

“Vallieres Auto Sales and Service”

**204 Minot Avenue, Auburn
Tax Map 230, Lot 159**

**Prepared For:
John Vallieres
18 Vallieres Lane
Durham, Me 04222**

April 10, 2015

Prepared By:



SurveyWorks, Incorporated
Land Use Consultants

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Preliminary Plan Reduction



SurveyWorks, Incorporated

Land Use Consultants
www.surveyworksinc.com

April 13, 2015

Douglas Greene, City Planner
Planning & Permitting Department
City of Auburn
60 Court Street
Auburn, ME 04210

RE: Vallieres Auto Sales and Service
204 Minot Avenue, Auburn – Map 230, Lot 159

Mr. Greene,

SurveyWorks, Inc. is pleased to represent Mr. John Vallieres in this application for Special Exception/Site Plan permitting. The site located at 204 Minot Avenue in Auburn was, for many years, the Getty Gas/Service Station. The site is a flat site with no restrictive geological features. The total area of the existing building and lot is 9,536'±.

Mr. Vallieres is proposing a change of use of the existing 1,215 square foot building from a gas/service station to a used auto sales/service station. The westerly 1/3 of the building will be used as an office and sales department, while the easterly 2/3 of the building will contain 2 bays for servicing vehicles. In addition, the proposal calls for a net reduction of impervious areas with some pavement and gravel being removed and landscaped to add green space. Except for the added green space, the proposal calls for no significant changes to the site other than a reduction in curb cuts for enhanced traffic safety.

We will be available at the planning board meeting scheduled May 12, 2015 to answer in more detail any of your questions or concerns.

Respectfully submitted,

Jason Courbron, Project Manager

February 5, 2015

SurveyWorks, Inc.
528 River Road
Greene, ME 04236

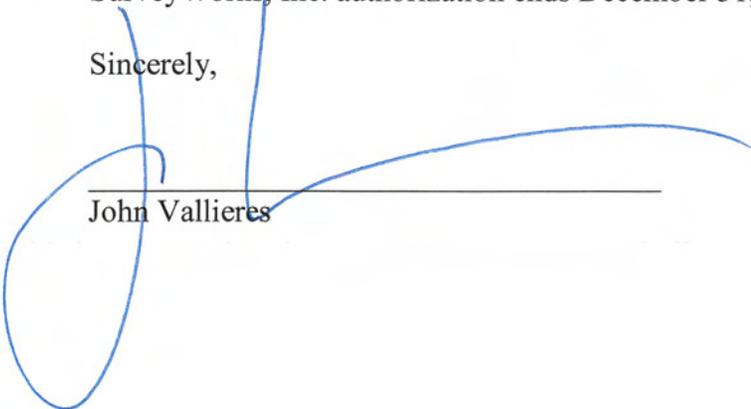
RE: Agent Authorization for John Vallieres Auto Outlet
204 Minot Avenue, Auburn, Maine.

To whom it may concern:

I hereby authorize SurveyWorks, Inc. to act on my behalf as my agent in the processing of any required application, and to furnish, upon request, supplemental information in support of this application. I have also retained SurveyWorks, Inc. to act as my agent at any and all Planning Board meetings related to this project.

SurveyWorks, Inc. authorization ends December 31, 2015.

Sincerely,

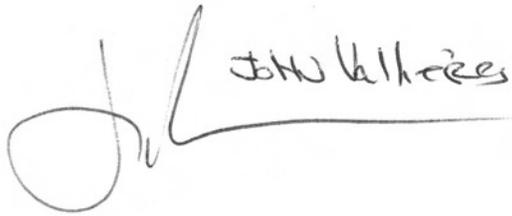


John Vallieres

Estimated cost to complete project: **204 Minot Avenue**

Interior office	\$3,200.00
Pavement of back of property	\$7,500.00
Replace retaining wall	\$1,500.00
Plant green area for City of Auburn	\$1,000.00
Misc. items	\$2,000.00
	\$15,200.00

Please see the attached copy of my bank statement as proof that I have the funds available to complete this pr

A handwritten signature in black ink, appearing to read "John Walker". The signature is written in a cursive style with a large, looped initial "J" and a long horizontal stroke extending to the right.

Account Summary

Options Edit | 2 Holds

Actions	Account	Type	Number	Available	Balance
Deposit Accounts					
	PRIME SHARE	Savings	XXXXXX0625-S00	\$230.97	\$2,263.14
	CLASSIC CHECKING	Checking	XXXXXX0625-S71	\$17,467.67	\$17,467.67
Deposit Accounts – Sub Total:					\$19,730.81
Loans and Credit Cards					
	SHARE SECURED make payment – due 4/15/2016	Loan	XXXXXX0625-L11		\$7.17
	SHARE SECURED VISA make payment – due 4/25/2015	Credit	XXXXXX0625-L80	\$11.23	\$1,973.77
Loans and Credit Cards – Sub Total:					\$1,980.94
Account Summary Total					
All Accounts Total:					\$17,749.87

800-750-0959 | Fax: (207) 330-4099
 Routing and Transit number — 211287463

[Five County Credit Union Home](#)
[Learn about SSL Certificates](#)

Federally Insured By NCUA



Additional coverage up to \$250,000 provided
 by Excess Share Insurance Corporation, a
 licensed insurance company.



– Current time is 4/2/2015 11:48:01 AM – 0 – W1 –



Development Review Checklist

City of Auburn Planning and Permitting Department
City of Lewiston Department of Planning and Code Enforcement



**THE FOLLOWING INFORMATION IS REQUIRED WHERE APPLICABLE TO BE
SUBMITTED FOR AN APPLICATION TO BE COMPLETE**

PROJECT NAME: Vallieres Auto Sales and Service

PROPOSED DEVELOPMENT ADDRESS and PARCEL #: 204 Minot Avenue - Map 230 Lot 159

Required Information		Check Submitted		Applicable Ordinance	
		Applicant	Staff	Lewiston	Auburn
Site Plan					
	Owner's Names/Address		X		
Auto Outlet	Names of Development	*	X		
	Professionally Prepared Plan		X		
	Tax Map or Street/Parcel Number		X		
	Zoning of Property		X		
	Distance to Property Lines	*	X		
	Boundaries of Abutting land		X		
Add to zone note	Show Setbacks, Yards and Buffers	*			
	Airport Area of Influence (Auburn only)		N/A		
	Parking Space Calcs		X		
	Drive Openings/Locations		X		
	Subdivision Restrictions		N/A		
Describe in building	Proposed Use	*	X		
	PB/BOA/Other Restrictions		N/A		
Make Appointment	Fire Department Review	* To be provided by Planning Department			
	Open Space/Lot Coverage		N/A		
	Lot Layout (Lewiston only)		N/A		
	Existing Building (s)				
	Existing Streets, etc.				
	Existing Driveways, etc.				
	Proposed Building(s)				
	Proposed Driveways				
Landscape Plan					
	Greenspace Requirements		X		
	Setbacks to Parking		N/A		
	Buffer Requirements		N/A		
	Street Tree Requirements		N/A		
	Screened Dumpsters		N/A		
	Additional Design Guidelines		N/A		
	Planting Schedule		N/A		

Required Information		Check Submitted		Applicable Ordinance	
		Applicant	Staff	Lewiston	Auburn
Site Plan					
Stormwater & Erosion Control Plan					
See attached narrative. We are increasing the pervious area. There are no additional proposed site improvements increasing stormwater and erosion control	Compliance w/ chapter 500		N/A		
	Show Existing Surface Drainage		N/A		
	Direction of Flow		N/A		
	Location of Catch Basins, etc.		N/A		
	Drainage Calculations		N/A		
	Erosion Control Measures		N/A		
	Maine Construction General Permit		N/A		
	Bonding and Inspection Fees	*To be provided by		Planning Department	
	Post-Construction Stormwater Plan		N/A		
	Inspection/monitoring requirements		N/A		
	Third Party Inspections (Lewiston only)		N/A		
Lighting Plan					
See narrative	Full cut-off fixtures		X		
	Meets Parking Lot Requirements		X		
Traffic Information					
	Access Management		X		
	Signage		X		
Ask Eric	PCE - Trips in Peak Hour				
	Vehicular Movements		N/A		
	Safety Concerns		N/A		
	Pedestrian Circulation		N/A		
	Police Traffic		N/A		
	Engineering Traffic		N/A		
Utility Plan					
	Water		Existing		
Need letters from John	Adequacy of Water Supply		Existing		
	Water main extension agreement		N/A		
	Sewer		Existing		
	Available city capacity		Existing		
	Electric		Existing		
	Natural Gas		Existing		
	Cable/Phone		Existing		
Natural Resources					
	Shoreland Zone		N/A		
	Flood Plain		N/A		
	Wetlands or Streams		N/A		
	Urban Impaired Stream		N/A		
	Phosphorus Check		N/A		
	Aquifer/Groundwater Protection		N/A		
	Applicable State Permits	X			

Required Information		Check Submitted		Applicable Ordinance	
		Applicant	Staff	Lewiston	Auburn
Site Plan					
	No Name Pond Watershed (Lewiston only)		N/A		
	Lake Auburn Watershed (Auburn only)		N/A		
	Taylor Pond Watershed (Auburn only)		N/A		
Right Title or Interest					
	Verify		X		
	Document Existing Easements, Covenants, etc.		X		
Technical & Financial Capacity					
	Cost Est./Financial Capacity	X			
	Performance Guarantee	*To be determined by Planning Board			
State Subdivision Law					
	Verify/Check		N/A		
	Covenants/Deed Restrictions		N/A		
	Offers of Conveyance to City		N/A		
	Association Documents		N/A		
	Location of Proposed Streets & Sidewalks		N/A		
	Proposed Lot Lines, etc.		N/A		
	Data to Determine Lots, etc.		N/A		
	Subdivision Lots/Blocks		N/A		
	Specified Dedication of Land		N/A		
Additional Subdivision Standards					
	Single-Family Cluster (Lewiston only)		N/A		
	Multi-Unit Residential Development (Lewiston only)		N/A		
	Mobile Home Parks		N/A		
	Private Commercial or Industrial Subdivisions (Lewiston only)		N/A		
	PUD (Auburn only)		N/A		
A JPEG or PDF of the proposed site plan					
Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving					



Development Review Application

City of Auburn Planning and Permitting Department
City of Lewiston Department of Planning and Code Enforcement



PROJECT NAME: Auto Outlet

PROPOSED DEVELOPMENT ADDRESS: 204 Minot Avenue

PARCEL ID#: Map 230 Lot 159

REVIEW TYPE: **Site Plan** **Site Plan Amendment**
 Subdivision **Subdivision Amendment**

PROJECT DESCRIPTION: Convert an old gas station into a used car dealership

CONTACT INFORMATION:

Applicant

Name: SurveyWorks, Inc.
Address: 528 River Road, Greene
Zip Code 04236
Work #: 946-4480
Cell #: _____
Fax #: 946-4483
Home #: _____
Email: contact@surveyworksinc.com

Property Owner

Name: John Vallieres
Address: 18 Vallieres Lane, Durham
Zip Code 04222
Work #: _____
Cell #: 240-7350
Fax #: _____
Home #: _____
Email: john.vallieres@yahoo.com

Project Representative

Name: George A. Courbron
Address: 528 River Road, Greene
Zip Code 04236
Work #: 946-4480
Cell #: _____
Fax #: 946-4483
Home #: _____
Email: contact@surveyworksinc.com

Other professional representatives for the project (surveyors, engineers, etc.),

Name: _____
Address: _____
Zip Code _____
Work #: _____
Cell #: _____
Fax #: _____
Home #: _____
Email: _____

PROJECT DATA

The following information is required where applicable, in order complete the application

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	9536.2±	sq. ft.
Proposed Total Paved Area	4614.0±	sq. ft.
Proposed Total Impervious Area	623.1±	sq. ft.
Proposed Impervious Net Change	8913.1±	sq. ft.
Impervious surface ratio existing	100	% of lot area
Impervious surface ratio proposed	93	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	1215	sq. ft.
Proposed Building Footprint	1215	sq. ft.
Proposed Building Footprint Net change	0	sq. ft.
Existing Total Building Floor Area	1215	sq. ft.
Proposed Total Building Floor Area	1215	sq. ft.
Proposed Building Floor Area Net Change	0	sq. ft.
New Building	no	(yes or no)
Building Area/Lot coverage existing	13	% of lot area
Building Area/Lot coverage proposed	13	% of lot area

ZONING

Existing	General Business
Proposed, if applicable	N/A

LAND USE

Existing	Commercial
Proposed	Commercial

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	N/A
Proposed Number of Residential Units	N/A
Subdivision, Proposed Number of Lots	N/A

PARKING SPACES

Existing Number of Parking Spaces	0
Proposed Number of Parking Spaces	4
Number of Handicapped Parking Spaces	1
Proposed Total Parking Spaces	_____

ESTIMATED COST OF PROJECT

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	9536.2	sq. ft.
Proposed Disturbed Area	4000	sq. ft.
Proposed Impervious Area	9536.2	sq. ft.

1. *If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.*
2. *If the proposed impervious area is greater than one acre including any impervious area created since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.*
3. *If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.*
4. *If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.*

TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing _____ passenger car equivalents (PCE)
(Since July 1, 1997)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) _____ passenger car equivalents (PCE)
If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

DATE: 3/17/2015

TO: Auburn Planning Board

Below is a brief narrative explaining how the **Special Exception** application at 204 Minot Avenue will meet the guidelines of Chapter 60, Section 1336 of the Auburn Zoning Ordinance

Sec. 60-1336. Conditions.

(a) As conditions prerequisite to the granting of any special exceptions, the board shall require evidence of the following:

- (1) That the special exception sought fulfills the specific requirements, if any, set forth in the zoning ordinance relative to such exception.

(Answer): All of the specific requirements of the General Business District have been met or are not applicable due to the fact that, besides new pavement, no new structures or additions are to be part of this project.

- (2) That the special exception sought will neither create nor aggravate a traffic hazard, a fire hazard or any other safety hazard.

(Answer): All chemical hazards have been eliminated with the removal of all underground and above ground pumps, petroleum storage tanks prior to purchasing the property. This proposed change of use is not adding any more traffic or any new hazards than had previously been part of this site. The change of use will actually lessen the amount of traffic to and from this site as compared to when the site was being used as a gas station. Additionally, for many years people have consistently used the High Street entrance of this site as a cut through to avoid waiting at the light to turn onto Minot Avenue. With the change of on-site traffic flow and the reduction of curb cuts, the ability to cut through would no longer be available, reducing potential accidents. Please also note that this change of use is consistent with other businesses in the area, as shown on the Auburn Parcel Map showing locations of similar businesses at the end of this application request, and will not draw additional traffic.

- (3) That the special exception sought will not block or hamper the master development plan pattern of highway circulation or of planned major public or semipublic land acquisition.

(Answer): As part of this project, we are creating green spaces that will be in the view of the people entering this section of the city. The master development plan states what the lot should look like and that it should be viewed as a visual welcoming to the down town portion of Auburn. We feel we can achieve this and still use the existing building and parking area for a business that is much more appealing than its previous use.

- (4) That the exception sought will not alter the essential characteristics of the neighborhood and will not tend to depreciate the value of property adjoining and neighboring the property under application.

(Answer): This change of use will not alter the characteristics of the neighborhood except for the landscaping needed to meet the needs of the master development plan. These changes will only better the neighborhood with the city's plan in mind.

- (5) That reasonable provisions have been made for adequate land space, lot width, lot area, stormwater management in accordance with section 60-1301(14), green space, driveway layout, road access, off-street parking, landscaping, building separation, sewage disposal, water supply, fire safety, and where applicable, a plan or contract for perpetual maintenance of all the common green space and clustered off-street parking areas to ensure all such areas will be maintained in a satisfactory manner.

(Answer): This lot is an existing lot of record and has been for a very long time. With no new changes in lot configuration, the reduction of impervious areas, and no change in the use or location of utilities, this project is ensuring that all will be maintained in a satisfactory manner, better than its previous use.

- (6) That the standards imposed are, in all cases, at least as stringent as those elsewhere imposed by the city building code and by the provisions of this chapter.

(Answer): All standards of this project are as stringent as those standards elsewhere imposed. Special exceptions are made due to the fact that this is a grandfathered lot and any variances needed are due to existing features that may or may not meet current code, namely entry ways and setbacks to the project which have been in existence and used for fifty years. All other aspects of this change of use do adhere to the City of Auburn Land Use and Building Codes.

- (7) That essential city services which will be required for the project are presently available or can be made available without disrupting the city's master development plan.

(Answer): All essential city services are already in existence from the site's previous use and if any changes are to be made they would be minor and not disrupt the City of Auburn's Master Development Plan.



CITY OF AUBURN SIGN PERMIT APPLICATION

Tax Map #: 230-159 Permit #: _____ Date: _____
 Temporary – Expiration Date _____ Zone: GB Fee: _____

Please attach a site plan or tax map for any pylon/ground signs showing the following:

1. Lot size and shape
2. Location of building (if any)
3. Location of sign.
4. Distance of sign from side lines & road travel way

Property Owner: John Vallieres Owner Address: 18 Vallieres Lane, Durham, ME
 Address of Sign: 204 Minot Avenue, Auburn Installer: _____
 Business Name: Auto Outlet Installer Phone #: _____
 Business Owner: John Vallieres Business Phone #: _____
 Business Mailing Address: _____

Please attach a sketch or rendering of each sign.

TYPE OF SIGN AND DIMENSIONS

Permit Fee for Each Sign = (Sign area in square feet x \$0.50) + \$25 per sign. (Rounded up to nearest dollar)

Wall Sign(s): Number of signs: 3
 Dimensions of Sign 1: 3 x 5 Dimensions of Sign 3: 3 x 6
 Dimensions of Sign 2: 2 x 4 Dimensions of Sign 4: _____ x _____
 Method of Support: 1. metal post 2 & 3. Anchored to the building

Are any of the signs: Projecting _____ Roof _____ Illuminated 1 Reflective 2 & 3 Non-illuminated _____

****Note: For electrified signs, the Sign Permit will not be valid until an Electrical Permit has been obtained by a licensed electrician.**

Ground Sign(s): Number of signs: _____ Dimensions of Sign 6: _____ x _____
 Dimensions of Sign 5: _____ x _____ Dimensions of Sign 7: _____ x _____
 Method of Support: _____

Projecting Sign: Height from under side of sign to ground _____
Ground Sign: Overall height of sign _____
 Height under sign to ground _____
Roof Sign: Height of sign _____
 Height from under side of sign to roof _____

VALUE OF SIGNS

Value of Sign 1: 300 Sign 2: 200 Sign 3: 200 Sign 4: _____
 Sign 5: _____ Sign 6: _____ Sign 7: _____ TOTAL: _____

**** Note: If the above property is not owned by the applicant, the signature of the property owner must be obtained prior to permit being issued.**

Signatures: OWNER [Signature] APPLICANT _____



60 Court Street
 Auburn, Maine 04210
 Tel: (207) 333-6601 ext. 1158
 Fax: (207) 333-6625

Commercial Building
PERMIT

Permit No: CB-6135-2013

Work Class: Alterations
 Status: Issued

Expiration Date: 12/05/2014

Permit Information

Job Address	Parcel:	230159000	Square Feet:	0
204 MINOT AV AUBURN, ME 04210	District:	City of Auburn	Valuation:	\$ 2,500.00
	Issue Date:	12/5/2013		

Description of Work

Opening up & remodeling office

Additional Info

Front Setback: 25.00 Rear Setback: 35.00 Side Setback: 25.00 Shoreside Setback: 0.00

Contacts

Type	Contact Name	Address	Business Phone
Owner	John Vallieres	18 Vallieres Ln Durham, ME 04222	

Contractors

Type	Contact Name	Address	Business Phone
Contractor			

Permit Conditions

Conditions	COMMENTS
All Construction shall meet the standards of MUBEC 2009, NEC 2011, State of Maine Internal Plumbing Code, 2010 Edition, and NFPA 101, 2009 edition, ADA 2010 & MHRA	
All Property Line Setbacks shall be met	

Fees Due	Invoice Number: 4990	
	Commercial Alteration	\$43.00
	Invoice Total:	\$43.00

Fees Paid	Invoice Number: 4990	
	Check 505	
	Commercial Alteration	\$43.00
	Invoice Fees Paid:	\$43.00

Inspections	

IMPORTANT: APPLICATION IS HEREBY MADE TO THE BUILDING OFFICIAL FOR A PERMIT SUBJECT TO THE CONDITIONS AND RESTRICTIONS SET FORTH ON THIS APPLICATION AND THE FOLLOWING:

- The City's approved plans and permit inspection card must remain on the job site for use by City inspection personnel.

Date: 12/5/2013

Approved By: Kathryn Dowstout

**SHORT FORM QUITCLAIM DEED
WITH COVENANT**

LEEMILT'S PETROLEUM, INC., A New York Corporation, having a place of business at 125 Jericho Turnpike, Ste 103, Jericho, NY 11753, for consideration paid, grants to **John M. Vallieres** whose mailing address is 18 Vallieres Lane, Durham, ME 04222, with Quitclaim Covenant, the premises located in the City of Auburn, County of Androscoggin and State of Maine, as described on **EXHIBIT A** attached hereto and made a part hereof.

Meaning and intending to convey the same premises as conveyed in a deed from David Brewster dated October 28, 1986, and recorded in the Androscoggin County Registry of Deeds in Book 2005, Page 297 on October 29, 1986.

Grantee is purchasing the premises in its "AS IS WHERE IS" condition and shall assume all responsibility and liability with respect to the condition of the premises and shall comply with all environmental laws, rules and regulations. Grantee shall be responsible for and shall defend, indemnify and hold Grantor and its parent and affiliated companies and their successors and assigns harmless from and against all claims, actions, losses, demands, judgments, damages or liabilities (including, without limitation, reasonable attorneys' fees, costs and disbursements), injuries, fines, payments, administrative orders, consent agreements, penalties, cost and expenses of any kind whatsoever brought with respect to any and all environmental conditions and contamination on, under or related to the premises and from Grantee's failure to comply with or to remediate the premises in accordance with all applicable laws, rules and regulations, including, without limitation, with respect to the use of underground storage tanks on the premises and for any contamination related to or emanating from such underground storage tanks or their associated piping, lines and motor fuel dispensing systems, and their compliance with applicable laws. The foregoing obligations and indemnity of the Grantee shall be deemed a covenant running with the land and shall be binding on the Grantee, its successors and assigns, and any subsequent purchasers or owners of the premises.

Grantee agrees that the premises shall not be used, in whole or in part, (i) as an automobile service station, petroleum station, gasoline station or for the purpose of conducting or carrying on the business of selling, offering for sale, storage, handling, distributing or dealing in petroleum, gasoline, motor vehicle fuel, diesel fuel, kerosene, benzol, naphtha, greases, lubricating oils, or any fuel used for internal combustion engines, or lubricants in any form, or other petroleum or petroleum-related products customarily associated with service stations (provided however that may sell, store, and use motor vehicle fuel and lubricants in limited amounts which are customary in connection with the operation of automobile repair facilities of similar size), or (ii) for a period of thirty (30) years following the date hereof, for residences of any type, places of worship, bed and breakfast facilities, rooming houses, hospitals, nursing homes or similar geriatric facilities, child care, playground or recreational area, schools (or any similar use which is intended to house, educate or provide care for children, the elderly or the infirm), agricultural uses, or the construction or installation of any water wells for drinking or food processing. These covenants and use restrictions shall bind the Grantee, its successors and assigns, future owners of

MAINE REAL ESTATE
TRANSFER TAX PAID

the premises and the premises itself, and shall be deemed covenants running with the land and each portion thereof.

IN WITNESS whereof, the said LEEMILT'S PETROLEUM, INC. has caused this instrument to be executed by Joshua Dickler, its Sr. Vice Pres., thereunto duly authorized, this 25th day of September, 2012.

LEEMILT'S PETROLEUM, INC.

[Signature]
Witness

By: [Signature]
Its: Sr. Vice President

SEAL

STATE OF NEW YORK
County of Nassau, ss.

September 25, 2012

Then personally appeared the above-named Joshua Dickler in his/her capacity as Sr. Vice President of LEEMILT'S PETROLEUM, INC., and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of said corporation.

Before me,

[Signature]
Notary Public

Printed Name

CHRISTINE FITTER
Notary Public, State of New York
No. 4948579
Qualified in Suffolk County
Certified in Nassau County
Commission Expires March 20, 2015

EXHIBIT A

A certain parcel of land and buildings situated in the City of Auburn, in the County of Androscoggin and State of Maine, bounded and described as follows:

Beginning at a point of intersection, at or near Valuation Station 191.1 ± and twelve (12) feet westerly of the present location of the westerly rail of the main track and right-of-way of the Railroad as shown on Valuation Section V-2, Sheet 23 of Federal Valuation Survey Plan of June 30, 1916 (said Valuation Plans are on file in the office of the Chief Engineer, Maine Central Railroad Company, Administration Building, Rigby Road West, P.O. Box 9701, Portland, Maine 04104). Said point being on the northerly sideline of High Street, so-called;

Thence southwesterly along the northerly sideline of said High Street a distance of seventy-eight (78) feet, more or less, to a point of intersection with the easterly sideline of Minot Street, so-called;

Thence northwesterly along the easterly sideline of said Minot Street a distance of ninety (90) feet, more or less, to a point;

Thence continuing northerly along the easterly sideline of said Minot Street a distance of one hundred fifty (150) feet, more or less, to a point;

Thence easterly at right angles to said Minot Street, on a line a distance of forty (40) feet, more or less, to a point, said point lying twelve (12) feet westerly of the present location of the westerly rail of the main line track and right-of-way of the Railroad as previously described;

Thence southerly on a line always twelve (12) feet from and parallel to said westerly rail a distance of two hundred (200) feet, more or less, to the point of beginning, meaning and intending to convey 10,000 square feet, more or less.

Excepting and reserving, however, those parcels of land affected by certain Layouts and Takings as set forth in instruments recorded in the Androscoggin County Registry of Deeds in Book 2077, Page 313, and Book 2466, Page 193.

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS

Unofficial Property Record Card - Auburn, ME

General Property Data

Parcel ID	230-159	Account Number	230159000
Prior Parcel ID	--	Property Location	204 MINOT AV
Property Owner	VALLIERES JOHN M	Property Use	AUTO
Mailing Address	18 VALLIERES LN	Most Recent Sale Date	9/25/2012
City	DURHAM	Legal Reference	8501-155
Mailing State	ME	Grantor	LEEMILTS PETROLEUM INC,
ParcelZoning	Zip 04222	Sale Price	39,600
		Land Area	0.230 acres

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Total Value
	48,800	6,000	91,700	146,500

Building Description

Building Style	COMM	Foundation Type	SLAB	Flooring Type	N/A
# of Living Units	0	Frame Type	MASONRY	Basement Floor	N/A
Year Built	1960	Roof Structure	FLAT	Heating Type	FORCED H/A
Building Grade	AVERAGE	Roof Cover	TAR+GRAVEL	Heating Fuel	OIL
Building Condition	Average	Siding	CONC BLOCK	Air Conditioning	0%
Finished Area (SF)	1512	Interior Walls	N/A	# of Bsmt Garages	0
Number Rooms	0	# of Bedrooms	0	# of Full Baths	0
# of 3/4 Baths	0	# of 1/2 Baths	0	# of Other Fixtures	0

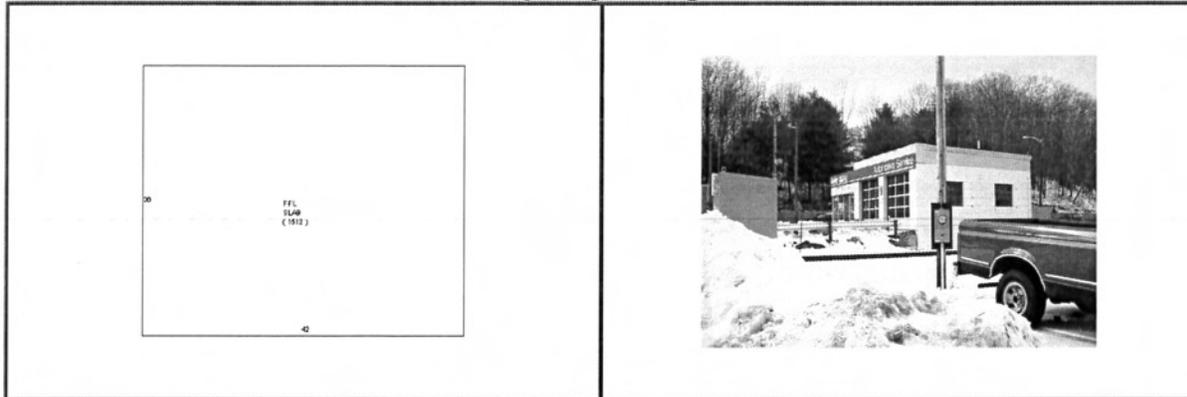
Legal Description

sale was an auction 2012

Narrative Description of Property

This property contains 0.230 acres of land mainly classified as AUTO with a(n) COMM style building, built about 1960 , having CONC BLOCK exterior and TAR+GRAVEL roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



Google earth

© 2015 Google
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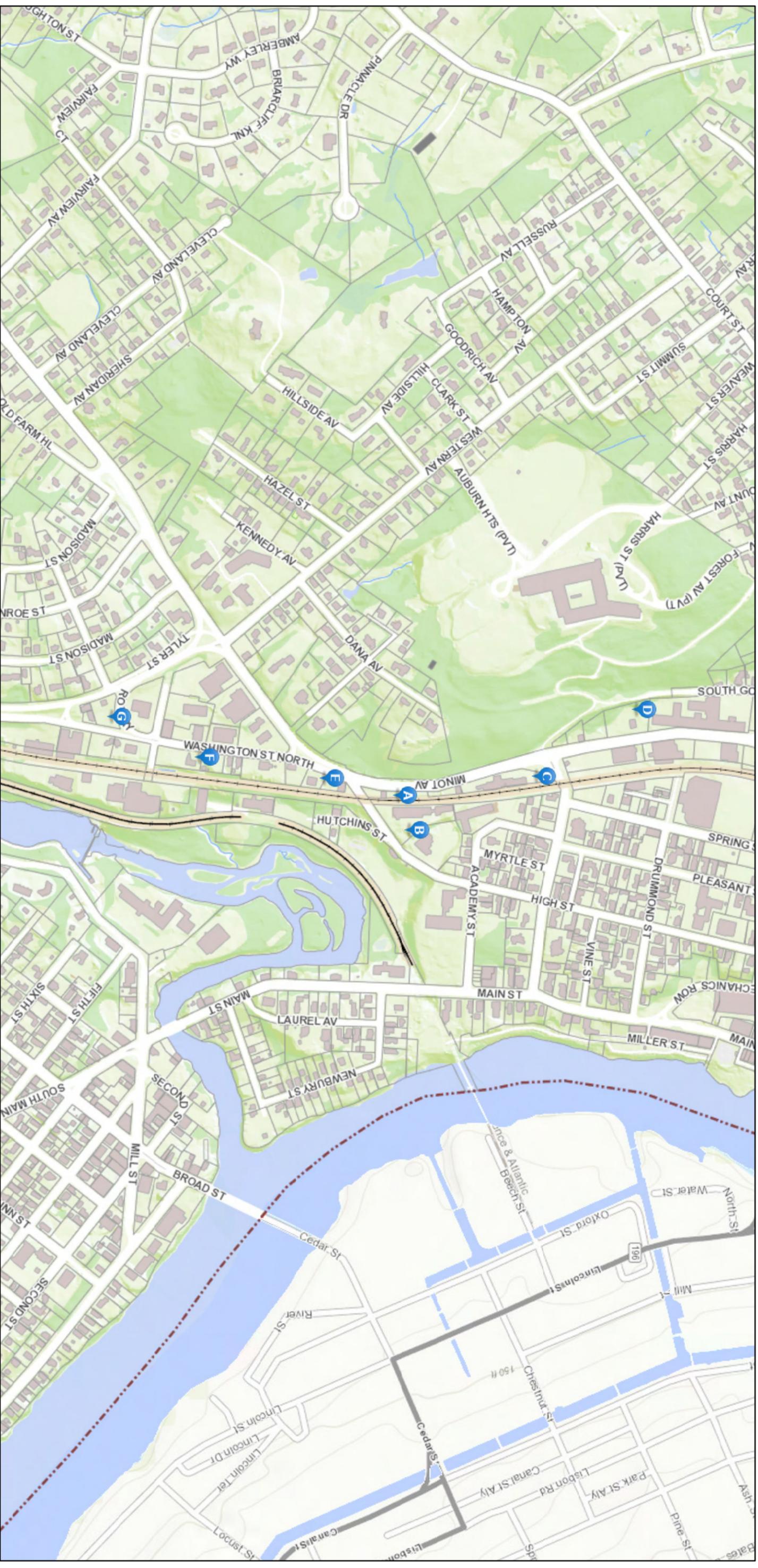
Google earth

feet
meters

10
4



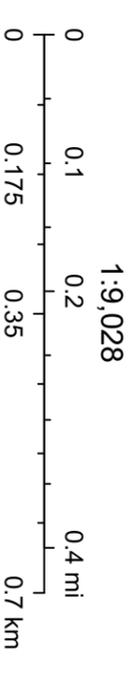
Auburn Parcel Map



April 3, 2015

Parcels

- A - 204 Minot Avenue - Map 230 Lot 159 - John Vallieres - Formerly a Getty Gas Station
- B - 179 High Street - Map 230 Lot 160 - Coastal Trading and Pawn
- C - 150 Minot Avenue - Map 230 Lot 157 - Webster Trading Company (also Budget Rentals)
- D - 81 Minot Avenue - Map 230 Lot 66 - Godin's Auto Sales
- E - 2 Washington St North - Map 230 Lot 171 - East Coast Auto Sales
- F - 54 Washington St North - Map 220 Lot 94 - Hart's Classics, Inc (used car dealership)
- G - 89 Washington St North - Map 220 Lot 84 - Scott Thayer Auto Sales



Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

NOTES:

- 1) ALL BEARINGS REFER TO MAGNETIC NORTH AS SHOWN ON THE PLAN REFERENCED IN NOTE 8.A BELOW.
- 2) ALL BOOK AND PAGE NUMBERS REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS (ACRD).
- 3) OWNER OF RECORD, JOHN M. VALLIERES, SEE DEED FROM LEEWILL'S FETTERLEIGH, INC. DATED SEPTEMBER 25, 2012 RECORDED IN THE ACRD IN BOOK 8901 PAGE 195.
- 4) TOTAL AREA OF SURVEYED PARCEL, 95361.9 sqft.
- 5) PARCEL 19 DELINEATED ON THE CITY OF AUBURN'S GIS/TAX MAP 230 LOT 193.
- 6) CURRENT ZONING, THE PROPERTY IS LOCATED IN THE GENERAL BUSINESS DISTRICT. YOU SHOULD CONSULT WITH THE CITY OF AUBURN'S LAND USE ORDINANCE AND THE CODE ENFORCEMENT OFFICER IN REGARDS TO THE PARTICULARS TO THESE ZONES.
- 7) SETBACKS BEHIND BE CODE OF ORDINANCES CITY OF AUBURN CHAPTER 609 ZONING ARTICLE IV DISTRICT REGULATIONS, DIVISION 12 GENERAL BUSINESS DISTRICT, SEC. 609-500 DIMENSIONAL REGULATIONS.
- 8) THE EXISTING DWELLING IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE CITY OF AUBURN'S FLOOD INSURANCE RATE MAP PANEL 318 OF 410 NUMBER 13000C03128 EFFECTIVE DATE JULY 8, 2015.
- 9) PLAN REFERENCE:
 A) SITE PLAN BY CALLEBERG LAND SURVEYING DATED JANUARY 3, 2013. (UNRECORDED)
 B) STATE PLAN BY MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP" DATED AUGUST 1989 RECORDED IN THE ACRD IN PLAN BOOK 51 PAGE 95.
- 10) THE DEPTH, SIZE, LOCATION, EXISTENCE, NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES WERE NOT LOCATED AS PART OF THIS SURVEY. YOU ARE REQUESTED TO NOTIFY DIG BEFORE BEGINNING ANY EXCAVATION.
- 11) THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, EJECTMENTS, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 12) THE PARCEL IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE TOWN OF AUBURN'S FLOOD INSURANCE RATE MAP PANEL 318 OF 410, MAP NUMBER 13000C03128 EFFECTIVE DATE JULY 08, 2015.



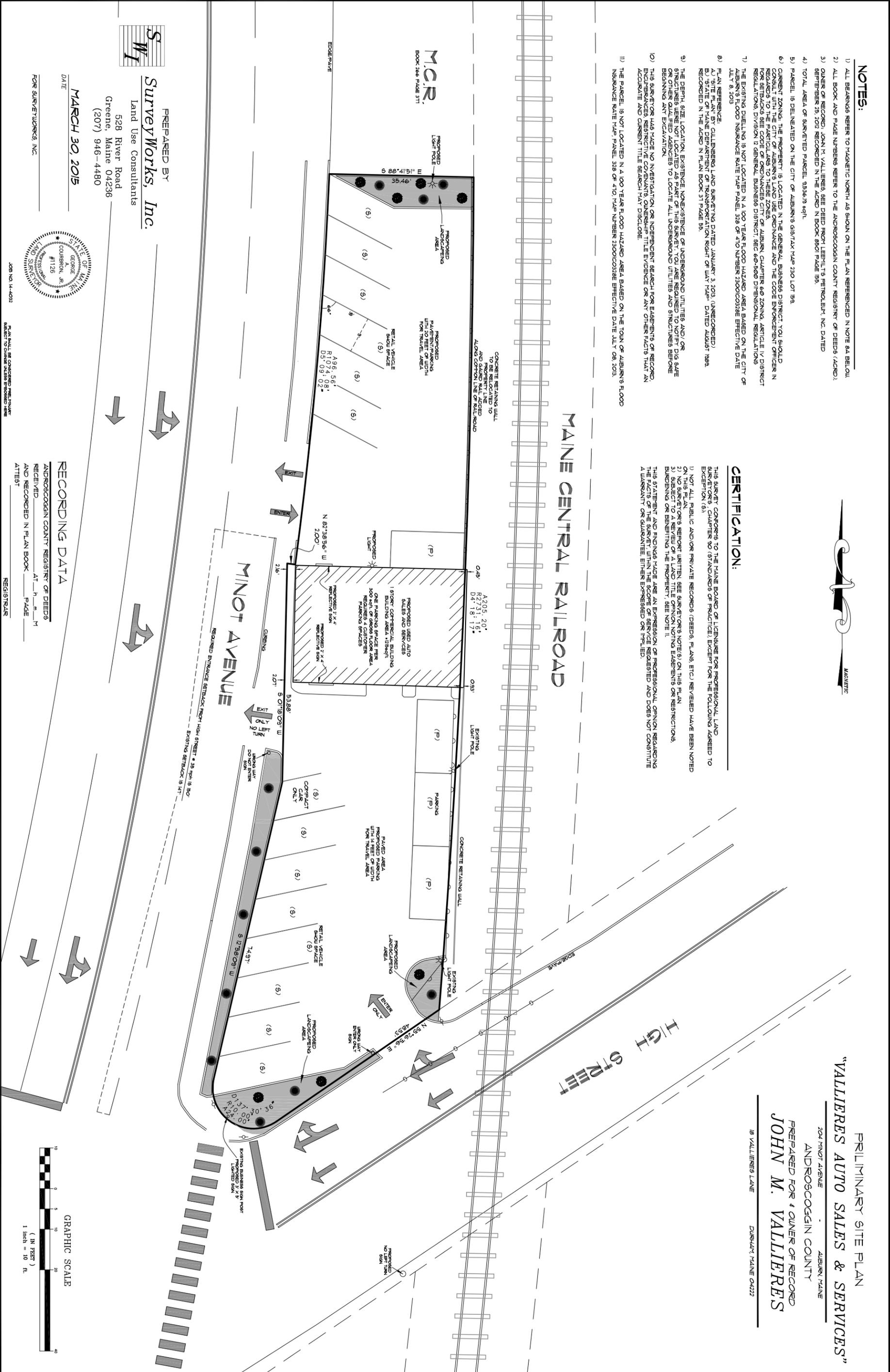
CERTIFICATION:

THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CHAPTER 90 (STANDARDS OF PRACTICE), EXCEPT FOR THE FOLLOWING ADMISED TO EXCEPTION (S):

- 1) NOT ALL PUBLIC AND/OR PRIVATE RECORDS (DEEDS, PLANS, ETC.) REVIEWED HAVE BEEN NOTED
- 2) NO SURVEYOR'S REPORT WRITTEN, SEE SURVEYOR'S NOTE(S) ON THIS PLAN
- 3) SUBJECT TO A REVIEW OF A LAND TITLE OPINION NOTING EASEMENTS OR RESTRICTIONS, BURDENING OR BENEFITING THE PROPERTY, SEE NOTE 11.

THIS STATEMENT AND FINDINGS MADE ARE AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY. WITHIN THE SCOPE OF SERVICE REQUESTED AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.

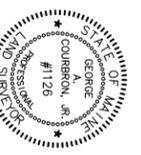
MAINE CENTRAL RAILROAD



PREPARED BY
SurveyWorks, Inc.
 Land Use Consultants
 528 River Road
 Greene, Maine 04236
 (207) 946-4480

DATE
MARCH 30, 2015

FOR SURVEYWORKS, INC.



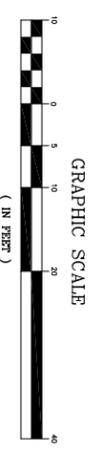
JOB NO. 14-4033
 PLAN SHALL BE CONSIDERED VOID UNLESS REFERRED TO AS A SET OF THESE RECORDS

RECORDING DATA

ANDROSCOGGIN COUNTY REGISTRY OF DEEDS
 RECEIVED AT _____ h. _____ m. _____
 AND RECORDED IN PLAN BOOK _____ PAGE _____
 ATTEST _____
 REGISTRAR

**"PRILIMINARY SITE PLAN
 VALLIERES AUTO SALES & SERVICES"**

204 MINOT AVENUE - AUBURN, MAINE
 ANDROSCOGGIN COUNTY
 PREPARED FOR & OWNER OF RECORD
JOHN M. VALLIERES
 18 VALLIERES LAVE DUNHAM, MAINE 04222





Survey Works, Incorporated
Land Use Consultants