

LETTER OF TRANSMITTAL

PROJECT NO. # 2018-128

DATE: November 12, 2019

TO: Town of Rockport
Planning Board
101 Main Street
Rockport, Maine 04856

RE: Site Plan Review Application
Rockport Harbor Hotel
20 Central Street
Rockport, ME

WE ARE SENDING YOU enclosed under separate cover

- Prints Mylar Deed description Proposal Billing
 Letter Report Copy of letter HHE 200 Application

COPIES	DATE	DESCRIPTION
13	November 12, 2019	Site Plan Review Application
1	November 12, 2019	Check # 37023 \$200.00

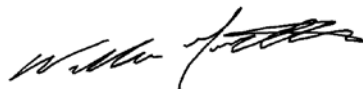
THESE ARE TRANSMITTED AS CHECKED BELOW:

- As requested For your use For approval
 For Review and Comment Return with Corrections Other

REMARKS:

If you have any questions, please call us at 236-4365. Thank you for your attention to this matter.

Sincerely,
Gartley & Dorsky, Engineering & Surveying Inc.



William B. Gartley, P.E.
President

LETTER OF TRANSMITTAL

PROJECT NO. # 2018-128

DATE: November 12, 2019

TO: 20 Central Street, LLC
PO Box 812
Camden, ME 04843

RE: Site Plan Review Application
Rockport Harbor Hotel
20 Central Street
Rockport, ME

WE ARE SENDING YOU enclosed under separate cover

- Prints Mylar Deed description Proposal Billing
 Letter Report Copy of letter HHE 200 Application

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THESE ARE TRANSMITTED AS CHECKED BELOW:

- As requested For your use For approval
 For Review and Comment Return with Corrections Other

REMARKS:

This application was submitted to the Town. If you have any questions please call me at 236-4365. Thank you.

Sincerely,
Gartley & Dorsky, Engineering & Surveying Inc.



William B. Gartley, P.E.
President

**20 Central Street, ROCKPORT, MAINE
SITE PLAN REVIEW**

Project No. 2018-128

**SUBMISSION LIST
November 12, 2019**

<u>Description of Document</u>	<u>Document Date</u>
1. Site Plan Review Application	November 12, 2019
2. Cover Letter	November 12, 2019
3. Written Statement	November 12, 2019
4. Performance Standards	November 12, 2019
5. Maine Water Letter	November 7, 2019
6. Sanitary Letter (pending)	-----
7. Warranty Deeds	-----
8. Agent Certification	November 8, 2019
9. Site Location Map	November 12, 2019
10. Aerial View	November 12, 2019
11. Rockport Tax Map 029	November 12, 2019
12. Site Photographs	October 7, 2019
13. Abutters List	November 12, 2019
14. Building Elevations by Bay View Management LLC	November 7, 2019
a. Central Street Elevation	
b. Parking Area Elevation	
c. Front Exterior Lighting Plan	
d. Back Exterior Lighting Plan	

- e. Landscape Plan
 - f. North Elevation
 - g. West Elevation
 - h. South Elevation
 - i. East Elevation
-
- 15. Site Plan C1 November 12, 2019
 - 16. Civil Details C2 November 12, 2019
 - 17. Existing Conditions Topographic Survey V2 October 22, 2019
(revised November 11, 2019)
 - 18. Proposed Conveyance Plan V3 November 12, 2019

APPLICATION - SITE PLAN REVIEW

OWNER & APPLICANT INFORMATION (please print)

Property Owner(s): 20 Central Street, LLC

Owner(s) Mailing Address: PO Box 812, Camden, ME 04843

Owner(s) Tel. # 207-230-9206 Fax _____ Email tyler@bayviewmanagement.net

Applicant/Agent Gartley & Dorsky Engineering & Surveying

Agent's Mailing Address PO Box 1031, Camden, ME 04843

Agent's Tel. # 207-236-4365 Fax 207-236-3055 E-mail cgartley@gartleydorsky.com

PROJECT INFORMATION

Name of Project Rockport Harbor Hotel

Map: 029 Lot: 293 Lot Area: 0.07 Acres Project Footprint: +/-5,674 SF

911E Street Address 20 Central Street Rockport, ME 04856

Site Plan Applicability:

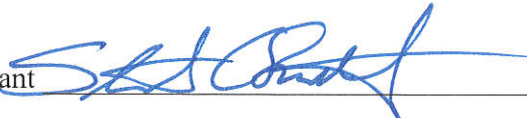
- New non-residential or multi-family building
- Enlargement of non-residential or multi-family building
- Paving, filling or grading more than 5,000 square feet
- New use or change of use
- Pier, dock or bulkhead
- Other

Please provide a brief written description of proposed project (*use a word processor if easier*)

20 Central Street, LLC proposes to construct a new 35 room hotel. See Cover Letter for additional information.

To the best of my knowledge, all information submitted with this application is true and correct.

Signature of Applicant



Date: Nov 12, 2019

November 12, 2019

Town of Rockport Planning Board
101 Main Street
Rockport, ME 04856

**RE: Site Plan Review Application
Rockport Harbor Hotel
20 Central Street, Rockport**

Project No. 2018-128

Dear Planning Board:

Gartley & Dorsky Engineering & Surveying, Inc. submits this letter to the Town of Rockport for 20 Central Street, LLC, owner of the property at 20 Central Street. The owner proposes to construct a new 35-room hotel at 20 Central Street and 18 Central Street in Rockport, Maine. The owner owns both properties and is intending to transfer a portion of 18 Central Street to 20 Central Street, LLC, in order to construct the proposed hotel.

The new hotel will be built on the vacant lot between the existing Shepherd Block (18 Central Street) and the existing Martin Block (22 Central Street) buildings. The hotel will be a 5-story brick structure as measured from the Central Street elevation. The façade of the hotel will be set back from the existing sidewalk, allowing for greenspace between the hotel and sidewalk. In addition to the hotel rooms and associated guest amenities, a public bar/restaurant will be located on both the Central Street level and top level of the hotel. The proposed project will result in a new non-residential or multi-family building, therefore requires site plan review, per the Rockport Land Use Ordinance.

The Rights, Title and Interest of the property are summarized as follows:

Owner: 20 Central Street, LLC

Subject Parcel: Map 29 Lot 293; (18 Central Street: Map 29 Lot 291)

Deed: Book 5068 Page 66 (Existing deed. A new deed will be executed for the transfer of a portion of 18 Central Street: Book 5067 Page 328)

Zone: Rockport Downtown (913)

We are requesting placement on the November 21, 2019 Planning Board agenda. We look forward to presenting the proposed project to the board.

Sincerely,

Gartley & Dorsky, Engineering & Surveying Inc.



William B. Gartley, P.E.
President

MEMORANDUM

To: Rockport Planning Board

From: William Gartley, P.E.
Gartley & Dorsky Engineering & Surveying, Inc.

Date: November 12, 2019

**Subject: Site Plan Review, Written Statement
Rockport Harbor Hotel**

Gartley & Dorsky Engineering & Surveying, Inc. submits this Written Statement on behalf of 20 Central Street, LLC, in support of their proposal to construct a +/- 5,674 SF hotel at 20 Central Street and 18 Central Street in Rockport, Maine. The owner owns both properties and is intending to transfer a portion of 18 Central Street to 20 Central Street, LLC, in order to construct the proposed hotel.

The following are responses to the requirements in section 1304 of the Site Plan Review ordinance:

1304.1. Site Plan Content

A site plan or plans prepared at a scale of not less than 1 inch equals 40 feet, containing the following information: ***The project plans have been prepared at a scale of 1 inch equals 20 feet.***

1. Name and address of the applicant or his authorized agent and name of proposed development and any land within 500 feet of the proposed development in which the applicant has title or interest.
Provided: See sheet C1.
2. Municipal map and lot numbers and names of abutting landowners.
An abutter list is provided as an attachment and the abutters are shown on sheet C1.
3. Plans drawn to scale detailing total floor area and footprint of each proposed structure and the lot coverage as defined in Section 300 of the Land Use Ordinance.
Provided: See sheet C1
4. Elevations drawn to scale detailing the proposed siding and roofing materials, sizes of door and window openings and other features that may assist the Planning Board in making appropriate findings related to Architectural Review as noted in Section 1003 of this Ordinance.
Provided: See sheets from Bay View Management, LLC

5. Scale, true north arrow, legend and a space for dates of any revisions that may be required.
Provided: See sheet C1.
6. Exact dimensions and acreage of parcel to be built upon. The corners of the parcel shall be located and marked on the ground and shall be referenced on the plan. For any site for which construction or grading is proposed, other than an enlargement of an existing building or construction of an accessory building, the Planning Board may require that the site plan includes an actual field survey of the boundary lines of the lot, giving complete descriptive data by bearings and distances made and certified by a registered land surveyor.
See sheets V2 & V3
7. Existing and proposed locations and dimensions of any utility lines, sewer lines, waterlines, easements, drainage ways, and public or private rights-of-way.
Provided: See sheets C1, V2 & V3
8. The size, shape, and location of existing and proposed buildings on the parcel.
Provided: See sheets C1 & V2.
9. If the site is to be served by a subsurface wastewater disposal system, a report by a licensed site evaluator shall be provided.
Not applicable: The site is served by public water and sewer.
10. Location and dimensions of on-site pedestrian and vehicular access ways, parking areas, loading and unloading facilities, design of ingress and egress of vehicles to and from the site onto public streets and curb and sidewalk lines.
See sheets C1 & V2.
11. Landscaping plan showing location, type and approximate size of plantings and location and dimensions of all fencing and screening. Maintenance and replanting provisions shall be noted.
New landscaping is planned near the Central Street entrance. See enclosed landscape plan.
12. Natural contours at intervals of two (2) feet and final contours at intervals of two (2) feet, the natural contours to be shown by dashed lines and the final contours to be shown by solid lines. Where sufficient detail cannot be shown with two (2) foot contours, spot evaluations shall be required, with existing spot evaluations shown in parentheses to be distinguishable from final spot elevations. Where construction will not disturb the entire lot proposed for development, the requirement to map contours or spot elevations shall apply only to those portions of the lot that will be altered in any way and portions of the lot downslope from the proposed alterations to an extent sufficient to clearly delineate the existing and proposed course of drainage and the point or points of discharge from the lot.
Provided: See sheet C1 for existing 2' contours and proposed 1' contours.

13. Specification of quantities and grades of materials to be used if land-filling is proposed.
Not applicable.
14. Photos of the project area prior to any site preparation shall be submitted with the map.
Photos of the project site are provided as an attachment.
15. A digital copy of lot lines and buildings shall be submitted, if available.
A digital copy of the Site Plan will be provided to the Town of Rockport upon Site Plan approval and final conveyance of property from the 18 Central Street parcel to the 20 Central Street parcel.

The following is a list of the items requested in section 1304.2 of the Site Plan Review ordinance:

1304.2 Written Statement

1. Evidence by the applicant of his title and interest on the land that the application covers.
***Subject Parcel: Map 29, Lot 293
Deed Book: 5068 Page: 66
18 Central Parcel: Map 29, Lot 291
Deed Book: 5067 Page 328***

Attached are the two deeds for the ownership of 18 and 20 Central Street showing title and interest in the land that the proposed hotel will be constructed on and where the required parking is located. Also provided is a letter from the applicant's attorney providing evidence that Marianne Smith and Stuart Smith are the owners and only members of the companies that own these parcels.

Upon Planning Board approval of the site plan application for this project the property owners will transfer ownership of a portion of the 18 Central Street parcel as shown on sheet V3 to expand the 20 Central Street parcel to include the new building and abutting parking lot on one parcel under the ownership of 20 Central Street, LLC. Mark A. Coursey, the registered agent for these companies has certified in his letter that the owners have the authority to complete this transaction.

2. A description of the proposed uses to be located on the site.

This site plan application is to construct an in-town Village hotel to be known as the Rockport Harbor Hotel on a portion of the 18 Central Street lot and the vacant 20 Central Street lot where the Bartlett Building was located until the early 1970's.

The Hotel will have 35 guest rooms (facing both Central Street and Rockport Harbor) and 2 Bars/Restaurants (lobby and top floor levels) open to the public.

3. Total floor area and footprint of each proposed building and structure and the lot coverage as defined in the Rockport Land Use Ordinance.

Footprint = +/- 5,578 sq. ft.
Total Floor Area = +/- 32,700 sq. ft.
Lot coverage is not applicable to this parcel.

4. Summary of existing and proposed easements, restrictions, and covenants on the property.
A copy of the current deed is attached. Additional easements are shown and referenced on sheet V3.
5. Method of solid, liquid, chemical, or other waste disposal.
Solid Waste from the site will be taken to the Mid-Coast Solid Waste Corporation.
6. Erosion and sedimentation control plan, stormwater drainage control plan, and soils information.
Erosion and sedimentation control measures are required for construction activity as outlined in the basic stabilization standards of Maine's Erosion and Sedimentation Control Law 38 MRSA § 420-C. Erosion and sedimentation control practices during construction shall be performed as outlined in the Maine Erosion and Sediment Control Best Management Practices (BMP's). Erosion and sedimentation control practices during construction shall be performed as indicated on the Plan Set by Gartley and Dorsky Engineering and Surveying, Inc. Stormwater runoff from the building will be directed to the existing stormwater in Central Street and in the parking area.
7. Approximate amount of blasting required, if any, and a disposition plan for removed materials. Any blasting shall be performed in accordance with Section 813 of this Ordinance.
Not applicable, no blasting is anticipated.
8. If public water and sewer are to be used, written statements from the water utility and sewer district shall be provided commenting on the capacity of the system and availability of the utility to provide service to the new development.
Provided: see attached written statements.
9. An estimate of the date when construction will start and be completed.
Construction of the work yard will begin in spring of 2020 and be completed by early 2021.
10. List of approvals and permits required by the Office of the State Fire Marshal and other State and Federal Agencies.
Maine State Fire Marshal requires:
 - 1) ***Construction permit***
 - 2) ***Barrier free construction permit***
 - 3) ***Fire sprinkler permit***

MEMORANDUM

To: Rockport Planning Board

From: William Gartley, P.E.
Gartley & Dorsky Engineering & Surveying, Inc.

Date: November 12, 2019

**Subject: Site Plan Review 1305, Performance Standards
Rockport Harbor Hotel, 20 Central Street, Rockport, ME**

Gartley & Dorsky Engineering & Surveying, Inc. submits this Written Statement on behalf of 20 Central Street, LLC, in support of their proposal to construct a +/- 5,674 hotel at 20 Central Street and 18 Central Street in Rockport, Maine. The owner owns both properties and is intending to sell a portion of 18 Central Street to 20 Central Street, LLC in order to construct the proposed hotel. See sheet C1 for proposed Site Plan.

1305 Performance Standards:

Preserve and Enhance the Landscape

The project lies in the 913 Rockport Downtown Zone. The proposed building will infill between two existing buildings. The parking is existing. There will be a small landscape area at the front entrance on Central Street.

Soils and Erosion Control

Erosion and sedimentation control measures are required for construction activity as outlined in the basic stabilization standards of Maine's Erosion and Sedimentation Control Law 38 MRSA § 420-C. Erosion and sedimentation control practices during construction shall be performed as outlined in the Maine Erosion and Sediment Control Best Management Practices (BMP's). Erosion and sedimentation control practices during construction shall be performed as indicated on the Plans.

Vehicular Access

The site is currently accessible by Central Street and Sandy's Way (the parking area on the rear of the site). These will remain. There are no proposed additional vehicular access points to the site.

Parking and Circulation

Section 803.1 Off – Street Parking and Loading Standards indicates the following minimum proposed parking spaces for the proposed uses:

35 Hotel Rooms: 2 parking spaces plus 1 parking space for each sleeping room = 37 parking spaces.

2 restaurants total 84 seats: 1 space for each 3 seats = 28 parking spaces.

If these two uses were independent, 65 parking spaces would be required. However, in this case these uses are not independent and there will clearly be common users of both the hotel and restaurants. In addition, the peak times for the restaurants do not coincide. The main function of the lower level restaurant (+/- 24 seats) will be breakfast for the guests. The top level restaurant (+/- 60 seats) will be busiest in the afternoon and evening with many of the customers being hotel guests. The restaurants will be open to the public and locals will be familiar with the many parking options available in the Village.

The last section in the table in 803.1 states “The Planning Board may, at its sole discretion, increase or decrease the above parking requirements depending upon individual applicant circumstances. An applicant requesting a deviation from the above standards must demonstrate to the satisfaction of the Planning Board that the request is appropriate to the planned use. ”

We contend that the 48 parking spaces in the parking area that will be part of the 20 Central Street property are adequate to support the proposed uses. 20 Central Street, LLC is well aware that its success is dependent on customers having access to their new building along with their existing buildings and tenants. As such, they will utilize strategies such as off-site parking for employees, valet parking, and shuttles for special events similar to other such establishments in neighboring towns and cities that have vibrant Downtown and Village areas.

Surface Water Drainage

The majority of the surface water runoff will be from the roof. That runoff will be collected and discharged to the existing stormwater systems in Central Street and the parking area to the south.

Existing Utilities

The project will not pose an unreasonable burden on existing utilities. See letters from Maine Water and Rockport Sanitary.

Special Features of Development

Not applicable, there are no proposed storage areas, exposed machinery, installations, service areas, truck loading areas, utility buildings or similar structures.

Exterior Lighting

The existing exterior lighting, in the parking area, is adequate for the proposed hotel. New entryway lighting will be integrated in the architecture. See attached lighting plan.

Emergency Vehicle Access

The existing entrances/exits provide adequate and safe emergency vehicle access to the site. The section of Main Street leading to the parking area is +/- 19 feet wide with a sidewalk on the easterly side.

Municipal Services

The proposed development will not have an impact on the municipal services.

Water Quality

The proposed development will not have a negative impact on the water quality, as drainage is safely handled and the use does not discharge any pollutants.

Air Quality

The proposed development will not have a negative impact on air quality, as the use does not have any air emissions.

Water Supply

The building will be served by the public water supply, Maine Water Company. See attached letter.



The Maine Water Company
93 Industrial Park Road
Saco, ME 04072

T: 207.282.1543
www.mainewater.com

November 7th, 2019

Gartley & Dorsky
ATTN: William T. Lane, P.E.
William B. Gartley, P.E.
59 Union St – Unit 1
P.O. Box 1031
Camden, ME 04843

Re: 20 Central Street – Proposed Hotel and Restaurant – Rockport, ME Ability to Serve Determination

Dear Mr. Lane,

The Maine Water Company (MWC) has received your request for Ability to Serve Determination on behalf of your client, 20 Central St, LLC for the above referenced project. The request indicates that the proposed domestic demand will be approximately 6,000 gallons per day. The preliminary sprinkler design is currently estimated to use approximately 370 gallons per minute. Domestic water and fire protection is available to your project. MWC does have adequate flows and pressure, in the area, from the existing 6-inch cast iron main on Central St. The static pressure in the area is approximately 110psi. Additional infrastructure improvements may be required at the expense of the developer to meet the overall needs of this project.

Conditions of Service

- The water lines must be tapped from the existing 6-inch main from Central St.
- Fire and domestic services must each be individually tapped from the main on Central St.
- Additional plan approval, paperwork and fees associated with services in this area will require additional coordination with MWC.
- The size of the water lines are still to be determined and must be approved by MWC.
- A hydrant flow test at the nearest hydrant may need to be conducted to ensure that adequate flows can be met during a peak fire demand event.

Should a Customer Agreement for service not be executed within one year of the date of this letter, MWC reserves the right to reevaluate its ability to service this project.

All work must be completed in accordance with Maine Water Company material and installation specifications. All appropriate paperwork must be completed and the deposit paid prior to the start of construction. Please forward all design plan revisions as the project develops to prevent construction delays.

Water service will be provided in accordance with our standard terms and conditions as well as Maine Public Utilities Commission rules. If you have any additional questions, please do not hesitate to contact our office at 1-800-287-1643 or my email at Marcus.Knipp@mainewater.com. We look forward to working with you throughout design and construction.

Sincerely,
The Maine Water Company

Marcus Knipp, E.I.T.
Engineer



Instr # 2016-7119

ATTEST: Lisa J. Simmons, Knox County Registry of Deeds

**QUITCLAIM DEED
With Covenant**

KNOW ALL BY THESE PRESENTS,

THAT **HFC-ROCKPORT, LLC**, a Delaware limited liability company registered to do business in the State of Maine whose mailing address is 1903 Wright Place, Suite 220, Carlsbad, CA 92008, in consideration of One Dollar (\$1.00) and other valuable consideration paid by **20 CENTRAL STREET LLC**, a Maine limited liability company whose mailing address is P.O. Box 812, Camden, ME 04843, the receipt of which it does hereby acknowledge, does hereby **remise, release, bargain, sell and convey and forever quitclaim** unto the said **20 CENTRAL STREET LLC**, its successors and assigns forever, **with Quitclaim Covenant**, a certain lot or parcel of land, situated on the southerly side of Central Street in the Town of Rockport, County of Knox, and State of Maine, being more particularly bounded and described as follows:

BEGINNING at a P.K. nail set in the southerly line of Central Street at the northwesterly corner of land to be conveyed from Penobscot Bay Ice Co., Inc. to Glen Cove TND, LLC;

THENCE South 11°07' East along the westerly line of said land to be conveyed to Glen Cove TND, LLC a distance of sixty (60.0) feet to a 5/8-inch rebar set;

THENCE South 80°05' West along the northerly line of said land to be conveyed to Glen Cove TND, LLC a distance of forty-eight and five-tenths (48.5) feet to a point at a corner of land now or formerly of Barbara G. Jackson (Book 2031, Page 162);

THENCE North 11°07' West along the easterly line of said land of Jackson as partitions run through the easterly side of Jackson's building known as the "Martin Block" a distance of sixty and one-tenth (60.1) feet to a point in the southerly line of Central Street;

THENCE North 80°11' East along the southerly line of Central Street a distance of forty-eight and five-tenths (48.5) feet to the POINT OF BEGINNING.

The herein described parcel contains 2,911 square feet and is designated as Parcel C on a Boundary Survey entitled "Graffam-Penobscot Bay Ice Co., Inc." by Landmark Corporation Surveyors & Engineers, dated February 22, 2008, revised March 4, 2008, and recorded in the Knox County Registry of Deeds in Cabinet 19, Sheet 150.

Bearings are referenced to Magnetic North 2008. Iron pins set are 5/8-inch rebar with surveyor's cap marked "Landmark Corp PLS 1339/2068".

TOGETHER WITH and SUBJECT TO a boundary line and reciprocal maintenance easement and agreement between HFC-Rockport, LLC and Barbara G. Jackson dated September 22, 2015 and recorded in the Knox County Registry of Deeds at Book 4980, Page 119.

REAL ESTATE TRANSFER TAX PAID

The premises are conveyed SUBJECT TO and TOGETHER WITH the terms of an Easement Deed from Fish and Ships Limited Liability Company to Glen Cove TND, LLC dated October 11, 2012 and recorded in the Knox County Registry of Deeds in Book 4576, Page 111.

FOR REFERENCE see Quitclaim Deed from Rockport Properties, LLC to HFC-Rockport, LLC dated March 5, 2014 and recorded in the Knox County Registry of Deeds in Book 4778, Page 338.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said **20 CENTRAL STREET LLC**, its successors and assigns forever.

IN WITNESS WHEREOF, the said **HFC-ROCKPORT, LLC** has caused this instrument to be signed and sealed in its company name by **Erin N. Ruhe**, its Vice-President, thereunto duly authorized, this 22 day of July, 2016.

**Signed, Sealed and Delivered
in presence of**

HFC-ROCKPORT, LLC

[Handwritten Signature]
Witness

By: *[Handwritten Signature]*
Erin N. Ruhe, Vice-President

STATE OF CALIFORNIA
COUNTY OF _____, ss.:

July _____, 2016

Then personally appeared before me the above-named **Erin N. Ruhe, Vice-President of said HFC-Rockport, LLC** as aforesaid, and acknowledged the foregoing instrument to be her free act and deed in her said capacity, and the free act and deed of said Limited Liability Company.

Before me,

Stamp or Seal:

Notary Public

Type or Print Name

My Commission Expires: _____

** see attached*

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego
On 7-22-16 before me, Tristan Clark Manoff, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Eric N. Ruke
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Tristan Clark Manoff
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____



QUITCLAIM DEED WITH COVENANT

KNOW ALL BY THESE PRESENTS,

THAT **GLEN COVE TND, LLC**, a Delaware limited liability company registered to do business in the State of Maine, with a mailing address of 520 Madison Avenue - 11th Floor, New York, NY 10022, in consideration of one dollar and other valuable consideration, paid by **SHEPHERD BLOCK MARIANNE, LLC**, a Maine limited liability company, whose mailing address is P.O. Box 812, Camden, Maine 04843 and **SHEPHERD BLOCK STUART, LLC**, a Maine limited liability company, whose mailing address is P.O. Box 812, Camden, Maine 04843, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey **with Quitclaim Covenant** a 50% undivided interest unto the said **SHEPHERD BLOCK MARIANNE, LLC** and a 50% undivided interest unto the said **SHEPHERD BLOCK STUART, LLC**, as tenants in common, their successors and assigns forever, a certain lot or parcel of land with the buildings and improvements thereon, situated on the southerly side of Central Street and on the easterly side of Main Street in the Town of Rockport, County of Knox, and State of Maine, being more particularly bounded and described as follows:

REAL ESTATE TRANSFER TAX PAID

BEGINNING on the shore of Rockport Harbor at land of Mary E. Bok (now Mary Curtis Zimbalist); thence northwest by land of said Bok about 295 feet to a point which is 18 1/2 feet southerly of the southwest corner of the Carleton Brick Block, so-called (now owned by Rider); thence northeast by other land now or formerly of said Carleton, 57 feet to a point which is 21 1/2 feet southerly from the south well of said brick block extended; thence S. 13° E. (old course) by land now or formerly of the Rockport Ice. Co., 93 1/2 feet to an angle in the line; thence S. 26° E. (old course) and still said Ice Co. land, 159 feet; thence S. 7° E. (old course) and still by said Ice Co. land about 15 feet to old capsill of the wharf; thence southwest by line of the old wharf to place of beginning. Together with all shore privileges thereunto pertaining and a right of way used in common with others to said property from Russell Avenue as now traveled and used.

ALSO CONVEYING a certain lot or parcel of land, together with building thereon, situated in said Rockport, Maine, and bounded and described as follows:

BEGINNING 21' 6" from the northeasterly corner of the Carleton-Norwood & Co. building at the easterly line of Martin Block lot, so called; thence easterly, bounded by Central Street, 48' 6" to right of way between the Rockport Ice Co.'s building and S. E. & H. L. Shepherd's store; thence southerly, bounded by said right of way 60' to southeasterly corner of building; thence westerly, bounded by right of way, 48' 6" to southeasterly corner of building; thence northerly as partition runs through said Rockport Ice Co.'s building and building known as the Martin or Packard Block, to the place of beginning. It being the Rockport Ice Co. Block, so-called; also a right of way on the southerly side of building, 20' wide, to be used in common; also all rights of way to Central Street between said Ice Co.'s building and S.E. & H.L. Shepherd's store.

ALSO CONVEYING another certain lot or parcel of land situated in said Rockport, with the buildings thereon located on and near Central Street, BOUNDED, westerly by the Martin Block, so-called, and land deeded by the Rockland-Rockport Lime Co. to H.L. Shepherd et als., southerly by Rockport Harbor, easterly by land of the Rockland-Rockport Lime Co., and northerly by land of G. S. Gardner, the YMCA, Mary Smart, E. S. Merrill, the Bank of Shepherd Block, so-called, by Central Street, and for a short distance by the southerly line of said Martin Block, the portion of said land bordering on Central Street being that between the Bank or Shepherd Block, so-called, and said Martin Block, and on which is the block containing the store of the Rockport Ice. Co., EXCEPTING, however, the block and lot already conveyed.

EXCEPTING AND RESERVING, however, the following lots of land: A certain lot or parcel of land with building thereon, known as the Rockport Ice Co. Block, so-called, and bounded and described as follows:

BEGINNING 21' 6" from the northeasterly corner of the Carleton Norwood Block lot, so-called, (now Rider) at the easterly line of the Martin Block, so-called (now Berry); thence easterly, bounded by Central St., 48' 6" to right of way between said Rockport Ice Co. building and the S. E. & H. L. Shepherd's store, formerly (now Knox County Trust Co.); thence southerly bounded by said right of way 48' 6" to southwesterly corner of building; thence northerly, as partitions run through the said Rockport Ice Co.'s building and building known as the Martin block, to the place of beginning. ALSO a right of way on the southerly side of the building 20' wide to be used in common; also all rights of way to Central Street between said Ice Co.'s building and said S.E. & H.L. Shepherd's store.

ALSO CONVEYING another certain lot or parcel of land situated in said Rockport bounded and described as follows:

BEGINNING at a granite post located at the southwest corner of the herein described property and on the shoreline of Rockport Harbor; thence N. 7° 30' West (Mag.) 163' along the east bound of the right of way to the Public Landing to an iron spike in the pavement; thence N. 89° 00' E. (Mag.) along the land now or formerly of Maine Coast Sea Food Corp., 401.8 ft. to an iron pipe at the land now or formerly of Walter L. Wolf, et als; thence S. 47° 00' W. (Mag.) along the land of said Wolf 106' to a granite marker set flush to the ground; thence continuing on the same course along the land of said Wolf, 44' more or less, to the high water line; thence along the shoreline of Rockport Harbor in a southwesterly course 287' more or less, to place of beginning.

ALSO INCLUDING all wharf and pier rights owned by said Maine Coast Sea Food Corp.

RESERVING to Maine Coast Sea Food Corp. the right to extend a pipe line across above described property for purpose of pumping water from Rockport Harbor, together with right to repair, replace and maintain said pipe line.

ALSO RESERVING AND EXCEPTING a certain pole line easement to Central Maine Power Company.

ALSO CONVEYING to said Grantee, its successors and assigns, and their business visitors, a right of way to be used in common with others to the above described premises from Russell Ave., as now traveled and used.

FOR REFERENCE see deed of Maine Coast Seafood Corporation to Penobscot Bay Ice Co. dated March 31, 1970 and recorded at the Knox County Registry of Deeds on August 15, 1972 at Book 534, Page 528.

EXCEPTING AND RESERVING an easement to The Town of Rockport dated February 18, 1997 and recorded at the Knox County Registry of Deeds at Book 2102, Page 156.

ALSO EXCEPTING AND RESERVING a certain lot or parcel of land, with the buildings thereon, more particularly described in a warranty deed from Penobscot Bay Ice Company, Inc. to Fish & Ships, LLC dated May 12, 2000 and recorded at the Knox County Registry of Deeds in Book 2476, Page 128.

ALSO CONVEYING a certain lot or parcel of land, with the buildings thereon, more particularly described in a warranty deed from James A. Heaward to Penobscot Bay Ice Company, Inc., dated July 29, 1946 recorded in Knox County Registry of Deeds at Book 291, Page 283.

ALSO CONVEYING all Grantor's right, title and interest in a certain lot or parcel of land situated in said Rockport bounded and described as follows:

BEGINNING at a P.K. nail set in the southerly line of Central Street at the northeasterly corner of land to be conveyed from The E. Maynard Graffam, Jr. Spouse's Trust to Rockport Properties, LLC;

THENCE (S 11°-07' E), along the easterly line of said land to be conveyed to Rockport Properties, LLC, a distance of (60.0) feet to a 5/8" rebar set;

THENCE (S 80°-05' W), along the southerly line of said land to be conveyed to Rockport Properties, LLC, a distance of (48.5) feet to a point at a corner of land now or formerly of Barbara G. Jackson (Book 2031, Page 162);

THENCE (S 80°-16' W), along the line of Jackson, a distance of (11.6) feet to a P.K. nail set;

THENCE (S 11°-10' E), along the easterly line of Jackson, a distance of (21.7) feet to a 5/8" rebar set;

THENCE (S 81°-45' W), along the southerly line of Jackson, and along the southerly line of land to be conveyed from Glen Cove TND, LLC to Rockport Properties, LLC, a distance of (60.1) feet to a P.K. nail set in the easterly line of Main Street;

THENCE (S 11°-12' E), along the easterly line of Main Street, a distance of (43.5) feet to a 5/8" rebar set at the northwesterly corner of land now or formerly of Fish & Ships, LLC (Book 2476, Page 128);

THENCE (N 88°-43' E), along the northerly line of Fish & Ships, LLC, a distance of (203.5) feet to a 5/8" rebar set;

THENCE (S 76°-23' E), along the northerly line of Fish & Ships, LLC, a distance of (17.4) feet to a 5/8" rebar set at the northeasterly corner of said land of Fish & Ships, LLC;

THENCE (S 01°-21' E), along the easterly line of Fish & Ships, LLC, a distance of (52.4) feet to a 5/8" rebar set in the northerly line of other land now or formerly of Fish & Ships, LLC (Book 1979, Page 125);

THENCE (N 89°-29' E), along the northerly line of other land of Fish & Ships, LLC, a distance of (189.1) feet to 5/8" iron bolt found in the northwesterly line of land now or formerly of the Inhabitants of the Town of Rockport (Book 624, Page 229);

THENCE (N 47°-22' E), along said northwesterly line of land of the Inhabitants of the Town of Rockport, a distance of (90.4) feet to 1" iron rod found in the southerly line of land now of formerly of John H. Surovek (Book 3485, Page 272);

THENCE (N 72°-44' W), along said southerly line of Surovek, a distance of (51.3) feet to 5/8" rebar set in the easterly line of land now or formerly of the Inhabitants of the Town of Rockport (Opera House parcel, Book 203, Page 512);

THENCE (S 00°-16' E), along said easterly line of said Opera House parcel, a distance of (2.1) feet to a 5/8" rebar found (capped "RLS 419") at the southeasterly corner of said parcel;

THENCE (N 85°-03' W), along the southerly line of said Opera House parcel, a distance of (70.0) feet to a 5/8" rebar found (capped "RLS 419") at the southeasterly corner of other land now or formerly of the Inhabitants of the Town of Rockport (Mary Lea Park parcel, Book 265, Page 234);

THENCE (N 76°-28' W), along the southerly line of said Mary Lea Park parcel, a distance of (128.9) feet to a 5/8" rebar found (capped "RLS 419") at the southeasterly corner of land now or formerly of Janice S. Graffam (Book 509, Page 104);

THENCE (N 85°-28' W), along the southerly line of said land of Graffam, and along the southerly line of a parcel owned by said Graffam (Book 567, Page 349) and The E. Maynard Graffam, Jr. Spouse's Trust (Book 2276, Page 155), a distance of (49.9) feet to a point;

THENCE (N 04°-40' E), along the westerly line of said parcel owned by said Graffam and said Trust, and along the easterly face of the building known as the "Shepherd Block", a distance of (70.1) feet to a point in the southerly line of Central Street;

THENCE (N 85°-21' W), along the southerly line of Central Street, a distance of (94.9) feet to POINT OF BEGINNING.

The herein described parcel contains 40,197 square feet (0.92 acres), and is designated as Parcel D on a boundary survey plan titled "Graffam – Penobscot Bay Ice Co., Inc." by Landmark Corporation Surveyors & Engineers, dated February 22, 2008 and revised March 4, 2008.

Bearings are referenced to Magnetic North 2008. Iron pins set are 5/8" rebar with surveyor's cap marked "Landmark Corp PLS 1339/2068". Hereby conveying all the land as described in a quit claim deed from Rendle A. Jones, Trustee of E. Maynard Graffam Souse's Trust and Janice Graffam to Penobscot Bay Ice Company, Inc. recorded in the Knox County Registry of Deeds in Book 3936, Page 163 and excepting the land as described in a quit claim deeds to Rendle A. Jones, Trustee of E. Maynard Graffam Souse's Trust and Janice Graffam from Penobscot Bay Ice Company, Inc. recorded in the Knox County Registry of Deeds in Book 3936, Pages 159 and 161.

ALSO EXCEPTING AND RESERVING an easement as granted in a deed from Penobscot Bay Ice Company, Inc. to Janice S. Graffam and Rendle A. Jones, Trustee of the E. Maynard Graffam Spouse's Trust recorded in the Knox County Registry of Deeds in book 3936, Page 167 for vehicular and pedestrian ingress and egress over a portion of the premises of Penobscot Bay Ice Co., Inc. described in a deed from Maine Coast Seafood Corp. to Penobscot Bay Ice Co., Inc. dated March 31, 1970 and recorded in the Knox County Registry of Deeds at Book 534, Page 628.

The easement shall be located on two areas. The first area shall be twelve (12) feet in width running generally easterly from Main Street over the existing pavement to the westerly bound of the second area described below and shall be for ingress and egress only and not for parking. The second area shall be thirty (30) feet in width, shall abut the first, 12 foot wide area and shall be used for ingress and egress and for parking and is described as follows:

BEGINNING at a point in the southerly line of a parcel owned by The E. Maynard Graffam, Jr. Spouse's Trust (Book 2276, Page 155) and by Janice S. Graffam (Book 567, Page 349). Said point is situated (S 85°-28' E) and (5.0) feet from the southwesterly corner of said parcel; THENCE (S 85°-28' E), along the southerly line of said parcel and along the southerly line of other land now or formerly of Janice S. Graffam (Book 509, Page 104), a distance of (30.0) feet to a point; THENCE (S 04°-40' W), a distance of (19.2) feet to a point; THENCE (N 84°-34' W), a distance of (30.0) feet to a point; THENCE (N 04°-40' E), a distance of (18.8) feet to the POINT OF BEGINNING.

The herein described easement is designated as the thirty (30) foot wide easement for the benefit of Parcels E and F on a boundary survey plan titled "Graffam – Penobscot Bay Ice Co., Inc." by Landmark Corporation Surveyors & Engineers, dated February 22, 2008 and revised March 4, 2008 recorded in the Knox County Registry of Deeds in Cabinet 19 Sheet 150.

Bearings are referenced to Magnetic North 2008.

ALSO CONVEYING the Grantor's reserved right to relocate the first, 12 foot wide, easement area granted herein, provided, however, that (i) the relocated easement area shall provide access that is comparable to the existing easement, (ii) the easement area shall be paved, and (iii) the relocated easement area shall nevertheless abut the entire southerly bound of the second, 30 foot wide, easement area.

ALSO CONVEYING the right to enforce the covenant described as follows:

"By acceptance of this easement, the Grantees, for themselves and their successors, heirs, and assigns, covenant that they will indemnify and hold harmless the Grantors and their heirs and assigns from any loss or damage arising from their use of the easement and shall further agree to be financially responsible for the cost of any repairs to the easement area caused by the Grantees or their successors, heirs, assigns, tenants, contractors, agents, employees, or other invitees."

This easement is appurtenant to and for the benefit of property described in deeds recorded in the Knox County Registry of Deeds at Book 509, Page 104, Book 567, Page 349, and Book 2276, Page 155.

ALSO EXCEPTING certain view easements conveyed to Janice S. Graffam and Rendle A. Jones, Trustee of The E. Maynard Graffam, Jr. Spouse's Trust by Penobscot Bay Ice Company, Inc. by a deed recorded in the Knox County Registry of Deeds in Book 3936 Page 167 and encumbering the following described premises:

Easement Parcel One:

BEGINNING at the southwesterly corner of a parcel owned by The E. Maynard Graffam, Jr. Spouse's Trust (Book 2276, Page 155) and by Janice S. Graffam (Book 567, Page 349);

THENCE (S 04°-40' W), a distance of (60.4) feet to a point in the northerly line of land now or formerly of Fish & Ships, LLC (Book 2476, Page 128);

THENCE (N 88°-43' E), along said northerly line of Fish & Ships, LLC, a distance of (25.0) feet to a 5/8" rebar set;

THENCE (S 76°-23' E), along said northerly line of Fish & Ships, LLC, a distance of (17.4) feet to a 5/8" rebar set at the northeasterly corner of said land of Fish & Ships, LLC;

THENCE (N 12°-01' E), a distance of (61.2) feet to a 5/8" rebar found (capped "RLS 419") at the southeasterly corner of land now or formerly of Janice S. Graffam (Book 509, Page 104);

THENCE (N 85°-28' W), along the southerly line of Graffam, and along the southerly line of the aforementioned parcel owned by said Graffam and The E. Maynard Graffam, Jr. Spouse's Trust, a distance of (49.9) feet to the POINT OF BEGINNING.

The herein described easement is designated as "View Easement A" on a boundary survey plan titled "Graffam – Penobscot Bay Ice Co., Inc." by Landmark Corporation Surveyors & Engineers, dated February 22, 2008 and revised March 4, 2008 recorded in the Knox County Registry of Deeds in Cabinet 19 Sheet 150.

Bearings are referenced to Magnetic North 2008.

The easement area is subject to the following covenant:

"The Grantees, their heirs and assigns, may trim and cut those portions of such vegetation which are more than fifty-six (56) feet NGVD (1929). The Grantor, for itself and its successors and assigns, covenants that it will not erect or maintain any structures within the easement area that are at an elevation of more than fifty-six (56) feet NGVD (1929)."

Easement Parcel Two:

BEGINNING at the southwesterly corner of a parcel owned by The E. Maynard Graffam, Jr. Spouse's Trust (Book 2276, Page 155) and by Janice S. Graffam (Book 567, Page 349);

THENCE (S 37°-19' W), a distance of (76.9) feet to a point in the northerly line of land now or formerly of Fish & Ships, LLC (Book 2476, Page 128);

THENCE (N 88°-43' E), along said northerly line of Fish & Ships, LLC, a distance of (41.7) feet to a point. Said point is situated (S 88°-43' W) and (25.0) feet from a 5/8" rebar set at an angle point in said northerly line of Fish & Ships, LLC;

THENCE (N 04°-40' E), a distance of (60.4) feet to the POINT OF BEGINNING.

The herein described easement is designated as "View Easement B" on a boundary survey plan titled "Graffam – Penobscot Bay Ice Co., Inc." by Landmark Corporation Surveyors & Engineers, dated February 22, 2008 and revised March 4, 2008 recorded in the Knox County Registry of Deeds in Cabinet 19 Sheet 150.

Bearings are referenced to Magnetic North 2008.

The easement area is SUBJECT to the following covenant:

"The Grantees, their heirs and assigns, may trim and cut any vegetation. The Grantor, for itself and its successors and assigns, covenants that it will not erect or maintain any structures within the described premises."

TOGETHER WITH and SUBJECT TO a Reciprocal Maintenance Easement and Agreement between Rendle A. Jones, Trustee of the E. Maynard Graffam Spouse's Trust, Janice S. Graffam and Penobscot Bay Ice Company, Inc., dated March 28, 2008 and recorded at the Knox County Registry of Deeds at Book 3936, Page 171.

FOR REFERENCE see deed of Penobscot Bay Ice Company, Inc. to Glen Cove TND, LLC dated March 28, 2008 and recorded at the Knox County Registry of Deeds at Book 3936, Page 173.

TOGETHER WITH and SUBJECT TO a drainage easement granted by Fish and Ships, LLC to Glen Cove TND, LLC on October 11, 2012 and recorded in the Knox County Registry of Deeds at Book 4576, Page 111.

ALSO CONVEYING AND ASSIGNING all rights and obligations of Glen Cove TND, LLC, as Landlord under a certain Commercial Lease with Option to Purchase an easement by and between Glen Cove TND, LLC and Rockport Properties, LLC dated May 11, 2016 pertaining to the use of a parking lot situated on the property described herein, SUBJECT TO the rights and obligations of Rockport Properties, LLC as Tenant. See Memorandum of Lease recorded herewith.

SUBJECT TO a utilities easement granted by Glen Cove TND, LLC to Rockport Properties, LLC on August 21, 2013 and recorded in the Knox County Registry of Deeds at Book 4739, Page 233.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said SHEPHERD BLOCK MARIANNE, LLC AND SHEPHERD BLOCK STUART, LLC, their successors and assigns, to its and their use and behoof forever.

IN WITNESS WHEREOF, the said **Glen Cove TND, LLC** has caused this instrument to be signed and sealed in its company name by **Rocco J. Nittoli**, its Vice-President duly authorized, on this 22nd day of July, 2016.

Signed, Sealed and Delivered
in presence of

GLEN COVE TND, LLC

Lawrence M. DiPiero
Witness

Rocco J. Nittoli
by Rocco J. Nittoli
Its Vice President

STATE OF NEW YORK
COUNTY OF NEW YORK, ss.:

July 22, 2016

Then personally appeared the above named **Rocco J. Nittoli**, Vice President of said **Glen Cove TND, LLC** and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Glen Cove TND, LLC.

Before me,

Julie E. Terpak
Notary Public

Julie E. Terpak
Type or Print Name

Stamp or Seal:

My Commission Expires: 9/8/19

SEAL

JULIE E. TERPAK
Notary Public - State of New York
No. 01TE6330061
Qualified in New York County
My Commission Expires September 8, 2019

**SHEPHERD BLOCK MARIANNE, LLC
SHEPHERD BLOCK STUART, LLC
20 CENTRAL STREET, LLC**

Registered Agent's Certificate

I, Mark A. Coursey, am the Registered Agent for Shepherd Block Marianne, LLC, Shepherd Block Stuart, LLC and 20 Central Street, LLC ("Companies") certify the following to the Town of Rockport Planning Board:

1. I maintain custody of the books and records of the Companies, which show that Marianne Smith and Stuart Smith are the only Members of the Companies and have the power to authorize development, alterations to boundaries, or any conveyance of all or any portion of the Real Property owned by the Companies, or to negotiate and bind the Companies to agreements regarding said Real Property as required; and

2. The Companies are each Maine limited liability companies in good standing.

November 8, 2019


Mark A. Coursey, Registered Agent

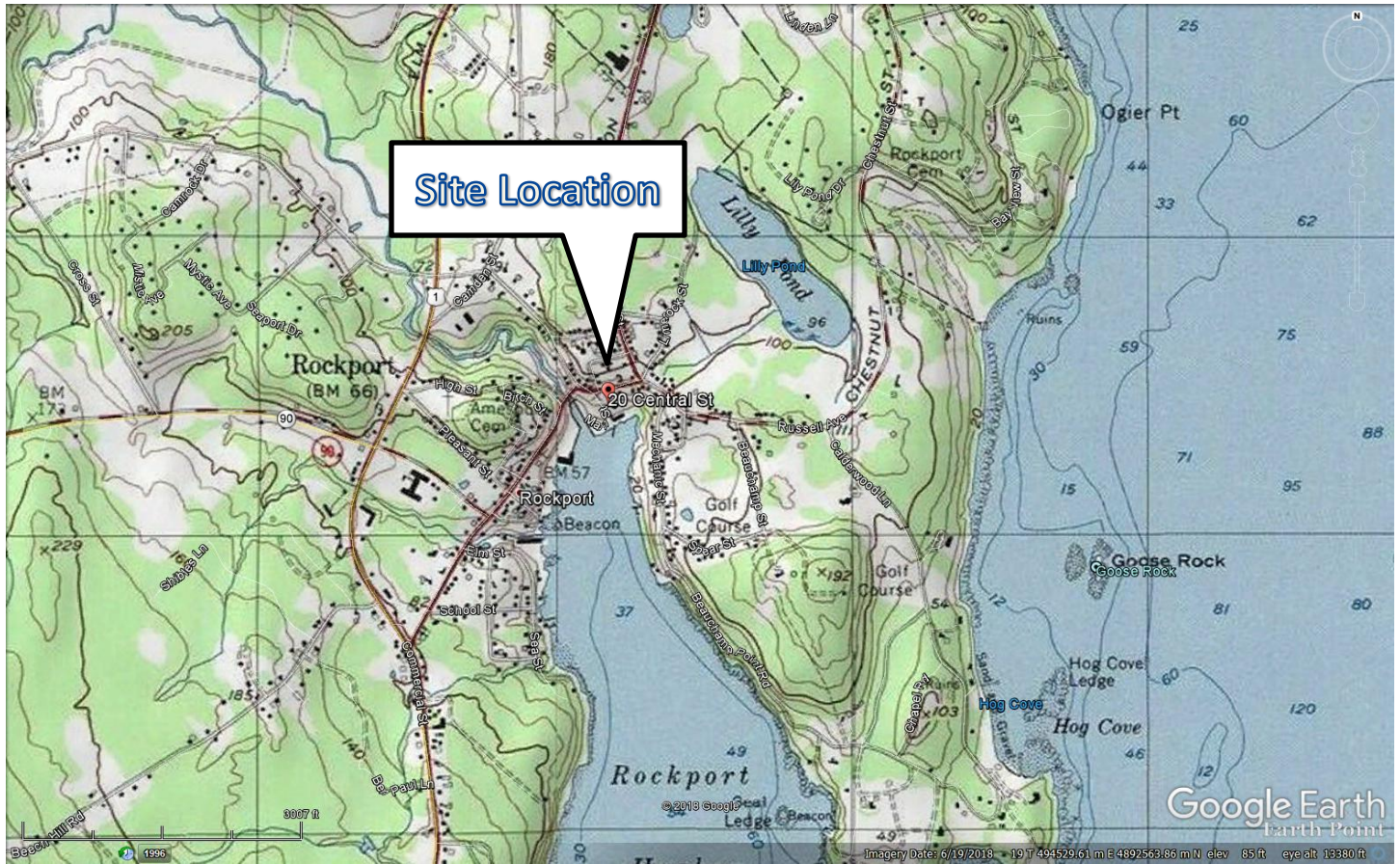
STATE OF MAINE
COUNTY OF KNOX

Mark A. Coursey personally appeared before me this 8th day of November 2019 in his said capacity and acknowledged the foregoing to be his free act and deed in his said capacity.

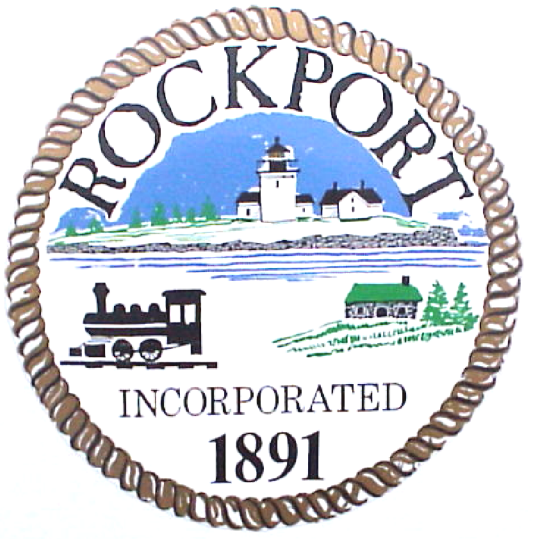



Notary Public

Crystal Thomas
Notary Public, Maine
My Commission Expires May 26, 2022

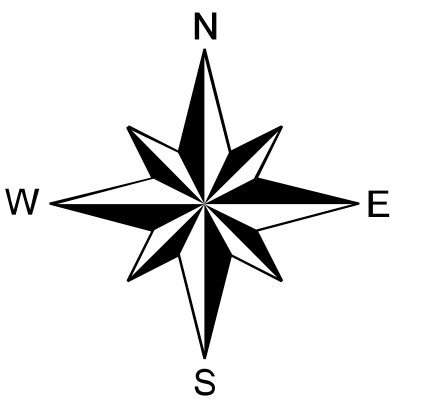






TOWN OF
ROCKPORT
KNOX COUNTY, MAINE

April 1, 2011

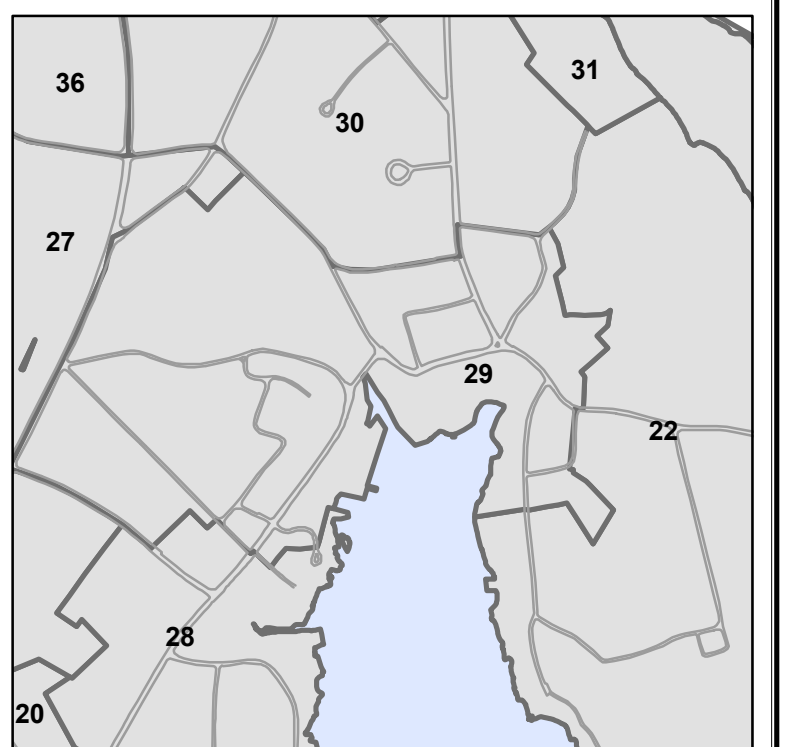
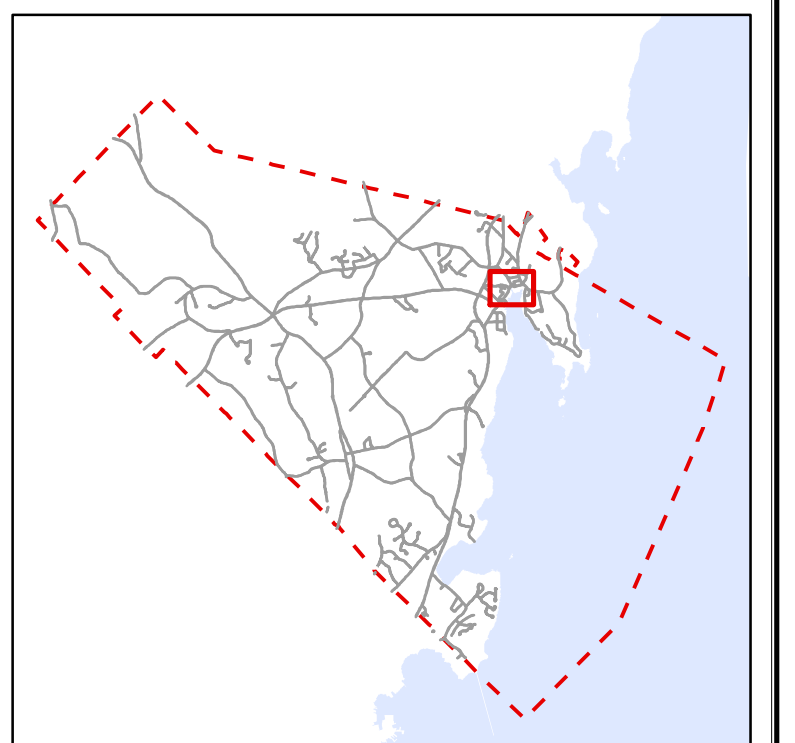


DISCLAIMER

Tax maps are compiled from 2001 aerial photography, existing surveys, deeds, and landowner's descriptions. They are to be used for assessment purposes only.

LEGEND

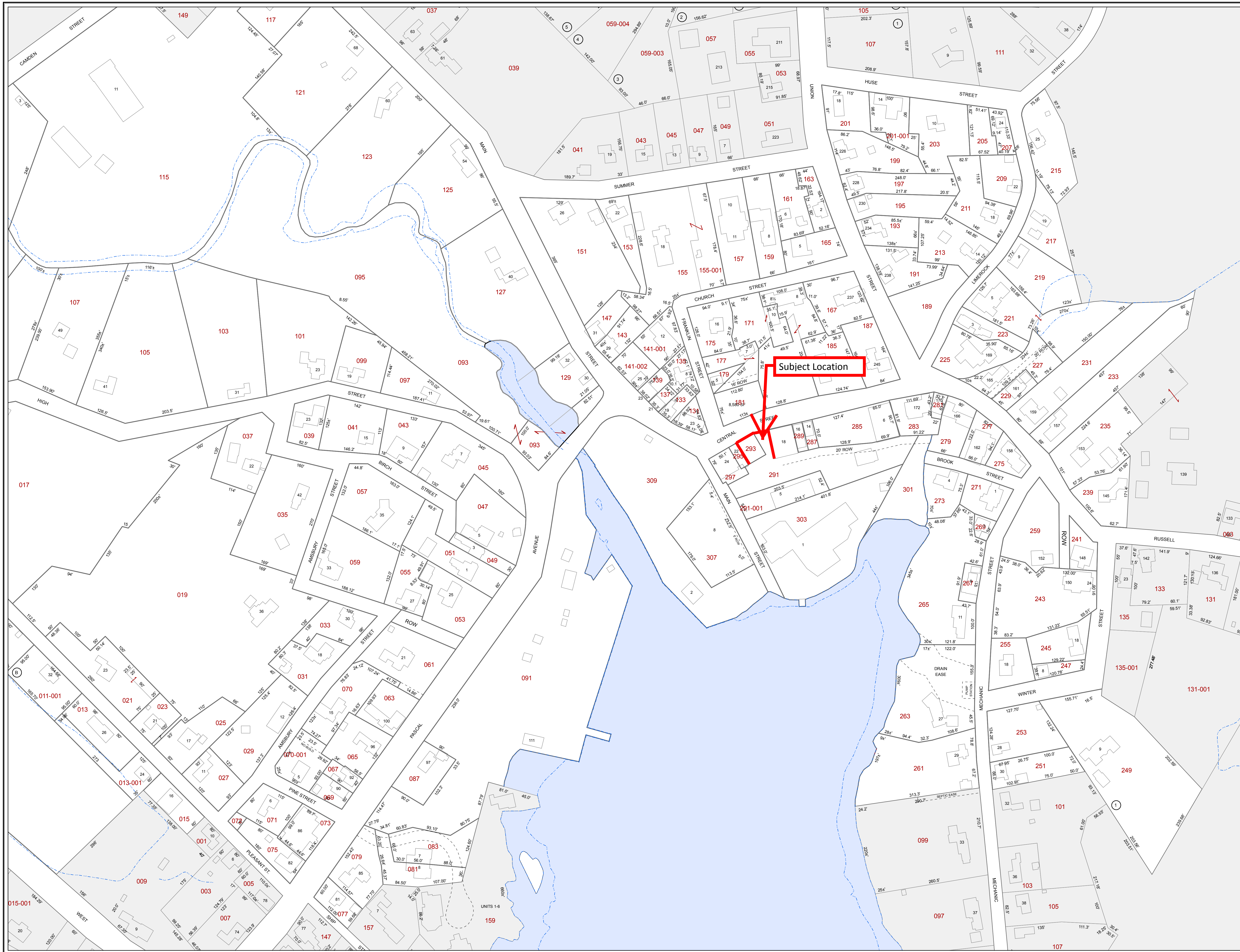
- Property Hook
- Easement Line
- Hydrography Line
- Town Line
- Parcel
- Water
- Subdivision Lot No.
- Building w/ Street Number



Map 29B



Printed: 12/2/2011





PICTURE 1
DATE: 10-7-19



PICTURE 2
DATE: 10-7-19



PICTURE 3
DATE: 10-7-19



PICTURE 4
DATE: 10-7-19



PICTURE 5
DATE: 10-7-19



PICTURE 6
DATE: 10-7-19



PICTURE 7
DATE: 10-7-19



**Rockport Harbor Hotel
20 Central Street Rockport, ME - SITE PLAN REVIEW
ABUTTERS LIST**

MAP 29 - LOT 131
CHARLES FOOTE
P.O. BOX 688
ROCKPORT, ME 04856

MAP 29 - LOT 287
14-16 CENTRAL STREET, LLC
P.O. BOX 812
CAMDEN, ME 04843

MAP 29 - LOT 181
TOWN OF ROCKPORT
FRANKLIN/CENTRAL STS
ROCKPORT, ME 04856-0010

MAP 29 - LOT 285
TOWN OF ROCKPORT
OPERA HOUSE
ROCKPORT, ME 04856

MAP 29 - LOT 181
TOWN OF ROCKPORT
FRANKLIN/CENTRAL STS
ROCKPORT, ME 04856-0010

MAP 29 - LOT 283
JOHN H. SUROVEK
P.O. BOX 925
ROCKPORT, ME 04856

MAP 29 - LOT 297
24 CENTRAL ST, LLC
P.O. BOX 812
CAMDEN, ME 04843

MAP 29 - LOT 309
TOWN OF ROCKPORT
P.O. BOX 10
ROCKPORT, ME 04856

MAP 29 - LOT 295
STUART G. & MARIANNE W. SMITH
P.O. BOX 812
CAMDEN, ME 04843

MAP 29 - LOT 303
FISH & SHIPS, LLC
P.O. BOX 203
ROCKPORT, ME 04856-0203

MAP 29 - LOT 291
SHEPHERD BLOCK MARIANNE, LLC
SHEPHERB BLOCK STUART, LLC
P.O. BOX 812
CAMDEN, ME 04843

MAP 29 - LOT 303
FISH & SHIPS, LLC
P.O. BOX 203
ROCKPORT, ME 04856-0203

MAP 29 - LOT 289
14-16 CENTRAL STREET, LLC
P.O. BOX 812
CAMDEN, ME 04843

MAP 29 - LOT 301
TOWN OF ROCKPORT
HARBOR LOT
ROCKPORT, ME 04856