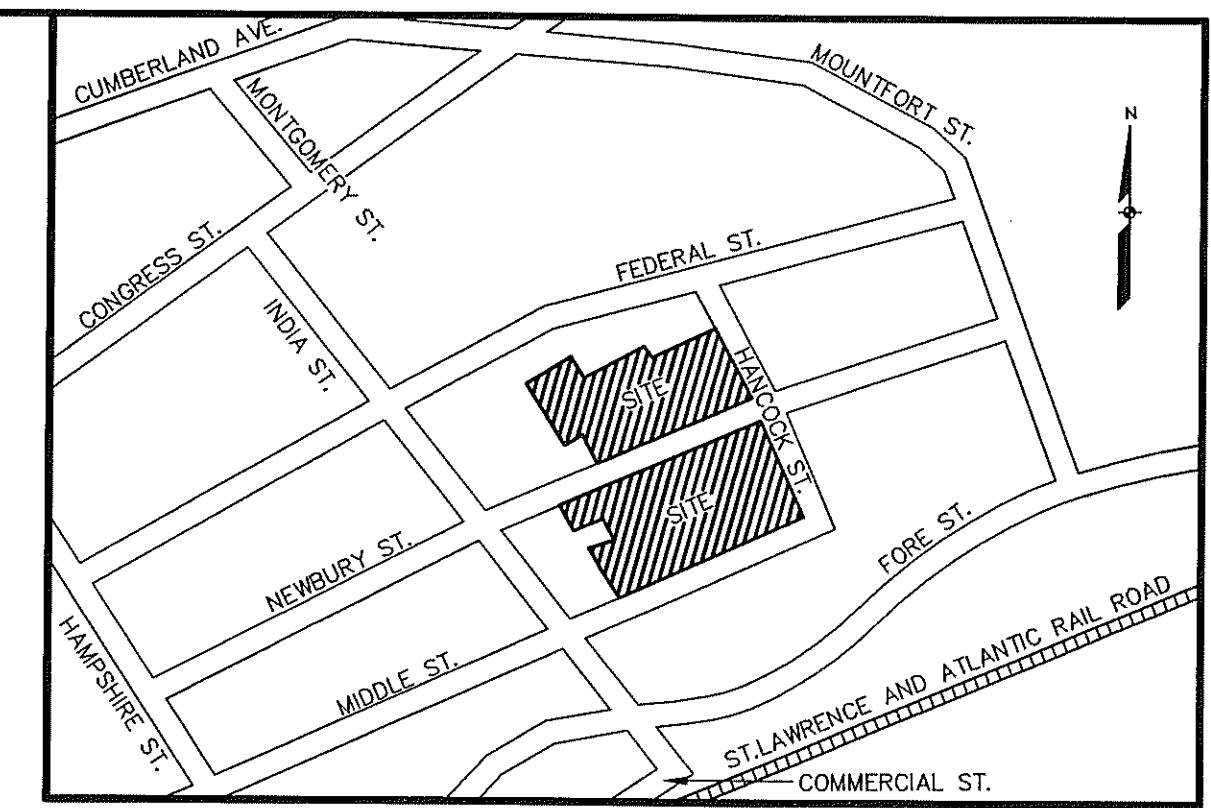
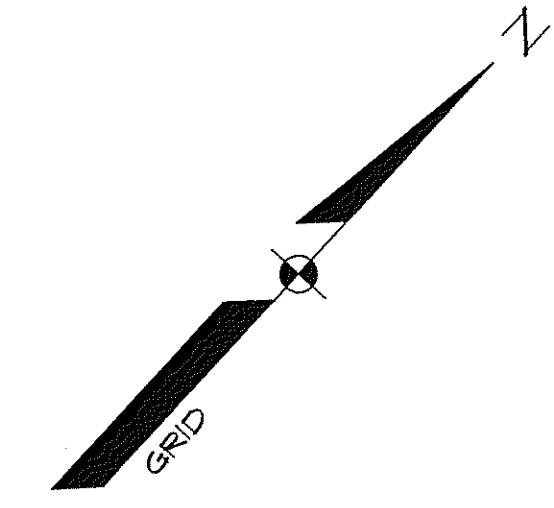


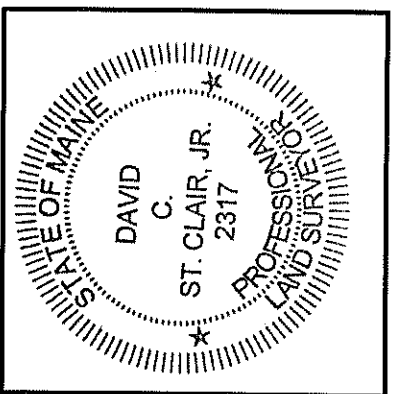
JOHN FITZPATRICK PO BOX 8118 PORTLAND, ME 04104 BLOCK B LOT 13 BOOK 16910 PAGE 0006	MICUCCI BROTHERS INC. 43 INDIA STREET PORTLAND, ME 04103 BLOCK C LOT 27 BOOK 11090 PAGE 193	FRANCIS JACKSON 139 HARTLEY STREET PORTLAND, ME 04103 BLOCK D LOT 10 BOOK 13590 PAGE 340	ALLISON AND DAVID BROWN 125 NEWBURY STREET PORTLAND, ME 04101 BLOCK E LOT 23 BOOK 15768 PAGE 132	BARTLETT ISLAND LLC 67 INDIA STREET PORTLAND, ME 04101 BLOCK E LOT 19 BOOK 17068 PAGE 212
CATAMONT PROPERTIES LLC 30 LEDGWOOD DRIVE FALMOUTH, ME 04105 BLOCK B LOT 14 BOOK 16863 PAGE 140	TIM HARDY 1728 ASTURIAS STREET ST AUGUSTINE, FL 32080 BLOCK D LOT 1 AND 20 BOOK 12154 PAGE 50	44 FEDERAL STREET LLC 4646 NORTH HERMITAGE CHICAGO, IL 60640 BLOCK D LOT 11 BOOK 22369 PAGE 122	DOMINIC REALI REALTY LLC 312 ST. JOHN STREET PORTLAND, ME 04102 BLOCK D LOT 24 BOOK 14437 PAGE 266	MAHC INC. 28 PORTLAND AVENUE OLD ORCHARD, ME 04064 BLOCK E LOT 20 BOOK 15267 PAGE 127
HADLEY M. BROWN 97 NEWBURY STREET PORTLAND, ME 04101 BLOCK B LOT 17 BOOK 3534 PAGE 215	DAVID FILIPPO 36 FEDERAL STREET #3 PORTLAND, ME 04101 BLOCK D LOT 2 BOOK 15976 PAGE 285	ROLAND SMALEY JR. 73 WALL STREET PORTLAND, ME 04103 BLOCK D LOT 12 BOOK 12574 PAGE 217	BETTY POMROY PO BOX 432 WESTBROOK, ME 04098 BLOCK D LOT 25 BOOK 6706 PAGE 276	WOODEN NICKEL LLC 42 CHAMBERLAIN AVENUE PORTLAND, ME 04101 BLOCK E LOT 21 BOOK 14219 PAGE 166
SHIPYARD BREWING CO LLC 86 NEWBURY STREET PORTLAND, ME 04101 BLOCK C LOT 9 BOOK 12206 PAGE 170	JONATHAN PRESTON PO BOX 1516 CHARLESTOWN, RI 02813 BLOCK D LOT 8 BOOK 18902 PAGE 237	VILLAGE CAFE INC. 106 NEWBURY STREET PORTLAND, ME 04101 BLOCK D LOT 13, 14, 15	DOMINIC REALI REALTY LLC 312 ST. JOHN STREET PORTLAND, ME 04102 BLOCK D LOT 29 BOOK 15585 PAGE 304	WOODEN NICKEL LLC 42 CHAMBERLAIN AVENUE PORTLAND, ME 04101 BLOCK E LOT 22 BOOK 14219 PAGE 166
MICUCCI BROTHERS INC. 43 INDIA STREET PORTLAND, ME 04103 BLOCK C LOT 9 BOOK 13107 PAGE 126	KAC LLC 19 VISTA DRIVE SOUTH PORTLAND, ME 04106 BLOCK D LOT 9 BOOK 21962 PAGE 258	THOMAS AND MARCIA CARLISTA 123 NEWBURY STREET PORTLAND, ME 04101 BLOCK D LOT 22 BOOK 15416 PAGE 137	DOMINIC REALI REALTY LLC 312 ST. JOHN STREET PORTLAND, ME 04102 BLOCK D LOT 31 BOOK 15585 PAGE 307	HILARY AND STEPHEN ANDREW 25 MIDDLE STREET PORTLAND, ME 04101 BLOCK E LOT 23 & 25 BOOK 19479 PAGE 276

ABUTTERS LIST: TAX MAP 20 BLOCKS B, C, D, & E

LINE	BEARING	LENGTH
L1	N45°16'56"W	16.96'
L2	N46°41'05"W	20.14'
L3	N49°22'41"W	20.62'
L4	S41°36'06"W	16.99'

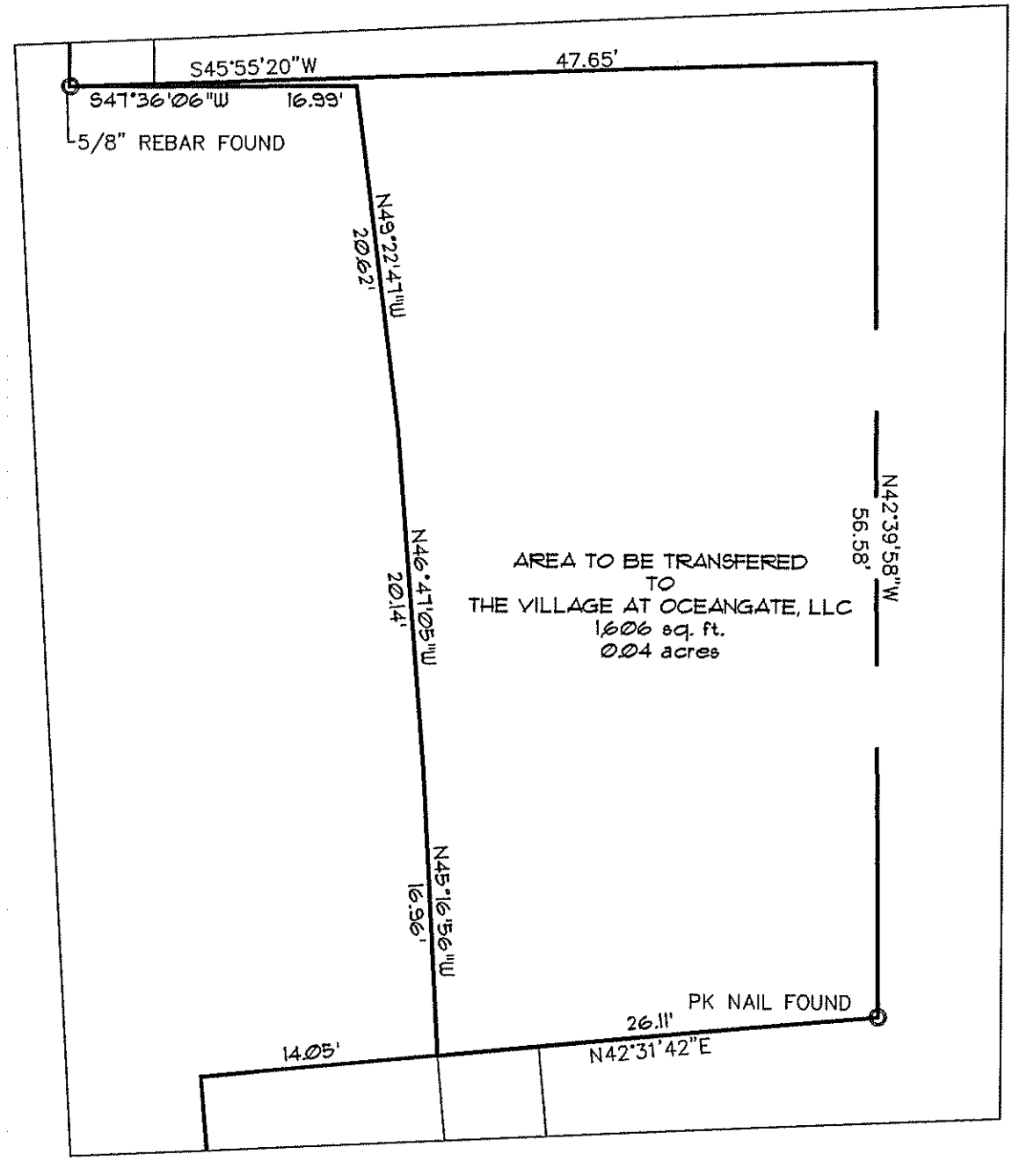


LOCATION MAP N.T.S.

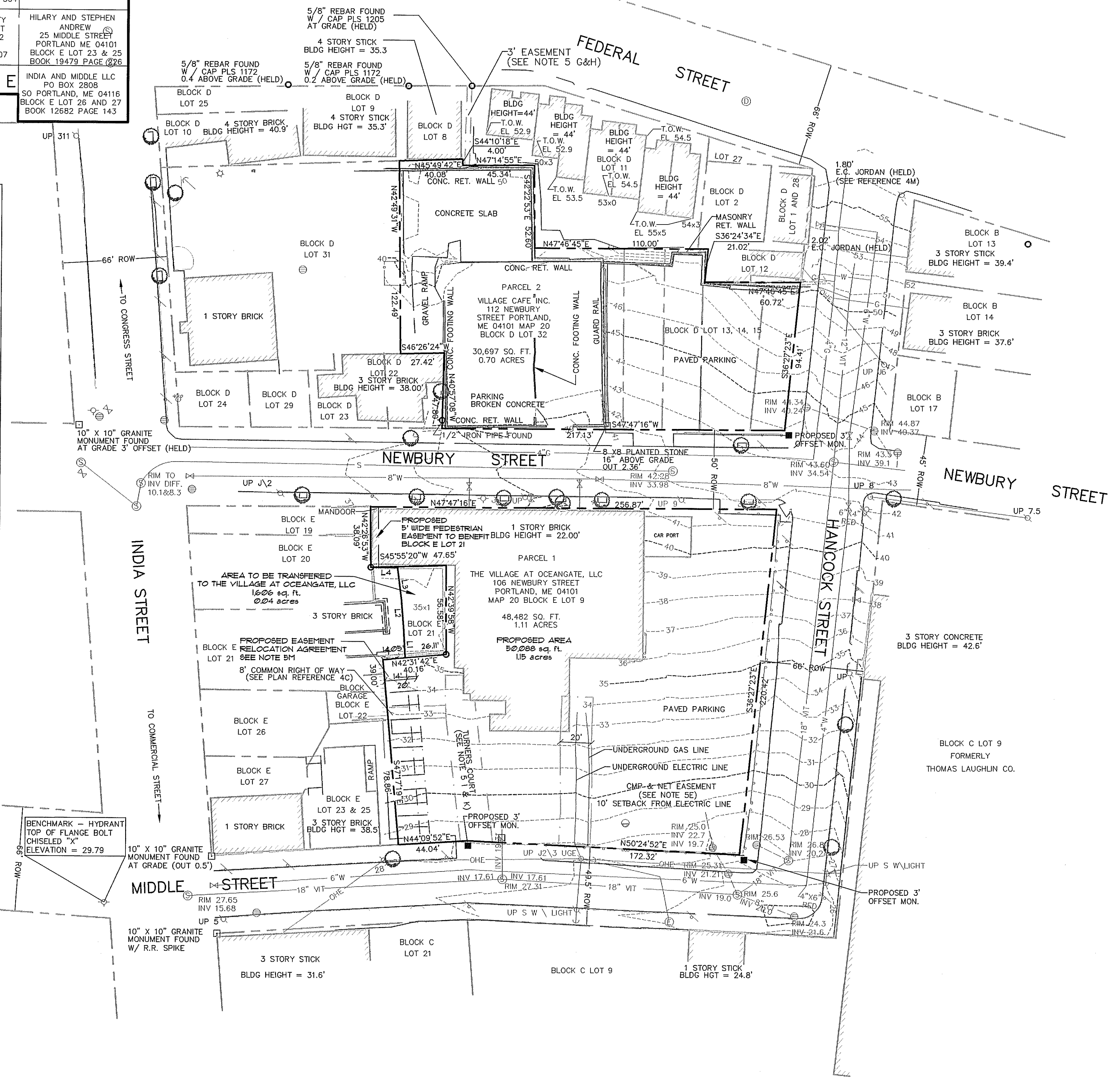


GENERAL NOTES:

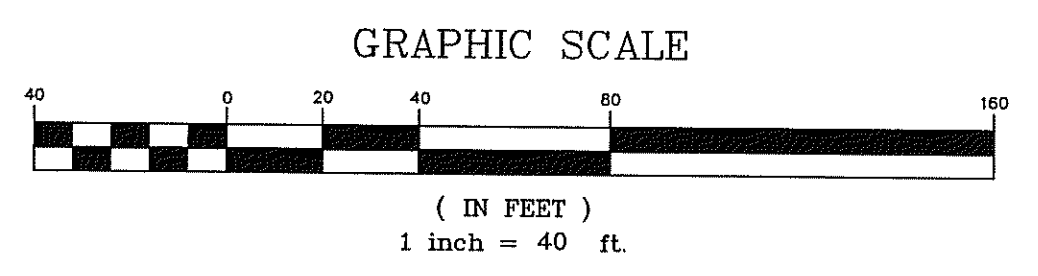
- THE RECORD OWNER OF THE PROPERTY IS THE VILLAGE AT OCEANGATE LLC AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 23529 PAGE 275.
- THE PROPERTY IS DEPICTED ON THE CITY OF PORTLAND TAX MAP 20/ BLOCK E LOT 9.
- THE BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH NAD 1983 MAINE WEST ZONE. CONTOURS AND ELEVATION SHOWN HEREON ARE BASED UPON NGVD 1929 VERTICAL DATUM.
- PLAN REFERENCES:
  - A) PLAN TITLED "ALTA / ACSM TITLE SURVEY OF JORDAN'S MEATS PROPERTY, PREPARED FOR P&E LIMITED PARTNERSHIP, BY SEBAGO TECHNICS, INC., DATED 4/29/05.
  - B) 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.
  - C) ALTA/ACSM LAND TITLE SURVEY, PREPARED FOR ARI REAL ESTATE HOLDINGS BY OWEN HASKELL, INC., DATED NOV. 8, 2001.
  - D) 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.
  - E) RIGHT OF WAY MAPS BY THE CITY OF PORTLAND; # 21, 52, 73, AND 113.
  - F) PLAN OF SEWER LINE - NEWBURY STREET, BUILT JUNE 1877, CITY PLAN #425/5.
  - G) PLAN OF SEWER LINE - MIDDLE STREET, RE-BUILT AUG. 1926, CITY PLAN #424/10.
  - H) PLAN OF SEWER LINE - INDIA, NEWBURY, FEDERAL, AND CONGRESS STS. RE-BUILT AUG. 1926, CITY PLAN #440/25.
  - I) PLAN OF PROPERTY IN PORTLAND, MAINE, PREPARED FOR THOMAS LAUGHLIN CO., DATED SEPT. 2 1955; DRAWING #473/9.
  - J) PLAN OF PORTLAND SEWER SYSTEM INFILTRATION - INFLOW ANALYSIS, PREPARED FOR PORTLAND WATER DISTRICT BY HUNTER-BALLEW ASSOCIATES, CITY DRAWING #IV-4.
  - K) PORTLAND WATER DISTRICT, PORTLAND SHEET 9.
  - L) 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.
  - M) SITE PLAN "ADDITIONS TO: THE VILLAGE CAFE, PORTLAND, ME. BY JOHN H. LEASURE - ARCHITECT, INC., DATED JAN. 4, 1985.
  - N) 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.
  - O) "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR VILLAGE CAFE" DATED 4-10-84 BY EC JORDAN.
- SUBJECT TO:
  - A) RIGHTS AND EASEMENT GRANTED TO CO CENTRAL MAINE POWER COMPANY RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3406 PAGE 116.
  - B) 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, 1899\75, 1611\327, 1611\321, 1658\313, 2041\135.
  - C) 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 2806 PAGE 166.
  - D) RIGHTS AND EASEMENTS 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.
  - E) 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.
  - F) 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.
  - G) THREE FOOT WIDE RIGHT OF WAY LOCATED OFF THE SOUTHERLY SIDELINE OF FEDERAL STREET AS DESCRIBED IN DEED FROM GESINGER REALTY CO. TO WARWICK CORPORATION RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3142 PAGE 190.
  - H) 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 BOOK 3142, PAGE 190, NOT SHOWN ON PLAN.
  - I) RIGHTS OF OTHERS TO PASS OVER PARCEL 1 TO AND FROM TURNER'S COURT AS DESCRIBED IN DEED FROM GEORFFREY I. RICE TO VILLAGE CAFE, INC. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 4308 PAGE 125.
  - J) RIGHTS DESCRIBED IN DEED FROM ARNOLD M. SICILIANO TO MARIA DEFLUPPO NAVARRO RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 1148 PAGE 240
  - K) LIMITS OF TURNER'S COURT ARE BASED ON PLAN REFERENCE "M".
  - L) BUILDING AND OVERHANG EASEMENT FOR BLOCK D LOT 8 DESCRIBED IN BOOK 7575 PAGE 0074.
  - M) 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 SATISFACTION OF CERTAIN CONDITIONS HEREIN, FOR ACCESS TO THE PEARL PROPERTY FROM MIDDLE STREET (THE "NEW EASEMENT"); AND...
  - N) 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 PANEL NUMBER 230051 0014 B DATED JULY 17, 1998.
  - O) PUBLIC WATER AND SEWER IS PROVIDED TO SUBJECT PARCELS.
  - P) THIS PLAN IS BASED UPON A BOUNDARY SURVEY PERFORMED IN ACCORDANCE WITH THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE WITH THE EXCEPTION THAT NO NEW MONUMENTATION HAS BEEN SET AT THE ISSUANCE OF THIS PLAN.



DETAIL OF LAND TO BE TRANSFERRED SCALE 1"=10'



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	⊕



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PROJECT NO. FIELD BOOK DESIGN CHKD DRAWN  
05109 DIGITAL DCS DFB

**BOUNDARY & TOPOGRAPHIC SURVEY**  
OF:  
**THE BAY HOUSE**  
112 NEWBURY ST., 113 NEWBURY ST., 40 HANCOCK ST.  
PORTLAND, MAINE  
FOR:  
**THE VILLAGE AT OCEAN GATE, LLC**  
133 PEARL STREET, SUITE 400  
BOSTON, MA 02110  
TAB/PERMIT

DATE	SCALE
7/12/05	1"=40'

**SHEET 2 OF 15**