GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LOCATION MAP

N.T.S.

RECORD 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 THE NORTHWESTERLY SIDE OF CONGRESS STREET, IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING ON THE NORTHWESTERLY SIDELINE OF CONGRESS STREET AT A POINT NINE (9) INCHES NORTHWESTERLY OF A POINT DISTANCE THREE HUNDRED EIGHT AND SEVENTY-FIVE HUNDREDTHS (308.75) FEET NORTHEASTERLY FROM THE JUNCTION OF SAID NORTHWESTERLY SIDELINE OF CONGRESS STREET WITH THE EASTERLY SIDELINE OF WASHINGTON AVENUE, SAID POINT OF COMMENCEMENT BEING NINE (9) INCHES NORTHEASTERLY OF THE SOUTHWESTERLY CORNER OF LAND WHICH JOHN P. AND WILLIAM BOYD CONVEYED TO JOHN MCGEE BY WARRANTY DEED DATED OCTOBER 19, 1852, AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 241, PAGE 133, SAID LAND BEING AFTERWARD OWNED BY BERNARD DALY, AND LATE OWNED BY SAMUEL ROSENBERG, AT AL.; THEN FROM SAID POINT OF BEGINNING RUNNING NORTHWESTERLY BY LAND WHICH BRIAN E. MCDONOUGH CONVEYED TO SAMUEL AND JACOB ROSENBERG BY DEED DATED OCTOBER 12, 1901, AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 709, PAGE 64, NINETY-SIX (96) FEET, MORE OR LESS, TO LAND FORMERLY OF ONE MCMENAMIN; THENCE NORTHEASTWARDLY ON A LINE PARALLEL OR NEARLY PARALLEL, WITH SAID CONGRESS STREET FORTY-THREE (43) FEET TO THE NORTHERLY CORNER OF A STRIP OF LAND WHICH JAMES A. BRADLEY CONVEYED TO BRIAN E. MCDONOUGH BY DEED DATED NOVEMBER 17, 1900 AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 695, PAGE 382; THENCE SOUTHEASTERLY BY THE EASTERLY LINE OF SAID BRADLEY STRIP NINETY-FIVE AND THREE HUNDRED SIXTY-SIX THOUSANDTHS (95.366) FEET TO SAID NORTHWESTERLY SIDELINE OF CONGRESS STREET; THENCE SOUTHWESTERLY BY SAID CONGRESS STREET FORTY-SEVEN AND SIXTY-FIVE HUNDREDTHS (47.65) FEET TO THE POINT OF BEGINNING,

BEING THE SAME PREMISES NUMBERED 191 AND 193 ON SAID CONGRESS STREET; TOGETHER WITH AN EASEMENT FOR LIGHT AND AIR AS DESCRIBED IN A DEED FROM DANIEL SCHWEY TO SAMUEL GITLIN ET AL., DATED FEBRUARY 28, 1914 AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 927, PAGE 324, AND THE PRIVILEGE OF ENTERING ON LAND THEREIN MENTIONED FOR THE PURPOSES OF REPAIRING THE BUILDINGS ON THE PREMISES HEREBY CONVEYED.

BUILDING OFFSETS

A	0.4 TO CONGRESS STREET 2.9 TO PROPERTY LINE
B	1.4 INTO CONGRESS STREET BAY WINDOW 2.9 INTO CONGRESS STREET ROOF EAVE
C	1.4 INTO CONGRESS STREET BAY WINDOW 2.9 INTO CONGRESS STREET ROOF EAVE
D	0.4 TO CONGRESS STREET 4.1 TO PROPERTY LINE
E	1.4 TO PROPERTY LINE
F	3.4 TO PROPERTY LINE 11.2 TO PROPERTY LINE
G	19.6 TO PROPERTY LINE 3.0 TO PROPERTY LINE
H	0.8 ROOF EAVE ONTO LAND OF DOBSON

LEGEND

EXISTING	DESCRIPTION
	BOUNDARY LINE/R.O.W.
	ABUTTER LINE/R.O.W.
	EASEMENT
	MONUMENT
	BUILDING
	SIGN
	EDGE PAVEMENT
	EDGE CONCRETE
	CURBLINE
	RETAINING WALL
GV	GAS GATE VALVE
	WATER SHUT OFF
S	SEWER MH
OHU	OVERHEAD UTILITY
	UTILITY POLE
POB	POINT OF BEGINNING
A	BUILDING OFFSET

ZONING

THE PROPERTY LIES WITHIN THE "B-1" (NEIGHBORHOOD BUSINESS ZONE)WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE:	NONE REQUIRED FOR ALL OTHER USES; 435 SQUARE FEET PER DWELLING UNIT ON PENINSULA (LOCATED SOUTH OF I-295)
MINIMUM LOT FRONTAGE:	50 FEET
MAXIMUM DENSITY:	90% MAXIMUM IMPEREVIOUS SURFACE RATIO; 10,000 SQUARE FEET MAXIMUM FIRST FLOOR AREA FOR A MULTI-TENANT BUILDING
MAXIMUM HEIGHT:	45 FEET ON PENINSULA LOCATIONS
SETBACKS: FRONT/STREET:	10 FEET MAXIMUM
SIDE:	NON REQUIRED; 10 FEET IF ABUTTING A RESIDENTIAL ZONE OR FIRST FLOOR RESIDENTIAL USE; 5 FEET FOR ACCESSORY STRUCTURES IF ABUTTING A RESIEDENTIAL ZONE OR FIRST FLOOR RESIDENTIAL USE;
REAR:	NONE REQUIRED; 20 FEET IF ABUTTING A RESIDENTIAL ZONE OR FIRST FLOOR RESIDENTIAL USE; 5 FEET FOR ACCESSORY STRUCTURES IF ABUTTING A RESIDENTIAL ZONE OR FIRST FLOOR RESIDENTIAL USE

PARKING REQUIREMENTS: PARKING IS NOT PERMITTED BETWEEN THE STREET LINE AND THE MAXIMUM STREET SETBACK

REFERENCE IS MADE TO ZONING REPORT FOR 229 CONGRESS STREET PORTLAND, MAINE DATED JUNE 4, 2014 BY ZONING-INFO, INC.

GENERAL NOTES

1. THE RECORD OWNER OF THE PARCEL IS H.A.T., LLC BY DEED DATED DECEMBER 27, 2006 AND RECORDED IN BOOK 24716 PAGE 194 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
2. THE PROPERTY IS SHOWN AS LOT 23, BLOCK M ON THE CITY OF PORTLAND ASSESSORS MAP 13.
3. TOTAL AREA OF PARCEL IS APPROXIMATELY 3,653 SQUARE FEET, 0.08 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. PROPERTY OF HATTIE Y. TAYLOR PORTLAND MAINE BY E.B. CUMMINGS ENGR DATED APRIL 1918
   C. 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 230051-0014B 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. THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
11. THERE IS A 3 FOOT WIDE GATE IN THE CHAINLINK FENCE THAT ACCESSES THE ELECTRIC METERS ON THE ABUTTING BUILDING.
12. THERE IS A 3 FOOT WIDE GATE IN THE CHAINLINK FENCE THAT ACCESSES THE GAS METERS ON THE ABUTTING BUILDING.
13. BUILDING HEIGHTS ARE MEASURED TO THE VISIBLE ROOF LINE.
14. BY FIELD LOCATION THE ROOF EAVES LIE 0.8 FEET ONTO LAND SHOWN AS N/F SHANE DOBSON. THE BAY WINDOWS LIE 1.4 FEET INTO CONGRESS STREET AND THE ROOF EAVES LIE 2.9 FEET INTO CONGRESS STREET.
15. EXISTING UTILITIES SHOWN ARE BASED ON OBSERVED SURFACE FEATURES. THE UTILITIES SERVICING THE SURVEYED PARCEL CANNOT BE ASCERTAINED FROM THE VISIBLE UTILITY EVIDENCE.
16. 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.
17. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN HEREON REFLECT THE CURRENT LEGAL DESCRIPTION.

TITLE COMMITMENT

REFERENCE IS MADE TO FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE #1721.0932/TF 6899 WITH AN EFFECTIVE DATE OF JUNE 2, 2014 WITH THE FOLLOWING SCHEDULE B SECTION II EXCEPTIONS:

1. NON SURVEY ITEM.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, INCLUDING DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, AND THAT ARE NOT SHOWN IN THE PUBLIC RECORDS. NOTE: UPON RECEIPT OF AN EXECUTED AN ALTA SURVEY, THE COMPANY WILL ISSUE ITS LOAN POLICY. – CURRENT SURVEY OF THE PROPERTY AS SHOWN.
3. NON SURVEY ITEM.
4. THE FINAL POLICY WILL NOT INSURE ANY ACREAGE OR SQUARE FOOTAGE SET FORTH IN EXHIBIT A. – AREA BASED ON CURRENT SURVEY AS SHOWN (SEE GENERAL NOTE 3).
5. NON SURVEY ITEM.
6. NON SURVEY ITEM.
7. THE FOLLOWING MATTERS DEPICTED OR DISCLOSED BY AN ALTA/ACSM LAND TITLE SURVEY OF 193 CONGRESS STREET, PORTLAND, MAINE, DATED JUNE 6, 2014:
8. A. ENCROACHMENT OF BAY WINDOWS AND POSSIBLE ENCROACHMENT OF WOOD FENCE AND FENCE POSTS ON THE EASTERLY SIDE OF THE PROPERTY. THE LOAN POLICY WILL CONTAIN THE FOLLOWING LANGUAGE: NOTE, HOWEVER, THIS POLICY INSURES AGAINST LOSS OR DAMAGE SUSTAINED BY THE INSURED AS A RESULT OF THE FORCED OR ATTEMPTED FORCED REMOVAL OF THE BAY WINDOWS, WOOD FENCE AND FENCE POSTS FROM THE EASTERLY SIDE OF PROPERTY. – BAY WINDOWS, WOOD FENCE AND FENCE POSTS AS SHOWN.

   B. ENCROACHMENT OF BUILDING, BAY WINDOWS AND WOODEN FENCE INTO CONGRESS STREET ON THE SOUTHERLY SIDE OF THE PROPERTY. THE LOAN POLICY WILL CONTAIN THE FOLLOWING LANGUAGE: NOTE, HOWEVER, THIS POLICY INSURES AGAINST LOSS OR DAMAGE SUSTAINED BY THE INSURED AS A RESULT OF THE FORCED OR ATTEMPTED FORCED REMOVAL OF THE BAY WINDOWS AND WOODEN FENCE FROM THE SOUTHERLY SIDE OF PROPERTY. – BUILDING, BAY WINDOWS AND WOODEN FENCE AS SHOWN.

   C. ENCROACHMENT OF CONCRETE WALK AND CHAIN LINK FENCE INTO PROPERTY NOW OR FORMERLY OF 195 CONGRESS STREET CONDOMINIUM ON THE WESTERLY SIDE OF THE PROPERTY. – CONCRETE WALK AND CHAIN LINK FENCE AS SHOWN.

   D. RIGHTS OF OTHERS IN AND TO THE CONCRETE WALKWAY LOCATED ON THE WESTERLY SIDE OF THE PROPERTY. – CONCRETE WALKWAY AS SHOWN.

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 STREET AT LAND NOW OR FORMERLY OF 195 CONGRESS STREET CONDOMINIUM AS DESCRIBED IN A DEED RECORDED IN BOOK 21575, PAGE 178 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD);

THENCE N 26° 45' 00" W, BY AND ALONG LAND OF 195 CONGRESS STREET CONDOMINIUM, A DISTANCE OF 99.57 FEET TO AN ANGLE POINT;

THENCE N 41° 18' 31" E, BY AND ALONG LAND OF 195 CONGRESS STREET CONDOMINIUM AND LAND NOW OR FORMERLY OF LIEN MAI AS DESCRIBED IN A DEED RECORDED IN BOOK 26749, PAGE 265 (CCRD), A DISTANCE OF 32.21 FEET TO LAND NOW OR FORMERLY OF SHANE DOBSON AS DESCRIBED IN A DEED RECORDED IN BOOK 31093, PAGE 55 (CCRD) AND AN ANGLE POINT;

THENCE S 34° 59' 29" E, BY AND ALONG LAND OF DOBSON, A DISTANCE OF 95.06 FEET TO THE NORTHWESTERLY SIDELINE OF CONGRESS STREET;

THENCE S 41° 18' 31" W, BY AND ALONG THE NORTHWESTERLY SIDELINE OF CONGRESS STREET, A DISTANCE OF 46.90 FEET TO THE POINT OF BEGINNING.

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE ACCOMPANYING SURVEY MADE BY ME DURING JUNE OF 2014 AND THE LAND DESCRIBED IN THE SURVEY DESCRIPTION IS THE SAME AS DESCRIBED IN THE TITLE INSURANCE COMMITMENT.

CERTIFICATION:

TO I-95 PORTLAND PORTFOLIO I, LLC, 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 AND THEIR SUCCESSORS AND ASSIGNS, AND FIRST AMERICAN TITLE INSURANCE COMPANY:

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 JUNE OF 2013

JUNE 27, 2014

WILLIAM C. SHIPPEN, MAINE PLS 2118 — DATE
SEBAGO TECHNICS, INC.
WSHIPPEN@SEBAGOTECHNICS.COM

STATE OF MAINE
WILLIAM C. SHIPPEN
2118
PROFESSIONAL LAND SURVEYOR

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 08/12/14

REV:	BY:	DATE:	STATUS:
D	WCS	6-27-14	REVISED PER REVIEW COMMENTS AND REVISED TITLE COMMITMENT
C	WCS	6-23-14	TITLE BLOCK
B	WCS	6-18-14	ADDED TITLE COMMITMENT AND ZONING
A	WCS	5-14-14	PRELIMINARY TO CLIENT

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

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PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
14146	ELEC	-	CLB	BAM

14146LTS.dwg, TAB:LTS

ALTA/ACSM LAND TITLE SURVEY
OF:
193 CONGRESS STREET
193 CONGRESS STREET
PORTLAND, MAINE
FOR:
I-93 PORTLAND PORTFOLIO I, LLC
C/O DRUMMOND & DRUMMOND, LLP
ONE MONUMENT WAY, PORTLAND, ME 04101

DATE	SCALE
5-13-14	1" = 10'

SHEET 1 OF 1