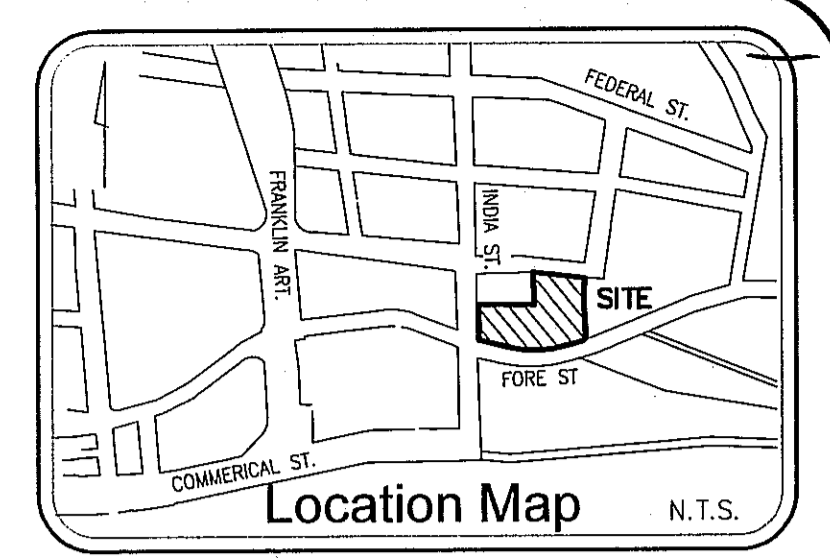


Schedule B Section 2 Exceptions:

- COMMONWEALTH LAND TITLE INSURANCE COMPANY
COMMITMENT FILE NO. 16435-00300, EFFECTIVE DATE: OCTOBER 28, 2015
- NON SURVEY ITEMS
 - STATE OF MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION MAINE HAZARDOUS WASTE SEPTAGE AND SOLID WASTE MANAGEMENT ACT FINDINGS OF FACT AND ORDER DATED DECEMBER 18, 1990 AND RECORDED IN BOOK 9936, PAGE 205. **NON PLOTTABLE ITEM.**
 - DECLARATION OF RESTRICTIVE COVENANT BY AMDURA CORPORATION DATED AS OF MARCH 9, 1992 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 9973, PAGE 122, AS AMENDED BY AMENDED AND RESTATED DECLARATION OF RESTRICTIVE COVENANT DATED MARCH 29, 2004 AND RECORDED IN BOOK 21111, PAGE 26. **NON PLOTTABLE ITEM.**
 - TERMS AND CONDITIONS OF THE EASEMENT AGREEMENT GRANTED BY THE CITY OF PORTLAND TO OCEAN GATEWAY GARAGE LLC DATED JANUARY 31, 2007 AND RECORDED IN BOOK 24811, PAGE 264. **AS SHOWN.**
 - TERMS AND CONDITIONS OF THE LICENSE AGREEMENT GRANTED BY THE CITY OF PORTLAND TO OCEAN GATEWAY GARAGE LLC DATED JANUARY 31, 2007 AND RECORDED IN BOOK 24811, PAGE 274. **AS SHOWN.**
 - STACK EASEMENT GRANTED BY OCEAN GATEWAY GARAGE LLC TO PORTLAND WATER DISTRICT DATED MAY 2, 2007 AND RECORDED IN BOOK 25071, PAGE 264. **AS SHOWN.**
 - COMMUNICATIONS EQUIPMENT AGREEMENT GRANTED BY OCEAN GATEWAY GARAGE LLC TO PORTLAND WATER DISTRICT DATED MAY 2, 2007 AND RECORDED IN BOOK 25071, PAGE 267. **AS SHOWN.**
 - TERMS AND CONDITIONS OF A LICENSE AGREEMENT GRANTED BY THE CITY OF PORTLAND TO OCEAN GATEWAY GARAGE LLC DATED AUGUST 8, 2007 AND RECORDED IN BOOK 25397, PAGE 266. **AS SHOWN.**
 - ANDUM OF LEASE - NON SURVEY ITEM
 - RIGHTS AND EASEMENTS GRANTED BY OCEAN GATEWAY GARAGE LLC TO CENTRAL MAINE POWER COMPANY AND VERIZON NEW ENGLAND, INC. DATED NOVEMBER 11, 2007 AND RECORDED IN BOOK 25776, PAGE 76. **AS SHOWN.**
 - RIGHTS AND EASEMENTS GRANTED BY OCEAN GATEWAY GARAGE LLC TO NORTHERN UTILITIES, INC. DATED JANUARY 29, 2008 AND RECORDED IN BOOK 25800, PAGE 225. **AS SHOWN.**
 - ABUTTER'S AGREEMENT BETWEEN OCEAN GATEWAY GARAGE LLC AND EIGHT MIDDLE LAND COMPANY LLC DATED MAY 1, 2013 AND RECORDED IN BOOK 30623, PAGE 318.

- ABUTTER'S AGREEMENT BETWEEN OCEAN GATEWAY GARAGE LLC AND EAST INDIA LAND COMPANY LLC DATED MAY 1, 2013 AND RECORDED IN BOOK 30624, PAGE 21.
- MEMORANDUM OF LEASE - NON SURVEY ITEM.
- MEMORANDUM OF LEASE - NON SURVEY ITEM.
- LIFE ESTATE IN A SINGLE UNASSIGNED PARKING SPACE AS SET FORTH IN QUITCLAIM DEED FROM OCEAN GATEWAY GARAGE LLC TO FRED M. FORSELY DATED MAY 1, 2013 AND RECORDED IN BOOK 30624, PAGE 59.
- RIGHTS AND EASEMENTS CONVEYED BY DEED FROM OCEAN GATEWAY GARAGE LLC TO 25 INDIA STREET LLC BY DEED DATED AS OF MAY 23, 2007 AND RECORDED IN SAID REGISTRY IN BOOK 25165, PAGE 250, AS AFFECTED OR SUPPLEMENTED BY A CONVEYANCE OF EASEMENTS BY JOINDER BY OCEAN GATEWAY GARAGE IN A DEED TO EAST INDIA LAND COMPANY LLC DATED MAY 1, 2013, RECORDED IN SAID REGISTRY IN BOOK 30624, PAGE 17.
- RIGHTS AND EASEMENTS CONVEYED BY DEED FROM OCEAN GATEWAY GARAGE LLC TO HANCOCK & MIDDLE LLC BY DEED DATED AS OF MAY 23, 2007 AND RECORDED IN SAID REGISTRY IN BOOK 25165, PAGE 230, AS AFFECTED OR SUPPLEMENTED BY A CONVEYANCE OF EASEMENTS BY OCEAN GATEWAY GARAGE BY ITS JOINDER IN A DEED FROM HANCOCK & MIDDLE LLC TO EIGHT MIDDLE LAND COMPANY LLC, DATED MAY 1, 2013, RECORDED IN SAID REGISTRY IN BOOK 30623, PAGE 314.
- MEMORANDUM OF PARKING LEASE BETWEEN OCEAN GATEWAY GARAGE LLC AND GSB CORPORATION DATED AS OF SEPTEMBER 9, 2015 AND RECORDED IN BOOK 32583, PAGE 247, TOGETHER WITH THE TERMS AND CONDITIONS OF THE UNDERLYING LEASE AGREEMENT.
- COMMISSIONER'S CERTIFICATION OF COMPLETION OF REMEDIAL ACTIONS UNDER A VOLUNTARY RESPONSE ACTION PLAN DATED OCTOBER 21, 2015 AND RECORDED IN SAID REGISTRY IN BOOK 32701, PAGE 105.
- DECLARATION OF ENVIRONMENTAL COVENANT GRANTED BY OCEAN GATEWAY GARAGE LLC TO THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION DATED OCTOBER 28, 2015 AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 32701, PAGE 114.
- SUBJECT TO RIGHTS OF OTHERS IN A CERTAIN UNRECORDED PARKING LEASE BY AND BETWEEN OCEAN GATEWAY GARAGE LLC, AS OWNER, AND THE VILLAGE AT OCEANGATE, LLC, AS TENANT, AS AFFECTED BY AN ASSIGNMENT OF PARKING LEASE DATED DECEMBER 23, 2013 BY AND BETWEEN THE VILLAGE AT OCEANGATE, LLC, AS ASSIGNOR, AND BAY HOUSE CONDOMINIUM ASSOCIATION, AS ASSIGNEE.

- SUBJECT TO THE RIGHTS OF OTHERS IN A CERTAIN UNRECORDED PARKING LEASE DATED AS OF AUGUSTA 21, 2007 BY AND BETWEEN OCEAN GATEWAY GARAGE LLC, AS OWNER, AND CIEE, INC., AS TENANT, AS AFFECTED BY AN ASSIGNMENT AND ASSUMPTION OF PARKING LEASE, DATED JUNE 2, 2008, BY AND BETWEEN CIEE, INC., AS ASSIGNOR, AND CUSTOM HOUSE SQUARE OWNERS ASSOCIATION, AS ASSIGNEE.
- SUBJECT TO THE RIGHTS OF OTHERS IN A CERTAIN PARKING LEASE TO BE ENTERED INTO BETWEEN 167 FORE STREET LLC, AS OWNER, AND PORTLAND NORWICH GROUP LLC, AS TENANT.
- SUCH STATE OF FACTS AS DEPICTED ON A PLAN ENTITLED, "SUBDIVISION/RECORDING PLAT ON INDIA STREET AND FORE STREET, PORTLAND, MAINE" MADE FOR RIVERWALK LLC, 25 INDIA LLC, HANCOCK & MIDDLE LLC, OCEAN GATEWAY GARAGE LLC DATED MARCH 22, 2008 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 207, PAGE 54.



Survey Description

A CERTAIN PARCEL OF LAND, TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED ON THE NORTHWESTERLY SIDE OF FORE STREET IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, AND STATE OF MAINE, BEING SHOWN AS "PROPOSED LOT 3" ON THE SUBDIVISION/RECORDING PLAT ON INDIA STREET AND FORE STREET, PORTLAND, MAINE, RECORDED IN SAID REGISTRY IN PLAN BOOK 207, PAGE 54, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHWESTERLY SIDELINE OF FORE STREET AT A POINT, SAID POINT BEARING N 57° 57' 41" E ALONG SAID SIDELINE A DISTANCE OF 63.85 FEET FROM THE INTERSECTION OF SAID NORTHWESTERLY SIDELINE OF FORE STREET WITH THE NORTHEASTERLY SIDELINE OF INDIA STREET;

THENCE N 48° 35' 31" W A DISTANCE OF 124.60 FEET TO LAND NOW OR FORMERLY OF MICUCCI BROTHERS, REFERENCE BOOK 11090 PAGE 193;

THENCE N 44° 40' 52" E ALONG SAID LAND A DISTANCE OF 116.57 FEET;

THENCE N 48° 38' 08" W ALONG SAID LAND A DISTANCE OF 9.95 FEET;

THENCE N 41° 27' 58" E A DISTANCE OF 153.97 FEET;

THENCE S 48° 33' 01" E A DISTANCE OF 115.03 FEET;

HAVING SOUTHERLY ALONG A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AN ARC DISTANCE OF 20.27 FEET TO SAID NORTHWESTERLY SIDELINE OF FORE STREET, SAID CURVE HAVING A CHORD WHICH BEARS S 9° 50' 44" E A DISTANCE OF 18.76 FEET;

THENCE S 28° 51' 33" W ALONG SAID SIDELINE A DISTANCE OF 51.37 FEET;

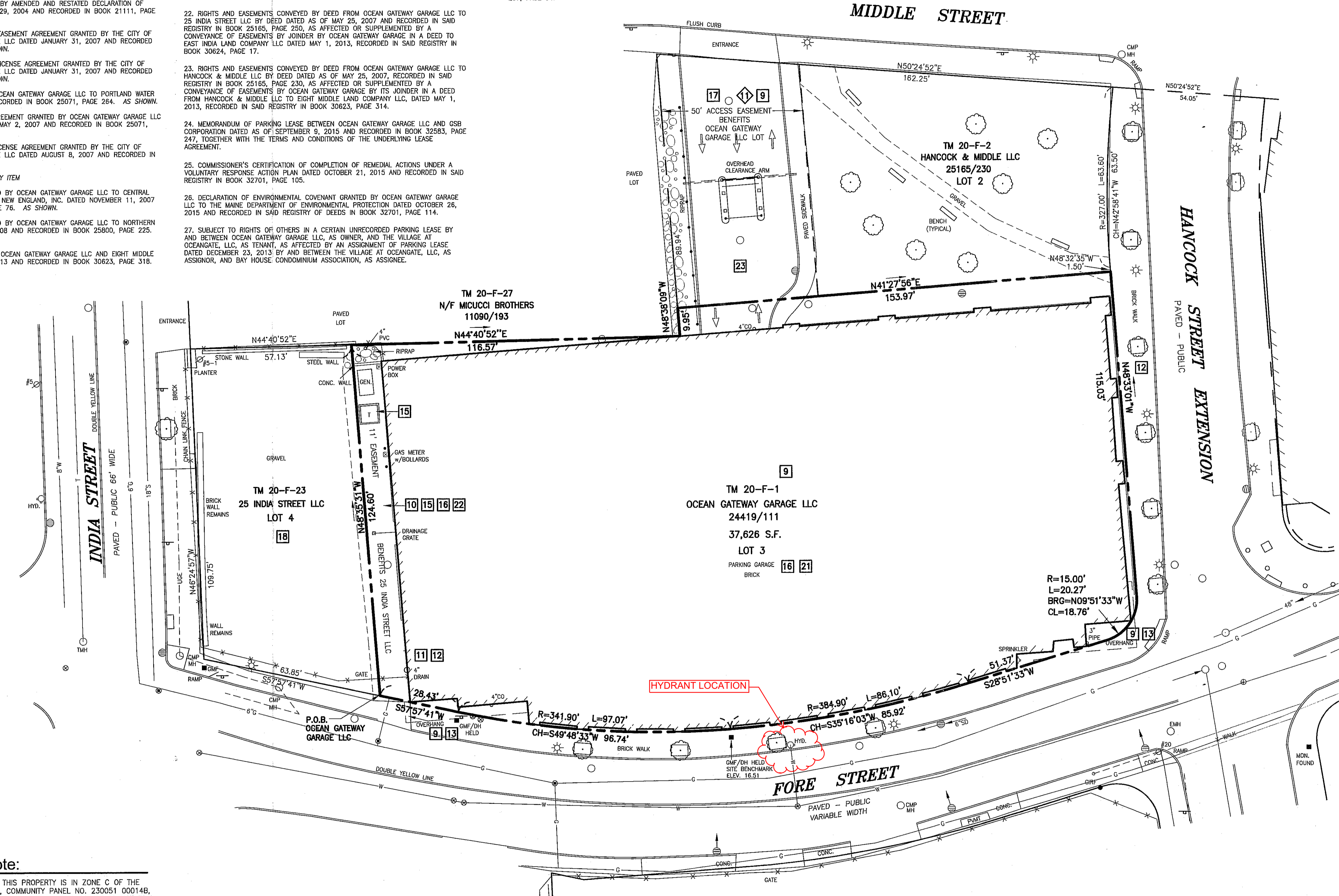
THENCE SOUTHWESTERLY ALONG SAID SIDELINE AND ALONG A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 384.90 FEET AN ARC DISTANCE OF 86.10 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 35° 16' 03" W A DISTANCE OF 85.92 FEET;

THENCE SOUTHWESTERLY ALONG SAID SIDELINE AND ALONG A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 341.90 FEET AN ARC DISTANCE OF 97.07 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S 49° 48' 33" W A DISTANCE OF 96.74 FEET;

THENCE S 57° 57' 41" W ALONG SAID SIDELINE A DISTANCE OF 28.43 FEET TO THE POINT OF BEGINNING, CONTAINING 37,626 SQUARE FEET, MORE OR LESS.

Plan References:

- RECORDING PLAT, OCEAN GATEWAY, COMMERCIAL STREET AND FORE STREET, PORTLAND, MAINE MADE FOR CITY OF PORTLAND AND STATE OF MAINE DATED AUGUST 4, 2004 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 204 PAGE 622.
- LAND TITLE SURVEY AND SUBDIVISION PLAN IN PORTLAND, MAINE, USA MADE FOR THE TRUST FOR PUBLIC LAND, THE CITY OF PORTLAND, THE MAINE DEPARTMENT OF TRANSPORTATION, THE CANADIAN NATIONAL RAILWAY COMPANY DATED FEBRUARY 19, 1993 REVISED THROUGH 10-20-94 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 193 PAGE 187.
- SUBDIVISION RECORDING PLAT ON ONE INDIA STREET, PORTLAND, MAINE MADE FOR RIVERWALK LLC, 25 INDIA STREET LLC, HANCOCK & MIDDLE, LLC, AND OCEAN GATEWAY LLC DATED MARCH 22, 2006 REVISED 04-13-06 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 207 PAGE 54.
- CONDOMINIUM PLAT "THE LONGFELLOW A CONDOMINIUM" ONE INDIA STREET, PORTLAND, MAINE MADE FOR LRAR LLC, THE DECLARANT AND OWNER OF RECORD, DATED SEPT. 20, 2006 REVISED 9-26-09 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 208 PAGE 618.
- BOUNDARY SURVEY OF ONE INDIA STREET, PORTLAND, MAINE MADE FOR RIVERWALK LLC AND LRAR LLC DATED MARCH 22, 2006 REVISED 04-13-06 BY OWEN HASKELL, INC.



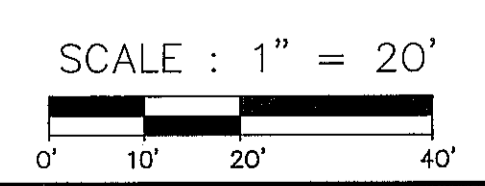
Flood Zone Note:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 000146, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

- Legend:**
- IRON PIPE OR ROD FND
 - GRANITE MONUMENT FND
 - WATER VALVE
 - GAS VALVE
 - HYDRANT
 - UTILITY POLE
 - MANHOLE
 - CATCH BASIN
 - LIGHT POLE
 - ELEC. OR GAS METER
 - SCHEDULE B EXCEPTION
 - CURB
 - FENCE
 - OH-W OVERHEAD WIRES
 - UG-E UNDERGRD. ELEC.
 - T TELEPHONE LINE
 - G GAS LINE
 - W WATER LINE
 - S SANITARY SEWER
 - SIGN

Zoning Information:
THE PROPERTY LIES IN ZONE B-5(b) URBAN COMMERCIAL MIXED USE DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE: NONE
MINIMUM FRONTAGE: NONE
SETBACKS: FRONT: NONE REQUIRED
SIDE: NONE REQUIRED
REAR: NONE REQUIRED
MAXIMUM FRONT YARD SETBACK: 10 FEET
ADDITIONAL INFORMATION CAN BE FOUND IN THE CITY OF PORTLAND'S CODE OF ORDINANCES.

- Notes:**
- OWNER OF RECORD: OCEAN GATEWAY GARAGE, LLC, 2 MARKET STREET, SUITE 500, PORTLAND, MAINE, C.C.R.D. BOOK 24419 PAGE 111
 - PARCEL IS SHOWN AS LOT 1, BLOCK F, ON THE CITY OF PORTLAND ASSESSORS MAP 20.
 - BEARINGS ARE GRID NORTH PER PLAN REFERENCE 1.
 - LOT NUMBERS SHOWN ARE FROM PLAN REFERENCE 3.

Utility Note:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.



ALTA/ACSM Land Title Survey

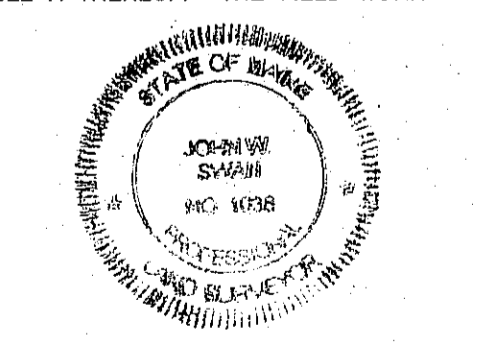
India Street, Fore Street & Hancock Street Extension
Portland, Cumberland County, Maine
made for
Portland Norwich Group, LLC

OWNER OF RECORD:
OCEAN GATEWAY GARAGE, LLC

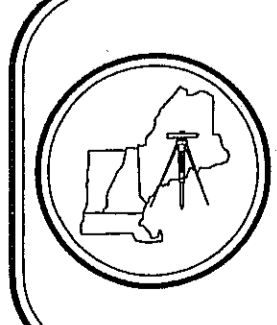
Surveyor's Certification

THIS IS TO CERTIFY TO: 167 FORE STREET, LLC, SANFORD INSTITUTION FOR SAVINGS, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR, CURTIS THAXTER, LLC, AND COMMONWEALTH LAND TITLE INSURANCE, 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 N/A OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 2-12-15.

JOHN W. SWAN
PROFESSIONAL LAND SURVEYOR NO. 1038
IN THE STATE OF MAINE
DATE OF PLAN: FEBRUARY 17, 2015
REVISION DATE: NOVEMBER 30, 2015



OHI JOB NO. 2015-021P



OWEN HASKELL, INC.

PROFE:
390 I
F/
Tel. (207)



CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Conditions of Approval
and Standard Conditions

DATE OF APPROVAL September 26, 2016

PLANNER Caitlin Cameron

PROJECT NO. 2016-131