

Bk 14279 Pg 78 #28033
 09-16-2016 @ 03:28p

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NOT AN WARRANTY DEED NOT AN

PENOBSCOT PLAZA ASSOCIATES, a Maine Corporation with a place of business in Bangor, Penobscot County, Maine, for consideration paid, grants to **JRSS ASSOCIATION INC.**, a Maine corporation with a place of business in Bangor, Penobscot County, Maine, with a mailing address of 21 Washington Street, Bangor, ME 04401, with warranty covenants, the real property in **Bangor**, Penobscot County, Maine, described as follows:

The premises delineated as Unit 1 on a plan entitled, "Lotting Plan of the Penobscot Plaza Development Corporation, Bangor, Penobscot County, Maine," drawn by Andrew J. Shyka, R.L.S., Orrington, Maine, dated June 28, 1968 and recorded in the Penobscot County Registry of Deeds on July 11, 1968 in Plan Book 25, Page 41.

ALSO CONVEYING a nineteen thousandths (19/1000) part in common and undivided of the common areas shown on said Lotting Plan, the common areas being all of the land within the boundaries of said Penobscot Plaza not identified by a unit number.

ALSO CONVEYING the generally easterly half (defined by the centerline) of the common area (common wall), hereinafter described as follows:

The following described premises shall be included as the common areas appertaining to Unit 1.

The portion of the common area that lies inside the common wall between Unit 1 and Unit 2 specified in the Declaration of Penobscot Plaza Development Corporation of Bangor, Maine, dated August 1, 1968 and recorded in said Registry at Book 2137, Page 281, measuring approximately eleven and five eighths (11 5/8) inches in width and one hundred (100) feet in length which portion of the common area (common wall) extends in a generally southeasterly direction from the inside face of the northwesterly wall of Unit 2 to the inside face of the southeasterly wall of Unit 1, according to said plan.

SUBJECT TO the following:

- 1) The conditions, obligations and restrictions set forth in the deed from the Urban Renewal Authority of the City of Bangor to Penobscot Plaza Development Corporation, dated July 7, 1968 and recorded in said Registry in Book 2135, Page 448. This conveyance is made subject to the same conditions, obligations and restrictions set forth in said deed;

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- 2) The Conditions, Obligations and restrictions set forth in the deed from Bangor Hardware Co., *et al.*, dated April 30, 1972 and recorded in said Registry in Book 2297, Page 347;
- 3) The conditions, obligations and restrictions set forth in the deed from Allan G. Ballard *et al.*, dated June 6, 1972 and recorded in said Registry in Book 2297, Page 350; C O P Y
- 4) The conditions, obligations and restrictions set forth in the deed from Northeast Computer Center, dated June 28, 1972 and recorded in said Registry in Book 2149, Page 513 and Book 2297, Page 345;
- 5) Condominium Declaration, Owners and Tenants Regulatory Agreement and By-Laws of Owners Association, recorded on August 2, 1968 in said Registry in Book 2137, Page 281, as amended August 23, 1972 and recorded in said Registry in Book 2297, Page 344;
- 6) Agreement Relative to Repair and Maintenance of the Roof, dated November 28, 1978 and recorded in said Registry in Book 2953, Page 268;
- 7) Applicable conditions, obligations and restrictions contained in the deed of Urban Renewal Authority of the City of Bangor to Penobscot Plaza Development Corporation, dated June 7, 1968 and recorded in said Registry in Book 2135, Page 448;
- 8) Declaration of Restrictions for Kenduskeag Stream Urban Renewal Project No. Maine R-7, recorded in said Registry in Book 2134, Page 339;
- 9) Notice of Layout and Taking by the State of Maine dated August 21, 1995 and recorded in said Registry in Book 5943, Page 2;
- 10) Easements to the City of Bangor dated September 18, 1961 and June 13, 1969 and recorded in said Registry in Book 1803, Page 167 and Book 2168, Page 669, respectively;
- 11) Notice of Layout and Taking by the State of Maine, Highway Commission, dated April 3, 1963 and recorded in said Registry in Book 1885, Page 393;
- 12) Resolution of Urban Renewal Authority dated October 21, 1966 and recorded in said Registry in Book 2077, Page 157;
- 13) Statement of Taking of Real Property, Urban Renewal Authority vs. Riverview, Inc., recorded in said Registry in Book 2077, Page 160;

- N O T
- 14) Assent to Granting of Easements of the City of Bangor dated December 31, 1968 and recorded in said Registry in Book 2150, Page 582; A L
- C O P Y
- 15) Easement from Penobscot Plaza Development Corporation to Bangor Hydro-Electric Company dated October 30, 1968 and recorded in said Registry in Book 2150, Page 578; A N
- O F F I C I A L
- 16) Certificate of Completion from Urban Renewal Authority of the City of Bangor to Northeastern Computer Center dated February 12, 1970 and recorded in said Registry in Book 2178, Page 191;
- 17) Memorandum of Lease from Maine Information Systems to David J. Wicks, D.D.S., dated March 28, 1996 and recorded in said Registry in Book 6086, Page 76;
- 18) Subject to rights released by virtue of an instrument dated June 28, 1972 and recorded in said Registry in Book 2297, Page 345; and
- 19) Easement granted to Dead River LP Gas Company to locate underground gas tanks in the common areas directly south of Units 4 and 5 according to said Plan.

A portion of the above described encumbrances pertain to common areas.

FURTHER SUBJECT TO the Mortgage Deed from Penobscot Plaza Associates to Dunham-Hanson Co., dated May 22, 2015 and recorded in said Registry in Book 13846, Page 144, as amended by an instrument dated September 30, 2015 and of substantially even date herewith.

Meaning and intending to convey, and hereby conveying, the balance of the property described in the deed from Dunham-Hanson Co. to Penobscot Plaza Associates dated May 22, 2015 and recorded in said Registry in Book 13846, Page 139.

IN WITNESS WHEREOF, Penobscot Plaza Associates has caused the undersigned to hereunto set his hand and seal this 15 day of September, 2016.

Penobscot Plaza Associates:

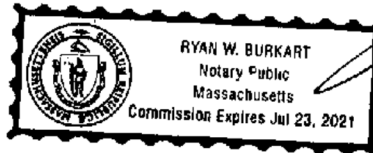
By: John W. Eisentrager, Jr.
John W. Eisentrager, Jr., Its President
Duly Authorized

Bk 14279 Pg81 #28033

NOT NOT
 STATE/COMMONWEALTH OF Massachusetts
 OFFICIAL OFFICIAL
Middlesex County P Y COPY September 15, 2016

Personally appeared before me, the above named John W. Eisentrager, Jr., President of Penobscot Plaza Associates and acknowledged before me the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

COPY COPY



Notary Public/Attorney at Law

Ryan W Burkart
 Print or type name as signed



Maine Real Estate
 Transfer Tax Paid

Susan F. Bulay, Register
 Penobscot County, Maine

PROPERTY LOCATED AT: 21 Washington St, Bangor, ME 04401-6518

PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal _____ Unknown
 Drilled Dug Other _____


MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?
Pump (if any): N/A Yes No Unknown
Quantity: Yes No Unknown
Quality: Yes No Unknown
If Yes to any question, please explain in the comment section below or with attachment.

~~WATER TEST: Have you had the water tested? Yes No
If Yes, Date of most recent test: _____ Are test results available? .. Yes No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? Yes No
If Yes, are test results available? Yes No
What steps were taken to remedy the problem? _____~~

~~IF PRIVATE: (Strike Section if Not Applicable):
INSTALLATION: Location: _____
Installed by: _____
Date of Installation: _____
USE: Number of persons currently using system: _____
Does system supply water for more than one household? Yes No Unknown~~

Comments: _____

Source of Section I information: Public Record and Owner

Buyer Initials _____ Page 1 of 7 Seller Initials  _____

PROPERTY LOCATED AT: 21 Washington St, Bangor, ME 04401-6518

SECTION II – WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public _____ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected?..... Yes No

If Yes, what results: _____

Have you experienced any problems such as line or other malfunctions? Yes No

What steps were taken to remedy the problem? _____

~~IF PRIVATE (Strike Section if Not Applicable):~~

~~Tank: Septic Tank Holding Tank Cesspool Other: _____~~

~~Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____~~

~~Tank Type: Concrete Metal Unknown Other: _____~~

~~Location: _____ ~~OR~~ Unknown~~

~~Date installed: _____ Date last pumped: _____ Name of pumping company: _____~~

~~Have you experienced any malfunctions? Yes No~~

~~If Yes, give the date and describe the problem: _____~~

~~Date of last servicing of tank: _____ Name of company servicing tank: _____~~

~~Leach Field: Yes No Unknown~~

~~If Yes, Location: _____~~

~~Date of installation of leach field: _____ Installed by: _____~~

~~Date of last servicing of leach field: _____ Company servicing leach field: _____~~

~~Have you experienced any malfunctions? Yes No~~

~~If Yes, give the date and describe the problem and what steps were taken to remedy: _____~~

~~Do you have records of the design indicating the # of bedrooms the system was designed for? Yes No~~

~~If Yes, are they available? Yes No~~

~~Is System located in a Shoreland Zone? Yes No Unknown~~

Comments: _____

Source of Section II information: Public Record and Owner

Buyer Initials _____

Page 2 of 7

Seller Initials  _____


PROPERTY LOCATED AT: 21 Washington St, Bangor, ME 04401-6518

SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)				
Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	HVAC Naat Gas			
Age of system(s) or source(s)	UKN			
Name of company that services system(s) or source(s)				
Date of most recent service call				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Malfunction per system(s) or source(s) within past 2 years				
Other pertinent information				

Are there fuel supply lines? Yes No Unknown
 Are any buried? Yes No Unknown
 Are all sleeved? Yes No Unknown
 Chimney(s): Yes No
 If Yes, are they lined: Yes No Unknown
 Is more than one heat source vented through one flue? Yes No Unknown
 Had a chimney fire: Yes No Unknown
 Has chimney(s) been inspected? Yes No Unknown
 If Yes, date: _____
 Date chimney(s) last cleaned: _____
 Direct/Power Vent(s): Yes No Unknown
 Has vent(s) been inspected? Yes No Unknown
 If Yes, date: _____
 Comments: **System serviced annually when switched from heat to cooling**
 Source of Section III information: _____

SECTION IV – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.
A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? Yes No Unknown
 If Yes, are tanks in current use? Yes No Unknown
 If no longer in use, how long have they been out of service? _____
 If tanks are no longer in use, have tanks been abandoned according to DEP? Yes No Unknown
 Are tanks registered with DEP? Yes No Unknown
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____

Buyer Initials _____ Page 3 of 7 Seller Initials  _____

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PROPERTY LOCATED AT: 21 Washington St, Bangor, ME 04401-6518

What materials are, or were, stored in the tank(s)? _____

Have you experienced any problems such as leakage: Yes No Unknown

Comments: _____

Source of information: _____

B. ASBESTOS — Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? Yes No Unknown

In the ceilings? Yes No Unknown

In the siding? Yes No Unknown

In the roofing shingles? Yes No Unknown

In flooring tiles? Yes No Unknown

Other: _____ Yes No Unknown

Comments: Owner is not aware of any asbestos

Source of information: Owner

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No

Results/Comments: _____

Source of information: _____

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No

Results/Comments: _____

Source of information: _____

E. METHAMPHETAMINE - Current or previously existing: Yes No Unknown

Comments: _____

Source of information: _____

Buyer Initials _____

Seller Initials  _____

DocuSign Envelope ID: A84860E6-BDC5-46FC-844F-67AEDB87BE06

PROPERTY LOCATED AT: 21 Washington St, Bangor, ME 04401-6518

F. LEAD-BASED PAINT/PAINT HAZARDS — (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
..... Yes No Unknown Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: Yes No

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? Yes No

Comments: _____

Source of information: _____

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: _____

Source of information: _____

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V — GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: Penobscot Plaza Association additional restriction to prohibit another beverage store

Source of information: Deed

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? Yes No Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

Buyer Initials _____

Seller Initials  _____

DocuSign Envelope ID: A84860E6-BDC5-46FC-844F-67AEDB87BE06

PROPERTY LOCATED AT: 21 Washington St, Bangor, ME 04401-6518

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....

..... Yes No Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?..... Yes No Unknown

Is house now covered by flood insurance policy (not a determination of flood zone) Yes No Unknown

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: _____

Year Principal Structure Built: 1969

What year did Seller acquire property? 2016

Roof: Year Shingles/Other Installed: 2018 roof was re-seamed and re-coated with rubber

Water, moisture or leakage: none known

Comments: _____

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

Water, moisture or leakage since you owned the property: Yes No Unknown

Prior water, moisture or leakage? Yes No Unknown

Comments: _____

Mold: Has the property ever been tested for mold? Yes No Unknown

If Yes, are test results available? Yes No

Comments: _____

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: 3 Phase Power

Has all or a portion of the property been surveyed? Yes No Unknown

If Yes, is the survey available? Yes No Unknown

Manufactured Housing – Is the residence a:

Mobile Home Yes No Unknown

Modular Yes No Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

..... Yes No Unknown

Comments: _____


KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: _____

Comments: _____

Source of Section V information: _____

Buyer Initials _____

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Seller Initials 

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PROPERTY LOCATED AT: 21 Washington St, Bangor, ME 04401-6518

SECTION VI – ADDITIONAL INFORMATION

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

DocuSigned by:
David Makson 2/3/2022
SELLER _____ DATE _____ SELLER _____ DATE _____
JRSS Association Inc.

SELLER _____ DATE _____ SELLER _____ DATE _____

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER _____ DATE _____ BUYER _____ DATE _____

BUYER _____ DATE _____ BUYER _____ DATE _____



**PROPERTY DISCLOSURE
(Non-Residential Properties)**

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

PROPERTY LOCATED AT: 21 Washington St, Bangor, ME 04401-6518

SECTION I. UNDERGROUND STORAGE TANKS

To the best of Seller's knowledge (check one):

- No underground storage facility for the storage of oil or petroleum products exists on the premises.
- An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. _____. The underground facility has has not been abandoned in place.

SECTION II. HAZARDOUS MATERIALS

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

(attach additional sheets as necessary)


Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

SECTION III. MATERIAL DEFECTS

Material defects pertaining to the physical condition of the property:

(attach additional sheets as necessary)

Page 1 of 2 Buyer Initials _____

Seller Initials  _____

DocuSign Envelope ID: A84860E6-BDC5-46FC-844F-67AEDB87BE06

PROPERTY LOCATED AT: 21 Washington St, Bangor, ME 04401-6518

SECTION IV. ROAD MAINTENANCE

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass?..... Yes No Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

DocuSigned by:
David Makson 2/3/2022
Seller Date Seller Date
JRSS Association Inc.

Seller Date Seller Date

The undersigned hereby acknowledge receipt of this Property Disclosure prior to the preparation of an offer to purchase the Real Estate.

Buyer Date Buyer Date

Buyer Date Buyer Date



BOOK 2297 PAGE 344

NOT AN OFFICIAL PENOBSCOT PLAZA DEVELOPMENT CORPORATION AMENDMENT OF DECLARATION

The declaration of Penobscot Plaza Development Corporation dated August 1, 1968 and recorded in Penobscot County Registry of Deeds, Vol. 2137, Page 281, as amended, is hereby further amended as follows:

1. Paragraph fourth is amended to reflect a change in the area of Unit No. 4 as follows:

Unit No. 4 5,793 square feet

- 2. Paragraph Fifth is amended to reflect an increase in limited common areas to approximately 56,793 square feet and a decrease in common areas to approximately 106,987 square feet.
3. The remaining common areas are now held subject to a permanent easement appurtenant to Units No. 4 and No. 5 to locate and maintain three (3) underground L.P. gas tanks at a point approximately fifty (50) feet north of the south line of the Penobscot Plaza Development Corporation land and approximately two hundred (200) feet easterly of Unit No. 10 of the Penobscot Plaza Development, together with the right to extend a line or lines of pipe from said tanks to Units No. 4 and No. 5 of said Penobscot Plaza Development.

Norbert X. Dowd, in his capacity as President of Penobscot Plaza Development Corporation, hereby certifies that the foregoing amendment was approved by a majority of the directors of said corporation at a meeting of said directors duly called and held on May 4, 1972. William J. Dunnott, in his capacity as President of Penobscot Plaza Associates, hereby certifies that said amendment has been approved by all of the owners or lessees of the units comprising Penobscot Plaza.

IN WITNESS WHEREOF, said PENOBSCOT PLAZA DEVELOPMENT CORPORATION has caused this instrument to be sealed with a common seal and signed in its corporate name by Norbert X. Dowd, its President hereunto duly authorized, and PENOBSCOT PLAZA ASSOCIATES have caused this instrument to be signed and sealed by William J. Dunnott, their President hereunto authorized, both this twenty-third day of August, 1972.

WITNESS: PENOBSCOT PLAZA DEVELOPMENT CORPORATION By [Signature] its President
PENOBSCOT PLAZA ASSOCIATES By [Signature] Their President

PENOBSCOT, ss. STATE OF MAINE August 23, 1972

Then personally appeared the above-named NORBERT X. DOWD, in his said capacity, and acknowledged the above instrument to be his free act and deed and the free act and deed of said Penobscot Plaza Development Corporation.

Before me, [Signature] Justice of the Peace

PENOBSCOT, SS. REC'D AUG 23 1972 2:50 PM

Date	Days	Reading	Billed Cons	Cons \$	Serial No	Register Type
Jan-11-2022	33	0.283			7701288	KW
Jan-11-2022	33	9765	9440	1,281.83	7701288	KWH
Dec-09-2021	31	0.29			7701288	KW
Dec-09-2021	31	9647	9440	754.70	7701288	KWH
Nov-08-2021	28	0.432			7701288	KW
Nov-08-2021	28	9529	8960	610.42	7701288	KWH
Oct-11-2021	29	9417	11520	732.45	7701288	KWH
Oct-11-2021	29	0.448			7701288	KW
Sep-12-2021	32	9273	16080	1,018.48	7701288	KWH
Sep-12-2021	32	0.497			7701288	KW
Aug-11-2021	30	9072	14960	971.06	7701288	KWH
Aug-11-2021	30	0.498			7701288	KW
Jul-12-2021	32	8885	14560	892.29	7701288	KWH
Jul-12-2021	32	0.519			7701288	KW
Jun-10-2021	31	0.521			7701288	KW
Jun-10-2021	31	8703	12000	737.65	7701288	KWH
May-10-2021	32	8553	9280	619.78	7701288	KWH
May-10-2021	32	0.27			7701288	KW
Apr-08-2021	28	0.288			7701288	KW
Apr-08-2021	28	8437	8160	610.89	7701288	KWH
Mar-11-2021	29	8335	8880	734.92	7701288	KWH
Mar-11-2021	29	0.322			7701288	KW
Feb-10-2021	29	0.323			7701288	KW
Feb-10-2021	29	8224	8720	753.95	7701288	KWH
Jan-12-2021	33	0.359			7701288	KW
Jan-12-2021	33	8115	10240	921.13	7701288	KWH

21 Washington St Bangor
Quality Jewelers

Date	Therms	Cost
01/21	492	452.87
02/21	524	552.28
03/21	543	630.47
04/21	361	403.73
05/21	126	122.47
06/21	35	42.81
07/21	28	29.47
08/21	0	16.04
09/21	0	16.04
10/21	0	16.04
11/21	127	152.53
12/21	499	667.79
01/22	795	1264.13

Here is the information that you requested.

Regards,
Colette

Colette Hanington | Customer Service
Bangor Natural Gas
498 Maine Ave. | Bangor, Maine 04401
office: 207-941-9595 | fax:



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BOOK 2134 PAGE 339

H-3048 (7-57)

CERTIFICATE OF RECORDING OFFICER

NOT AN OFFICIAL COPY THE UNDERSIGNED HEREBY CERTIFIES THAT: NOT AN OFFICIAL COPY

1. He is the duly appointed, qualified, and acting Secretary of the Bangor Urban Renewal Authority (herein called the "Local Public Agency"), and keeper of the records thereof, including the minutes of its proceedings;

2. The annexed copy of extracts from the minutes of the Special meeting of the Local Public Agency, held on the 10th day of April 1968, is a true, correct, and compared copy of the whole of the original minutes of said meeting on file and of record insofar as the same relate to the resolution referred to in said extracts and to the other matters referred to therein;

3. Said meeting was duly convened in conformity with all applicable requirements; a proper quorum was present throughout said meeting and the resolution hereinafter mentioned was duly proposed, considered, and adopted in conformity with applicable requirements; and all other requirements and proceedings incident to the proper adoption of said resolution have been duly fulfilled, carried out, and otherwise observed;

4. He is duly authorized to execute this Certificate; and

5. The copy of the resolution annexed hereto entitled: RESOLUTION OF THE URBAN RENEWAL AUTHORITY OF THE CITY OF BANGOR APPROVING THE DECLARATION OF RESTRICTIONS FOR THE KENDUSKAG STREAM PROJECT, PROJECT NO. ME. R-7, AND AUTHORIZING THE CHAIRMAN OF THE URBAN RENEWAL AUTHORITY OF THE CITY OF BANGOR TO EXECUTE AND RECORD SAME

is a true, correct, and compared copy of the original resolution referred to in said extracts and as finally adopted at said meeting and, to the extent required by law, as thereafter duly signed or approved by the proper officer or officers of the Local Public Agency and duly published, which resolution is on file and of record.

WITNESS my hand and the seal of the Local Public Agency, this 10th day of June 24, 1968.

Harold T. Dauler



BOOK 2134 PAGE 340

NOT AN OFFICIAL COPY
 URBAN RENEWAL AUTHORITY OF THE CITY OF BANGOR
 KENDUSKEAG STREAM URBAN RENEWAL PROJECT
 PROJECT NO. ME. R-7
 NOT AN OFFICIAL COPY
 NOT AN OFFICIAL COPY
 DECLARATION OF RESTRICTIONS
 NOT AN OFFICIAL COPY

KNOW ALL MEN BY THESE PRESENTS, THAT URBAN RENEWAL AUTHORITY OF THE CITY OF BANGOR, also designated by the short title of Bangor Urban Renewal Authority, a public body, corporate and politic, duly created and existing by virtue of an Act of the Legislature of the State of Maine, Chapter 168 of the Private and Special Laws of Maine, 1957, as amended, and having an office at Bangor, in the County of Penobscot and State of Maine, being an interested party by said Act of the Legislature of the State of Maine, in the following described real property, situated in the City of Bangor, County of Penobscot, and State of Maine, bounded and described as follows:

That certain tract of land situated in the City of Bangor, County of Penobscot, State of Maine, which is bounded and described as follows:

Beginning at the intersection of the easterly side of Exchange Street and the northerly side of York Street;

Thence easterly along said northerly side of York Street crossing French Street five hundred (500) feet, more or less, to the intersection of the northerly side of York Street with the easterly side of Statson Square;

Thence in a generally southerly direction across York Street sixty (60) feet, more or less, to the intersection of the easterly side of Oak Street with the southerly side of York Street;

Thence continuing southerly two hundred ninety (290) feet, more or less, along the easterly side of Oak Street to the intersection of the easterly side of Oak Street with the northerly side of Hancock Street;

Thence easterly along the northerly side of Hancock Street, crossing Pine Street three hundred fifty (350) feet, more or less, to a point one hundred seven (107) feet, more or less, distant in an easterly direction from the intersection of the easterly side of Pine Street with the northerly side of Hancock Street;

Thence at about right angles in a southerly direction across Hancock Street and along the easterly boundary lines of lands now or formerly owned by Jacob Rolnick, Brake Service, Inc., Sophia Zdanowicz, Frank W. & Violet Nanartonis and Charles Statson Devises, four hundred and fifteen (415) feet, more or less, to the northerly side of Washington Street;

Thence southerly fifty (50) feet, more or less, to an angle point in the southerly side of Washington Street;

Thence easterly along the southerly side of Washington Street three hundred and twenty (320) feet, more or less, to the northeasterly corner of land now or formerly owned by Riverview, Inc.;

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Thence generally southerly and westerly along the westerly and southerly line of said Riverview, Inc. land and the northerly line of the Maine Central Railroad Company north of thirteen hundred and eighty-six (1386) feet, more or less, to the easterly side of Kenduskeag Stream;

Thence northerly along said westerly side of Kenduskeag Stream twenty-five (25) feet, more or less, to the southeasterly corner of a lot of land, now or formerly owned by the Maine Central Railroad Company;

Thence westerly, along the southerly line of said Maine Central Railroad Company lot of land, forty (40) feet, more or less, to the easterly line of land now or formerly owned by Milliken-Tomlinson Co.; thence southerly and westerly, along said Milliken-Tomlinson Co. easterly and southerly lines, twenty-five (25) feet, more or less, and fifty seven (57) feet, more or less, respectively, to the easterly side of Broad Street;

Thence generally southwesterly along the easterly side of Broad Street one hundred and twenty-five (125) feet, more or less, to the northeasterly side of Union Street;

Thence northwesterly along the northeasterly side of Union Street nine hundred ten (910) feet, more or less, to the intersection of the northwesterly side of Main Street with the northeasterly side of Union Street;

Thence northeasterly along the northwesterly side of Main Street six hundred eighty (680) feet, more or less, to the southeasterly corner of land now or formerly owned by Abe L. and Ida B. Goldsmith;

Thence at about right angles northwesterly along the southwesterly boundary line of said land now or formerly owned by Abe L. and Ida B. Goldsmith, and across Columbia Street, two hundred twenty-four (224) feet, more or less, to the northwesterly side of Columbia Street;

Thence northeasterly along the northwesterly side of Columbia Street two hundred (200) feet, more or less, to the intersection of the northwesterly side of Columbia Street with the southerly side of Hammond Street;

Thence continuing northeasterly sixty (60) feet, more or less, to a point on the northerly side of Hammond Street, said point being fifty (50) feet, more or less, distant in a northwesterly direction from the intersection of the northerly side of Hammond Street with the westerly side of Franklin Street;

Thence generally easterly along the generally northerly side of Hammond Street three hundred sixty-five (365) feet, more or less, crossing Franklin Street and Central Street to a point one hundred twenty (120) feet, more or less, distant in a westerly direction measured along said Hammond Street from the westerly side of Kenduskeag Stream;

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NOT AN OFFICIAL COPY Thence southeast along the westerly side of said street to the generally northerly side of Hammond Street; Thence continuing easterly across said Kenduskeag Stream and along the northerly side of State Street four hundred (400) feet, more or less, to the intersection of the northerly side of State Street with the easterly side of Park Street;

Thence southerly crossing said State Street and along the easterly side of Exchange Street three hundred ten (310) feet, more or less, to the point of beginning.

Said declarations shall constitute covenants running with the land and shall be binding on all parties claiming under them and for the benefit of and limitations upon all future owners in said area, this declaration being designed with the general purpose of accomplishing a coordinated, adjusted and harmonious development of the City of Bangor which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development.

Said declarations and covenants are as follows:

- 1. The Zoning Ordinance of the City of Bangor, approved October 24, 1960, and the Building Code of the City of Bangor, approved January 1, 1964, both as amended to the date of approval of this declaration by the Bangor City Council, shall apply to the Project except as specifically noted in the declaration. Notwithstanding lesser requirements in the provisions of said Zoning Ordinance, the land use controls and building requirements set forth in this declaration shall apply to the project.
2. It is the intent of this declaration that parcels B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-9, B-10 and B-11, as shown on the Disposition Plan (Map 5, Exhibit E, recorded in Penobscot Registry of Deeds, Plan Book 25, page 39) shall conform with the following land use provisions and building requirements.

Permitted Uses:

- a. Parcels B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-9, B-10 and B-11 shall be limited to retail businesses, customer services, or restaurants; banks; business, professional or governmental offices; social clubs, public halls or theaters, and/or parking.
b. A motel or hotel shall be permitted on parcel B-1.
c. Accessory outside storage shall not be permitted on these parcels.
d. Building Requirements: The requirements for General Business in Chapter VIII, Article 8., Section 2 of the Zoning Ordinance shall apply to these parcels, subject to the specific requirements for parcels B-3 and B-6 discussed below.
3. Air Rights: It is the intent of this declaration that the City shall convey parcels A-1, A-3 and A-4 to qualified redevelopers and A-2 and A-5 to the Authority, subject to the provisions of subparagraphs a., b., c. and d. below;

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said parcels being certain air rights over the Kenduskeag Stream and the Kenduskeag Parking Plaza as shown on the Disposition Plan (Map 5, Exhibit E) together with access for pedestrians and services. Such conveyances, through the Cooperation Agreement, are necessary in order to achieve the planning objectives of linking and integrating the development of the central business district on both banks of the Kenduskeag Stream.

- a. It is the intent of this declaration that the redeveloper of parcel B-6, as a condition of purchase or lease of said parcel from the Authority, shall acquire from the City the adjoining air rights parcel, shown as A-1 on the Disposition Plan (Map 5, Exhibit E). In the event of a default by such redeveloper with respect to either parcel, both parcels shall revert to the Authority. The redeveloper of said site shall construct a building which covers a minimum of 60 per cent of the combined area of B-6 and A-1. All construction on A-1 shall be at least 8 feet above the deck of the Kenduskeag Parking Plaza, except for supporting columns. Such building shall occupy without setback the eastern property line of A-1 for a distance of at least 70 feet beginning at the southeast corner of A-1 and extending north along the eastern property line. Such building shall be located within 3 feet of the entire southern property line of A-1 and the southern property line of B-6 for a total distance of at least 175 feet, beginning at the southeast corner of B-6 and extending in a westerly direction along the southern property line. Such a building shall have a minimum of one entrance leading from parcel B-6 to parcel A-1. Development of parcel A-1 shall be subject to the provisions in Paragraph 2.
- b. It is the intent of this declaration that the redeveloper of parcel B-3, as a condition of purchase or lease of said parcel from the Authority, shall acquire from the City the adjoining air rights parcel shown as A-3 on the Disposition Plan (Map 5, Exhibit E). In the event of a default by such redeveloper with respect to either parcel, both parcels shall revert to the Authority. All construction on A-3 shall be at least 8 feet above the deck of the Kenduskeag Parking Plaza except for supporting columns. Buildings constructed on A-3 shall be located within 3 feet of the western property line of A-3 for a distance of at least 75 feet beginning at the southwest corner of A-3 and extending in a northerly direction along the western property line. Such buildings shall be located within 3 feet of the entire southern property line of A-3. Such buildings shall have a minimum of one entrance leading from parcel A-3 to parcel A-2. Development of parcel A-3 shall be subject to the provisions in Paragraph 2.

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- c. It is the intent of this declaration that the rights parcel A-4 shall be available for development to a qualified redeveloper approved by the City and the Authority. On the event of a default by such redeveloper with respect to said parcel, said parcel shall revert to the Authority. All construction on A-4 shall be at least 8 feet above the deck of the Kenduskeag Parking Plaza, except for supporting columns. Buildings constructed on A-4 shall occupy without setback the entire northern property line of A-4. Such buildings shall also occupy without setback the western property line of A-4 for a distance of at least 90 feet beginning at the northwest corner of A-4 and extending in a southerly direction along the western property line. Such buildings shall have a minimum of one entrance leading from parcel A-4 to parcel A-2. Development of parcel A-4 shall be subject to the provisions in Paragraph 2.
- d. It is the intent of this Declaration that the Authority shall acquire air rights parcels A-2 and A-5, as shown on the Disposition Plan (Map 5, Exhibit E), for the specific purpose of constructing as a site improvement a pedestrian walkway and a public plaza. Said pedestrian walkway on A-2 shall be connected to parcels R-1 and R-2 and constructed at least 8 feet above the deck of the Kenduskeag Parking Plaza, except for supporting columns.
4. It is the intent of this declaration that parcels GB-1, GB-2, GB-3, GB-4, GB-5 and GB-6, as shown on the Disposition Plan (Map 5, Exhibit E), shall conform with the following land use controls and building requirements:
- Permitted Uses:
- a. Parcels GB-1, GB-2, GB-3, GB-4, GB-5 and GB-6 shall be used for wholesaling, warehousing or storage of goods and products; automotive sales, service and repair establishments; truck terminals or motor vehicle garages; manufacturing, compounding, assembling or processing of goods and products.
 - b. All B uses conducted on GB parcels shall be subject to the applicable provisions of Paragraph 2.
 - c. Building Height: on parcels GB-1, GB-2, GB-3, GB-4, GB-5 and GB-6, a maximum of two stories or 30 feet as measured from the average finished grade of the parcel for wholesaling, automotive and manufacturing uses.
 - d. Lot Coverage: on parcels GB-1, GB-2, GB-3, GB-4, GB-5 and GB-6, a maximum coverage of 60 per cent for wholesaling, automotive and manufacturing uses.
 - e. Setback and Yard Requirements: on parcels GB-1, GB-2, GB-3, GB-4, GB-5 and GB-6, a minimum of 20 feet from any property line or right of way line, except for the southern property line of GB-3 where no setback is required.

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The sale of land in parcels CB-1, CB-2 and CB-3 shall include appropriate easements, if required, for the possible rights of way for the construction of approaches to the existing Penobscot bridge and the proposed river crossing near Fair Isle, as recommended in the Traffic Study and Master Highway Plan for Bangor-Brewer," Maine State Highway Commission, 1960.

5. It is the intent of this declaration that all disposition parcels shall conform as appropriate with the following requirements:

- a. Paving and Landscaping: Front, side and rear yards subject to vehicular or pedestrian traffic, parking or loading shall be paved with concrete, bituminous or equivalent surfacing. Front, side and rear yards not subject to vehicular or pedestrian traffic shall be maintained in grass, trees, shrubs and other landscaping materials with a minimum of 50 per cent of yards fronting on public rights of way maintained in landscaping materials.
- b. Loading: Off-street loading spaces shall be provided at loading docks located within structures or at loading docks located on the parcel at the rear or sides of structures, as follows:
 - 1) One loading dock for each structure containing 15,000 square feet, or major fraction thereof, of ground floor retail, wholesale or manufacturing space;
 - 2) One loading dock for the next 15,000 square feet or major fraction thereof;
 - 3) One loading dock for the next 20,000 square feet or major fraction thereof;
 - 4) One loading dock for each additional 50,000 square feet thereafter or major fraction thereof.
- c. Parking: Parking shall be provided as follows:
 - 1) Parcels B-2, B-3, B-4, B-5, B-6, B-7, B-9, B-10 and B-11: 5 parking spaces shall be provided and maintained by the City for each 1,000 square feet of proposed ground floor area.
 - 2) Parcel B-1: If any or all of B-1 is developed for any permitted use other than a motel or hotel, 5 parking spaces shall be provided and maintained by the redeveloper for each 1,000 square feet of new ground floor area.
 - 3) Parcel B-1: If B-1 is developed as a motel or hotel, the redeveloper shall provide and maintain one parking space per guest room plus one square foot of land devoted to parking and related circulation for each square foot of floor area used for eating, drinking and meeting facilities.

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- 3) Parcel B-1: If any use permitted in Paragraph 2.a. is developed as part of a motel or hotel, no additional parking shall be required beyond that already required in Paragraph 5.c.3); but off-street loading shall be provided in accordance with Paragraph 5.b.
- 5) Parcel B-8: 5 parking spaces shall be provided and maintained by the developer for each 1,000 square feet of new ground floor area at the lowest level.
- 6) GB Parcels: 0.3 square feet of land devoted to parking and related circulation shall be provided and maintained by the redeveloper for each square foot of new gross floor area constructed for wholesaling uses, and 0.5 square feet of land devoted to parking and related circulation shall be provided and maintained by the redeveloper for each square foot of new gross floor area constructed for automotive or manufacturing uses. For B uses on GB parcels 5 parking spaces shall be provided and maintained by the redeveloper for each 1,000 square feet of new ground floor area.
- d. Signs: Each business shall be permitted one sign facing on each public right of way and public parking area on which such business has direct frontage. Each sign shall be attached to and parallel to the building or suspended beneath a marquee or covered walkway, if provided, and shall identify only the name of the business and the general type of goods or services sold. Signs shall not be animated or flashing and, if illuminated, shall be lighted from sources which are shielded from streets and adjoining properties. Proposals for the size, lettering and color of signs shall be subject to the approval of the Authority in accordance with a program for the coherence of design in signs to be prepared by the Authority. All billboards are specifically excluded.
6. It is the intent of this declaration that utility easements may be used for parking, setback, landscaping and other open uses subject to the approval of the Authority and such public or private companies as may be affected. Buildings or structures may be constructed over utility easements on Parcels B-6 and A-1 subject to the approval of the Authority and such public or private companies as may be affected.
7. It is the intent of this declaration that parcels P-1, P-2, P-3, P-4, P-5 and P-6, as shown on the Disposition Plan (Map 5, Exhibit E), shall be sold to the City for public off-street parking.
8. It is the intent of this declaration that parcel P-7, as shown on the Disposition Plan (Map 5, Exhibit E), shall be dedicated to the City for public open space.

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OFFICIAL COPY OF THE INTENT of this declaration that parcels A-1, R-2, R-3, R-4, R-5, R-6, R-7 and R-8, as shown on the Disposition Map 5, Exhibit E), shall be used for public rights of way, provided that parcels R-1 and R-2 shall be limited to a pedestrian walkway to be constructed by the Authority and dedicated to the City.

OFFICIAL COPY 10. All properties designated for total clearance and redevelopment are shown as "To Be Acquired" on the Property Map (Map 4, Exhibit D), recorded in Penobscot Registry of Deeds, Plan Book 25, page 38. All other properties are shown as "Not To Be Acquired" or as "Limited Interest To Be Acquired" (hereinafter referred to as "Conservation Properties") on said Map and are subject to the conservation plans and programs of the Authority outlined in the paragraphs below.

11. The Authority shall acquire the structures or an interest in such structures on Conservation Properties designated as "Limited Interest To Be Acquired" on the Property Map (Map 4, Exhibit D) as may be necessary to demolish and clear said structures.

12. The Authority shall acquire all signs on Conservation Properties which project over public rights of way. New projecting signs, roof signs, and billboards shall not be permitted and new signs on Conservation Properties shall conform to the requirements in Paragraph 5.d.

13. All other Conservation Properties shall not be acquired by the Authority unless the owners thereof refuse or are unable to rehabilitate their properties to the extent necessary to comply with the provisions of the declaration and the specific improvements required by the Authority pursuant to this Declaration.

14. The Authority shall inspect each Conservation Property after the execution of the Loan and Grant Contract to determine repairs and improvements needed for compliance with the Building Code. Inspections shall be conducted by City personnel, Authority staff or consultants who are experienced in structural and economic evaluation and property rehabilitation. After inspection the Authority shall establish a program of rehabilitation for each Conservation Property on which repairs are needed. The program shall include a list of required repairs and improvements needed for compliance with existing City codes and a set of recommendations for improving the property above code requirements. The Authority shall issue to the owner of such Conservation Property a form of agreement for the voluntary repair and rehabilitation of such property, setting forth the repairs and improvements required and/or recommended. In the event that such form of agreement is not executed within 120 days from date of receipt by the owner, the provisions of Paragraph 13. shall apply, unless by consent of the Authority said period is reasonably extended.

15. It is the intent of this declaration that existing uses shall be permitted to remain on Conservation Properties subject to the following:

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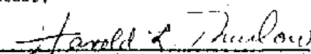
- a. The provisions and requirements applicable to general business uses shall apply to the construction of any new building on Conservation Properties, except minor additions to existing structures.
- b. Paving and landscaping: The paving and landscaping requirements for disposition parcels shall apply, insofar as possible, to Conservation Properties.
- c. Loading: The off-street loading requirements for disposition parcels shall apply, insofar as possible, to Conservation Properties. On-street loading for Conservation Properties on Main Street shall be permitted subject to the appropriate provisions relating to loading as contained in the City Ordinance, Chapter III, Article 6.
- d. Parking:
 - 1) B uses on Conservation Properties: 5 spaces shall be provided and maintained by the City for each 1,000 square feet of existing ground floor area.
 - 2) GB uses on Conservation Properties: The parking requirements for GB disposition parcels shall apply, insofar as possible, to Conservation Properties in similar uses.

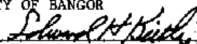
16. It is the intent of this Declaration that apartments shall be permitted above the ground floor on Conservation Properties in Blocks 4 and 7 as shown on the Property Map (Map 4, Exhibit D), subject to the conditions listed below. Lodging houses, tourist homes, boarding houses, hotels and motels are specifically excluded from these properties.


- a. Ground floor commercial uses shall be compatible with upper floor residential units. Residential units shall not be permitted above ground floor commercial uses which produce offensive sounds, odors, and fumes.
- b. Residential units may be permitted on the same floor with professional offices, but not other commercial uses.
- c. The building shall be designed, either through original construction or rehabilitation, to provide separate entrances for ground floor commercial uses and upper floor residential uses.

Said Declaration of Restrictions shall remain in effect until June 22, 1984, and during the term of any extension of said Declaration of Restrictions (at which time said Declaration of Restrictions shall terminate).

IN WITNESS WHEREOF, the said URBAN RENEWAL AUTHORITY OF THE CITY OF BANGOR has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Edward H. Keith, its Chairman, thereunto duly authorized, this 24th day of June, in the year of our Lord one thousand nine hundred and sixty-eight.

Attest:

 Harold L. Thurlow
 Secretary

URBAN RENEWAL AUTHORITY OF THE
 CITY OF BANGOR
 By: 
 Its Chairman



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County of Penobscot, ss.

June 24, A.D. 1968.

Before me appeared Edward H. Keith, to me personally known, who being by me duly sworn, did say that he is the Chairman of the Bangor Urban Renewal Authority, and that the seal affixed is the corporate seal of the said Bangor Urban Renewal Authority, and that these presents were signed and sealed on behalf of and by authority of the said Bangor Urban Renewal Authority, and the said Edward H. Keith acknowledged said instrument to be his free act and deed in his said capacity, and the free act and deed of said Bangor Urban Renewal Authority.

Patricia L. Emery
Justice of the Peace

PENOBSCOT, SS. REC'D JUN 24 1968 4:10 PM

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 CERTIFICATE OF PENOBSCOT PLAZA ASSOCIATES

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This will certify that at a meeting of PENOBSCOT PLAZA ASSOCIATES, duly called and held on February 5, 1969, at which more than two-thirds of the members of said Association were present and voting, it was VOTED that ARTICLE VI, Section 1. of the Owners and Tenants Regulatory Agreement be modified by rescinding Section 1. as it then currently appeared and by adopting in its stead the following:

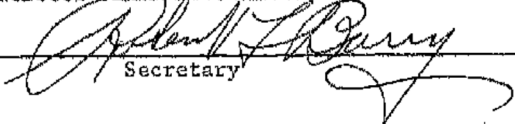
Section 1. Assessments. All owners and tenants are obligated to pay monthly assessments imposed by the association to meet all project communal expenses, which may include, but shall not be limited to, liability insurance policy premiums. Except as otherwise provided herein, the assessments shall be made pro rata according to the square footage of the unit owned or occupied by the owner or tenant. Such assessments shall include monthly payments to such operating reserve or reserve funds as may from time to time be required by the Board of Directors.

The management agent shall cause the building to be insured against loss by fire or other casualty in a sum to be determined in each year by the Board of Directors and shall give written notice of such insurance and of any change therein or termination thereof to each unit owner or lessee to insure his own unit for his own benefit. The premiums on such insurance on the building shall be deemed communal expenses; provided, however, that in allocating the cost of the same to the various units consideration shall be given to any differential in premium rates occasioned by the particular use to which a unit is put. Each unit owner or lessee shall be responsible for insuring his own leasehold improvements, interior finish and contents and shall furnish proof of such coverage to the management agent.

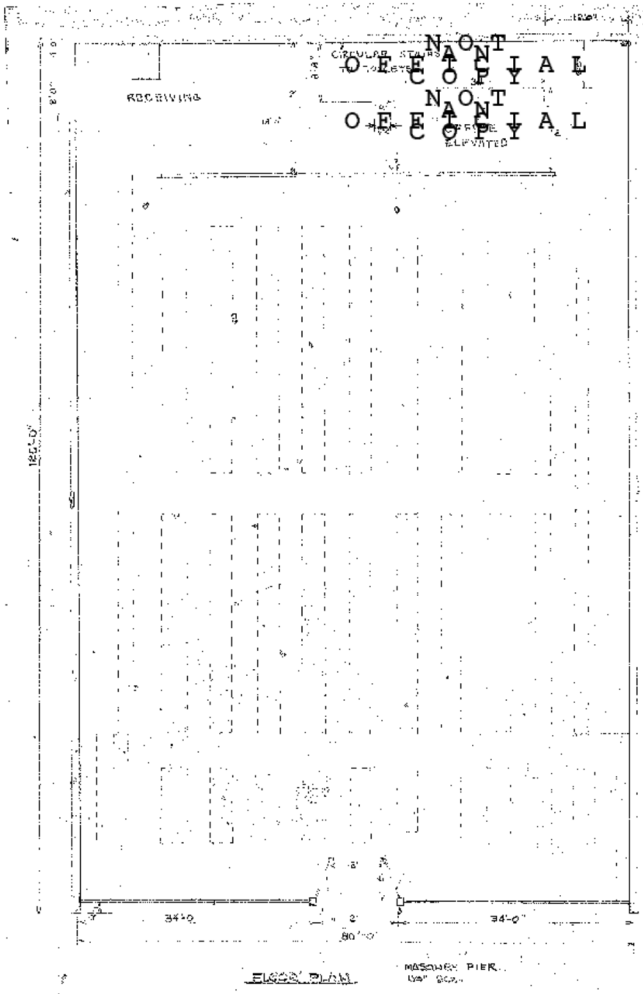
This will further certify that said vote is still in full force and effect.

Dated at Bangor, Maine, this twenty-fourth day of July, A. D. 1969.

PENOBSCOT PLAZA ASSOCIATES


 Secretary

CAB2 12 G



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CONFIDENTIAL

CONFIDENTIAL

I hereby certify that the above plan is an accurate copy of a plan of the record of the Portland Plate Description, Commission Building, as filed with the Building Director of the City of Bangor, and as approved by the Bangor Civic Review Authority.

Eaton W. Tarbell
Eaton W. Tarbell, Registered Architect

Subscribed and sworn to before me at
Eaton W. Tarbell
Justice of the Peace

This plan is accurate a floor plan of the 80' x 100' Pierhead East according to declaration of City Council dated August 3, 1988 and recorded August 2, 1988 in Portland County Registry of Deeds, vol. 190, page 74.

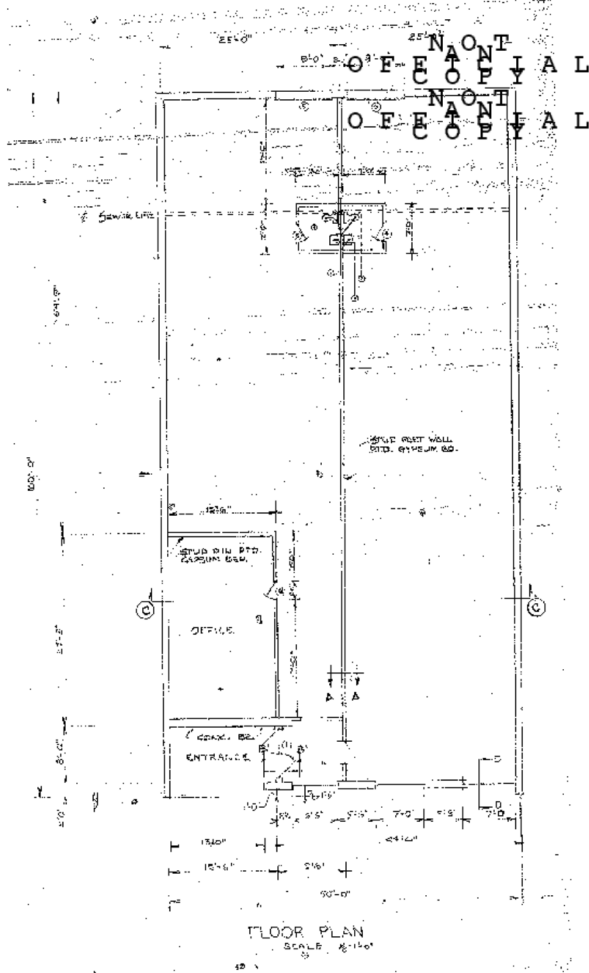
RECORDED IN THE PUBLIC REGISTRY
By *Eaton W. Tarbell*
Notary

BANGOR HARDWARE
R.P.D. CORP.

EATON W TARBELL - ASSOC. INC. - BANGOR, MAINE

111

view



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I hereby certify that the above plan is an accurate copy of a plan of the plan of the Yonkers Pipe Development Corporation, Inc., as filed with the Building Department of the City of Yonkers, and as approved by the Mayor Urban Review Authority.

[Signature]
Kathleen W. Carlsen, Department Architect

Subscribed and sworn to before me
[Signature]
Building of the above

This is not a reproduction of a plan of the City of Yonkers, New York, as recorded in the records of the Department of Public Works, dated August 1, 1934 and recorded in Book 1, 1934 to 1935 in the records of the County Register of Deeds, Vol. 1, 1934.

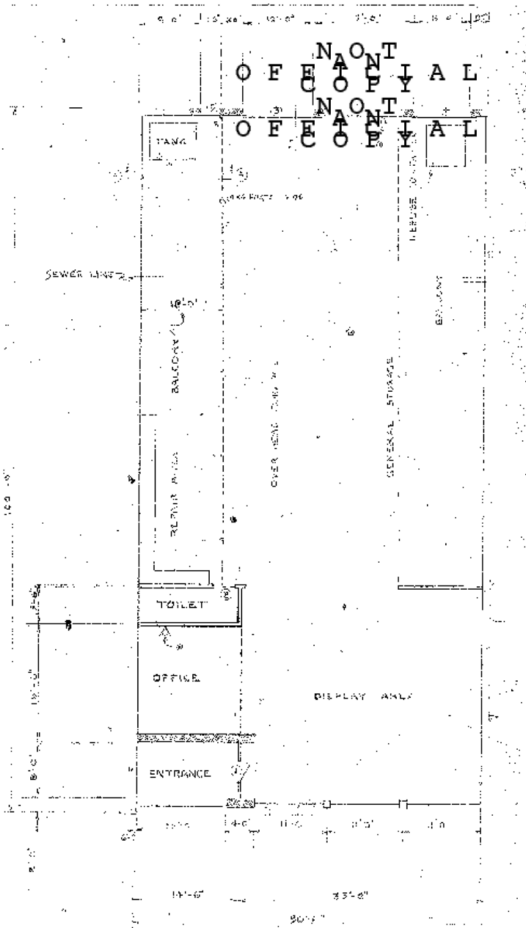
RECORDED AND INDEXED
By *[Signature]*

EASTERN BEAUTY
P. D. CORP.

ESTON W. TARBELL & ASSOC. INC. BANGOR, MAINE

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I hereby certify that the above plan is an accurate copy of a
 portion of the plans of the Southard Plaza Development Corporation
 building, as filed with the Building Department of the City of Bangor,
 and as approved by the Bangor Urban Renewal Authority.

[Signature]
 Date: 6/20/68, Registrar Architect

Submitted and sworn to before me:

[Signature]
 Notary of the State

This plan conforms to the plan of said building, as recorded in
 accordance with the provisions of the Ordinance dated August 1, 1958 and
 amended August 2, 1958 in Bangor City Register of Deeds, Vol.
 1, Page 1.

IF YOU WANT MORE INFORMATION
 CONTACT THE ARCHITECT

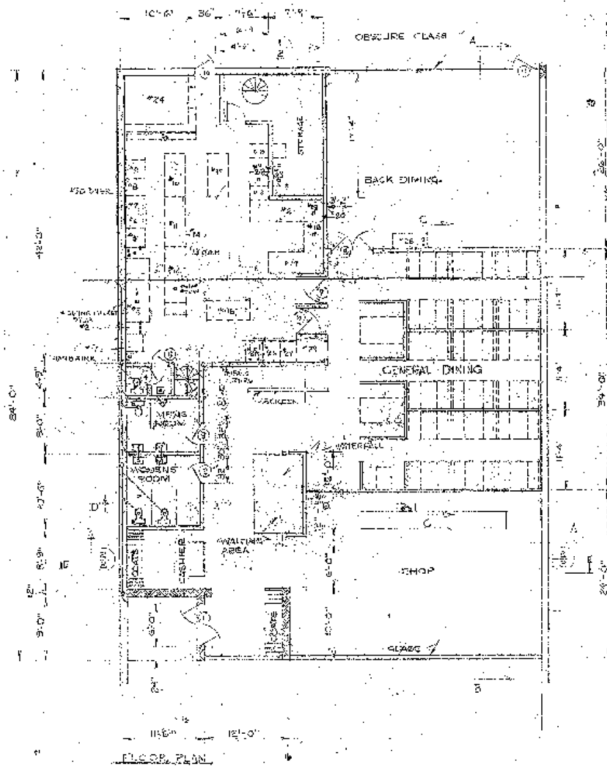
SOUTHARDS
 P. E. D. CORP.
 EATON W. FARRELL & ASSOC. INC. BANGOR, MAINE

1968

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I hereby certify that the above plan is an accurate copy of a
 portion of the plans of the Pioneer Film Development Corporation
 building, as filed with the Building Inspector of the City of Bangor,
 and as approved by the Bangor Urban Renewal Authority.

[Signature]
 Victor G. Farber, Registered Architect

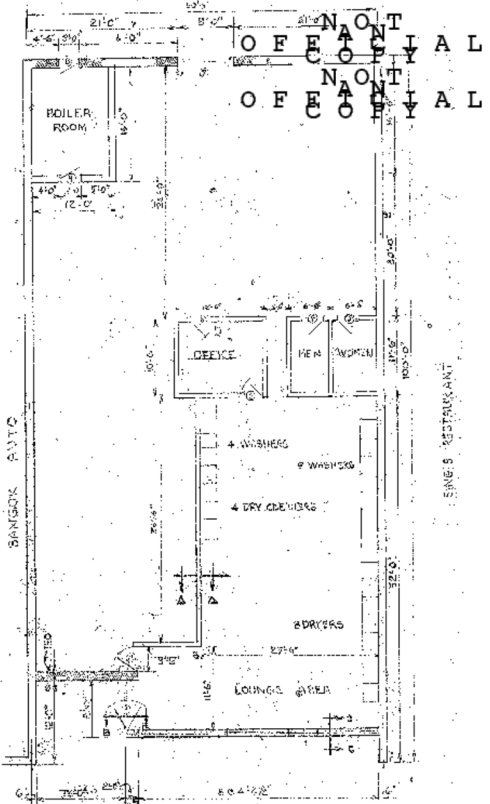
Exhibitions and notes to follow sheet
[Signature]
 Justified by Plans

This sheet represents a floor plan of Lot No. 4 of Sublot 2, Block 1,
 according to the plan of said Sublot 2, Block 1, 1962 as
 recorded August 21, 1962 in Municipal Survey Records of Bangor, Me.

PREPARED BY: EDWARD W. GOSWOLD
[Signature]

SING P.P.D. CORP.									
RAYMOND W. TARBELL & ASSOCIATES - ARCHITECTS - BANGOR, MAINE									
<table border="1"> <tr> <td>DATE</td> <td>10/1/62</td> </tr> <tr> <td>SCALE</td> <td>1/8" = 1'-0"</td> </tr> <tr> <td>BY</td> <td>W.T.</td> </tr> <tr> <td>CHECKED</td> <td>W.T.</td> </tr> </table>	DATE	10/1/62	SCALE	1/8" = 1'-0"	BY	W.T.	CHECKED	W.T.	
DATE	10/1/62								
SCALE	1/8" = 1'-0"								
BY	W.T.								
CHECKED	W.T.								

2092



FLOOR PLAN
SC. 3/4" = 1'-0"

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OFFICE

I hereby certify that the above plan is an accurate copy of a
 portion of the plans of the Municipal Land Development Corporation
 submitted, as filed with the Building Inspector of the City of Bangor,
 and as approved by the Bangor City Council.

[Signature]
 Daniel W. Farrell, Registered Architect

Authorized and sworn to before me:
[Signature]
 Justice of the Peace

This plan complies with the provisions of Article 5 of the Bangor Code
 according to the laws of the State of Maine, Chapter 100, Section 100A and
 Chapter 100B of the Bangor Code, Bangor, Maine, 1911.

Prepared and submitted for approval:
[Signature]
 Architect

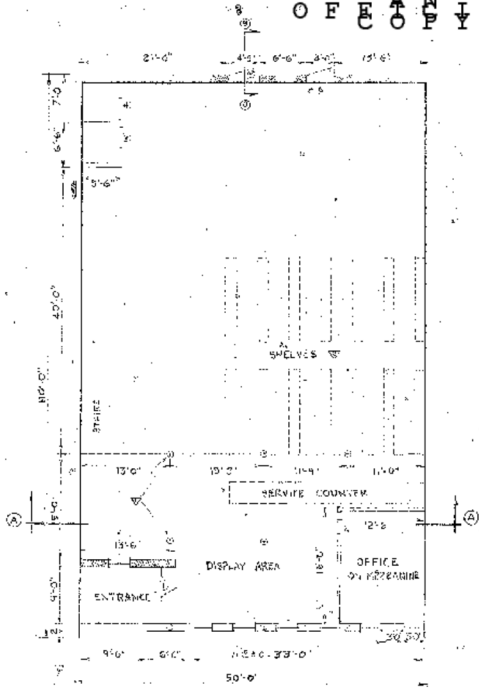
WONG
 P.P.C. CORP.

EATON W. YARBELL & ASSOCIATES - ARCHITECTS - BANGOR, MAINE

151

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OFFICIAL



FLOOR PLAN
SC 28-11-0

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OFFICIAL

I hereby certify that the above plan is a correct copy of a portion of the plans of the Municipal Plans Department, Corporation Building, as filed with the Building Inspector of the City of Bangor, and as approved by the Mayor Urban Renewal Authority.

Eaton W. Tarbell
Eaton W. Tarbell, Registered Architect

Subscribed and sworn to before me

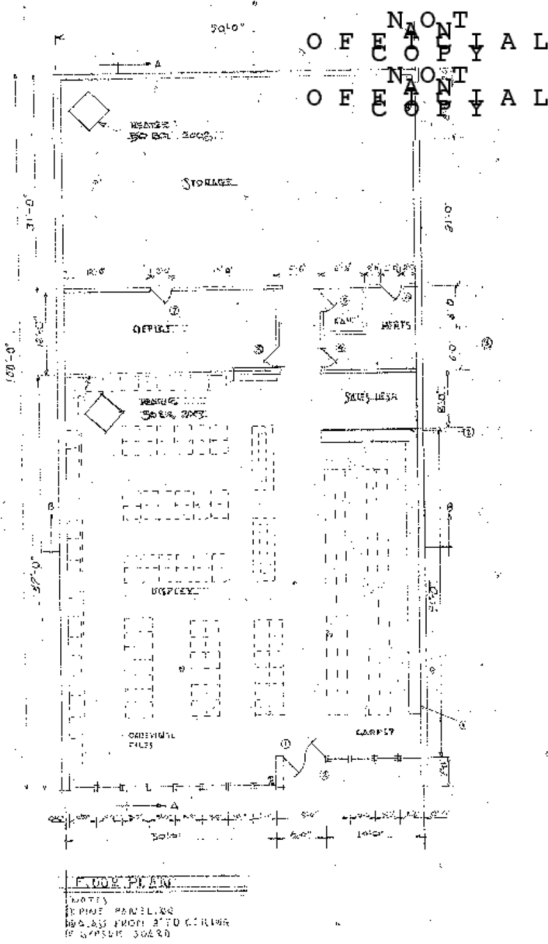
[Signature]
Notary of the State

This plan represents a floor plan of Block No. 6 of Bangor Plan according to Ordinance of City Bangor, dated August 11, 1938 and amended August 1, 1965 in Bangor County Registry of Deeds, Vol. 1965

RECORDING FEE PAID TO THE CLERK OF THE DISTRICT COURT
[Signature]

BANGOR AUTO P.P. CORP							
EATON W. TARBELL & ASSOCIATES - ARCHITECTS - BANGOR, MAINE							
<table border="1"> <tr><td>DATE</td><td>7/21/23</td></tr> <tr><td>BY</td><td>[Signature]</td></tr> <tr><td>SCALE</td><td>AS SHOWN</td></tr> </table>	DATE	7/21/23	BY	[Signature]	SCALE	AS SHOWN	
DATE	7/21/23						
BY	[Signature]						
SCALE	AS SHOWN						

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OFFICIAL

I hereby certify that the above plan is an accurate copy of a
 portion of the plans of the Dunnett Plaza Development Corporation
 Building, as filed with the Building Inspector of the City of Bangor,
 and as approved by the Bangor Code Review Authority.

 Eileen D. Tarbell, Registered Architect
 Notarizing and stamp to follow.

 Mayor of the Town
 This sheet represents a plan filed at the office of Dunnett Plaza
 according to registration of said Dunnett Plaza, dated 11/15/12 and
 recorded August 6, 1962 in Penobscot County Registry of Deeds, Vol.

**DUNNETT
R P D CORP**

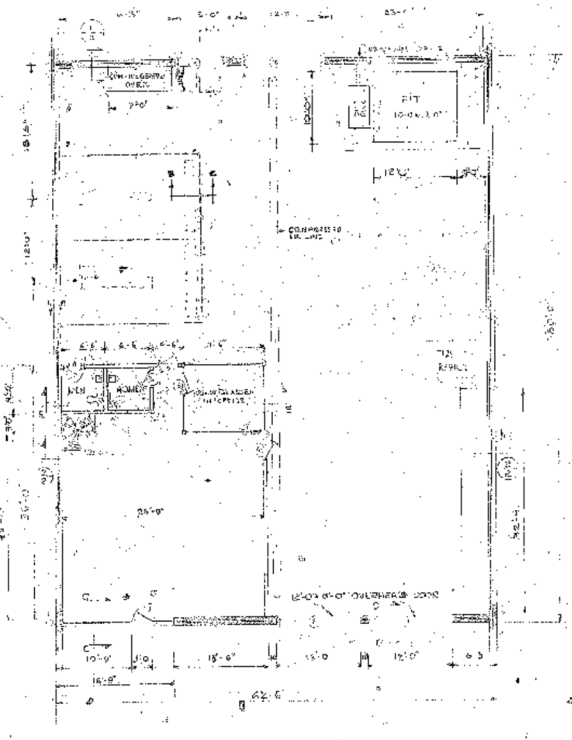
EDITH W. TARRELL & ASSOCIATES - ARCHITECTS - BANGOR, MAINE

DATE: 11/15/12
 DRAWN: [illegible]
 CHECKED: [illegible]
 BY: [illegible]
 APP: [illegible]

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8

OFFICIAL
OFFICIAL

OFFICIAL
OFFICIAL



FLOOR PLAN
SCALE 1/2" = 1'-0"

THIS SHED REPRESENTS A FLOOR PLAN OF UNIT NO. 8 OF THE HATHORN PLAZA
 RECORDING IN THE OFFICE OF THE COUNTY CLERK OF HARRIS COUNTY, TEXAS, ON
 OCTOBER 2, 1940 IN BOOK 10, PAGE 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

[Signature]
 ARCHITECT
 1000 W. WILSON, HOUSTON, TEXAS

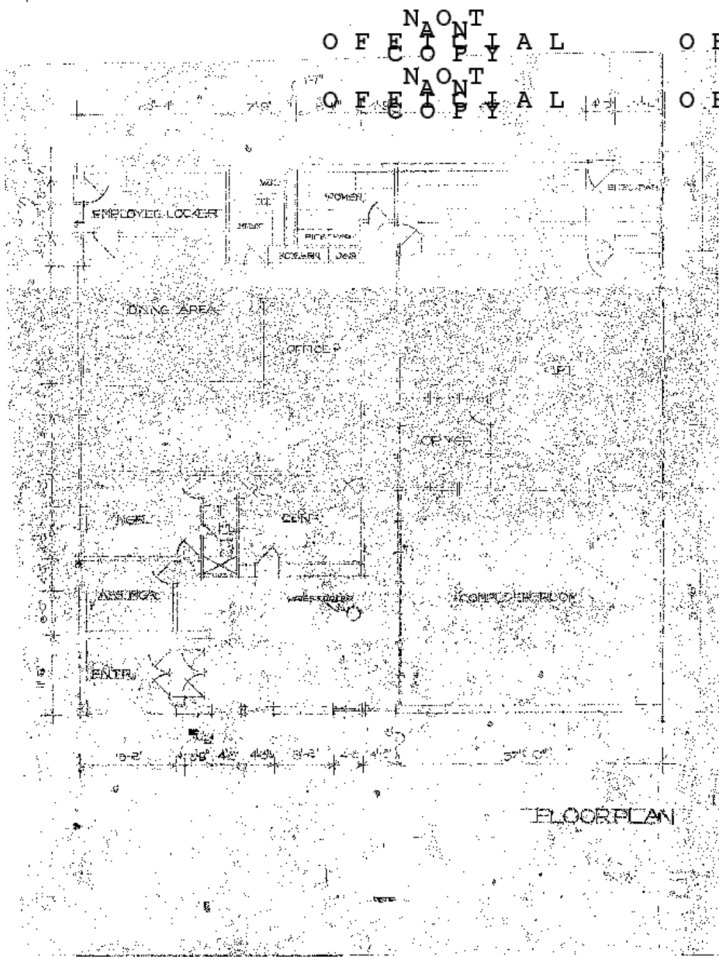
THIS SHED REPRESENTS A FLOOR PLAN OF UNIT NO. 8 OF THE HATHORN PLAZA
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**HATHORN AUTO
 P.R.D. CORP.**

EDWIN W. WHEELER & ASSOCIATES - ARCHITECTS - HOUSTON, TEXAS

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OFFICIAL OF NATIONAL OFFICIAL OF NATIONAL OFFICIAL OF NATIONAL OFFICIAL OF NATIONAL

I hereby certify that the above plan is a true and correct copy of a plan of the floor of the Federal Office Building, located at the corner of the City of Boston, and is approved by the Bureau of Building Authority.

[Signature]
 Director, Bureau of Building Authority

DATE: 1961, 10/11/61

CLASSIFIED AND MARKED TO (FOUO) (S)

[Signature]
 Director of the Office

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE BY THE NATIONAL ARCHIVES AND RECORDS ADMINISTRATION.

REPRODUCED FROM THE NATIONAL ARCHIVES AND RECORDS ADMINISTRATION.

[Signature]
 Director

COMPUTER CENTER
 8 P.D. 10/11/61

EDWIN W. JARRELL & ASSOCIATES, ARCHITECTS, BOSTON, MASS.

17 10 11

[Handwritten initials]

Vol 25 pg 41

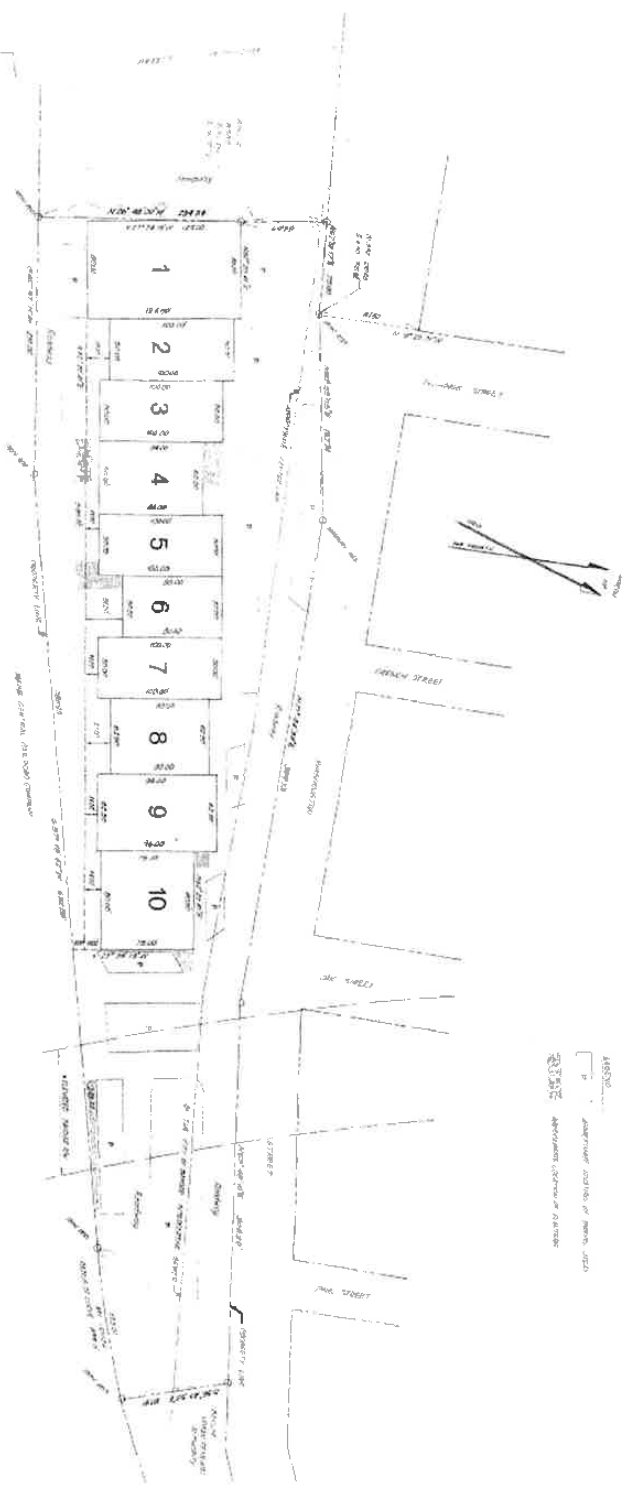
LOTTING PLAN
 of the
PENOBSCOT PLAZA DEVELOPMENT CORPORATION
 Bangor, Penobscot County, Maine

By Andrew J. Snyke R.L.S. Originator/Meine
 June 28, 1998



Scale 1 Inch = 40 Feet

NOTES:
 1. THIS LOTTING PLAN IS THE PROPERTY OF THE CORPORATION AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE CORPORATION.
 2. THE CORPORATION IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION OBTAINED FROM THIS PLAN.
 3. THE CORPORATION IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION OBTAINED FROM ANY SOURCE OTHER THAN THE CORPORATION.
 4. THE CORPORATION IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION OBTAINED FROM ANY SOURCE OTHER THAN THE CORPORATION.
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 7. THE CORPORATION IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION OBTAINED FROM ANY SOURCE OTHER THAN THE CORPORATION.
 8. THE CORPORATION IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION OBTAINED FROM ANY SOURCE OTHER THAN THE CORPORATION.
 9. THE CORPORATION IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION OBTAINED FROM ANY SOURCE OTHER THAN THE CORPORATION.
 10. THE CORPORATION IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION OBTAINED FROM ANY SOURCE OTHER THAN THE CORPORATION.



ASBNO
 [] ASBNO
 [] ASBNO
 [] ASBNO

VAS-41

BOOK 2953 PAGE 268

NOT AN OFFICIAL AGREEMENT COPY
NOT AN OFFICIAL COPY
CREPAIR AND MAINTENANCE TO THE ROOF

The undersigned constituting all of the owners of an association known as PENOBSCOT PLAZA ASSOCIATES hereby agree as follows:

Each unit owner agrees to become responsible and to pay for the expenses of the repair and maintenance to the roof over such unit owners' unit, even though the Declaration of Condominium recorded in Penobscot County Registry of Deeds at Book 2137, Page 281 incorporates Title 33 of the Maine Revised Statutes Annotated, Sections 560 to 587 by reference and makes the roofs common ownership areas.

The purpose of this Agreement is to avoid the necessity of amending, at the present time, the Declaration of Condominium to make the roofs not common areas, and binds all heirs, successors and assigns.

IN WITNESS WHEREOF, the undersigned have executed this Agreement this 28 day of November, 1978.

BANGOR HARDWARE CO.

[Signature]

By Ernest C. Hanson
Its President

SOUTHARD AND HANSON, a Partnership
Ernest C. Hanson

To Act

By _____
A Partner

[Signature]
dba SOUTHARD OF BANGOR

[Signature]
dba SING'S POLYNESIAN RESTAURANT

URBAN REALTY COMPANY

By Richard D. [Signature]
Its PRESIDENT

DUNNETT'S, INC.

By William Dunnet
Its President

BOOK 2953 PAGE 269

NOT
AN
OFFICIAL
COPY

NOT
KAVANAUGH'S PAINT SHOP INCORPORATED
By [Signature]
Its President

NOT
AN
OFFICIAL
COPY

HATHORN AUTO SUPPLY CO., INC.
By [Signature]
Its President

NORTHEASTERN COMPUTER CENTER
MAINE INFORMATION SYSTEMS
By [Signature]
Its [Signature] 11/24/78

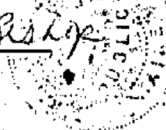
STATE OF MAINE

Penobscot, ss.

February 9, 1979

Personally appeared the above-named Fred C. Hanson in his capacity as President of BANGOR HARDWARE CO. and acknowledged the execution of the foregoing instrument to be his free act and deed and the free act and deed of the corporation which he represents.

Before me,

[Signature]


RECEIVED PENOB, SS. FEB 20 1979 / 11 15 m P.M.