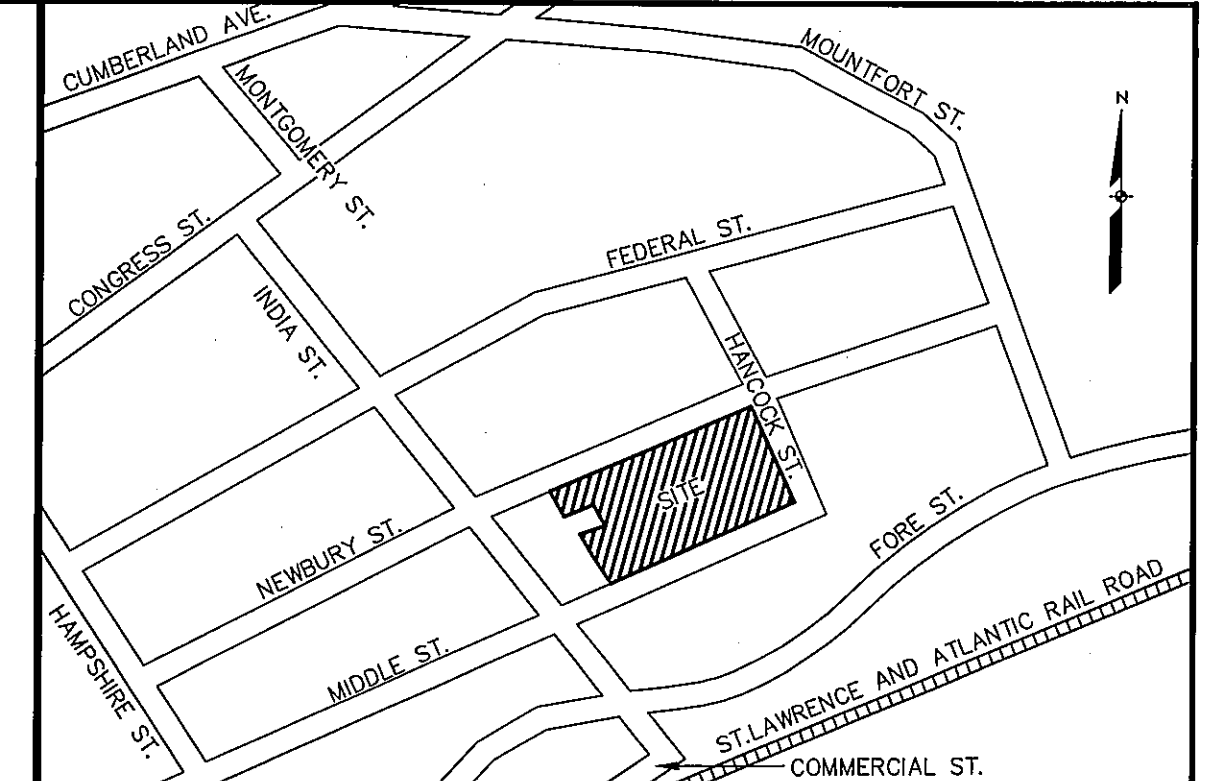
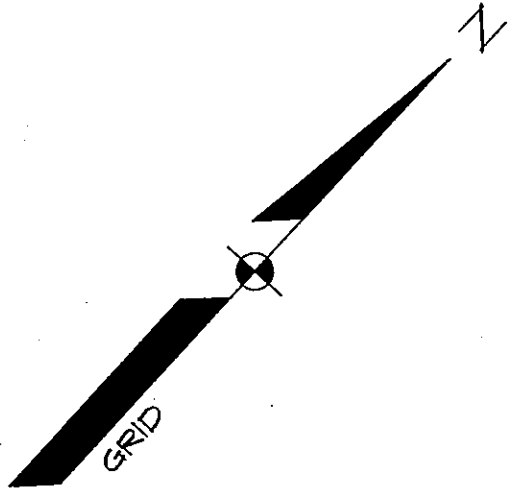


CYNTHIA FITZPATRICK PO BOX 705 GRAY, ME 04039 BLOCK B LOT 13 BOOK 28665 PAGE 289	DAVID FILIPPO 36 FEDERAL STREET #3 PORTLAND, ME 04101 BLOCK D LOT 2 BOOK 15976 PAGE 285	STEPHEN M. & WILMA ROSE 44 FEDERAL STREET PORTLAND, ME 04101 BLOCK D LOT 23 BOOK 15768 PAGE 132	ALLISON AND DAVID BROWN 125 NEWBURY STREET PORTLAND, ME 04101 BLOCK D LOT 23 BOOK 15768 PAGE 132	PEARL PROPERTIES, LLC 198 TUTTLE ROAD CUMBERLAND, ME 04021 BLOCK E LOT 21, 22 BOOK 23005 PAGE 267
CATAMONT PROPERTIES LLC 90 LEDGEWOOD DRIVE FALMOUTH, ME 04105 BLOCK B LOT 14 BOOK 16863 PAGE 140	LIV R. CHASE & BRENT L. ADLER PO BOX 15372 PORTLAND, ME 04112 BLOCK D LOT 8 BOOK 27194 PAGE 123	RICHARD H. & WENDY E. PENLEY PO BOX 34 PARIS, ME 04271 BLOCK D LOT 11 BOOK 28557 PAGE 308	DOMINIC REALTY LLC 312 ST. JOHN STREET PORTLAND, ME 04102 BLOCK D LOT 24 BOOK 14437 PAGE 266	HILARY AND STEPHEN ANDREW 25 MIDDLE STREET PORTLAND, ME 04101 BLOCK E LOT 23 & 25 BOOK 19479 PAGE 226
ELIZABETH GRAVES 97 NEWBURY STREET PORTLAND, ME 04101 BLOCK B LOT 17 BOOK 24712 PAGE 308	JUBILACION, LLC 1209 ORANGE STREET WILMINGTON, DE 19801 BLOCK D LOT 9 BOOK 25543 PAGE 282	RICHARD B. & ELIZABETH M. CARSON 40 FEDERAL STREET WESTBROOK, ME 04098 BLOCK D LOT 11F BOOK 6706 PAGE 276	BETTY POMROY PO BOX 432 WESTBROOK, ME 04098 BLOCK D LOT 25 BOOK 6706 PAGE 276	INDIA AND MIDDLE LLC PO BOX 2808 SO PORTLAND, ME 04116 BLOCK E LOT 26 AND 27 BOOK 12682 PAGE 143
SHIPYARD BREWING CO LLC 86 NEWBURY STREET PORTLAND, ME 04101 BLOCK C LOT 9 BOOK 12206 PAGE 170	DASHA, LLC PO BOX 7412 PORTLAND, ME 04112 BLOCK D LOT 10 BOOK 27829 PAGE 029	PETER VN & PATRICIA BAGO 38 FEDERAL STREET PORTLAND, ME 04101 BLOCK D LOT 11G BOOK 24613 PAGE 252	DOMINIC REALTY LLC 312 ST. JOHN STREET PORTLAND, ME 04102 BLOCK D LOT 29 BOOK 15585 PAGE 304	
MICUCCI BROTHERS INC. 43 INDIA STREET PORTLAND, ME 04103 BLOCK F LOT 21 BOOK 24536 PAGE 084	HUGH R NAZOR & LINDA J MURKIN 50 FEDERAL STREET PORTLAND, ME 04101 BLOCK D LOT 11A BOOK 24922 PAGE 233	ROLAND SMALLEY JR. 73 WALL STREET PORTLAND, ME 04103 BLOCK D LOT 12 BOOK 12574 PAGE 217	DOMINIC REALTY LLC 312 ST. JOHN STREET PORTLAND, ME 04102 BLOCK D LOT 31 BOOK 15585 PAGE 307	
MICUCCI BROTHERS INC. 37 INDIA STREET PORTLAND, ME 04103 BLOCK F LOT 27 BOOK 11090 PAGE 193	PAUL & MARIA DESJARDINS 48 FEDERAL STREET PORTLAND, ME 04101 BLOCK D LOT 11B BOOK 25930 PAGE 065	VILLAGE CAFE INC. 67 INDIA STREET CUMBERLAND, ME 04021 BLOCK D LOT 13, 14, 15	BARTLETT ISLAND LLC 67 INDIA STREET PORTLAND, ME 04101 BLOCK E LOT 19 BOOK 17068 PAGE 212	
TIM HARDY 18 FERN AVE OLD ORCHARD BEACH ME, 04064 BLOCK D LOT 1 AND 28 BOOK 12154 PAGE 50	JOHN & ZDENKA S. GRISWOLD 46 FEDERAL STREET PORTLAND, ME 04101 BLOCK D LOT 11C BOOK 25359 PAGE 117	ELIZABETH MONAGHAN & KURT NIELSEN 4 SEA STAR LANE CAPE ELIZABETH, ME 04107 BLOCK D LOT 22 BOOK 23346 PAGE 036	MAHC INC. 28 PORTLAND AVENUE OLD ORCHARD, ME 04064 BLOCK E LOT 20 BOOK 15267 PAGE 127	

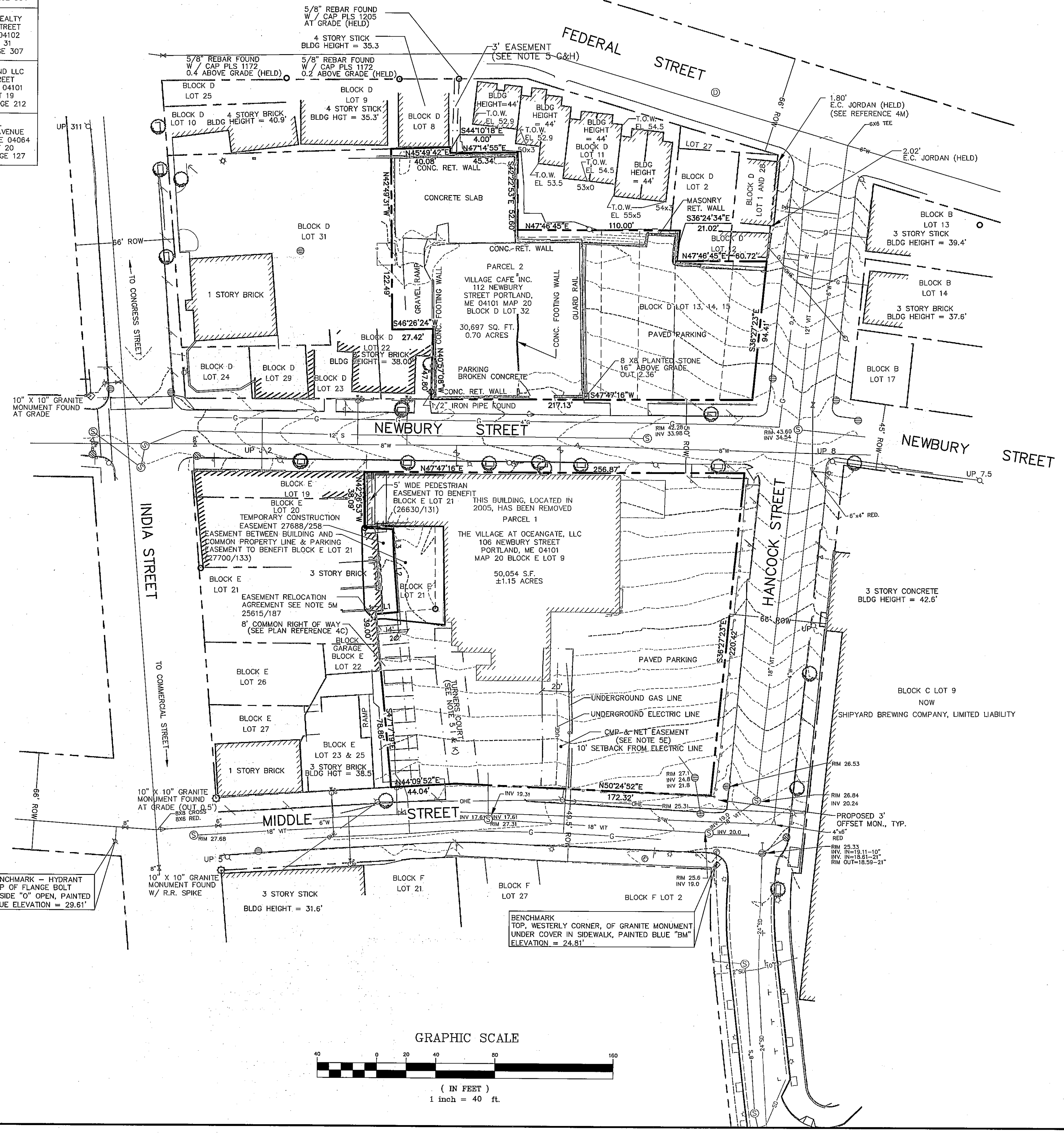
TAX MAP 20 BLOCKS B, C, D, E, & F

LINE TABLE

LINE	LENGTH	BEARING
L1	14.79'	N42°31'42"E
L2	35.87'	S46°40'00"E
L3	20.85'	S44°39'29"E
L4	19.14'	N50°04'29"E



LOCATION MAP N.T.S.



LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
○	MONUMENT	○
○	IRON PIPE/ROD	○
⊕	WATER SHUT OFF	⊕
⊕	CATCH BASIN	⊕
⊕	GATE VALVE	⊕
⊕	HYDRANT	⊕
⊕	SEWER MANHOLE	⊕
⊕	UTILITY POLE	⊕
⊕	GUY WIRE	⊕
⊕	ELECTRIC MANHOLE	⊕
---	EDGE PAVEMENT	---
---	CURBLINE	---
○	BENCHMARK	○
○	HARDWOOD TREE	○
▭	BUILDING	▭

- GENERAL NOTES**
- THE RECORD OWNER OF THE PROPERTY IS THE VILLAGE AT OCEANGATE LLC AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CORD) IN BOOK 25625 PAGE 275, BOOK 27688 PAGE 258, BOOK 28796 PAGE 97, AND BOOK 29709 PAGE 316.
 - THE PROPERTY IS DEPICTED ON THE CITY OF PORTLAND TAX MAP 20/ BLOCK E LOT 9.
 - THE BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND 1983 MAINE WEST ZONE CONTOURS AND ELEVATION SHOWN HEREON ARE BASED UPON THE CITY OF PORTLAND VERTICAL DATUM. THE CITY DATUM WAS DETERMINED UTILIZING U.S. COAST AND GEODETIC SURVEY BENCHMARK, BEING A DRILL HOLE LOCATED IN THE GRANITE STEPS OF THE CUSTOM HOUSE ON COMMERCIAL STREET. THE CITY ELEVATION IS 14.072 THE NGVD 29 ELEVATION IS 14.042 AND NAVD83 IS 13.30'.
 - PLAN REFERENCES:
 - PLAN TITLED "ALTA / ACSM TITLE SURVEY OF JORDAN'S MEATS PROPERTY, PREPARED FOR PME I LIMITED PARTNERSHIP, BY SEBAGO TECHNICS, INC., DATED 4/29/05.
 - PLAN TITLED "PLAN OF LAND STANDARD BOUNDARY SURVEY ON FORE, INDIA, MIDDLE NEWBURY, HANCOCK, & MOUNTFORD STREETS, PORTLAND MAINE" PREPARED FOR AMERICAN HOIST & Derrick CO., BY OWEN HASKELL, INC., DATED APRIL OF 1987.
 - ALTA/ACSM LAND TITLE SURVEY, PREPARED FOR ARI REAL ESTATE HOLDINGS BY OWEN HASKELL, INC., DATED NOV. 8, 2001.
 - PLAN TITLED "CITY OF PORTLAND, MAINE PUBLIC WORKS DEPARTMENT ENGINEERING SECTION - HAMPSHIRE STREET SL WORKSHEET" BY THE CITY OF PORTLAND ENGINEERS OFFICE, DATED FEB. 2002.
 - RIGHT OF WAY MAPS BY THE CITY OF PORTLAND; # 21, 52, 73, AND 113.
 - PLAN OF SEWER LINE - NEWBURY STREET, BUILT JUNE 1877, CITY PLAN #425/5. PLAN OF SEWER LINE - MIDDLE STREET, RE-BUILT AUG. 1926, CITY PLAN #424/10. PLAN OF SEWER LINE - INDIA, NEWBURY, FEDERAL, AND CONGRESS STS. RE-BUILT AUG. 1926, CITY PLAN #440/25.
 - PLAN OF PROPERTY IN PORTLAND, MAINE, PREPARED FOR THOMAS LAUGHLIN CO., DATED SEPT. 2 1955; DRAWING #473/9.
 - PLAN OF PORTLAND SEWER SYSTEM INFILTRATION - INFLOW ANALYSIS, PREPARED FOR PORTLAND WATER DISTRICT BY HUNTER-BALLEW ASSOCIATES, CITY DRAWING #IV-4.
 - PORTLAND WATER DISTRICT, PORTLAND SHEET #.
 - PLAN TITLED "PLAN OF LAND STANDARD BOUNDARY SURVEY ON FORE, INDIA, MIDDLE NEWBURY, HANCOCK, & MOUNTFORD STREETS, PORTLAND MAINE" PREPARED FOR SHIPYARD BREWING COMPANY, BY OWEN HASKELL, INC., DATED APRIL OF 1987, REVISED 11/2/95.
 - SITE PLAN "ADDITIONS CAFE, PORTLAND, ME. BY JOHN H. LEASURE - ARCHITECT, INC., DATED JAN. 4, 1985.
 - PLAN TITLED "INDIA ST. REBUILDING SEWER - MIDDLE ST. TO CONGRESS ST., BY THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS, DRAWN ON 11/4/55, DRAWING #659/8.
 - "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR VILLAGE CAFE" DATED 4-10-84 BY EC JORDAN.
 - SUBJECT TO:
 - RIGHTS AND EASEMENT GRANTED TO CO CENTRAL MAINE POWER COMPANY RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3406 PAGE 116.
 - RIGHTS AND EASEMENT GRANTED TO THOMAS LAUGHLIN COMPANY FOR NOISE, VIBRATION, SMOKE, SOOT, CINDERS, FUMES, GASES, AND VAPORS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN THE FOLLOWING BOOKS AND PAGES; 1611\362, 2064\472, 1699\75, 161\327, 161\321, 1658\313, 2041\135.
 - RIGHTS AND EASEMENT GRANTED BY AMEDEO REALI AND BRIGIDA DIMILLO TO CENTRAL MAINE POWER CO. AND NEW ENGLAND TELEPHONE CO. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2808 PAGE 166.
 - RIGHTS AND EASEMENT GRANTED BY AMEDEO REALI AND BRIGIDA DIMILLO TO CENTRAL MAINE POWER CO. AND NEW ENGLAND TELEPHONE CO. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3027 PAGE 770.
 - RIGHTS AND EASEMENTS GRANTED TO THE VILLAGE CAFE, INC. TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE COMPANY RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 6793 PAGE 349.
 - RIGHTS AND EASEMENTS GRANTED BY WARWICK CORPORATION TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE COMPANY RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3211 PAGE 557.
 - THREE FOOT WIDE RIGHT OF WAY LOCATED OFF THE SOUTHERLY SIDELINE OF FEDERAL STREET AS DESCRIBED IN DEED FROM GEISINGER REALTY CO. TO WARWICK CORPORATION RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3142 PAGE 190.
 - 10 FOOT RIGHT OF WAY REFERENCED FROM BOOK 7270 PAGE 0036, QUOTED AS READING "THE ABOVE DESCRIBED PREMISES MAY BE SUBJECT TO A RIGHT OF WAY ABOUT 10 FEET WIDE AND 42 FEET LONG LOCATED OFF THE SOUTHERLY SIDELINE OF FEDERAL STREET AS DESCRIBED IN A DEED TO WARWICK CORPORATION RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3211 PAGE 557."
 - RIGHTS OF OTHERS TO PASS OVER PARCEL 1 TO AND FROM TURNER'S COURT AS DESCRIBED IN DEED FROM GEOFFREY I. RICE TO VILLAGE CAFE, INC. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 4308 PAGE 125.
 - RIGHTS DESCRIBED IN DEED FROM ARNOLD M. SCILIANO TO MARIA DEFILIPPO MAVARRO RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 1143 PAGE 240
 - LIMITS OF TURNER'S COURT ARE BASED ON PLAN REFERENCE "M".
 - BUILDING AND OVERHANG EASEMENT FOR BLOCK D LOT 8 DESCRIBED IN BOOK 7575 PAGE 0074.
 - EASEMENT RELOCATION AGREEMENT BETWEEN VILLAGE CAFE, INC. AND PEARL PROPERTIES, LLC AS DESCRIBED IN A CERTAIN INSTRUMENT AS "...EITHER A NEW 14 FOOT OR A NEW 20 FOOT EASEMENT, DEPENDENT ON THE SATIFICATION OF CERTAIN CONDITIONS HEREIN, FOR ACCESS TO THE PEARL PROPERTY FROM MIDDLE STREET (THE "NEW EASEMENT"); AND..."
 - EASEMENT FOR PARKING GRANTED TO PEARL PROPERTIES, LLC BY THE VILLAGE AT OCEANGATE, LLC IN DEED BOOK 27700 PAGE 133 AND AMENDED IN DEED BOOK 28798 PAGE 104.
 - THERE IS NO 100 YEAR FLOOD PLAIN LOCATED ON THE SITE AND IS DESIGNATED AS ZONE C PER THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF PORTLAND, MAINE, COMMUNITY PLAN NUMBER 230051 0014 B DATED JULY 17, 1986.
 - PUBLIC WATER AND SEWER IS PROVIDED TO SUBJECT PARCELS.
 - THIS ORIGINAL BOUNDARY IS BASED UPON A BOUNDARY SURVEY PERFORMED BY DAVID ST. CLAIR, JR., PLS 2317 OF SEBAGO TECHNICS, INC. IN 2005. UPDATES OF RESEARCH AND BOUNDARY CONVEYANCES WERE PERFORMED BY MATTHEW W. EK, PLS 2117 OF SEBAGO TECHNICS, INC. NO NEW MONUMENTATION HAS BEEN SET AT THE ISSUANCE OF THIS PLAN AND IS NOT ANTICIPATED UNTIL AFTER CONSTRUCTION.

SEBAGO TECHNICS
WWW.SEAGOTECHNICS.COM
75 John Blake Road, Suite 101A
South Portland, ME 04106
Tel: 207-268-2100 Fax: 207-768-9668

BOUNDARY & TOPOGRAPHIC SURVEY
OF:
THE BAY HOUSE
112-113 NEWBURY STREET / 40 HANCOCK STREET
PORTLAND, MAINE
FOR:
THE VILLAGE AT OCEANGATE, LLC
35 FAX STREET, SUITE 107B
BOSTON, MA 02118-4320

DATE	SCALE
07-12-05	1" = 40'

SHEET 2 OF 18

05109EC.dwg, TAB:EC