ATLANTIC Environmental LLC
135 River Road • Woolwich, ME 04579
207-837-2199 • tim@atlanticenviromaine.com
www.atlanticenviromaine.com

February 16, 2022

Mr. Kevin Battle, Harbor Master
Port of Portland
2 Portland Fish Pier
Marine Trade Center, Suite 105
Portland, ME 04101

Re: Marine Construction Permit Application for modifications to the seasonal float system associated with Sail Maine, Inc. located at 6 Commercial Street in Portland, Maine.

Dear Mr. Battle,

On behalf of Sail Maine, Inc., Atlantic Environmental, LLC (AE) is pleased to submit a Marine Construction Application to the Port of Portland Harbor Commission to modify existing marine structures associated with the Sail Maine community program. The City of Portland owns the land and Sail Maine, Inc. utilizes the site for their programs. There are existing floats; however, given the growth of the program, the Applicant proposes modifications to the entire float system. The attached application materials provide more details regarding the proposed changes. An application for approval has been submitted to the U.S. Army Corps of Engineers (ACOE), Maine Project Office in Augusta, Maine. A copy of the approval will be forwarded upon receipt.

Thank you in advance for your consideration of this Application. If you require any additional information or clarifications, please feel free to contact me at 207 - 837 - 2199 or by email at tim@atlanticenviromaine.com.

Sincerely,
Atlantic Environmental LLC.

Timothy A. Forrester, Owner

Edition Date: 5/27/07

BOARD OF HARBOR COMMISSIONERS
PORT OF PORTLAND

Application for Marine Construction Permit

PLEASE PRINT

1. Name of Applicant: Sail Maine, Inc.

2. Mailing Address of Applicant: P.O. Box 574 Portland, ME 04101

3. Applicant's Telephone Number: (207) 772 - 7245 Applicant's Fax Number: _____

Applicant's Email Address: michael.mcallister@sailmaine.org

4. Location of project for which permit is requested: 6 Commercial Street, Portland, ME

a. Attach enlargement of Portland Harbor chart showing exact location. **EXHIBIT 1**

5. Description of project for which permit is requested. (Use a separate sheet if necessary)

The site of the proposed project is owned by the CIty of Portland. Sail Maine, Inc. uses the site for a community sailing program. There is an existing ramp and a series of floats. The Applicant is proposing to modify the exiting structures to better suit the needs of the sailing program. This includes the following structures:
9'6" x 50 arch style ramp, 16' x 72' float, 16' x 48' float, 20' x 40' landing float, 20' x 40' connection float, (7) 16' x 24' floats, (1) 16' x 40' PYC float, and a 12' x 16' float.
The project includes the removal of existing pilings and the placement of eighteen (18) pilings to secure the floats in place.

6. Attach the following: **EXHIBIT 2**

a. For projects under $10,000 - A **comprehensive drawing or drawings** (as necessary) of the item(s) to be built or installed that contains the following minimum details and information:

1. Dimensions of all major components (to scale) with the scale clearly marked on each drawing;
2. All distances between the item(s) being built/installed and any existing structures and property lines;
3. A "plan" (overhead) view of the entire project;
4. A description of the construction methods, connection points and materials to be used (i.e. types of fasteners, mooring systems, decking, framing, etc.).

b. For projects over $10,000 – A **detailed scale drawing or drawings** prepared by a registered engineer that contains the following minimum details and information:

1. Dimensions of all major components (to scale) with the scale clearly marked on each drawing;
2. All distances between the item(s) being built/installed and any existing structures and property lines;
3. A "plan" (overhead) view of the entire project;
4. A description of the construction methods, connection points and materials to be used (i.e. types of fasteners, mooring systems, decking, framing, etc.).

Applicants are encouraged to submit technical data/specification sheets, photos or other materials in support of the project's drawing(s). EXHIBIT 3

7. All applications must be accompanied by a tax assessor's map and/or an engineer's drawing which shows the distances between the project and abutters' landmarks (piers, floats, dolphins, etc.) and a clear demarcation of the applicant's property lines. **EXHIBIT 4**

8. List the names and address of all abutters and lessees or other persons having an interest in property on which the project is located. (Use a separate sheet if necessary)

a. PF Marina LLC 254 Commercial Street, Suite 118 Portland, ME 04101
b. City of Portland, 389 Congress Street Portland, ME 04101
c. _____
d. _____

9. Estimated cost of the project: $200,000

10. For all permit applications involving projects that cost more than $10,000, the applicant must submit a survey, **EXHIBIT 5** certified by a registered engineer or a registered land surveyor, which shows the location of the proposed project. The Board, at its discretion, may require surveys to be submitted regarding other projects in cases where the project is close to a channel, in a congested area, close to a property line, or in cases where similar factors are present.

11. Attach copies of all applications, regarding this project, which have been submitted to the U.S. Army Corps of Engineers, Maine Department of Environmental Protection, Maine Bureau of Submerged Lands, City Planning Board, Etc. **EXHIBIT 6**

12. Please note:

a. Applications and Plans must be submitted no less than **14 days** before the Harbor Commission's next Workshop. Workshops are held on the **last Tuesday** of each month. However, there is no Workshop in December.
b. The permit application fee and legal advertisement fee must be paid when the application is submitted. (See attached fee schedule)
c. The applicant is required to submit **one** original and **five** copies of all applications, plans, drawings, letters, etc.

13. Notice to abutters: **EXHIBIT 7**

a. By filing this application with the Harbor Commission, the applicant certifies that a copy of the application (without exhibits), as well as information about the time, date, and location of the pertinent Harbor Commission Public Hearing, will be sent to all abutters, lessees, and other persons having an interest in the property on which the project is located. Notification must be made no less than **7 days** before the Harbor Commission's next Public Hearing. Public Hearings are held on the **second Thursday** of each month.

1. In the case of real property, the owners will be considered to be the parties listed by the Assessor of the City in which such property is located as the persons to whom taxes are assessed.

2. In the case of vessels, the owners will be considered to be the parties listed as the owners by the United States Coast Guard, the Maine Inland Fisheries & Wildlife Department, or any other governmental entity, whether foreign or domestic, with which the vessel is registered and which has jurisdiction over the vessel.

b. Notice to abutters, lessees and other users will be made by registered or certified mail, return receipt requested, and the Commission may determine when notice by publication or other means may be utilized.

14. Right, Title and Interest: **EXHIBIT 8**

a. Attach copy of documentation of right, title or interest in the property where the proposed marine construction is to occur. This may include a deed, option, purchase and sales contract, contract for sale, lease, or other appropriate documentation. A complete copy of the document must be provided; financial information may be deleted.

15. If this application is approved and a permit is issued:

a. The permit must be posted at the construction site;
b. The permit will require that the construction project be surrounded by a containment boom, unless the requirement has been waived, in writing, by the Harbor Commission;
c. The permit may be limited by restrictions specific to the project;
d. The permit will be subject to all applicable Local, State and Federal Laws & Rules;
e. Nothing in the permit shall be construed to justify or authorize any invasion to the private rights of others;
f. Nothing in the permit will limit or modify the authority of the Board of Harbor Commissioners within their applicable rules;
g. Unless otherwise stipulated, the permit has an automatic expiration date of one year from the date of approval. Only if the Harbor Master has been notified in advance of the expiration date, may he/she issue a six-month extension upon review of the project;
h. An as built set of construction plans will be required to be submitted on all projects.

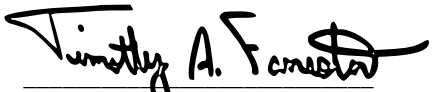
16. The following statement appears on all permits granted by the Board of Harbor Commissioners:

"This permit is a limited authorization which contains a stated set of conditions with which the permit holder must comply. If a contractor performs the work for you, both you and the contractor are responsible for assuring the work is done in conformance with the conditions and limitations of this authorization. Please be sure the person who will be performing the work has read and understands these conditions.

Performing any work not specifically authorized by this permit, or that fails to comply with its conditions, may subject you to the enforcement provisions of the Harbor Commission Rules. If any change in plans or construction methods is found necessary, please contact the Harbor Commission immediately to discuss modifications to your authorization. Any change must be approved by the Harbor Commission before it is undertaken."

Date: 2/16/2022

Sail Maine, Inc.
Name of Applicant (please Print)



Owner, Atlantic Environmental, LLC
Signature and Title of applicant or agent

(207) 837 - 2199 - Applicant's or Agent's Telephone Number

_____ - Applicant's or Agent's Fax Number

tim@atlanticenviromaine.com - Applicant's or Agent's Email Address

MARINE CONSTRUCTION PERMIT

EXHIBIT CHECKLIST

Please mark each exhibit in the application as follows:

Date			
2/3/2022	EXHIBIT	1	Portland Harbor Chart
1/14/2022	EXHIBIT	2	Drawings
6/22/2017	EXHIBIT	3	Technical Data, Specifications, Photos
2/13/2018	EXHIBIT	4	Tax Map
6/28/1993	EXHIBIT	5	Survey
2/2/2022	EXHIBIT	6	Copies of other applications
2/16/2022	EXHIBIT	7	Notice to abutters
8/30/1993	EXHIBIT	8	Right, title and interest

ATLANTIC Environmental LLC
135 River Road • Woolwich, ME 04579
207-837-2199 •tim@atlanticenviromaine.com
www.atlanticenviromaine.com

January 14, 2022

To whom it may concern:

By this letter, I authorize Atlantic Environmental LLC to act on my behalf as my Agent for the preparation and submission of all federal, state, and local town or city permit applications and relevant documents and correspondence related to modifications to the dock located at 6 Commercial Street in Portland, Maine and associated with Sail Maine. This authorization includes attending meetings and site visits, appearing before all boards, commissions, and/or committees, and providing other services as required for completing the aforementioned tasks.

Thank you for the opportunity to work with you on this project. Should you have any additional questions, please do not hesitate to contact me at 207-837-2199 or via email at tim@atlanticenviromaine.com.

Michael McAllister

Print Name

Signature

1/17/22

Date

Sincerely,
Atlantic Environmental LLC.

Timothy A. Forrester

Timothy A. Forrester, Owner

Executive Department
Danielle West
Interim City Manager
February 14, 2022

To Whom It May Concern:

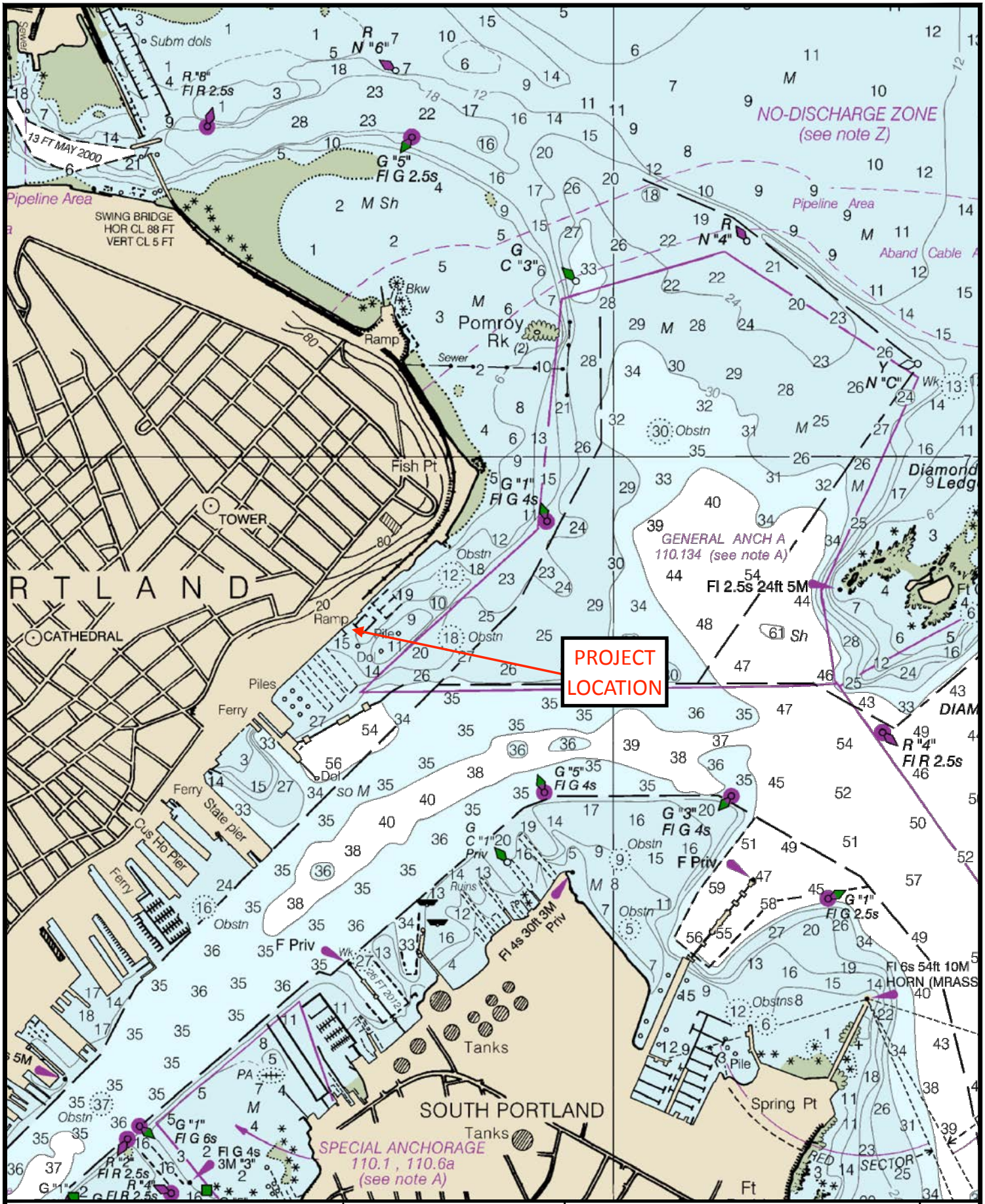
The City of Portland, owner of property located at 6 Commercial Street and identified as 446 A001 and 446 A002 on the City of Portland tax maps grants permission to Sail Maine, Inc. to modify the existing float system on the aforementioned property. As part of these modifications, the City understands Sail Maine, Inc. will submit applications and pursue approvals with the U.S. Army Corps of Engineers, State Submerged Lands program, City of Portland Planning Department and/or Planning Board, City of Portland Permitting and Inspections Department, and the Portland Harbor Commission. This authorization includes attending various meetings and site visits as required by all regulatory agencies involved.

Questions and inquiries can be made to Bill Needelman, Waterfront Coordinator, at 207-874-8722; wbn@portlandmaine.gov.

Sincerely,

Danielle West,
Interim City Manager

EXHIBIT 1.0

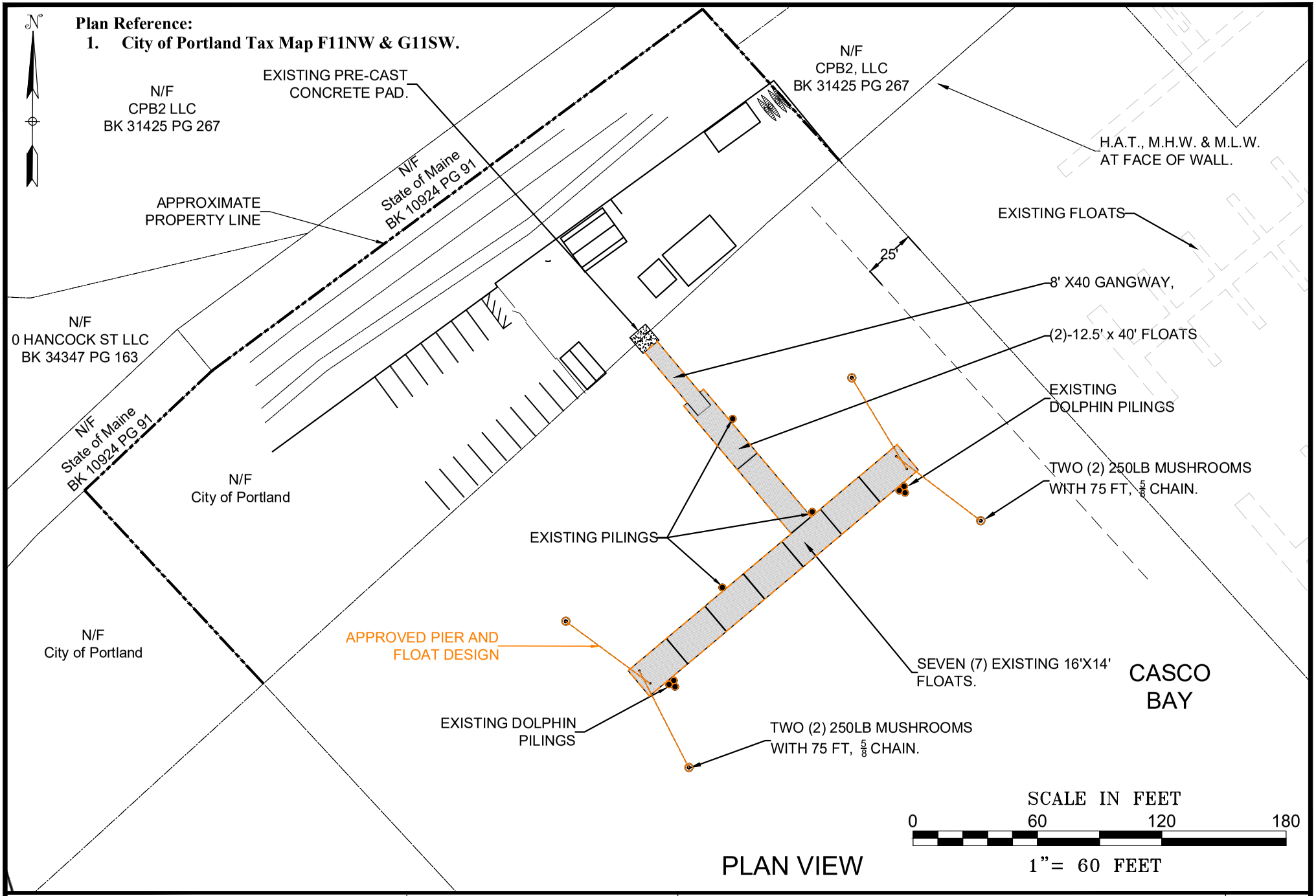


ATLANTIC ENVIRONMENTAL LLC. **Environmental Consultants** **135 River Road, Woolwich, ME 04579** **(207) 837-2199** **tim@atlanticenviromaine.com**	**Date:** 2/3/2022 **Revised:** **Project:** Sail Maine, Portland	**Portland Harbor Chart #13292 for Sail Maine, Inc. located at 6 Commercial Street in Portland, Maine.**	**Sheet 1 of 1**

EXHIBIT 2.0

Plan Reference:

1. **City of Portland Tax Map F11NW & G11SW.**

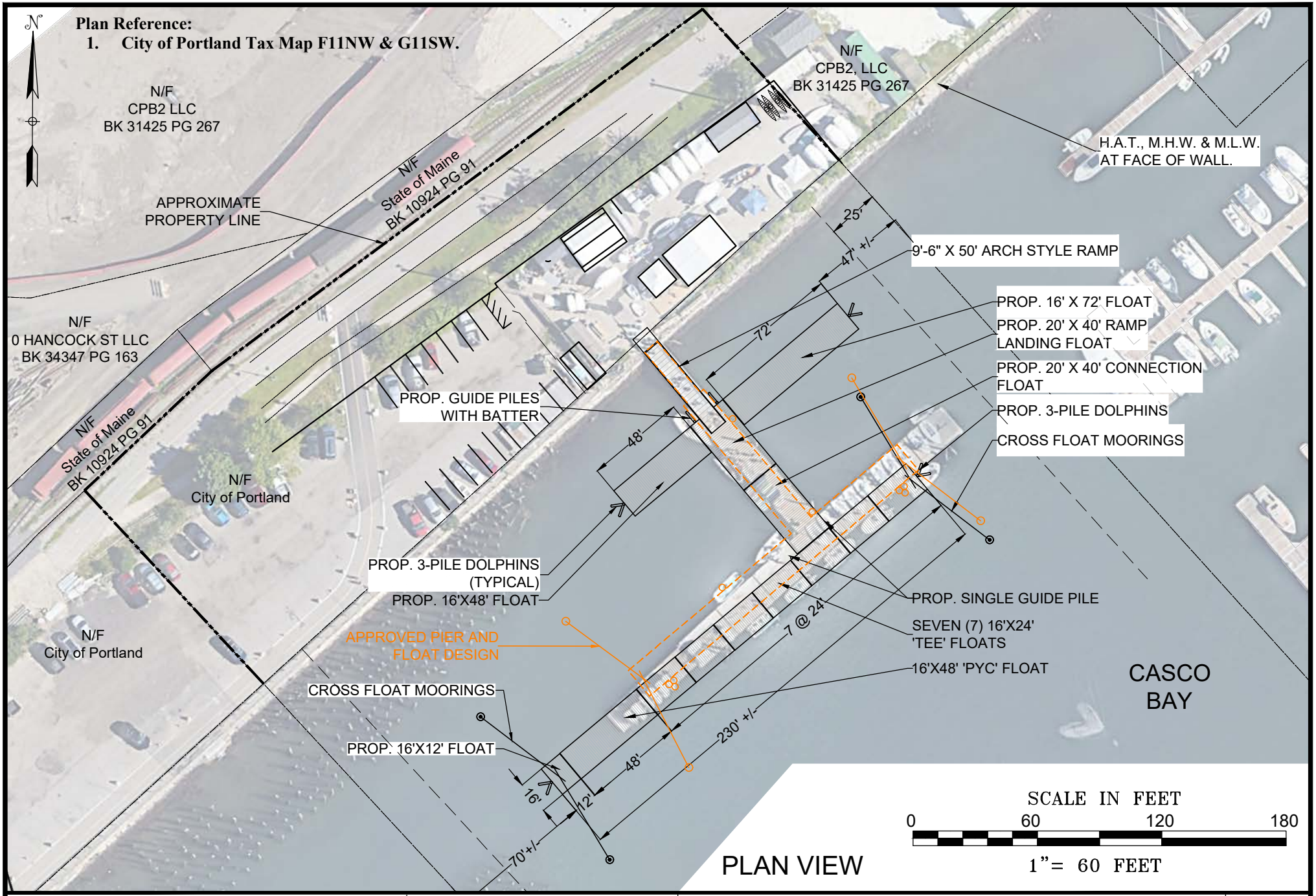


PLAN VIEW

ATLANTIC ENVIRONMENTAL LLC.
Environmental Consultants
135 River Road, Woolwich, ME 04579
(207) 837-2199
tim@atlanticenviromaine.com

Date: 1/14/2022
Project: Sail Maine
Drafted By: TAF/SS

Plan of Approved Pier & Float Design for Sail Maine at 6 Commercial Street Portland, Maine



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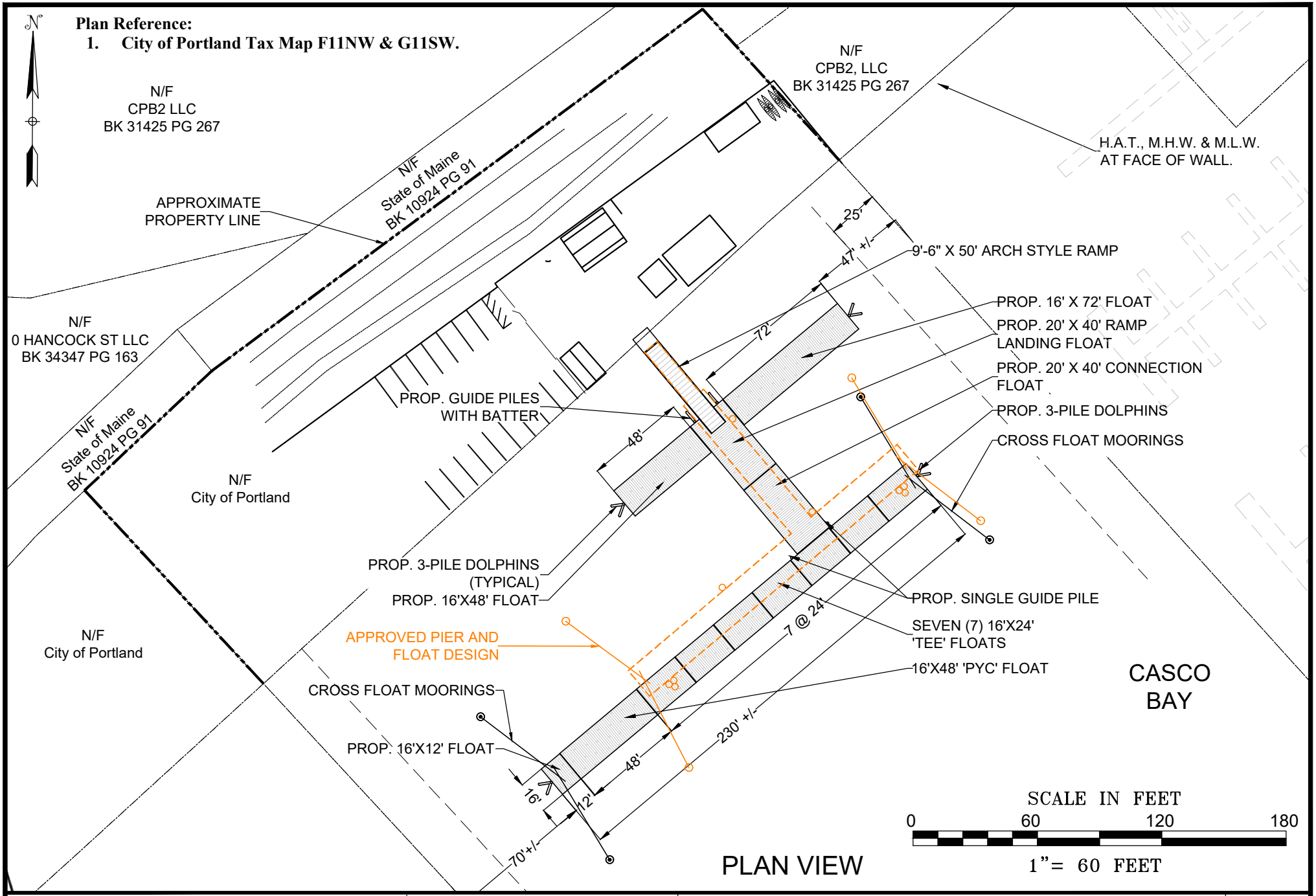
135 River Road, Woolwich, ME 04579
(207) 837-2199
tim@atlanticenviromaine.com

Date: 1/14/2022
Project: Sail Maine
Drafted By: TAF/SS

Plan of Proposed Pier & Float Design for Sail Maine at 6 Commercial Street Portland, Maine



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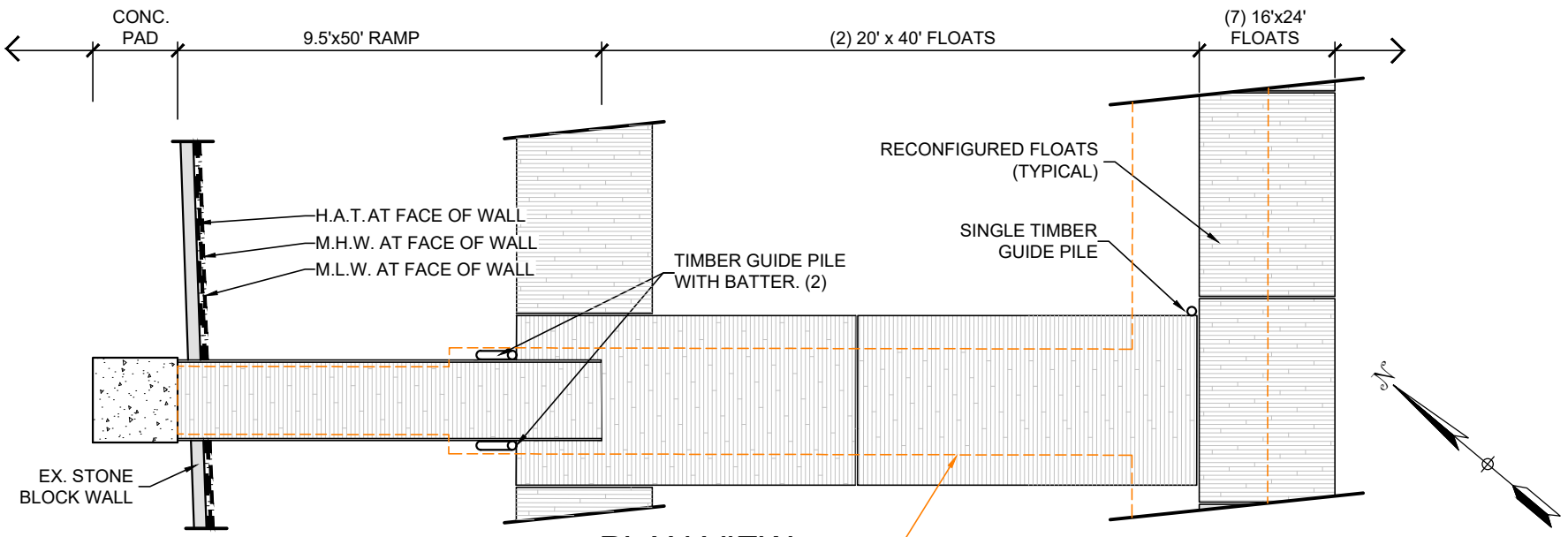
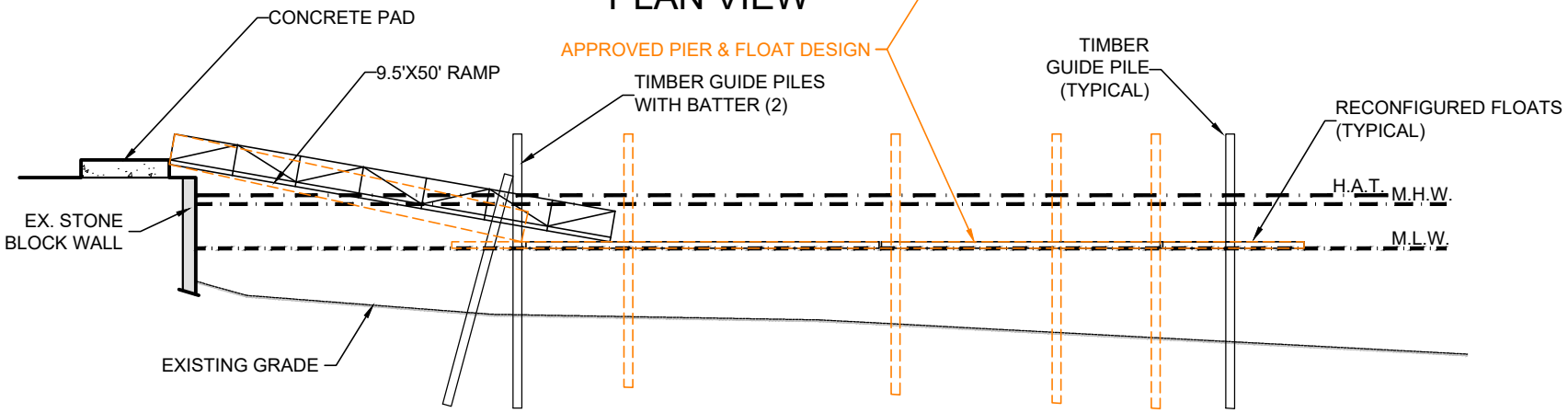


PLAN VIEW



SECTION

SCALE IN FEET

0 20 40 60

1"= 20 FEET

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Environmental Consultants
135 River Road, Woolwich, ME 04579
(207) 837-2199
tim@atlanticenviromaine.com

Date: 1/14/2022
Project: Sail Maine

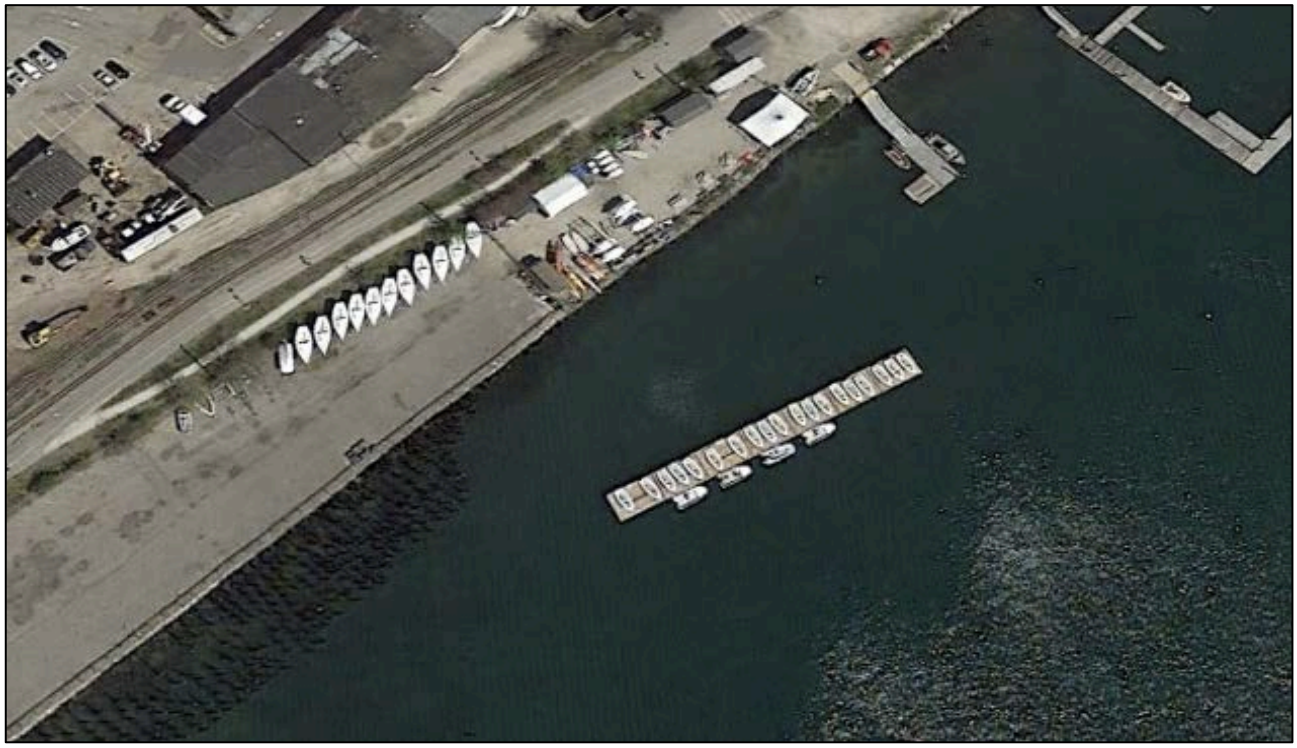
Drafted By: TAF/SS

Detailed Plan and Section of Concrete Pad, Ramp & Floats for Sail Maine at 6 Commercial Street Portland, Maine.
Approved Pier & Float Design

EXHIBIT 3.0

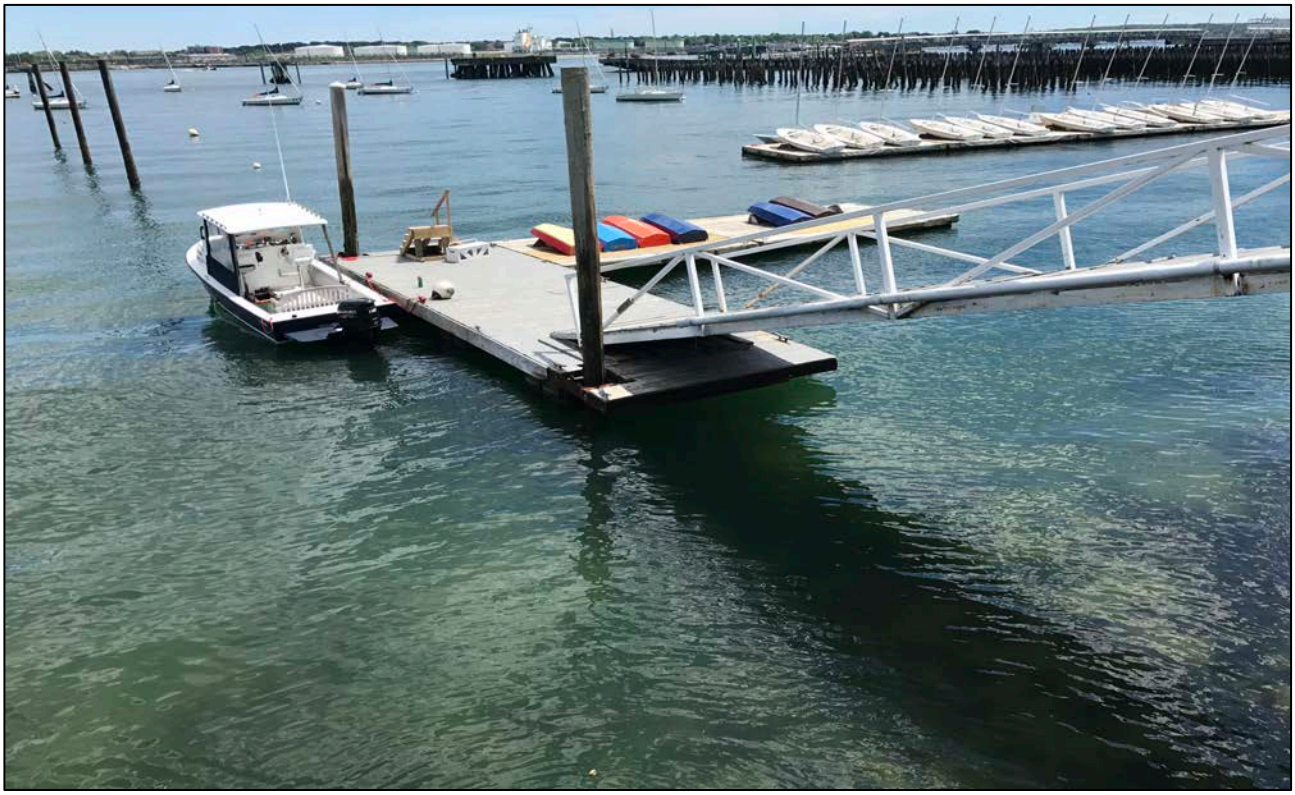
PHOTOGRAPHS

The following photographs are taken from the site of the project and represent the existing conditions of the site and the surrounding area at 6 Commercial Street in the City of Portland, ME.



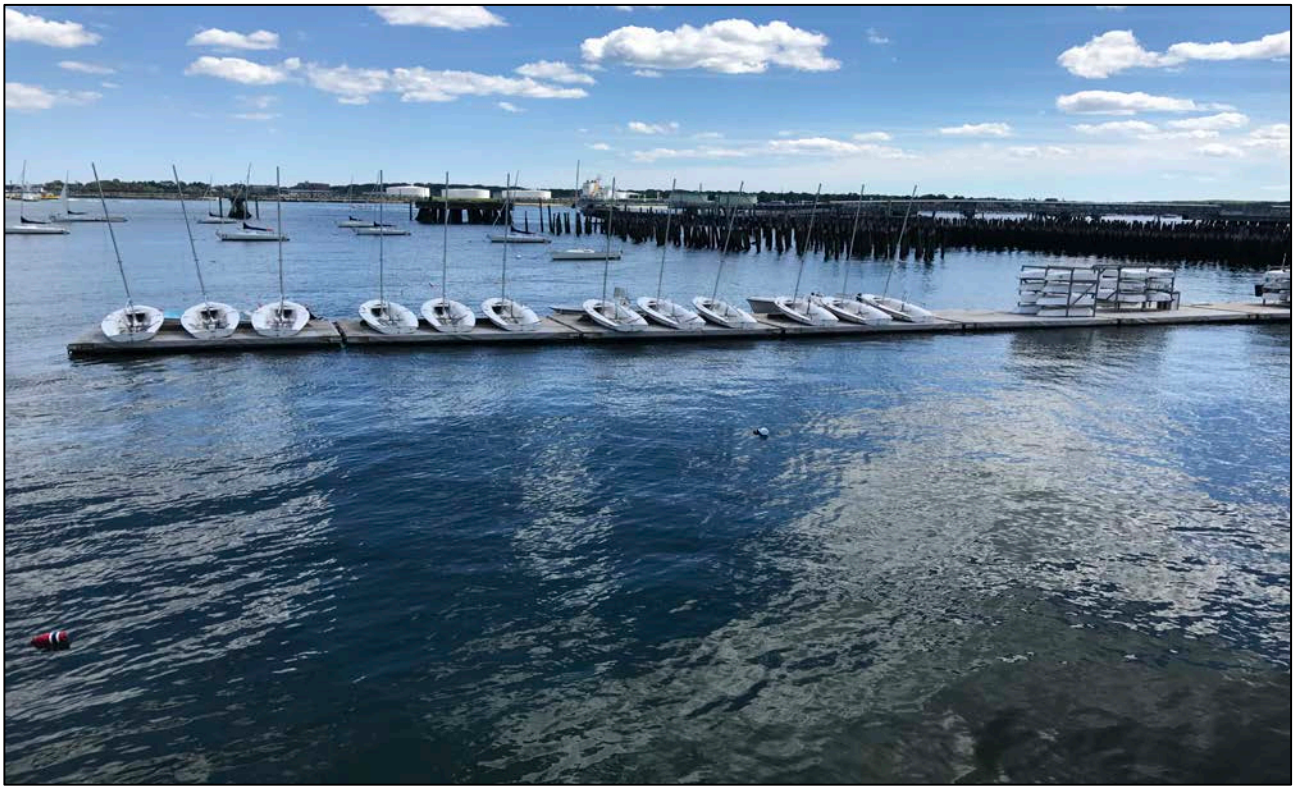
Photograph One. Aerial view of project site showing existing floats. Source: Google Eath. Date: May 9, 2016.

Photograph Two. Facing southwesterly - view of existing floats as they currently exist (in season). Photographer: Tim Forrester, Atlantic Environmental, LLC. Date: June 22, 2017.



Photograph Three. Facing southerly - view of existing ramp and floats and string of floats in background. Photographer: Tim Forrester, Atlantic Environmental, LLC. Date: June 22, 2017.

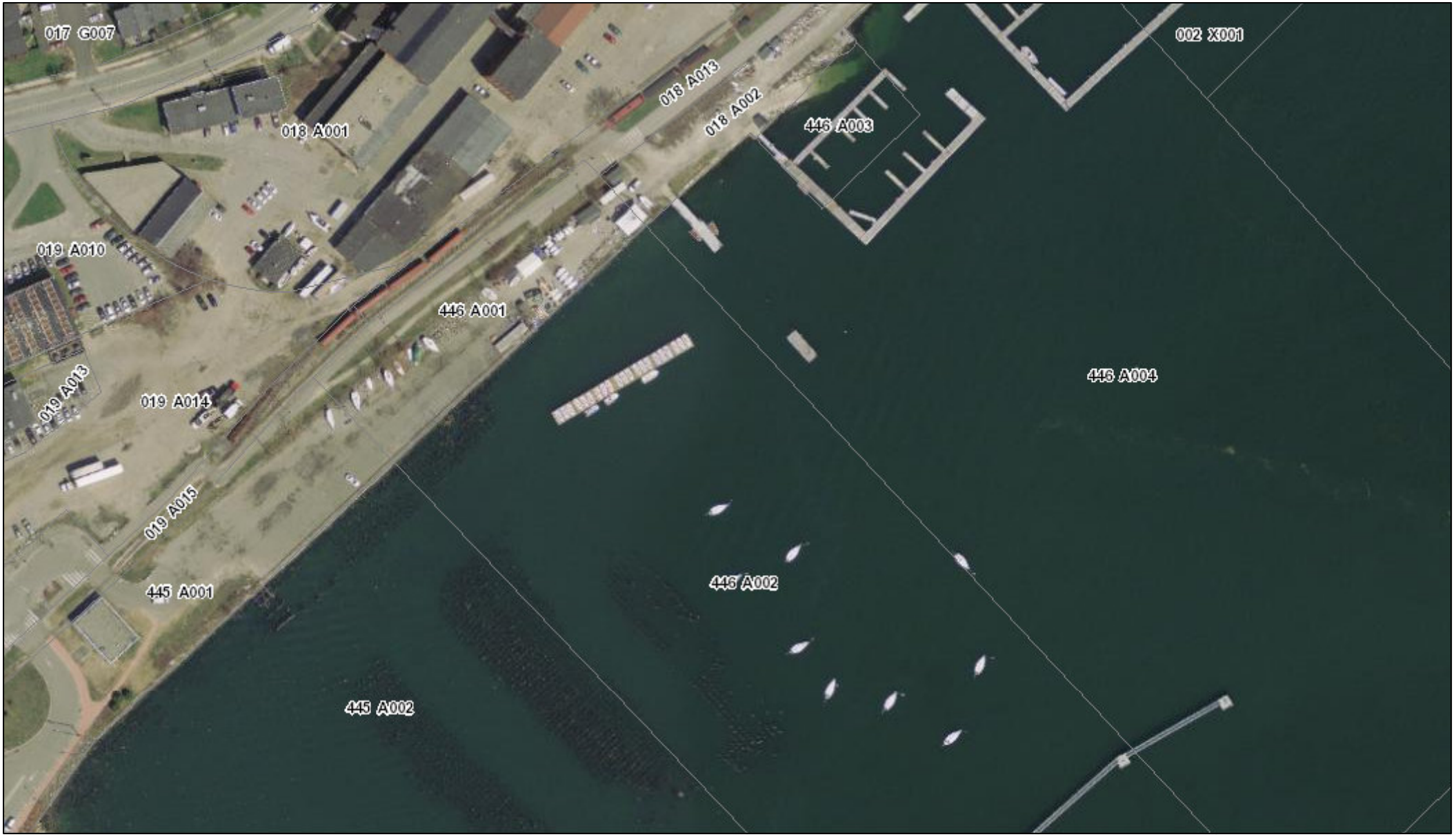
Photograph Four. Facing westerly – view of existing attachment area of ramp. Structure will be moved to adjacent lot. Photographer: Tim Forrester, Atlantic Environmental, LLC. Date: June 22, 2017.



Photograph Five. Facing southerly – view of existig floats. Photographer: Tim Forrester, Atlantic Environmental, LLC. Date: June 22, 2017.

City of Portland Tax Map

EXHIBIT 4.0



2/13/2018, 3:32:31 PM

Parcels

Red: Band_1

Green: Band_2

Blue: Band_3

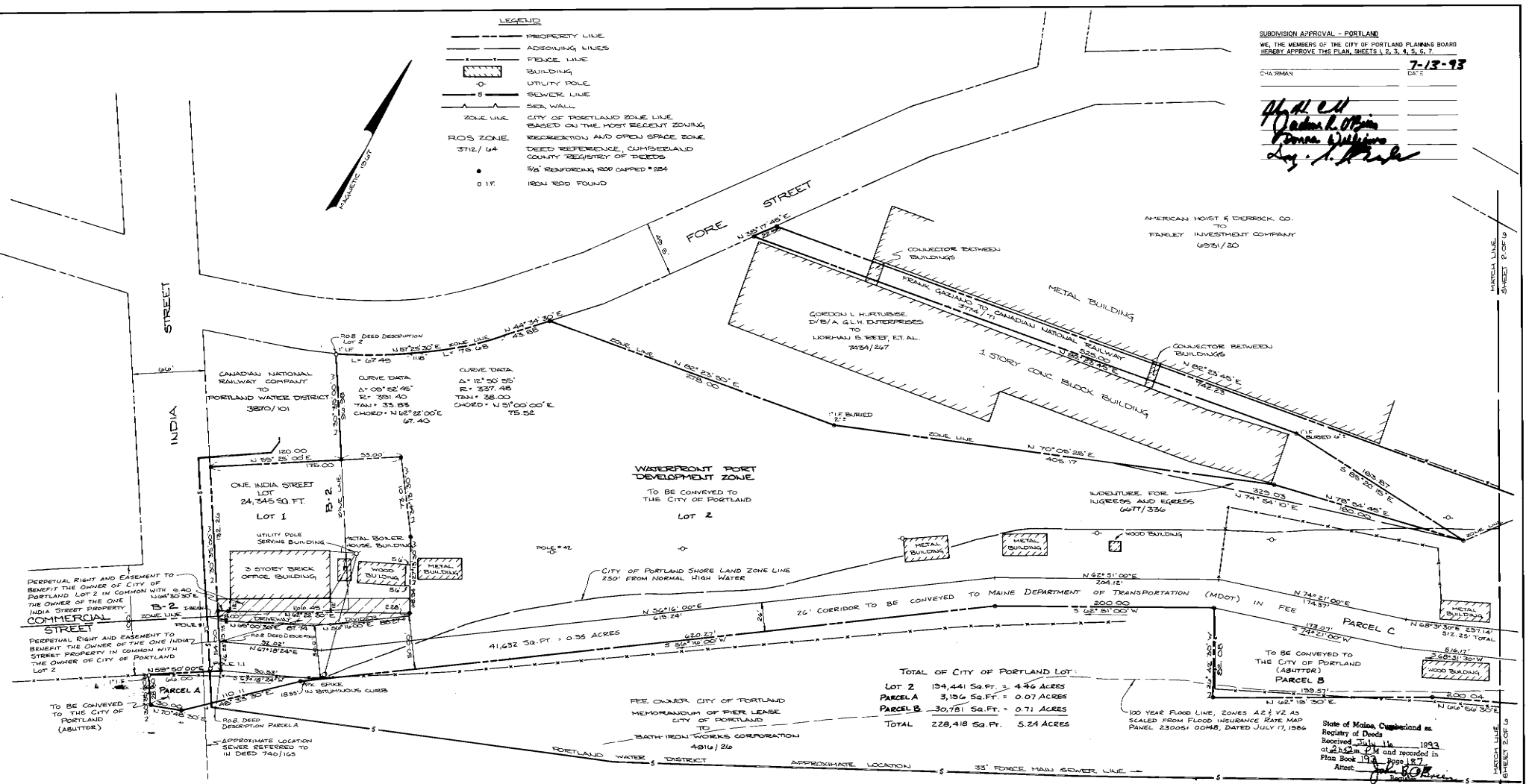
1:1,729

0 0.0125 0.025 0.05 mi

0 0.015 0.03 0.06 km

City of Portland, DPS

Web AppBuilder for ArcGIS
City of Portland, Maine



PLAN REFERENCES:

1. RIGHT OF WAY AND TRACK MAPS, CANADIAN NATIONAL RAILWAY CO. V26/23 V20/24
2. CANADIAN NATIONAL RAILWAYS PLAN SHOWING RAILWAY PROPERTY IN THE CITY OF PORTLAND AND DEERING YARD, SEPTEMBER 5, 1957, PLAN 2188A
3. PORTLAND WATER DISTRICT, TREATMENT PLANT OUTFALL AND INDIA STREET FORCE MAIN EASEMENT PLAN, SHEETS 1 & 2 OF 5, FEBRUARY 15, 1975.
4. PORTLAND WATER DISTRICT, TREATMENT PLANT SITE, H.I. & E.C. JORDAN, FEBRUARY 19, 1975, FILE # 3.
5. PORTLAND WATER DISTRICT INDIA STREET FORCE MAIN SHEETS 3,4 & 5 OF 5, FEBRUARY 10, 1976, H.I. & E.C. JORDAN, FILE # 74.
6. PLAN OF BATH IRON WORKS, H.I. & E.C. JORDAN OCTOBER 19, 1981 FILE # 81
7. PLAN OF PORTLAND HOUSE CONDOMINIUM, H.I. & E.C. JORDAN, MAY 31, 1984, FILE # 57.
8. PLAN OF FRANK J. GAZIANO, H.I. & E.C. JORDAN OCTOBER 15, 1984, FILE # 72.
9. PLAN OF WILLIAM F. FARLEY, H.I. & E.C. JORDAN MARCH 26, 1985, FILE # 57
10. CITY OF PORTLAND ASSESSORS PLANS 1, 2, 4, 5, 6, 18, 19, 20, 444, 445 & 446.
11. PARCEL C INCLUDES SHORE AREAS 1, 2 AND 3 AS WELL AS ALL LAND LYING BETWEEN PARCEL C AND THE MEAN LOW WATER LINE OF CASCO BAY, EXCEPTING HOWEVER, ANY LAND SHOWN ON THESE PLANS AS OWNED BY THE CITY OF PORTLAND.

AREA EXCLUSIVE OF SHORE AREA 1 = 0.20 ACRES, SHORE AREA 2 = 4 ACRES, SHORE AREA 3 = 4 ACRES, TOTAL ACREAGE = 30.17 ACRES } AREA ADJUSTED 4/22/93 TO TAKE OUT ONE INDIA STREET LOT.

NOTE: LOT 12 ON RAILROAD PLAN V26/24 DEED OF JAMES MOUNTFORT BOOK 251 PAGE 404 GRANTS SEWER OR DRAIN RIGHTS ACROSS THIS LAND. THE STATUS OF THOSE RIGHTS TODAY IS UNKNOWN.

CERTIFICATION

OWEN HASKELL, INC. HEREBY CERTIFIES TO COMMONWEALTH LAND TITLE INSURANCE COMPANY THAT ACCORDING TO THE BEST OF ITS KNOWLEDGE, INFORMATION AND BELIEF THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY BASED ON SEVERAL DEEDS AND RECORD PLANS AND THAT IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS FOR A CATEGORY 2, CONDITION II SURVEY WITH THE FOLLOWING EXCEPTIONS:
1) NOT ALL CORNERS ARE MARKED AT THIS TIME.
2) DEED REFERENCES FOR ALL ADJOINERS ARE NOT SHOWN.
WE FURTHER CERTIFY THAT ALL ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES ARE SHOWN HEREON AND THAT MUCH OF THE AREA HEREON DESCRIBED FALLS WITHIN SPECIAL FLOOD HAZARD ZONES A2, V2 & V3 AS SHOWN ON FIRM FLOOD INSURANCE MAP CITY OF PORTLAND PANELS 8 AND 14 OF 17 EFFECTIVE DATE JULY 17, 1986.

7/16/93
DATE

Louis T. Maguire
LOUIS T. MAGUIRE PLS NO. 284

SEAL

CNR FILE: PIN 54167

REV.	DATE	DESCRIPTION
1	3/11/93	COMMERCIAL ST. ZONE LINE
2	4/22/93	TITLE BLOCK, PARKING, ETC.
3	6/28/93	SHORE AREAS

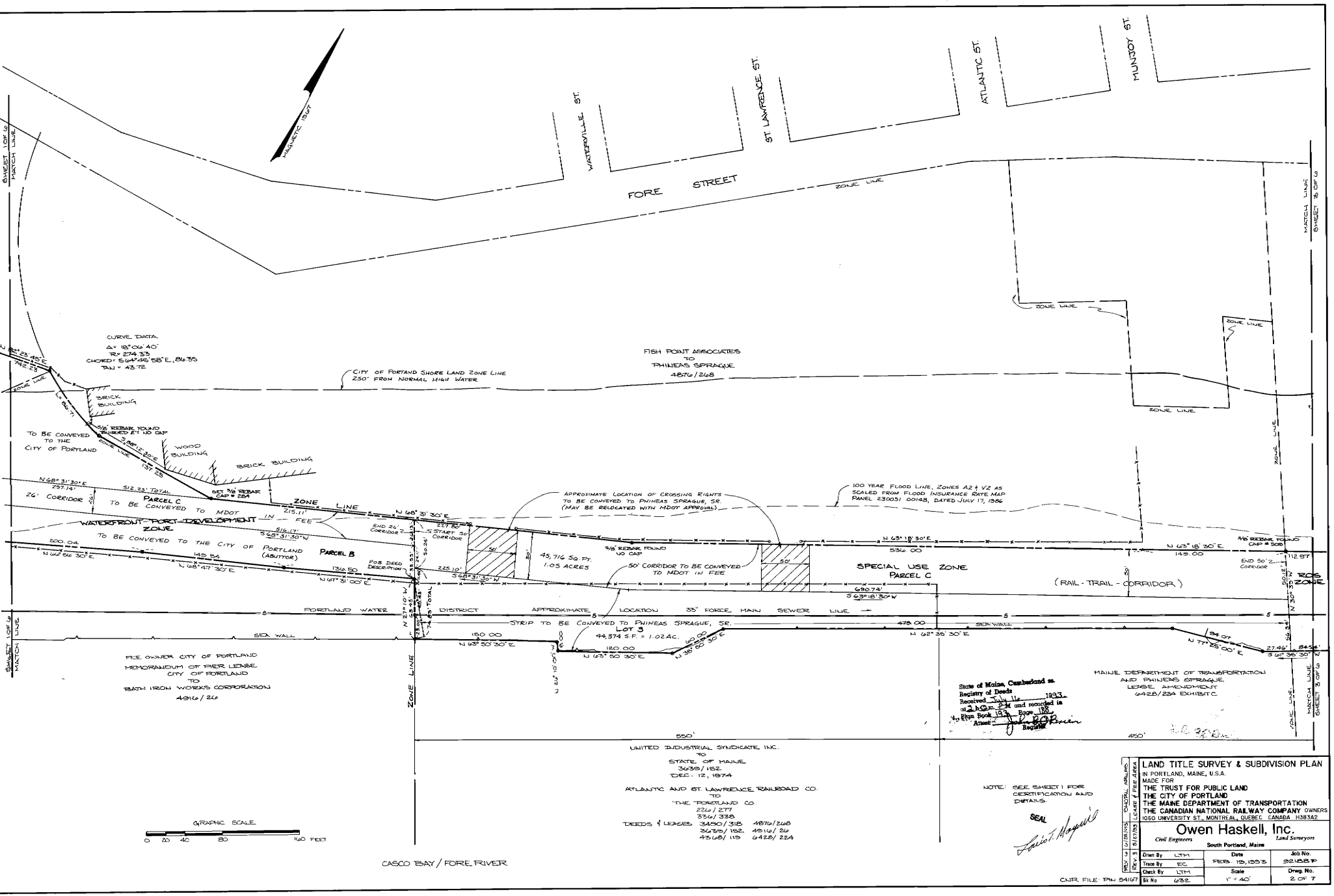
LAND TITLE SURVEY & SUBDIVISION PLAN

IN PORTLAND, MAINE, U.S.A.
MADE FOR
THE TRUST FOR PUBLIC LAND
THE CITY OF PORTLAND
THE MAINE DEPARTMENT OF TRANSPORTATION
THE CANADIAN NATIONAL RAILWAY COMPANY OWNERS
1060 UNIVERSITY ST., MONTREAL, QUEBEC CANADA H3B3A2

Owen Haskell, Inc.
Civil Engineers & Land Surveyors
8 Broadway South Portland, Maine

Drawn By	LTM	Date	Job No.
Trace By	EC	FEB 18, 1993	92128SP
Check By	LTM	Scale	Dwg. No.
Bk No.	6232	1" = 40'	1 OF 7

EXHIBIT 5.0



REV	DATE	DESCRIPTION
3	6/17/93	LEASE & FEE AREA
2	1/28/1993	SHORELAND ZONES

LAND TITLE SURVEY & SUBDIVISION PLAN

IN PORTLAND, MAINE, U.S.A.
MADE FOR
THE TRUST FOR PUBLIC LAND
THE CITY OF PORTLAND
THE MAINE DEPARTMENT OF TRANSPORTATION
THE CANADIAN NATIONAL RAILWAY COMPANY OWNERS
1050 UNIVERSITY ST., MONTREAL, QUEBEC, CANADA H3B3A2

Owen Haskell, Inc.
Civil Engineers *Land Surveyors*
South Portland, Maine

Drawn By	LTM	Date	Job No.
Trace By	EC	FEB. 19, 1993	92.188.1P
Check By	LTM	Scale	Drwg. No.
Bk No	632	1" = 40'	2 OF 7

EXHIBIT 6.0

U.S. Army Corps of Engineers (USACE)

APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT

33 CFR 325. The proponent agency is CECW-CO-R.

Form Approved - OMB No. 0710-0003 Expires: 02-28-2022

The public reporting burden for this collection of information, OMB Control Number 0710-0003, is estimated to average 11 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. PLEASE DO NOT RETURN YOUR APPLICATION TO THE ABOVE EMAIL.

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

(ITEMS 1 THRU 4 TO BE FILLED BY THE CORPS)

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED	4. DATE APPLICATION COMPLETE

(ITEMS BELOW TO BE FILLED BY APPLICANT)

5. APPLICANT'S NAME	8. AUTHORIZED AGENT'S NAME AND TITLE (agent is not required)
First - Michael Middle - Last - McAllister	First - Tim Middle - Last - Forrester
Company - Sail Maine, Inc.	Company - Atlantic Environmental, LLC
E-mail Address - michael.mcallister@sailmaine.org	E-mail Address - tim@atlanticenviromaine.com
6. APPLICANT'S ADDRESS:	**9. AGENT'S ADDRESS:**
Address- P.O. Box 574	Address- 135 River Road
City - Portland State -ME Zip -04101 Country -	City - Woolwich State - ME Zip -04579 Country -
7. APPLICANT'S PHONE NOs. w/AREA CODE	**10. AGENTS PHONE NOs. w/AREA CODE**
a. Residence b. Business c. Fax	a. Residence b. Business c. Fax
(207) 772 - 7245	(207) 837 - 2199

STATEMENT OF AUTHORIZATION

11. I hereby authorize, Atlantic Environmental, LLC to act in my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit application.

see authorization letter _____

SIGNATURE OF APPLICANT DATE

NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY

12. PROJECT NAME OR TITLE (see instructions)
Sail Maine Float Modications

13. NAME OF WATERBODY, IF KNOWN (if applicable)	14. PROJECT STREET ADDRESS (if applicable)
Casco Bay	Address 6 Commercial Street
15. LOCATION OF PROJECT	City - Portland State- ME Zip- 04101
Latitude: N 43.661816 Longitude: W -70.243666	

16. OTHER LOCATION DESCRIPTIONS, IF KNOWN (see instructions)

State Tax Parcel ID Municipality City of Portland (Tax Map #446, Lots #A001 and A#002)

Section - Township - Range -

17. DIRECTIONS TO THE SITE

From I-295 in Portland, travel to Franklin Arterial and then turn left on Commercial Street. Site is located past Ocean Gateway Pier and is located on the waterfront on the right.

18. Nature of Activity (Description of project, include all features)

The site of the proposed project is owned by the CIty of Portland. Sail Maine, Inc. uses the site for a community sailing program. There is an existing ramp and a series of floats. The Applicant is proposing to modify the exiting structures to better suit the needs of the sailing program. This includes th following structures:

9'6" x 50 arch style ramp
16' x 72' float
16' x 48' float
20' x 40' landing float
20' x 40' connection float
(7) 16' x 24' floats, (1) 16' x 40' PYC float, (1) 12' x 16' float
The project includes the removal of existing pilings and the placement of eighteen (18) pilings to secure the floats in place.

19. Project Purpose (Describe the reason or purpose of the project, see instructions)

The Applicant utilizes a parcel of land that is located within Casco Bay in the CIty of Portland and proposes to modify the existing floats for their sailing program to better accommodate participants of the program. In order to meet this project purpose, the Applicant proposes to install seasonal floats.

USE BLOCKS 20-23 IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED N/A

20. Reason(s) for Discharge

21. Type(s) of Material Being Discharged and the Amount of Each Type in Cubic Yards:

Type Amount in Cubic Yards	Type Amount in Cubic Yards	Type Amount in Cubic Yards

22. Surface Area in Acres of Wetlands or Other Waters Filled (see instructions)

Acres

or

Linear Feet

23. Description of Avoidance, Minimization, and Compensation (see instructions)

24. Is Any Portion of the Work Already Complete? ☐ Yes ☒ No IF YES, DESCRIBE THE COMPLETED WORK

25. Addresses of Adjoining Property Owners, Lessees, Etc., Whose Property Adjoins the Waterbody (if more than can be entered here, please attach a supplemental list).

a. Address- City of Portland, 389 Congress Street (Tax Map #445, Lot #A-001 and Lot #A-002)

City - Portland State - ME Zip - 04101

b. Address- PF Marina, LLC 254 Commercial Street, Suite 118

City - Portland State - ME Zip - 04101

c. Address-

City - State - Zip -

d. Address-

City - State - Zip -

e. Address-

City - State - Zip -

26. List of Other Certificates or Approvals/Denials received from other Federal, State, or Local Agencies for Work Described in This Application.

AGENCY	TYPE APPROVAL*	IDENTIFICATION NUMBER	DATE APPLIED	DATE APPROVED	DATE DENIED
Submerged Lands	Submerged Lands Lease		February 2022		
Portland Board of Harbor Commissioners	Marine Construction		February 2022		

* Would include but is not restricted to zoning, building, and flood plain permits

27. Application is hereby made for permit or permits to authorize the work described in this application. I certify that this information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.

SIGNATURE OF APPLICANT	DATE	SIGNATURE OF AGENT	DATE
		Timothy A. Forester	2/2/2022

The Application must be signed by the person who desires to undertake the proposed activity (applicant) or it may be signed by a duly authorized agent if the statement in block 11 has been filled out and signed.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than $10,000 or imprisoned not more than five years or both.

Application No. SL_____

Department of Agriculture, Conservation & Forestry
Bureau of Parks and Lands
22 State House Station
Augusta, Maine 04333
(207) 287-3821

APPLICATION FOR SUBMERGED LANDS LEASE OR EASEMENT
PURSUANT TO TITLE 12 M.R.S.A. SECTION 1801 & 1862

PLEASE TYPE OR PRINT:

1) Applicant Information:

A. Name of Applicant: **Sail Maine, Inc.**

B. Mailing Address: **P.O. Box 574** Tel. No.: **(207) 772 - 7245**

C. City: **Portland** State: **ME** Zip: **04101**

D. Email Address: **Michael.mcallister@sailmaine.org**

X Please check if you wish to receive correspondence via email.

E. Local Contact or Agent (Name, Address, Tel. No.): **Tim Forrester, Atlantic Environmental, LLC**

135 River Road Woolwich, ME 04579 (207) 837 - 2199

2) General Information:

A. Name of Coastal Wetland, Pond, Lake, River: **Casco Bay**

B. Physical Address: **6 Commercial Street**

C. City/Town: **Portland** County: **Cumberland**

D. Is a Department of Environmental Protection Permit required? **No**

3) Attachments:

X A. Attach as Exhibit #1, a map with project location clearly marked. Acceptable maps are USGS topographic maps, or other maps of similar detail, such as the Maine Gazetteer Atlas Map (clear photocopies are acceptable provided they are labeled with the quad name or map number).

X B. Attach as Exhibit #2, scale drawings (overhead and side views) of the project site which shows the project in detail, including the following:

1) Dimensions and exact location of proposed project, including distances from property sidelines;

2) Location of existing structures, including structures on abutting properties which extend into the water;

3) Location of property lines and names and addresses of shorefront abutters;

4) Municipal map and lot number of property;

5) Location of high and low water lines;

6) Approximate water depth and bottom characteristics;

7) Scale of drawings. Please submit in decimal scales of 10, i.e. 1"=20', 30' or 40'.

X C. Attach as Exhibit #3, a copy of deed, lease, purchase agreement or other legal document establishing title, right or interest in the shorefront property.

X D. Municipal tax map showing the property and abutters shorefront properties. Please sketch the proposed project on the tax map.

X E. Provide photographs of the project area *and* adjacent waterfront (both sides) showing existing structures on adjacent properties such as piers, floats, or other uses of the water, such as buoys, channel markers, etc.

X F. Provide directions to the site: **From I-295 in Portland, travel to Franklin Arterial and then turn left on Commercial Street. Site is located past Ocean Gateway Pier and is located on the waterfront on the right.**

X G. **Enclose the $100 application fee that is required to process this application, made payable to: Treasurer, State of Maine.**

4) Project Information

A. What type of project is proposed:

The Applicant proposes to modify the existing ramp and floats associated with a community sailing program. The Applicant proposes to remove the existing structures and install a 9'6" x 50' arch style ramp, a 16' x 72' float, a 16' x 48' float, a 20' x 40' landing float, a 20' x 40' connection float, (7) 16' x 24' floats, a 16' x 40' float, a 12' x 16' float. The project includes the removal of existing pilings and the placement of 18 pilings to secure the floats in place.

B. Describe the purpose of the project, including why the project is needed:

The Applicant utilizes a parcel of land that is located within Casco Bay for a community sailing program. The Applicant requires a different configuration of floats to accommodate the growing number of participants of the program.

C. Will the structure be used exclusively for commercial fishing? _____Yes **X**No

D. Will slips be rented or otherwise made available for private use for a fee? _____Yes **X**No

E. Identify any portion of the project that will be in place seasonally (less than 7 months of the year):

The ramp and floats will be in place seasonally – less than 7 months.

F. If dredging is proposed: **N/A**

i. What volume of material will be dredged below the natural low water line?
_____cubic yards

ii. Describe how the dredged material will be utilized or disposed of.

_____

_____

G. How far beyond the mean (average) low water line will the project extend? **+/- 135 feet**

H. Do you: own **X** lease _____ have an easement ____ or option ____ on the shorefront property?

List the municipal tax map numbers: Map # **446** Lot #**A001 and #A002** List the lot size **+/- 10 acres**

I. What is the length of your shore frontage? Frontage is measured in a straight line between side lot lines where those lines meet the shore. **+/- 370 feet**

J. Describe present use of the *subject* property (for example, residential, commercial (describe type of business), recreational, shellfish harvesting, etc.):

The property is currently utilized by Sail Maine, Inc. to support their community sailing program. The property will continue to operate in this capacity.

K. Describe the present use of *abutting* properties (for example, year-round residence, summer residence, recreational, commercial, etc.):

Commercial Uses

L. Describe the present use of the **submerged lands and waters** in the project vicinity. Address the following uses: commercial fishing, aquaculture, seasonal boating, general navigation, navigation channels, recreation, other uses.

Commercial Fishing – Does not occur in project vicinity. Aquaculture – Does not occur in project vicinity. Seasonal Boating – There is seasonal boating in the area including the Ocean Gateway terminal that supports cruise ships. General Navigation – Occurs in the area. Navigation Channels – Do not occur in project vicinity. Recreation – Occurs in project vicinity.

M. Is there a customary or traditional public access way located on the property or in the project vicinity? If so, describe:

No

N. Describe the density of land development, if any, in the project vicinity (for example, undeveloped, sparse development, residential development, heavy commercial development):

Heavily developed with commercial, industrial, and residential structures.

O. Proposed dates for start and completion of project:

Start Date: **Summer 2023** Completion Date: **Summer 2023**

List below the names and mailing addresses of the owners of abutting **shorefront** property.

NAME MAILING ADDRESS

PF Marina, LLC 254 Commercial Street, Suite 118, Portland, ME 04101
City of Portland, 389 Congress Street, Portland, ME 04101

I authorize staff from the Departments of Agriculture, Conservation & Forestry, Marine Resources and Inland Fisheries and Wildlife to access the site in conjunction with this application and for the purpose of determining compliance with the Submerged Lands Rules.

By signing below, as the applicant (or authorized agent), you certify that the information contained in this application and attached drawings is complete and accurate to the best of your knowledge.

DATE: 2/7/2022 _____

SIGNATURE OF APPLICANT

If signature is other than applicant, attach letter of agent authorization signed by applicant.

PRINT NAME AND TITLE

NOTE: ANY CHANGES IN PROJECT PLANS MUST BE APPROVED BY THE BUREAU OF PARKS AND LANDS PRIOR TO CONSTRUCTION. 8/12

EXHIBIT 7.0

ATLANTIC Environmental LLC
135 River Road • Woolwich, ME 04579
207-837-2199 • tim@atlanticenviromaine.com
www.atlanticenviromaine.com

February 16, 2022

PF Marina, LLC
254 Commercial Street, Suite 118
Portland, ME 04101

RE: Marine Construction Permit Application on behalf of Sail Maine, Inc. for modifications to existing floats located at 6 Commercial Street, Portland, Maine.

Dear Landowner:

Atlantic Environmental (AE) has submitted a marine construction permit on behalf of Sail Maine, Inc. to the Port of Portland Harbor Commission. The proposal requests approval to modify the existing floats associated with the Sail Maine, Inc. community sailing program.

AE is required to notify you as an abutting landowner about the permit application. You are receiving this notice because our review of municipal records indicates that you are a property owner abutting this project. If you feel you are receiving this notice in error, please advise us so we can correct our records accordingly.

The Harbor Commission will hold a public hearing on the application at an upcoming meeting. The Commission posts their meeting agendas at the following website: http://www.portlandharbor.org/meetings-and-agendas/

If you have any questions or concerns, please feel free to contact us at the information listed above.

Sincerely,
Atlantic Environmental LLC.

Timothy A. Forrester, Owner

EXHIBIT 8.0

5

Book 10924 Page 84

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, the CANADIAN NATIONAL RAILWAY COMPANY, a Canadian Crown corporation, in consideration of one dollar and other valuable considerations, paid by the CITY OF PORTLAND, Maine, a municipal corporation organized and existing under the Laws of the State of Maine, with city offices at 389 Congress Street, Portland, Maine, 04101, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, BARGAIN, SELL and CONVEY and forever QUITCLAIM unto the CITY OF PORTLAND, its successors and assigns forever, certain real estate located in Portland, Cumberland County, Maine, and more particularly described in Exhibit A attached hereto and made a part hereof.

All of the property and all fixtures, improvements and appurtenances herein conveyed by this deed are being conveyed "as is" with no representations or warranties whatsoever.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging to the said CITY OF PORTLAND, its successors and assigns forever, to its use and behoof forever.

IN WITNESS WHEREOF, Canadian National Railway Company has caused this instrument to be signed and sealed in its corporate name by Michel Legault, its Director-Asset Management Eastern Canada thereunto duly authorized, this 30th day of August, 1993.

WITNESS:

CANADIAN NATIONAL RAILWAY COMPANY

By: _____

Its Asset Management Eastern Canada

Michel Legault

Approved as to form RAE

Marie Andrée Prénoveau

DEPUTY SECRETARY

August 31, 1993

STATE OF MAINE
CUMBERLAND, SS.

Personally appeared the above-named Michel Legault, Director Asset Management-Eastern Canada of Canadian National Railway Company, as aforesaid, who acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Canadian National Railway Company.

Before me,

_____

Notary Public Ronald Zobe
Attorney

Three certain parcels of land togother with any buildings and improvements thereon, more particularly shown as "Parcel A", "Parcel B" and "Lot 2" on a certain plan entitled "Land Title Survey & Subdivision Plan in Portland, Maine, USA" made for the Trust For Public Land, the City of Portland, the Maine Department of Transportation, the Canadian National Railway Company, by Owen Haskell, Inc., dated February 19, 1993, as last revised June 28, 1993, (the "Plan") Sheets 1 and 2 of 7 and recorded in the Cumberland County Registry of Deeds in Plan Book 193, Pages 187 and 188, respectively. The above-described parcels of land are more particularly described by metes and bounds as follows:

Parcel A:

A certain lot or parcel of land, together with the improvements thereon, situated at the Southeast corner of Commercial Street and India Street in the City of Portland, County of Cumberland, State of Maine and further bounded and described as follows:

Beginning at a 5/8" reinforcing rod set at said Southeast corner of Commercial Street and India Street, which point of beginning is located S-30°-35'-00"-E a distance of 186.26 feet along the easterly side of India Street from the southwesterly corner of the property described in the deed from Canadian National Railway Company to the Portland Water District recorded in the Cumberland County Registry of Deeds in Book 3870, Page 101. Thence, from said point of beginning and by said Commercial Street S-59°-50'-W, 66.00 feet to a one inch iron found;

Thence, through land leased by the City of Portland to the Bath Iron Works (B.I.W.) as evidenced by Memorandum of Pier Lease recorded in Cumberland County Registry of Deeds in Book 4916, Page 26 on the following described courses and distances:

S-30°-35'-E, 28.80 feet to a 5/8" reinforcing rod;

Thence, N-70°-48'-30"-E, 30.00 feet to a 5/8" reinforcing rod;

Thence, N-48°-33'-30"-E, 110.11 feet to a P.K. spike set in a bituminous curb;

Thence, N-56°-16'-E, 18.55 feet to a point on said B.I.W. line at the Southerly side of a twenty six (26) foot wide corridor to be conveyed to the Maine Department of Transportation;

Thence, by said twenty six (26) foot wide corridor S-67°-18'-24"-W, 90.93 feet to the point of beginning.

The above described courses are magnetic 1967.

Parcel B:

A certain lot or parcel of land, together with the building and improvements thereon, situated Easterly of India Street and Southerly of Fore Street, but not contiguous with either of said streets, in the City of Portland, County of Cumberland, State of Maine and further bounded and described as follows:

Beginning at the Northeasterly corner of a lot of land leased by the City of Portland to the Bath Iron Works as evidenced by a Memorandum of Pier Lease recorded in Cumberland County Registry of Deeds in Book 4916, Page 26, Exhibit A, Parcel One.

Thence, from said point of beginning and by the projection Northwesterly of the Easterly sideline of said B.I.W. leased lot and by a portion of land on the East to be conveyed to Phineas Sprague, Sr., and a portion of a fifty (50) foot wide corridor to be conveyed to the Maine Department of Transportation N-27°-10'-W, 35.55 feet to the Southeast corner of a twenty six (26) foot wide corridor to be conveyed to said Maine Department of Transportation;

Thence, by said twenty six foot wide corridor on the following described courses and distances:

S-68°-31'-30"-W, 516.17 feet to a point;

Thence, S-74°-21'-W, 173.07 feet to a point in a corner of said B.I.W. leased lot;

Thence, by said B.I.W. leased lot on the following described courses and distances:

S-26°-42'-30"-E, 82.08 feet to a point;

Thence, N-62°-19'-30"-E, 199.57 feet to a point;

Thence, N-66°-56'-30"-E, 200.04 feet to a point;

Thence, N-68°-47'-30"-E, 149.54 feet to a point;

Thence, N-67°-31'-E, 136.50 feet to the point of beginning.

The above described courses are magnetic 1967.

LOT 2:

A certain lot or parcel of land, together with the buildings and improvements thereon, situated Easterly of India Street and on the Southerly side of Fore Street in the City of Portland, County of Cumberland, State of Maine and further bounded and described as follows:

Beginning at a one (1) inch iron at the Northeasterly corner on said said Fore Street of a lot conveyed by the Canadian National Railroad Company to the Portland Water District by deed recorded in the Cumberland County Registry of Deeds in Book 3870, Page 101.

Thence, from said point of beginning and by said Portland Water District lot S-30°-35'-E, 96.98 feet to a 5/8" reinforcing rod the southeasterly corner to said Portland Water District lot;

Thence N-59°-25'-E, 55.00 feet to a 5/8" reinforcing rod and the northerly corner of Lot as shown on said Plan recorded in Plan Book 193, Page 187 (said Lot 1 being herein called the "One India Street Premises");

Thence, S-34°-13'-30"-E, 73.01 feet to a 5/8" reinforcing rod;

Thence, S-27°-13'-30"-E, 68.94 feet to a 5/8" reinforcing rod;

Thence, S-62°-22'-30"-W, 166.45 feet to a 5/8" reinforcing rod;

Thence, S-64°-30'-30"-W, 9.40 feet to a 5/8" reinforcing rod on the Easterly sideline of said India Street;

Thence, by said India Street S-30°-35'-E, 27.75 feet to a point at the Northwesterly corner of an area labelled on said Plan as a "26' corridor to be conveyed to the Maine Department of Transportation (MDOT) in fee";

Thence, by the Northerly line of said twenty six (26) foot wide corridor on the following described courses and distances;

N-67°-18'-24"-E, 92.02 feet to a point;

Thence, N-56°-16'-E, 619.24 feet to a point;

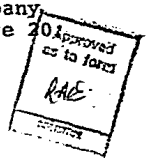
Thence, N-62°-51'-E, 204.12 feet to a point;

Thence, N-74°-21'-E, 174.37 feet to a point;

Thence, N-68°-31'-30"-E, 297.14 feet to a 5/8" reinforcing rod at land conveyed by Fish Point Associates to Phineas Sprague by deed recorded in said Registry of Deeds in Book 4876, Page 268;

Thence, by said Sprague land N-88°-12'-30"W, 137.25 feet to a 5/8" reinforcing rod;

Thence, continuing by said Sprague land by a curve to the right having a radius of 274.33 feet, a distance of 86.71 feet measured on the arc thereof and a chord bearing and distance of N-64°-45'-58"-W, 86.35 feet to a point at land conveyed by American Hoist and Derrick Company to Farley Investment Company, by deed recorded in said Registry of Deeds in Book 6931, Page 201;



Thence, by said Farley Investment Company line S-82°-23'-45"-W, 742.23 feet to said Fore Street;

Thence, by said Fore Street S-38°-17'-45"-W, 22.99 feet to a point at land conveyed by Gordon L. Hurtubise to Norman S. Reef, et al., by deed recorded in said Registry of Deeds in Book 7434, Page 267;

Thence, by said Reef land on the following described courses and distances:

N-82°-23'-45"-E, 525.00 feet to a one (1) inch iron;

Thence, S-85°-20'-15"-E, 183.87 feet to a point;

Thence, S-78°-54'-45"-W, 180.00 feet to a point;

Thence, S-70°-05'-25"-W, 405.17 feet to a one (1) inch iron;

Thence, S-82°-23'-50"-W, 278.00 feet to a point on said Fore Street;

Thence, by said Fore Street by the following courses, distances and curves;

S-44°-34'-30"-W, 43.88 feet to a point of curve;

Thence, by a curve to the right having a radius of 337.48 feet, a distance of 75.68 feet measured on the arc thereof and a chord bearing and distance of S-51°-00'-W, 75.52 feet to a point of tangent;

Thence, S-57°-25'-30"-W, 11.88 feet to a point of curve;

Thence, by a curve to the right having a radius of 391.40 feet, a distance of 67.49 feet measured on the arc thereof and a chord bearing and distance of S-62°-22'-W, 67.40 feet to the point of beginning.

The above described courses are magnetic 1967.

Lot 2 is conveyed together with a perpetual right and easement for vehicular, pedestrian and utility access, in common with the owner of the One India Street Premises, in, on, over or under a twelve (12) foot wide strip of land bounded and described as follows:

Commencing at a point located S-30°-35'-00"-E a distance of 132.26 feet along the easterly side of India Street from the southwesterly corner of the property conveyed by Canadian National Railway Company to Portland Water District by deed recorded in the Cumberland County Registry of Deeds, Book 3870, Page 101; thence from said point of beginning N-64°-30'-30"-E a distance of 9.40 feet; thence N-62°-22'-30"-E a distance of

Approved as to form RAE

166.45 feet; thence N-27°-13'-30"-W a distance of 12.00 feet; thence S-62°-22'-30"-W a distance of 175 feet more or less (in part along the southerly side of the existing 3-story brick office building on the One India Street Premises) to the easterly side of India Street; thence S-30°-35'-00"-E a distance of 12 feet more or less along the easterly side of India Street to the point of beginning.
The intent herein is to convey a right to cross land, I as access to Lot 2. No control over any portion of said building is conveyed. No addition or improvement or new utilities shall be made or installed by Grantee, its successors or assigns, in, on, over or under said 12' wide strip that is not in existence on April 1, 1993, without the prior written consent of the owner of the One India Street Premises.

Excepting and reserving and not hereby conveying a certain lot or parcel of land situated in Portland, Maine, bounded and described as follows:

A certain lot or parcel of land shown on the Plan as Lot 1 together with all buildings and improvements thereon situated in the City of Portland, County of Cumberland, State of Maine more particularly bounded and described as follows:

Beginning at a 5/8" reinforcing rod set in the easterly sideline of India Street at the southwesterly corner of land conveyed by Canadian National Railway Company to Portland Water District by deed dated June 7, 1976, and recorded in the Cumberland County Registry of Deeds, Book 3870, Page 101, said point of beginning also being distant S-30°-35'-E, 125.00 feet measured by the easterly sideline of said India Street from the southeasterly corner of said India Street and Fore Street; thence from said point of beginning S-30°-35'-00"-E along the easterly side of India Street a distance of 132.26 feet to a rod; thence N-64°-30'-30"-E a distance of 9.40 feet to a rod; thence N-62°-22'-30"-E a distance of 166.45 feet by a line which is 12 feet from and parallel with the face of the outside granite corners on the principal existing building on the lot herein described, to a rod; thence N-27°-13'-30"-W a distance of 68.94 feet by a line which is 5.60 feet from and parallel with the rear face of the existing wood frame building on the lot herein described to a rod; thence N-34°-13'-30"-W a distance of 73.01 feet to a rod; thence S-59°-25'-00"-W a distance of 55.00 feet to a rod at the southeasterly corner of the above-referenced Portland Water District Lot; thence S-59°-25'-00"-W a distance of 120.00 feet along said Portland Water District Lot to the point of beginning. The above-described courses are magnetic 1967.

Also excepting and reserving for the benefit of the One India Street Premises perpetual rights and easements for the purposes hereinafter described in, on, over and under the following described portion of Lot 2 as shown on the Plan and herein conveyed:

Approved as to form
KAE
Solicitor

A certain lot or parcel of land situated in Portland, Maine bounded and described as follows: Commencing at a point on the easterly side of India Street located S-30°-35'-00"-E a distance of 132.26 feet along India Street from the southwesterly corner of the property conveyed by Canadian National Railway Company to the Portland Water District by deed recorded in the Cumberland County Registry of Deeds, Book 3870, Page 101, thence from said point of beginning N-64°-30'-30"-E a distance of 9.40 feet; thence N-62°-22'-30"-E a distance of 166.45 feet; thence S-27°-13'-30"-E a distance of 2.28 feet; thence S-56°-16'-00"-W a distance of 88.27 feet; thence S-65°-00'-30"-W, a distance of 87.74 feet to the easterly side of India Street; thence N-30°-35'-00"-W along the easterly side of India Street a distance of 8.00 feet to the point of beginning.
The easements excepted and reserved over said portion of the premises herein conveyed for the benefit of the One India Street Premises shall be for the following purposes:

1. Access Right of Way: The perpetual right and easement to pass and repass on foot and with vehicles at any and all times together with the right to enter from time to time within said areas to inspect, install, construct, maintain, repair, rebuild and replace pavement and other facilities and appurtenances intended to facilitate or improve access over such premises, provided that Grantee, its successors or assigns, consents in writing to any addition or improvement that is not in existence on April 1, 1993.

2. Utilities. Together with the perpetual right and easement to install, construct, erect, lay, relay, repair, inspect, operate, maintain, rebuild, replace and remove utility conduits, pipes and mains, and poles and wires with all necessary fixtures and appurtenances upon, through, under or over such premises for any and all utilities including but not limited to electric power, transmission and distribution lines, other energy, transmission and distribution lines, gas mains, cable-television, telephone and other communications or intelligence lines, together with suitable and sufficient lines, pipes, cables, mains, poles and towers with foundations together with wires strung upon and extending between the same, above or below ground, together with all necessary facilities, fixtures anchors, guys, crossarms, and other equipment and appurtenances and also for conveying and transmitting water, sewerage, wastewater and other non-hazardous liquids and substances together with the right at all times to make connection with all of said facilities to land adjoining the premises as deemed appropriate by Grantor, its successors and assigns. Together with existing telephone and electric pole and wire easements in existing locations serving the One India Street Premises. Any future telephone lines shall be underground, if reasonably possible. In no event shall any new utilities of any kind or new telephone poles be allowed without the consent of Grantor, its successors or assigns.

Approved as to form

Recorded
Cumberland County
Registry of Deeds
08/30/93 04:29:43PM
John B. O'Brien
Register