SENSOR.
- 19 FOR SERVER ROOMS LOCATIONS WHICH REQUIRE 24HR HVAC, GC SHALL CONFIRM AND VERIFY THE DISTANCE AND ROUTING OF THE REFRIGERANT LINES BETWEEN THE AIR HANDLING UNIT AND THE CONDENSER UNIT ON THE ROOF PRIOR TO PRICING.
- 20 PROVIDE SOUND BOOT AT AIR RETURNS AT ALL CONFERENCE ROOMS, OFFICES, AND HIDDEN ROOMS.
- 21 DO NOT LOCATE ANY FIRE STROBES OR T-SHIRT ON WALLS THAT ARE TO RECEIVE ACCENT PAINT, WHITEBOARD WALL COVERING, OR FIN UP TACKBOARDS.
- 22 REMOVE ANY PREVIOUS EXISTING WALL AND DOOR SCHEDULE AS REQUIRED. TOUCH UP TO LIKE NEW CONDITION, AS NECESSARY.
- 23 MODIFY SPRINKLER LOCATIONS AS REQUIRED. CHANGE OUT EXISTING SPRINKLER HEADS TO FAST RESPONSE SPRINKLER HEADS.
- 24 EXISTING HIR SUITE AREA TO REMAIN OPERATIONAL. DURING CONSTRUCTION OPERATIONAL AREAS SHALL BE FREE OF NOISE, DUST, AND OBDS DURING BUSINESS HOURS. IT IS ANTICIPATED THAT TWO PHASES OF CONSTRUCTION WILL BE REQUIRED WITH THE GIVE BACK SPACE BEING USED AS SWING SPACE. PHASE AND PRICE ACCORDINGLY.
- 25 PROVIDE NEW HIR CARPET TILE, GPT-1) HIR LIGHT SERIES TYPE II LS COLOR T.B.D., GPT-2) HIR CUSTOM 5-145X-0 AND (3-D) ROPE 700 SERIES 4" CAVED BLACK BROWN #P193 RUBBER BASE.

NOTE: GENERAL CONTRACTOR SHALL CONTRACT WITH COMMERCIAL FLOORING SYSTEMS FOR ALL CARPET, M.T., RUBBER BASE, AND ASSOCIATED INSTALLATION. CONTACT THE VENDOR (402) 595-4383, JIMBO@SOMMACH.COM FOR MORE INFORMATION AND PRICING.

QUOTE DOES NOT INCLUDE MOISTURE MITIGATION OR MUSTURE TESTING. PROTECTION OF FLOORING OR WAXING FLOORING PRODUCT COMPATIBILITY WITH GRINDING, SEALING COMPOUNDS OR MOISTURE.

DOOR SCHEDULE

DOORS					
MARK	TYPE	SIZE	F.R.	HARDWARE SET	WAT.
101	A	3'-6" x 7'-0"		OFFICE SET	MATCH EXISTING
102	A	3'-6" x 7'-0"		OFFICE SET	MATCH EXISTING





Permitting and Inspections Department  
Michael A. Russell, MS, Director

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### Certificate of Accessible Building Compliance

All facilities for the use of a public entity shall be readily accessible by individuals with disabilities.

Project Name: HDR REMODEL

Project Address: 970 BAYTER BLVD.

Classification:  Title II (State/Local Government)  Title III (Public Accommodation/Commercial Facility)

**New Building**

- Americans with Disabilities Act (ADA)
- Maine Human Rights Act (MHRA)
  - Barrier Free Certification (\$75,000+ scope of work)
  - State Fire Marshal Plan Review Approval

**Alteration/Addition**

- Existing Building Completion date:
  - Original Building: 2000
  - Addition(s)/Alteration(s): \_\_\_\_\_
- Americans with Disabilities Act (ADA)
  - Path of Travel  Yes  No
- Maine Human Rights Act (MHRA)
  - Exceeds 75% of existing building replacement cost
  - Barrier Free Certification (\$75,000+ scope of work)
  - State Fire Marshal Plan Review Approval

**Occupancy Change/Existing Facility**

- New Ownership – Readily Achievable Barrier Removal: \_\_\_\_\_

**Residential**

- Americans with Disabilities Act (ADA)
- Fair Housing Act (4+ units, first occupancy)
- Maine Human Rights Act (MHRA)
  - Covered Multifamily Dwelling (4+ units)
  - Public Housing (20+ units)
- Uniform Federal Accessibility Standards (UFAS)
- None, explain: \_\_\_\_\_

**Contact Information:**

Design Professional:

SEE SIGNED PLAN / ATTACHED  
Signature

(This is a legal document and your electronic signature is considered a legal signature per Maine state law.)

Name: WILLIAM HOPKINS

Address: 48 UNION WHARF  
PORTLAND, ME 04101

Phone: 207.772.6022

Maine Registration #: 1050

Owner:

[Signature]  
Signature

(This is a legal document and your electronic signature is considered a legal signature per Maine state law.)

Name: KRISTEN ROBICHAUD / OFFICE MANAGER

Address: 120 EXCHANGE ST.  
PORTLAND, ME 04101

Phone: 207.879.1358