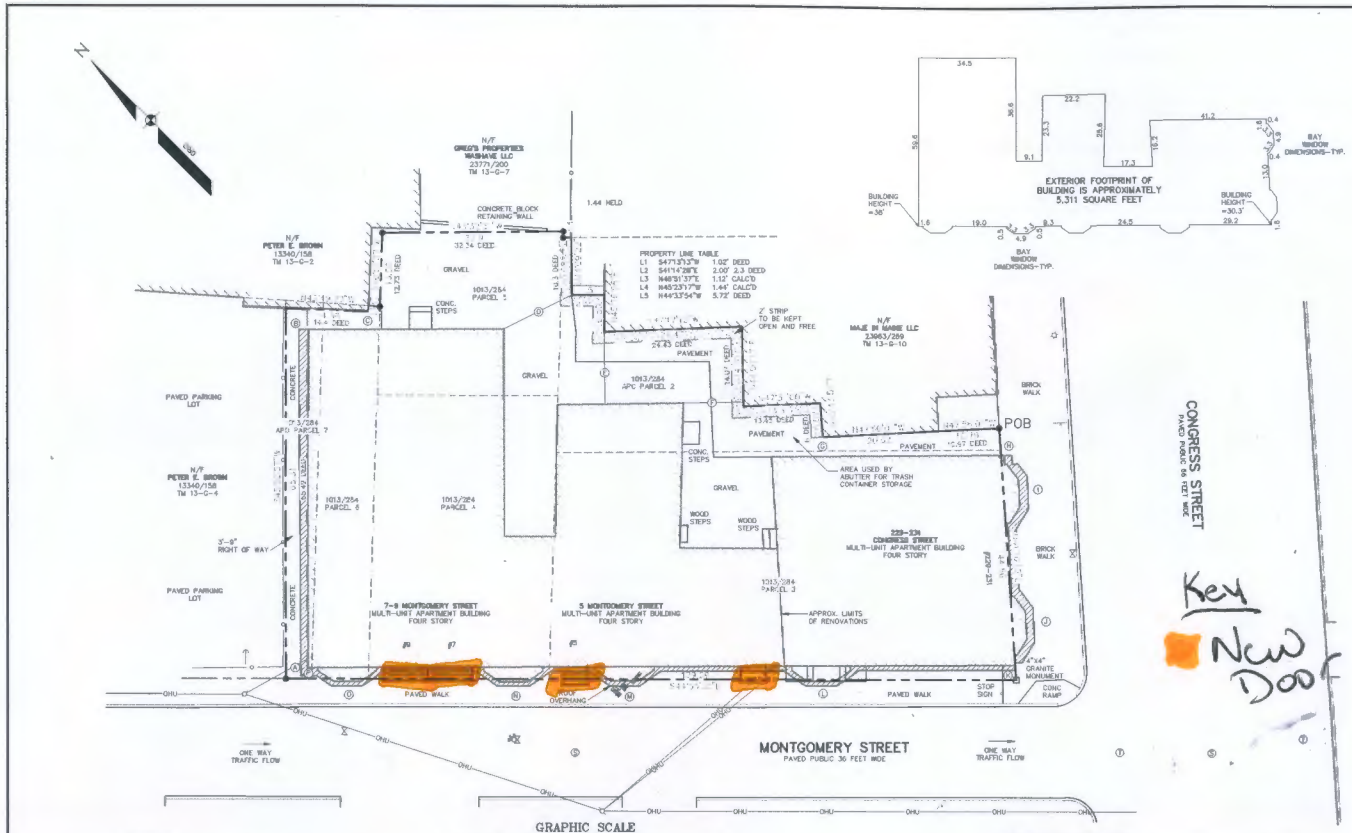

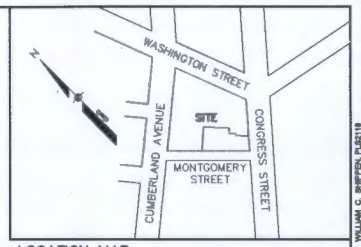

LOCATION MAP N.T.S.

LEGEND

EXISTING	DESCRIPTION
	BOUNDARY LINE/R.O.W.
	ABUTTER LINE/R.O.W.
	SETBACK
	EASEMENT
	MONUMENT
	DEED CALL
Ⓐ	BUILDING OFFSET
	BUILDING
	TRIM
	EDGE PAVEMENT
	EDGE CONCRETE
	PAVEMENT PAINT
	CURBLINE
	CHAIN LINK FENCE
	RETAINING WALL
	WATER GATE VALVE
	WATER SHUT OFF
Ⓢ	SEWER MH
OHU	OVERHEAD UTILITY
Ⓣ	TELEPHONE MANHOLE
	UTILITY POLE
	GUY
POB	POINT OF BEGINNING

BUILDING OFFSETS

A	3.70 TO LOT LINE
B	3.8 TO LOT LINE
C	2.3 TO LOT LINE
D	13.5 TO LOT LINE
E	12.7 TO LOT LINE
F	10.7 TO LOT LINE
G	3.4 TO LOT LINE
H	0.5 INTO CONGRESS STREET
	4.8 TO LOT LINE
I	2.7 BAY WINDOW INTO CONGRESS STREET
J	2.3 BAY WINDOW INTO CONGRESS STREET
K	BLDG CORNER ON STREET LINE
L	2.5 TO MONTGOMERY STREET LINE
M	0.3 BAY WINDOW INTO MONTGOMERY STREET
N	0.3 BAY WINDOW INTO MONTGOMERY STREET
O	0.5 BAY WINDOW INTO MONTGOMERY STREET
P	0.5 BAY WINDOW INTO MONTGOMERY STREET
	1.9 TO MONTGOMERY STREET LINE

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

TITLE COMMITMENT

REFERENCE IS MADE TO A TITLE COMMITMENT....

ZONING

REFERENCE IS MADE TO....

CERTIFICATION:

TO LADDER CAPITAL FINANCE LLC, LADDER CAPITAL FINANCE I LLC, LADDER CAPITAL FINANCE II LLC, LADDER CAPITAL FINANCE III LLC AND LADDER CAPITAL FINANCE IV LLC BASED UPON TITLE COMMITMENT NUMBER: _____ WITH AN EFFECTIVE DATE OF _____

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 11a, 13, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN MAY OF 2013.

WILLIAM C. SHIPPEN, MAINE PLS 2118 _____ DATE
SEBAGO TECHNICS, INC.

GENERAL NOTES

1. THE RECORD OWNER OF THE PARCEL IS MAA PROPERTIES, LLC BY DEED DATED FEBRUARY 23, 2010 AND RECORDED IN BOOK 27812 PAGE 110 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
2. THE PROPERTY IS SHOWN AS LOT 6, BLOCK G AND LOT 8, BLOCK G ON THE CITY OF PORTLAND ASSESSORS MAP 13.
3. TOTAL AREA OF PARCEL IS APPROXIMATELY 7,776 SQUARE FEET, 0.18 ACRES.
4. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY BY SEBAGO TECHNICS, PERFORMED IN MAY OF 2014.
5. PLAN REFERENCES:
   A. CITY OF PORTLAND 1882 REVALUATION PLAN SHEET NO. 13 AS RECORDED IN PLAN BOOK 5 PAGE 13 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
   B. PLAN SHOWING NEW MONUMENTATION SET ON SMITH STREET AND MONTGOMERY STREET CONGRESS ST. TO CUMBERLAND AVE. DATED FEB. 1999 BY THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION PLAN 954/3.
   C. CONGRESS STREET SHEET DEPICTING WIDTHS AND MONUMENT LOCATION CITY OF PORTLAND RECORDS VOLUME 2 PAGE 148.
   D. MONTGOMERY STREET SHEET DEPICTING WIDTHS AND MONUMENT LOCATION CITY OF PORTLAND RECORDS VOLUME 2 PAGE 185.
6. PLAN ORIENTATION IS BASED ON THE NORTH AMERICAN DATUM OF 1983(NAD83), MAINE STATE PLANE COORDINATE GRID, WEST ZONE 1802.
7. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
8. THE PARCEL IS LOCATED, BY SCALING METHODS, WITHIN ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND COMMUNITY PANEL NUMBER 230051-0016B WITH AN EFFECTIVE DATE OF JULY 17, 1986.
9. THERE ARE NO PARKING SPACES DELINEATED ON THE SURVEYED PREMISES.
10. THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK OR BUILDING ADDITIONS ON THE SURVEYED PREMISES.
11. A PORTION OF THE BUILDING IS CURRENTLY BEING RENOVATED (SEE APPROXIMATE LIMITS).
12. BUILDING HEIGHTS ARE MEASURED TO THE VISIBLE ROOF LINE.

TITLE DESCRIPTION

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE ACCOMPANYING SURVEY REPRESENTS A TRUE AND CORRECT SURVEY MADE BY SEBAGO TECHNICS, INC. IN MAY OF 2014 OF THE LAND THEREIN PARTICULARLY DESCRIBED;

THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN HEREON ARE IN CONFORMANCE WITH THE 2011 MINIMAL STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS;

THE LAND DESCRIBED IN THE SURVEY IS THE SAME AS DESCRIBED IN THE TITLE INSURANCE COMMITMENT DESCRIBED AS FOLLOWS:

A CERTAIN LOT OR PARCEL OF LAND WITH THE BUILDINGS THEREON, SITUATED ON CONGRESS STREET, IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY SIDE OF CONGRESS STREET AND THE NORTHEASTERLY SIDE OF MONGOMERY STREET; THENCE NORTHEASTERLY BY SAID CONGRESS STREET, 44.6 FEET, MORE OR LESS, TO LAND WHICH ABEE HERMAN CONVEYED TO ABRAHAM FARRIS BY DEED DATED JULY 18, 1920, AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 1056, PAGE 135; THENCE NORTHWESTERLY BY AN INTERIOR ANGLE OF 89° 14', 10.97 FEET TO A CORNER OF THE BRICK WALL OF THE BUILDING ON THE PREMISES CONVEYED TO SAID FARRIS AS AFORESAID; THENCE CONTINUING NORTHWESTERLY BY THE FACE OF SAID BRICK WALL 20.83 FEET TO A CORNER THEREOF (SUBJECT TO THE CONDITION THAT A STRIP OF LAND 6 INCHES WIDE ADJOINING THE WESTERLY FACE OF SAID BRICK WALL IS TO BE KEPT OPEN AND FREE FROM THE OBSTRUCTION OF ANY KIND BY MICHAEL RUBINSKY AND JACOB E. RUBINSKY AND THEIR HEIRS AND ASSIGNS); THENCE NORTHEASTERLY FROM THE CORNER AND BY THE FACE OF A BRICK WALL OF SAID BUILDING 6 FEET TO AN ANGLE IN SAID WALL; THENCE FROM SAID ANGLE NORTHWESTERLY BY THE FACE OF THE BRICK WALL OF SAID BUILDING 13.45 FEET TO A CORNER THEREOF; THENCE NORTHEASTERLY FROM SAID CORNER AND BY THE FACE OF A BRICK WALL OF SAID BUILDING 14.07 FEET TO AN ANGLE THEREOF; THENCE NORTHWESTERLY FROM SAID ANGLE AND BY THE FACE OF THE BRICK WALL OF A HOUSE ON THE LOT NEXT EASTERLY 24.43 FEET TO A CORNER OF SAID ADJOINING HOUSE; THENCE NORTHEASTERLY FROM SAID CORNER OF SAID HOUSE 6.5 FEET, MORE OR LESS, BY THE BRICK WALL OF SAID HOUSE TO A POINT THAT WILL BE A RIGHT ANGLE LINE FROM THE FACE OF SAID WALL THAT SHALL STRIKE THE NORTHWESTERLY CORNER OF A PORT THAT PARTLY SUPPORTS AN ELL ADJOINING SAID BRICK WALL ON THE SECOND STORY; THENCE NORTHWESTERLY BY SAID RIGHT ANGLE 5.72 FEET TO THE NORTHWESTERLY CORNER OF SAID POST; THENCE NORTHEASTERLY FROM SAID CORNER OF SAID POST AND BY THE FACE OF ANOTHER POST 10.3 FEET, MORE OR LESS, TO THE WESTERLY LINE OF A LOT OF LAND FORMERLY OF AARON WOODMAN HOMESTEAD; (THE SEVEN LAST COURSES FROM CONGRESS STREET RUN BY THE LAND CONVEYED TO SAID ABRAHAM FARRIS, AS ABOVE MENTIONED, AND A STRIP OF LAND 2 FEET WIDE ADJOINING SAID LAST SEVEN COURSES ON THE WESTERLY AND NORTHERLY SIDE, RESPECTIVELY, IS TO BE KEPT OPEN AND FREE FROM OBSTRUCTION OF ANY KIND); THENCE NORTHWESTERLY BY SAID WOODMAN HOMESTEAD LOT AND LAND FORMERLY OF BESSIE SPEAR 32.34 FEET, MORE OR LESS, TO THE NORTHEASTERLY CORNER OF LAND CONVEYED BY NATHANIEL MONTGOMERY TO AARON WOODMAN, MARCH 8, 1857 AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 235, PAGE 187, AND TO SAID SPEAR LAND; THENCE WESTERLY BY SAID BESSIE SPEAR LAND 12.73 FEET, MORE OR LESS, TO A POINT 68.02 FEET EASTERLY FROM MONTGOMERY STREET ON SAID WOODMAN LINE AND THE SOUTHWESTERLY CORNER OF SAID BESSIE SPEAR LAND; THENCE NORTHERLY 2.3 FEET; THENCE WESTERLY 1.02 FEET; THENCE NORTHERLY 14.4 FEET, MORE OR LESS, TO A DRILL HOLE IN A CONCRETE WALK; THENCE BY LAND OF MICHAEL RUBINSKY ET AL, AND BY THE FACE OF A PICKET FENCE 65.49 FEET TO A DRILL HOLE IN THE EASTERLY SIDELINE OF MONTGOMERY STREET; THE BY SAID MONTGOMERY STREET AND MAKING AN INCLUDED ANGLE OF 90° 05' WITH THE LAST COURSE, 129.29 FEET TO THE POINT OF BEGINNING.

RESERVING TO MICHAEL RUBINSKY AND JACOB E. RUBINSKY, THEIR HEIRS AND ASSIGNS, A RIGHT OF WAY FOR TRAVEL, ETC., 3.75 FEET WIDE OVER THE ABOVE-DESCRIBED PARCEL AND BOUNDED ON THE NORTH BY THE MOST NORTHERLY BOUND OF THE ABOVE-DESCRIBED PARCEL; ON THE WEST BY MONTGOMERY STREET; ON THE SOUTH BY THE NORTHERLY FACE OF THE BRICK BUILDING ON THE ABOVE-DESCRIBED PARCEL AND ITS EXTENSION EASTERLY AND WESTERLY; AND ON THE EAST BY THE EASTERLY LINE OF THE ABOVE PARCEL.

SURVEYED DESCRIPTION

A CERTAIN PARCEL OF LAND SITUATED ON THE NORTHWESTERLY SIDE OF CONGRESS STREET AND THE NORTHEASTERLY SIDE OF MONTGOMERY STREET IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHWESTERLY SIDELINE OF CONGRESS STREETAT LAND NOW OR FORMERLY OF MAJE IN MAINE, LLC AS DESCRIBED IN A DEED RECORDED IN BOOK 23063, PAGE 289 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD);
THENCE N 47° 58' 01" W, BY AND ALONG LAND OF SAID MAJE IN MAINE, A DISTANCE OF 10.70 FEET TO THE SOUTHERLY CORNER OF THE BRICK BUILDING STANDING ON LAND OF SAID MAJE IN MAINE;
THENCE BY AND ALONG LAND OF SAID MAJE IN MAINE AND BEING THE FACE OF SAID BRICK WALL THE FOLLOWING COURSES AND DISTANCES:

N 47° 58' 01" W 20.82 FEET;
N 40° 43' 87" E 6.02 FEET;
N 47° 31' 00" W 13.61 FEET;
N 44° 02' 17" E 14.10 FEET;
N 47° 17' 12" W 24.47 FEET;
N 45° 28' 08" E 8.50 FEET.

THENCE N 44° 33' 54" W, BY AND ALONG LAND OF SAID MAJE IN MAINE, A DISTANCE OF 5.72 FEET TO AN ANGLE POINT;
THENCE N 44° 09' 22" E, BY AND ALONG LAND OF SAID MAJE IN MAINE, A DISTANCE OF 10.08 FEET TO AN ANGLE POINT;
THENCE N 45° 23' 17" W, BY AND ALONG LAND OF SAID MAJE IN MAINE, A DISTANCE OF 1.44 FEET TO AN ANGLE POINT;
THENCE N 46° 51' 37" E, BY AND ALONG LAND OF SAID MAJE IN MAINE, A DISTANCE OF 1.12 FEET TO AN ANGLE POINT AND LAND NOW OR FORMERLY OF GREGS PROPERTIES WASHAWE LLC AS DESCRIBED IN A DEED RECORDED IN BOOK 23771, PAGE 200 (CCRD);
THENCE N 45° 32' 31" W, BY AND ALONG SAID LAND OF GREGS PROPERTIES WASHAWE LLC AND LAND NOW OR FORMERLY OF PETER E. BROWN AS DESCRIBED IN A DEED RECORDED IN BOOK 13340, PAGE 158, A DISTANCE OF 32.34 FEET TO AN ANGLE POINT;
THENCE S 46° 51' 37" W, BY AND ALONG SIAD LAND OF BROWN, A DISTANCE OF 13.00 FEET TO AN ANGLE POINT;
THENCE N 41° 14' 28" W, BY AND ALONG SIAD LAND OF BROWN, A DISTANCE OF 2.00 FEET TO AN ANGLE POINT;
THENCE S 47° 13' 13" WLBY AND ALONG SIAD LAND OF BROWN, A DISTANCE OF 1.02 FEET TO AN ANGLE POINT;
THENCE N 42° 49' 20" W, BY AND ALONG SIAD LAND OF BROWN, A DISTANCE OF 14.58 FEET TO AN ANGLE POINT;
THENCE S 45° 02' 57" W, BY AND ALONG SIAD LAND OF BROWN, A DISTANCE OF 63.31 FEET TO THE NORTHEASTERLY SIDELINE OF MONTGOMERY STREET;
THENCE S 44° 55' 30" E, BY AND ALONG SAID NORTHEASTERLY SIDELINE, A DISTANCE OF 129.29 FEET TO THE NORTHWESTERLY SIDELINE OF CONGRESS STREET;
THENCE N 41° 10' 15" E, BY AND ALONG SAID NORTHWESTERLY SIDELINE, A DISTANCE OF 44.56 FEET TO THE POINT OF BEGINNING.

NOT FOR CONSTRUCTION

PROGRESS PRINT

WILLIAM C. SHIPPEN, PLS#2118

# REV.	BY:	DATE:	STATUS:

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

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PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
141	ELEC	-	CLB	DRAWN

ALTA/ACSM LAND TITLE SURVEY OF SITE NAME

SITE NAME
195 CONGRESS STREET
PORTLAND, MAINE
FOR:
195 PORTLAND VENTURES
CLIENTS STREET
CLIENTS CITY, STATE ZIP

141-01-TS.dwg TAB: LTS

DATE	SCALE
DATE	1"=20'

SHEET 1 OF 1