

Appendix A – Proof of Interest in the property and letter outlining deed restrictions and easements going forward

- Amendment to P&S dated 9-18-20
- Letter from MaineGeneral dated 10-14-20

THIRD AMENDMENT TO PURCHASE AND SALE AGREEMENT

This THIRD AMENDMENT ("Amendment") is made and entered into by and between HATHAWAY HOLDINGS, LLC. ("Buyer") and MAINEGENERAL MEDICAL CENTER, a Maine nonprofit corporation, with its principal office located in Augusta, ME ("Seller").

RECITALS:

WHEREAS, Buyer and Seller entered into a Purchase and Sale Agreement for the land and improvements located at 150 and 152 Dresden Ave, Gardiner, ME on March 13, 2020, and Amended on June 11, 2020 (First Amendment) and August 14, 2020 (Second Amendment), (collectively the "PSA") and

WHEREAS, Buyer and Seller desire to amend the PSA to extend the Buyer's Due Diligence Period per the terms and conditions outlined herein.

NOW, THEREFORE, for and in consideration of the Premises, the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Seller and Buyer hereby agree as follows:

1. **DUE DILIGENCE:** All references to the Due Diligence Period set forth in Section 3 of the PSA are extended to and shall mean December 31, 2020.
2. **DEFINITIONS:** Unless otherwise set forth in this Amendment, all capitalized terms shall have the same meanings as set forth in the PSA.
3. **ENTIRE AGREEMENT:** This Amendment contains all of the agreements of the Parties hereto with respect to the matters contained herein and nothing in this Amendment shall be deemed to waive or modify any of the provisions of the PSA except as expressly stated herein.
4. **COUNTERPARTS:** This Amendment may be executed in two or more counterparts, each of which shall constitute an original and all of which shall be one and the same agreement.
5. This Amendment is incorporated into the PSA and shall be deemed a part thereof.
6. **EFFECTIVE DATE.** This Amendment shall become effective as of September 18, 2020.

IN WITNESS WHEREOF, Buyer and Seller, by their duly authorized representatives have executed this Amendment to be effective the date noted above.

BUYER: HATHAWAY HOLDINGS, LLC

By: Paul Boghossian, Member

SELLER: MAINEGENERAL MEDICAL CENTER

By: Paul Stein, COO

Appendix B - Lists of Abutters

150 Dresden Ave Abutter List

CATTYWAMPUS LLC
35 DRESDEN AV
GARDINER, ME 04345

REITER CINDY
102 CENTRAL ST
GARDINER, ME 04345

GARDNER NAOMI E
171 DRESDEN AV
GARDINER, ME 04345

RTM GARDINER LLC
PO BOX 7332
PORTLAND, ME 04112

HESELTON BETTY B
157 DRESDEN AV
GARDINER, ME 04345-2615

RTM GARDINER LLC
PO BOX 7332
PORTLAND, ME 04112

KENNEBEC LONG TERM CARE I
37 GRAY BURCH DR
AUGUSTA, ME 04330

SALTZER KATLIN P
163 DRESDEN AV
GARDINER, ME 04345

LAMARRE ROBERT G
35 COTTAGE ST
GARDINER, ME 04345

SHAW SUSAN & WARD
176 DRESDEN AV
GARDINER, ME 04345

LINSKY DANIEL E
145 DRESDEN AV
GARDINER, ME 04345

SMITH LAURA D
160 LINCOLN AV
GARDINER, ME 04345

MAIN AUTA M
139 DRESDEN AV
GARDINER, ME 04345

STEVENS GORDON F
128 DRESDEN AV
GARDINER, ME 04345

MAINE GENERAL MEDICAL CEN
6 EAST CHESTNUT ST
AUGUSTA, ME 04330

THIBEAU MARINA E
120 DRESDEN AV
GARDINER, ME 04345

MAINEGENERAL REHABILITATI
35 MEDICAL CENTER PARKWAY
AUGUSTA, ME 04330

PAQUIN NATHAN & JESSICA L
155 DRESDEN AV
GARDINER, ME 04345

154 Dresden Ave Abutter List

GIAMPETRUZZI PETER
75 RIVER AV
GARDINER, ME 04345

KENNEBEC HEALTH CARE SYST
6 EAST CHESTNUT ST
AUGUSTA, ME 04330

LAMARRE ROBERT G
35 COTTAGE ST
GARDINER, ME 04345

MAINE GENERAL MEDICAL CEN
6 EAST CHESTNUT ST
AUGUSTA, ME 04330

MAINEGENERAL REHABILITATI
35 MEDICAL CENTER PARKWAY
AUGUSTA, ME 04330

ST.HILAIRE LISA R
63 RIVER AV
GARDINER, ME 04345

STEVENS GORDON F
128 DRESDEN AV
GARDINER, ME 04345

152 Dresden Ave Abutter List

CATTYWAMPUS LLC
35 DRESDEN AV
GARDINER, ME 04345

REITER CINDY
102 CENTRAL ST
GARDINER, ME 04345

GARDNER NAOMI E
171 DRESDEN AV
GARDINER, ME 04345

RTM GARDINER LLC
PO BOX 7332
PORTLAND, ME 04112

HESELTON BETTY B
157 DRESDEN AV
GARDINER, ME 04345-2615

RTM GARDINER LLC
PO BOX 7332
PORTLAND, ME 04112

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37 GRAY BURCH DR
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163 DRESDEN AV
GARDINER, ME 04345

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35 COTTAGE ST
GARDINER, ME 04345

SHAW SUSAN & WARD
176 DRESDEN AV
GARDINER, ME 04345

LINSKY DANIEL E
145 DRESDEN AV
GARDINER, ME 04345

SMITH LAURA D
160 LINCOLN AV
GARDINER, ME 04345

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120 DRESDEN AV
GARDINER, ME 04345

MAINEGENERAL REHABILITATI
35 MEDICAL CENTER PARKWAY
AUGUSTA, ME 04330

PAQUIN NATHAN & JESSICA L
155 DRESDEN AV
GARDINER, ME 04345

Appendix C Soil Survey

https://websoilsurvey.sc.egov.usda.gov/WssProduct/xwztkiatrplwt3cmusbkbc0j/DL_00000/20201013_17043805397_1_Soil_Report.pdf

Appendix D - Letters from City Agencies

- Police
- Fire
- Water
- Sewer
- Public Works



GARDINER WATER DISTRICT

100 Main St • Gardiner, Maine 04943 • 207-652-5500 • Fax: 207-652-5501

June 24, 2020

Paul Boghossian
Hathaway Center
10 Water St, Box 68
Waterville Me. 04901

Dear Mr. Boghossian,

The Gardiner Water District has the capacity to serve your proposed 68-unit housing development on Dresden Avenue in Gardiner. This area is served by a 10" ductile iron main which runs from River Rd, up Cottage St, and ends at the old Gardiner Hospital. Please contact me if I can be of further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Gray", is written over a horizontal line.

Paul Gray

Superintendent

Gardiner Water District



GARDINER POLICE DEPARTMENT
POLICE * COMMUNICATIONS



Chief James M. Toman

July 6, 2020

Hathaway Holdings, LLC/Paul Boghossian
Hathaway Center
10 Water St. Bx 68
Waterville, Maine 04901

Per review criteria 6.5.1.13, I have reviewed the project description for the proposed development of "Gardiner Green" located at 150 and 152 Dresden Ave, Gardiner, Maine, 04345 (Kennebec County). This location is the site of the former Maine General buildings. Based upon my review, I believe that the Gardiner Police Department will have the ability to respond safely to any emergency or criminal activity that may occur at this re-developed location. The development project with the 68 dwelling units may result in additional calls for police services, however, it is not anticipated that the additional calls will have an impact on the overall services that the Gardiner Police Department delivers.

If you have any further questions or concerns, please let me know.

Sincerely,

Chief James M. Toman
Gardiner Police Department
City of Gardiner

Cc; Code Enforcement
Gardiner Planning Board
Office of Economic and Community Development



CITY OF
Gardiner
Moving Forward

June 22, 2020

MEMO

To: Kris McNeill, CEO

Tracey Desjardins, EDD

City of Gardiner Planning Board

From: Christine M. Landes, City Manager

Re: Dresden Avenue

Please allow this letter to serve as notification (in my temporary role as Public Works Director) that the City sees no issues as far as Public Works is concerned, with the increased development on Dresden Avenue. The road was last hot topped approximately five (5) years ago, so the life of the asphalt should be adequate for a few years.

The increased traffic on Dresden Avenue will not pose any issues with Public Works.

If you have any questions, please do not hesitate to reach out to me.



July 13, 2020

Paul Boghossian

RE: 150-152 Dresden Ave

Hi Paul,

Based on the info you gave me it looks like there will be a total population in the proposed housing units of 179 persons. There are many different models for calculating water usage depending on areas of the country and other factors but locally here in Maine I find that generally about 75 gallons per person per day is an accurate number.

Therefore, we would be looking at an additional daily flow of 179×75 or 13,425 gallons of typical residential wastewater flow which the City of Gardiner wastewater transport and treatment system has the capacity to handle.

As your design progresses please keep in touch with me so I can work with you as to where you will be able to make the sewer connections. The gravity line you would be using actually collects flow from Dresden Ave. then turns and runs down through the middle of the site past the last building in the rear then down through the woods to a collection interceptor on State Rt. 24. It is currently still marked out from a previous Digsafe ticket.

Thank you,

Douglas Clark

Wastewater Director

City of Gardiner Maine



CITY OF GARDINER FIRE & RESCUE DEPARTMENT



Chief Alfred R. Nelson Jr.

City of Gardiner
Planning Board

July 2, 2020

After speaking with Paul Boghossian and reviewing the project description for the proposed development at 150 – 152 Dresden Avenue in Gardiner, Maine (Kennebec County Maine). The City of Gardiner Fire and Rescue will be available to respond to any emergency both fire and/or medical in nature at this location. The project is not anticipated to result in reductions of any Fire Department services. Please feel free to contact me with any further needs or questions.

Thank you,
Al Nelson
Fire/Rescue Chief

Appendix E – Traffic Study



July 12, 2020

Mr. Paul Boghossian
Hathaway Holdings LLC
Hathaway Center
10 Water Street, Box 68
Waterville, ME 04901

RE: TRAFFIC IMPACT ASSESSMENT FOR PROPOSED RESIDENTIAL
DEVELOPMENT IN GARDINER, MAINE

INTRODUCTION

This memorandum summarizes trip generation and safety analyses for local City of Gardiner approval of a proposed residential development. The proposed residential development is to be located on the site of the former MaineGeneral Hospital on Dresden Avenue. The development will provide for 68 dwelling units as outlined below:

- Phase 1 – Rehab of the original hospital building to provide 34 apartment units
- Phase 2 – Rehab of the south annex and boiler buildings to provide 6 condominium units
- Phase 3 – Rehab of the medical office building into 11 condominium units
and 17 new construction condominium units

The former MaineGeneral hospital buildings were most recently occupied by these uses:

- Visiting nurses
- X-ray
- Home health care
- Horizon treatment
- Scanning
- Recordkeeping
- Bone density
- Mammography
- Printing
- Doctor's offices

It understood that the hospital building and Gardiner Family Practice building both were generally utilized as medical office buildings in recent years. Based upon information provided by MaineGeneral, the

The traffic that was recently generated by the two buildings as medical offices was also calculated utilizing the ITE report. Land use codes 720 –medical-dental office building was utilized on the basis of 43,200 S.F. Land use code 150 - warehousing was utilized for the 4,300 S.F. of storage space at Gardiner Family Practice. The results are summarized below:

<u>Time Period</u>	Trip Generation – Former Medical Offices		
	<u>Med. Offices</u>	<u>Storage</u>	<u>Total</u>
Daily	1,500	8	1,508
AM Peak Hour – Adjacent Street	120	1	121
Entering	94	1	95
Exiting	26	0	26
AM Peak Hour – Generator	152	1	153
Entering	94	1	95
Exiting	58	0	58
PM Peak Hour – Adjacent Street	149	1	150
Entering	42	0	42
Exiting	107	1	108
PM Peak Hour – Generator	177	1	178
Entering	69	0	69
Exiting	108	1	109

A comparison of the proposed trips versus the previous medical office trips follows:

<u>Time Period</u>	Trip Generation Comparison		
	<u>Proposed Residences</u>	<u>Former Medical Offices</u>	<u>Change</u>
Daily	498	1,508	-1,010
AM Peak Hour – Adjacent Street	32	121	-89
Entering	7	95	-88
Exiting	25	26	-1
AM Peak Hour – Generator	38	153	-115
Entering	10	95	-85
Exiting	28	58	-30

<u>Location Description</u>	<u># of Acc.</u>	<u>CRF</u>
Brunswick Avenue between Church and Neal Street	1	0.20
Intersection of Brunswick Avenue & Mechanic Street	1	0.21
Intersection of Brunswick Avenue, Water & Bridge Streets	15	0.73
Dresden Avenue between School Street and Church Street	1	0.63
Dresden Avenue between Danforth and Cottage Street	1	0.30
Intersection of River Avenue and Cottage Street	1	0.75

As seen in the above accident table, there are no high crash locations within the vicinity of the proposed residential development. As a result, no further accident review or evaluation is necessary.

DRIVEWAY SIGHT DISTANCE

One of the most important safety factors to consider for a project is sight distance from the exit drives. This sight distance is measured ten feet back from the edge of travel way at a driver's eye height of 3.5 feet to an object height of 4.25 feet.

The proposed site access provides for three exits to Dresden Avenue in existing locations. The speed limit is unposted on Dresden Avenue but is assumed to be 25 mph as it is on Brunswick Avenue and in the remaining Gardiner urban area. Sewall recommends a minimum of 10 feet of sight distance for every posted mile per hour of speed limit or 250'. The City of Gardiner Land Use Ordinance requires this same 10' per mph. Sight distance was measured in the field from the three existing drives with the following results:

<u>Driveway Description</u>	Existing Driveway Sight Distances			
	<u>To Right</u>	<u>Adequate</u>	<u>To Left</u>	<u>Adequate</u>
Northerly Drive	400'+	Yes	400'+	Yes
Middle Drive	400'+	Yes	300'	Yes
Southerly Drive	400'+*	Yes	230'	No

*Sight distance to the right is partially restricted by the existing "Alzheimer's Care Center" sign. This sign should be relocated out of the driveway sight triangle.

Crash Summary Report

Report Selections and Input Parameters

REPORT SELECTIONS

- Crash Summary I
- Section Detail
- Crash Summary II
- 1320 Public
- 1320 Private
- 1320 Summary

REPORT DESCRIPTION

Gardiner: Brunswick Ave/Rte 201 from intersection with Plummer St/Central St (primary node 27729) to intersection with Water St (node 27734), School St from Brunswick Ave (node 28767) to Dresden Ave (node 26798), Dresden Ave from Cottage St (node 26804) to Church St (node 26802), and Cottage St from Lincoln Ave (node 24755) to River Ave (node 27369)

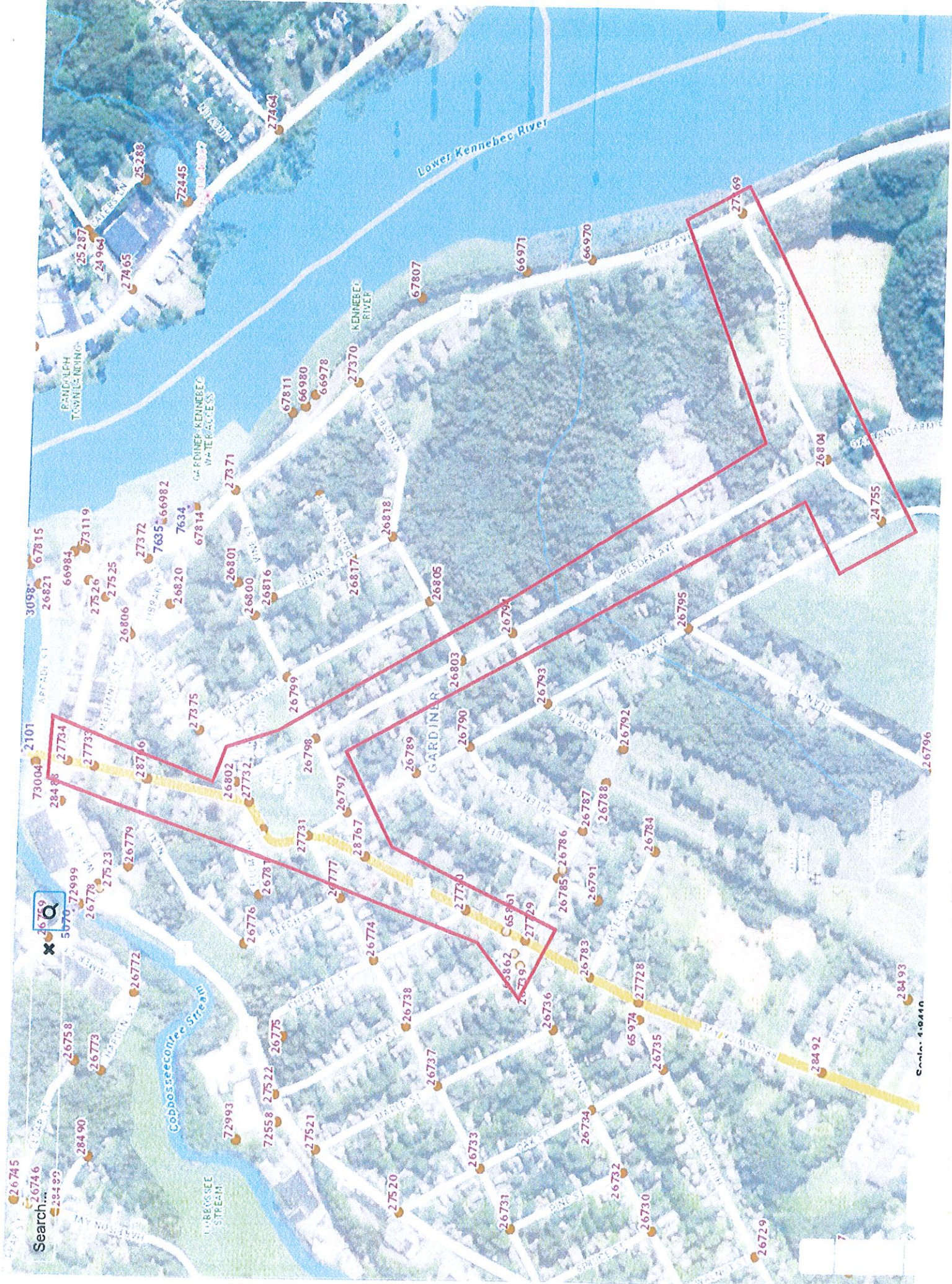
REPORT PARAMETERS

Year 2017, Start Month 1 through Year 2019 End Month: 12

Route: 0201X	Start Node: 27729 End Node: 27734	Start Offset: 0 End Offset: 0	<input type="checkbox"/> Exclude First Node <input type="checkbox"/> Exclude Last Node
Route: 1130054	Start Node: 28767 End Node: 26798	Start Offset: 0 End Offset: 0	<input checked="" type="checkbox"/> Exclude First Node <input checked="" type="checkbox"/> Exclude Last Node
Route: 1130018	Start Node: 26804 End Node: 26802	Start Offset: 0 End Offset: 0	<input checked="" type="checkbox"/> Exclude First Node <input type="checkbox"/> Exclude Last Node
Route: 1130014	Start Node: 24755 End Node: 27369	Start Offset: 0 End Offset: 0	<input type="checkbox"/> Exclude First Node <input type="checkbox"/> Exclude Last Node

Crash Summary I

Start Node	End Node	Element	Offset Begin - End	Route - MP	Section U/R Length	Section U/R Crashes	Sections											Annual HMVM	Crash Rate	Critical Rate	CRF
							Total Crashes	K	A	B	C	PD	Injury Crashes	Percent Injury							
27729	65861	2845379	0 - 0.02	0201X - 24.52 US 201	0.02	2	0	0	0	0	0	0	0	0	0	0.00068	0.00	822.24	0.00		
Int of BRUNSWICK AV, CENTRAL ST, PLUMMER ST, RD INV 3209210																					
65861	27730	3139898	0 - 0.04	0201X - 24.54 US 201	0.04	2	1	0	0	1	0	0	0	0	100.0	0.00133	251.17	701.66	0.00		
Int of BRUNSWICK AV, CENTRAL ST																					
27730	28767	3118534	0 - 0.11	0201X - 24.58 US 201	0.11	2	0	0	0	0	0	0	0	0	0.0	0.00372	0.00	538.08	0.00		
Int of BRUNSWICK AV, CHESTNUT ST																					
27731	28767	3118919	0 - 0.06	0201X - 24.69 US 201	0.06	2	0	0	0	0	0	0	0	0	0.0	0.00197	0.00	633.75	0.00		
Int of BRUNSWICK AV, LINCOLN AV, WASHINGTON AV																					
26780	27731	3120855	0 - 0.05	0201X - 24.75 US 201	0.05	2	0	0	0	0	0	0	0	0	0.0	0.00179	0.00	650.23	0.00		
Int of BRUNSWICK AV, FILLMORE PL																					
26780	27732	3123369	0 - 0.03	0201X - 24.80 US 201	0.03	2	4	0	0	0	2	2	0	50.0	0.00114	1169.02	728.85	1.60			
Int of BRUNSWICK AV, FILLMORE PL																					
27732	28766	3118535	0 - 0.10	0201X - 24.83 US 201	0.10	2	1	0	0	0	0	1	0	0.0	0.00302	110.55	567.83	0.00			
Int of BRUNSWICK AV, CHURCH ST																					
27733	28766	3123633	0 - 0.05	0201X - 24.93 US 201	0.05	2	0	0	0	0	0	0	0	0.0	0.00159	0.00	670.43	0.00			
Int of BRUNSWICK AV, MECHANIC ST																					
27733	27734	3108599	0 - 0.03	0201X - 24.98 US 201	0.03	2	0	0	0	0	0	0	0	0.0	0.00099	0.00	754.70	0.00			
Int of BRUNSWICK AV, MECHANIC ST																					
26797	28767	204251	0 - 0.04	1130054 - 0 RD INV 11 30054	0.04	2	0	0	0	0	0	0	0	0.0	0.00010	0.00	1763.76	0.00			
Int of LINCOLN AV, SCHOOL ST																					
26797	26798	204249	0 - 0.07	1130054 - 0.04 RD INV 11 30054	0.07	2	0	0	0	0	0	0	0	0.0	0.00024	0.00	1669.36	0.00			
Int of LINCOLN AV, SCHOOL ST																					
26794	26804	204247	0 - 0.33	1130018 - 0 RD INV 11 30018	0.33	2	1	0	0	0	0	1	0	0.0	0.00089	376.52	1239.77	0.00			
Int of DANFORTH ST, DRESDEN AV																					
26794	26803	5083412	0 - 0.05	1130018 - 0.33 RD INV 11 30018	0.05	2	0	0	0	0	0	0	0	0.0	0.00016	0.00	1760.76	0.00			
Int of DANFORTH ST, DRESDEN AV																					
26798	26803	204254	0 - 0.15	1130018 - 0.38 RD INV 11 30018	0.15	2	0	0	0	0	0	0	0	0.0	0.00059	0.00	1374.48	0.00			
Int of DRESDEN AV, SCHOOL ST																					
26798	26802	204253	0 - 0.08	1130018 - 0.53 RD INV 11 30018	0.08	2	1	0	0	0	0	1	0	0.0	0.00034	980.72	1561.03	0.00			
Int of DRESDEN AV, SCHOOL ST																					
24755	26804	5083451	0 - 0.08	1130014 - 0 RD INV 11 30014	0.08	2	0	0	0	0	0	0	0	0.0	0.00007	0.00	1648.06	0.00			
Int of COTTAGE ST, LINCOLN AV																					
26804	27369	204263	0 - 0.25	1130014 - 0.08 RD INV 11 30014	0.25	2	0	0	0	0	0	0	0	0.0	0.00010	0.00	1771.52	0.00			
Int of COTTAGE ST, DRESDEN AV																					
Study Years: 3.00					Section Totals: 1.54 8 0 0 1 2 5 37.5 0.01871 142.55 407.91 0.35																
Grand Totals:					1.54 29 0 0 1 5 23 20.7 0.01871 516.75 550.81 0.94																



Search:...

Scale: 1:8410



Appendix F - Team Experience



Paul Boghossian III is the immediate past Chairman of Coventry, RI-based Concordia Manufacturing, LLC which, under his leadership, made notable advances in the research, development and manufacture of technical yarns, fibers, fabrics and composites for advanced end uses. The firm designs and produces custom yarn, fiber and fabric constructions for use in aerospace, sporting goods, anti counterfeiting and biomedical fibrous and fabric structures. Concordia's latest and most exciting development is engineered implantable biofelts for knee ligament and other body tissue repair as well as carbon fiber composite materials for aviation and other uses.

The Concordia website is www.concordiafibers.com

He also founded the Manufacturers Comp Group of Rhode Island (MCGRI) a successful self insurance group that saved member companies millions of dollars in workers compensation premiums. MCGRI became a part of Beacon Mutual Insurance in 1999. Mr. Boghossian is the immediate past Chairman of that group.

On the development front, Paul Boghossian has led numerous rehab projects with the common theme of creative reuse of older buildings. These include:

Waterville ME: \$35 MM Adaptive use mixed use and loft space development of the former Hathaway Shirt factory that has won accolades and numerous awards and spurred other redevelopment downtown. Now complete and fully occupied.

Portland, ME: Restoration and sale of three commercial buildings near the Public Market, The Wadsworth -- 28-34 Preble Street, The Earl -- 341 Cumberland Ave, and The Monticello. In excess of 100 apartments and 12 commercial spaces were redeveloped.

Coventry, RI: Purchase and repositioning of the 180,000 sf Anthony Mill and securing approvals for apartment rehab. Now complete and fully occupied.

Wickford, RI: 7 Main Street. Rehab and redeployment of a 150 year old harborfront commercial building with increased public access to the waterfront.

Jamestown, RI: 1076 East Shore Road. Interpretive conversion/restoration of four poorly planned condominium units contained in a landmark Jamestown Inn into a single family residence.

Newport, RI: 73 and 75 Washington Street. An historic restoration of two adjoining houses in Newport's "Point" waterfront district. This project won several awards.

Current rehab projects all have the common theme of creative reuse of older buildings within walking distance of a commercial center.

Most notable is the Hathaway Center in Waterville, Maine, a 450,000 square foot mixed use and loft space development, the first 230,000 square feet of which is complete. More than 600 people now live and work in the complex with many times that number visiting daily.

The Hathaway website is www.hathawaycreativecenter.com

Here is a link to a recent television clip on the project:

<https://www.newscentermaine.com/video/news/mill-repurposed-as-hathaway-creative-center/97-280dfcc1-a086-417a-8b96-bc0c0d5ba293>

For references on this transformative project:

Mike Roy, City Manager 207-680-4203

Kim Lindlof, President Mid Maine Chamber 207-873-3315

Also underway is Gehring Green, a project in downtown Bethel, ME that combines the practices of historic adaptive reuse, smart growth and green building.

Mr. Boghossian was honored in 2014 with Maine's highest award for historic preservation by the Maine Historic Preservation Commission. He also was recently named to the Preservation Advisory Committee of the Maine State Legislature.

A 1976 graduate of Colby College, Mr. Boghossian also holds an MBA from the University of Rhode Island, graduating with distinction. He sits on the board of numerous companies and organizations including several schools, multiple children's charities as well as business and civic groups. He is a member of the Rhode Island Commodores and the World President's Organization (WPO). Mr. Boghossian is a frequent and much sought after guest lecturer at colleges and universities throughout New England.

Appendix F - Financing References

Chris Sotir
Senior Vice President
Bank of America
RI1-537-09-02
One Financial Plaza
Providence, RI 02903
Tel: 401.278.8070
Direct: 401-256-4502
email: christopher.n.sotir@bankofamerica.com

Rogean Makowski
Webster Bank
50 Kennedy Plaza, Ste. 1110
Providence, RI 02903
Office: (401) 228-2044
Cell: (401) 465-3699
email: rbmakowski@websterbank.com

Appendix G - Maps

- Existing conditions map showing property boundaries, existing structures and existing improvements. Zoning currently is HDR.
- Proposed Site Plan
- Topological map showing general slope of the land and drainage.
- Survey updated 9-19-20
- Gardiner Tax Map showing general locus of the property



Gardiner Green
Exist. Site Plan

GARDINER FAMILY MEDICINE

DRIVEWAY AND PARKING FOR
 ALZHEIMER'S FACILITY

0 20 40 60 80 100 FT.

GSF		
Bldg. 6	Basement	6,950
	1st Floor	11,561
	2nd Floor	10,794
	subtotal	29,305
Bldg. 5	Basement	2,305
	1st Floor	2,305
	subtotal	4,610
GFM	Basement	7,145
	1st Floor	7,145
	subtotal	14,290
Bldg.	Basement	2,030
	1st Floor	1,153
	subtotal	3,183
	total	51,388
Root Area		37,690
Pavement		74,400
Total Immeasurable		96,525

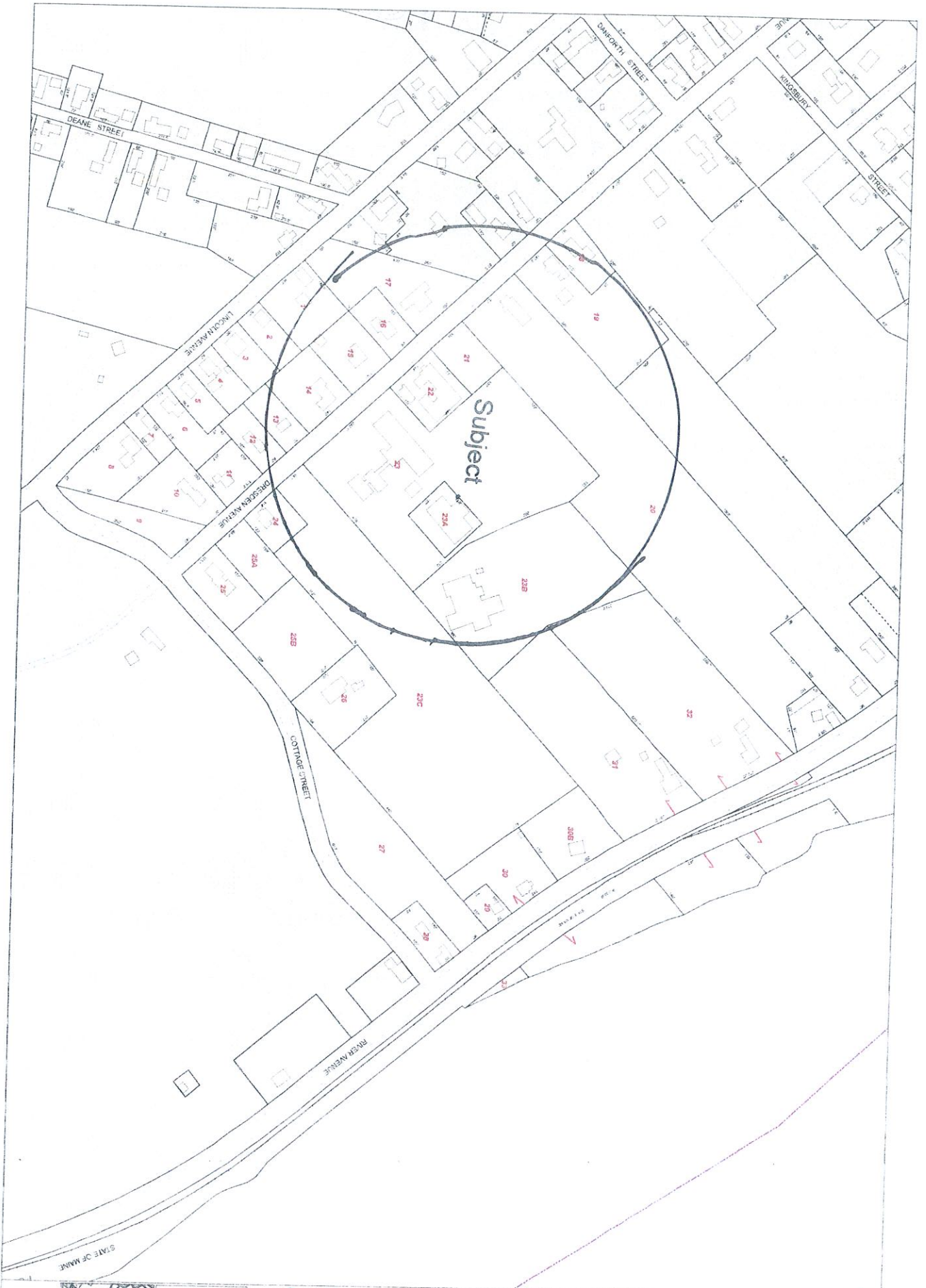




Gardiner Green
Proposed Site Plan with Proposed 2nd Story Additions

Prop. GSF	Exist.	Exist.	Proposed
Bldg. 6	Bsrmt. 6,950		
	1st Flr. 11,561		
	2nd Flr. 10,794		
	sub-total	29,305	0
Bldg. 5	Bsrmt. 2,305		
	1st Flr. 2,305		
	sub-total	4,610	
	Prop.		2,305
GFM	Bsrmt. 7,145		
	1st Flr. 7,145		
	sub-total	14,290	
	Proposed		2,305
Boiler Bldg.	Bsrmt. 2,030		
	1st Flr. 1,153		
	sub-total	3,183	
	Proposed		858
Sub-totals		51,388	10,308
Grand total		61,696	61,696

Root Area SF	37,690
Pavement SF	74,400
Total Impermeable SF	96,525



CITY OF GARDINER
KENNEBEC CO.
MAINE

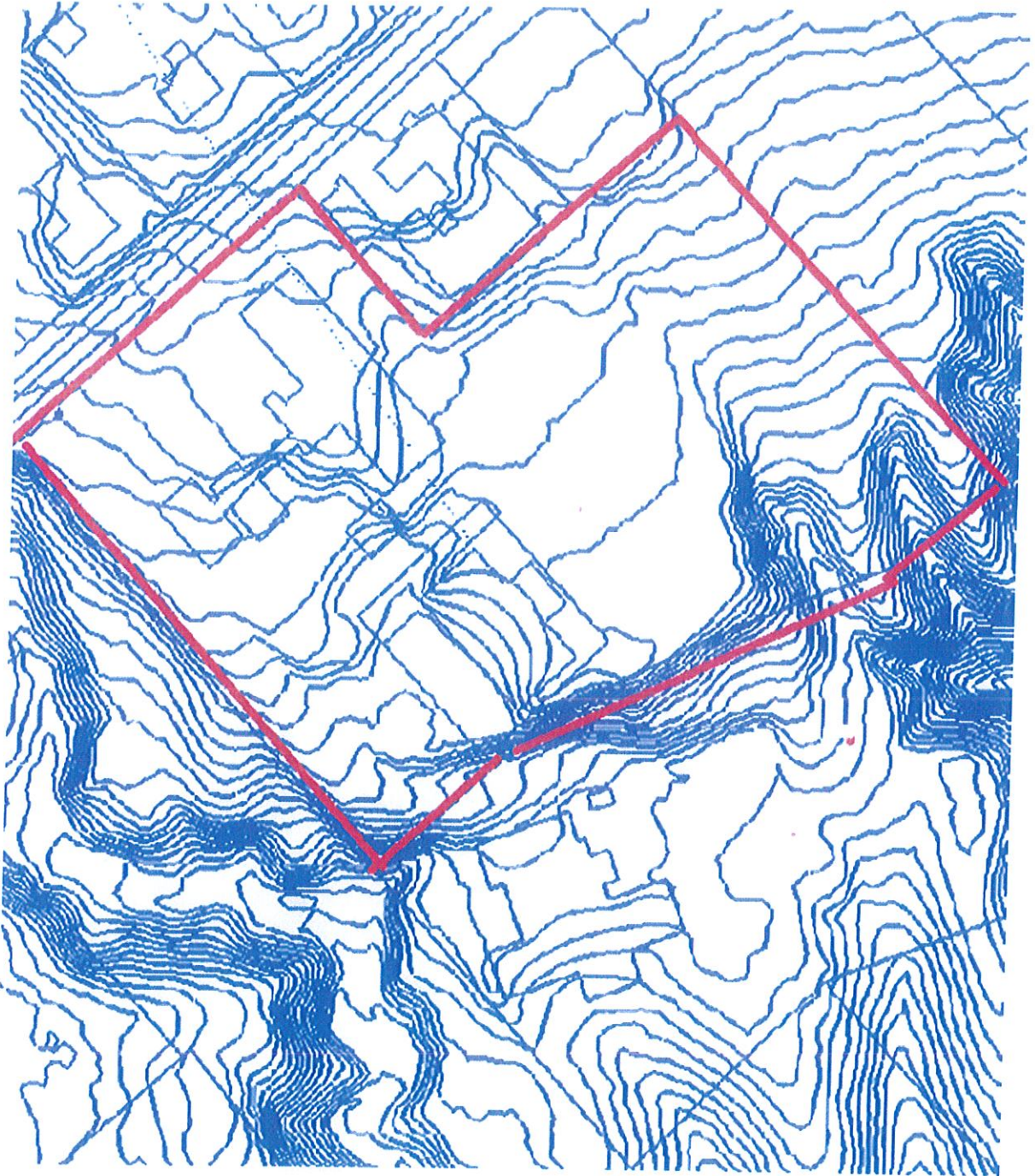


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Map 32
Parcel Address
March 1, 2025



Gardiner Green Existing Site Plan With Contours

Appendix H - New Rendering Building 6 Elevation

