

**CERTIFICATION**

ALTA SURVEY, JOB NO. 99336P DATED JANUARY 24, 2000  
PROPERTY LEGAL DESCRIPTION ATTACHED AS EXHIBIT A.

THIS ALTA SURVEY WAS MADE FOR THE BENEFIT OF BAYSIDE II, LLC  
A MAINE LIMITED LIABILITY COMPANY, THE UNION CENTRAL LIFE  
INSURANCE COMPANY, AND FIRST AMERICAN TITLE INSURANCE COMPANY.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE INFORMATION AND  
BELIEF THAT SAID ALTA SURVEY:

1. WAS PREPARED BY ME OR UNDER MY SUPERVISION;
2. WAS MADE ON THE GROUND AND IS CORRECT;
3. DELINEATES ALL LOT LINES AND SHOWS THE LOCATION AND DIMENSION OF ALL IMPROVEMENTS (EXCLUDING PADS, ROADWAYS AND PARKING AREAS) ON THE SUBJECT PROPERTY AND THE DISTANCE THEREFROM TO THE NEAREST FACING EXTERIOR PROPERTY LINES OF THE SUBJECT PROPERTY;
4. SHOWS THE LOCATION OF ALL VISIBLE OR RECORDED EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD AFFECTING OR BENEFITING THE SUBJECT PROPERTY AS DISCLOSED BY MORTGAGEE TITLE INSURANCE COMMITMENT NO. 10Y113-GROUP B ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
5. SHOWS THE MEANS OF ACCESS AND LOCATION AND RIGHTS-OF-WAY BOUNDARIES OF ALL ADJOINING STREETS TOGETHER WITH THE WIDTH AND THE NAME THEREOF;
6. SHOWS ANY AND ALL BUILDING SETBACK LINES ESTABLISHED BY APPLICABLE ZONING AND/OR OTHER GOVERNMENTAL ORDINANCES OR REGULATIONS.

I DO FURTHER CERTIFY THAT:

7. THERE ARE NO ENCRAGEMENTS UPON THE BOUNDARY LINES OF THE SUBJECT PROPERTY OR UPON ANY EASEMENT AREAS EXCEPT AS SHOWN ON THE SURVEY.
8. INGRESS AND EGRESS TO THE SUBJECT PROPERTY IS PROVIDED BY ELM STREET, KENNEBEC STREET, CHESTNUT STREET, CEDAR STREET AND LANCASTER STREET EAST, UPON WHICH PROPERTY FRONTS, THE SAME BEING A PAVED AND DEDICATED PUBLIC RIGHT-OF-WAY ACCEPTED AND MAINTAINED BY CITY OF PORTLAND.
9. THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME, EXCEPT AS SHOWN.
10. THE SUBJECT PROPERTY DOES NOT SERVE AND IS NOT SERVICED BY ANY ADJOINING PROPERTY FOR DRAINAGE, INGRESS AND EGRESS OR ANY OTHER PURPOSE;
11. THE STREET ADDRESS OF THE SUBJECT PROPERTY IS SHOWN HEREON.
12. THE TOTAL SQUARE FOOT AREA OF THE SUBJECT PROPERTY IS SHOWN HEREON.
13. THE TOTAL SQUARE FOOT AREA OF THE BUILDING(S) LOCATED ON THE SUBJECT PROPERTY IS SHOWN HEREON.
14. THE TOTAL NUMBER OF PARKING SPACES LOCATED ON THE SUBJECT PROPERTY IS SHOWN HEREON.
15. THE SUBJECT PROPERTY HEREON DOES NOT LIE IN A 100 YEAR FLOOD PLAIN, A FLOOD WAY OR AN AREA THAT HAS BEEN IDENTIFIED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OR ANY OTHER GOVERNMENTAL AUTHORITY AS A FLOOD HAZARD AREA UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (24 CFR 1901.1), AS AMENDED (SUCH DETERMINATION HAVING BEEN MADE FROM A PERSONAL REVIEW OF FLOOD MAP NUMBER 230051-0013 B, EFFECTIVE DATE JULY 17, 1986, WHICH IS THE LATEST AVAILABLE FLOOD MAP FOR SUBJECT PROPERTY).
16. THE DESCRIPTION FOR PARCELS 1, 2 AND 3 ARE THE SAME AS PARCELS 4,5,7,8,9,10,11,13,14,15,16,18,19,20,21,22,23,24, 26,33,34 AND 37 IN SOURCE DEED 13,803, PAGE 4.

I DO FURTHER CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE REQUIREMENTS OF THE STATE OF MAINE, AND SUCH OTHER RULES AND REGULATIONS AS MAY BE APPLICABLE TO SURVEYS PERFORMED IN SAID STATE, WITH THE EXCEPTION OF NO REPORT AND NO MARKERS SET.

THE UNDERSIGNED EXPRESSLY UNDERSTANDS AND AGREES THAT (a) THIS CERTIFICATE IS MADE TO INDUCE LENDER TO EXTEND CREDIT SECURED BY A MORTGAGE COVERING THE SUBJECT PROPERTY AND TO INDUCE THE TITLE COMPANY TO ISSUE A POLICY OF TITLE INSURANCE INSURING THE VALIDITY AND PRIORITY OF SUCH MORTGAGE; (b) BOTH LENDER AND TITLE COMPANY ARE ENTITLED TO RELY ON THIS PLAT OF SURVEY AS BEING TRUE AND ACCURATE IN ALL RESPECTS AND UPON THIS CERTIFICATE AS BEING TRUE AND ACCURATE; AND (c) THE CONSIDERATION PAID TO THE UNDERSIGNED FOR THE PREPARATION AND CERTIFICATION OF SUCH SURVEY HAS BEEN PAID, IN PART, FOR THE BENEFIT OF LENDER AND TITLE COMPANY AND IN ANTICIPATION OF THEIR RELIANCE.

OWEN HASKELL, INC.

DATED: 1-27-00

Professional License No. 509



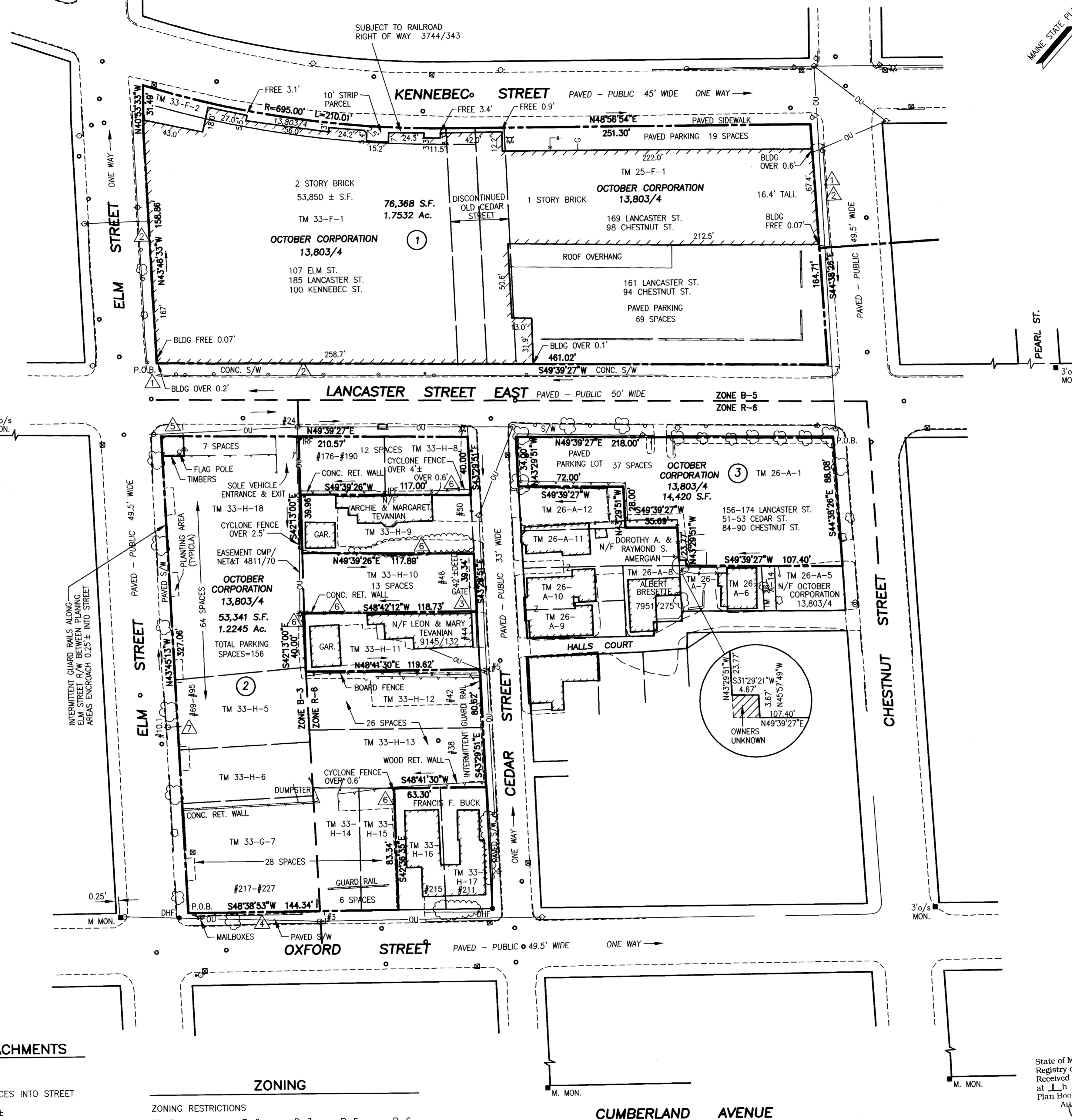
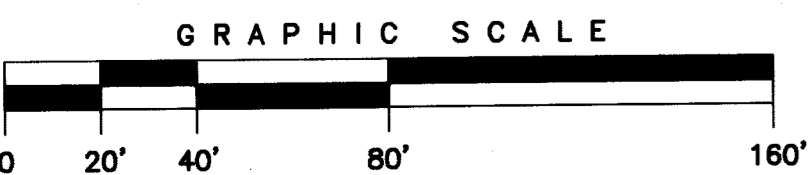
SEAL

**LIST OF ENCROACHMENTS**

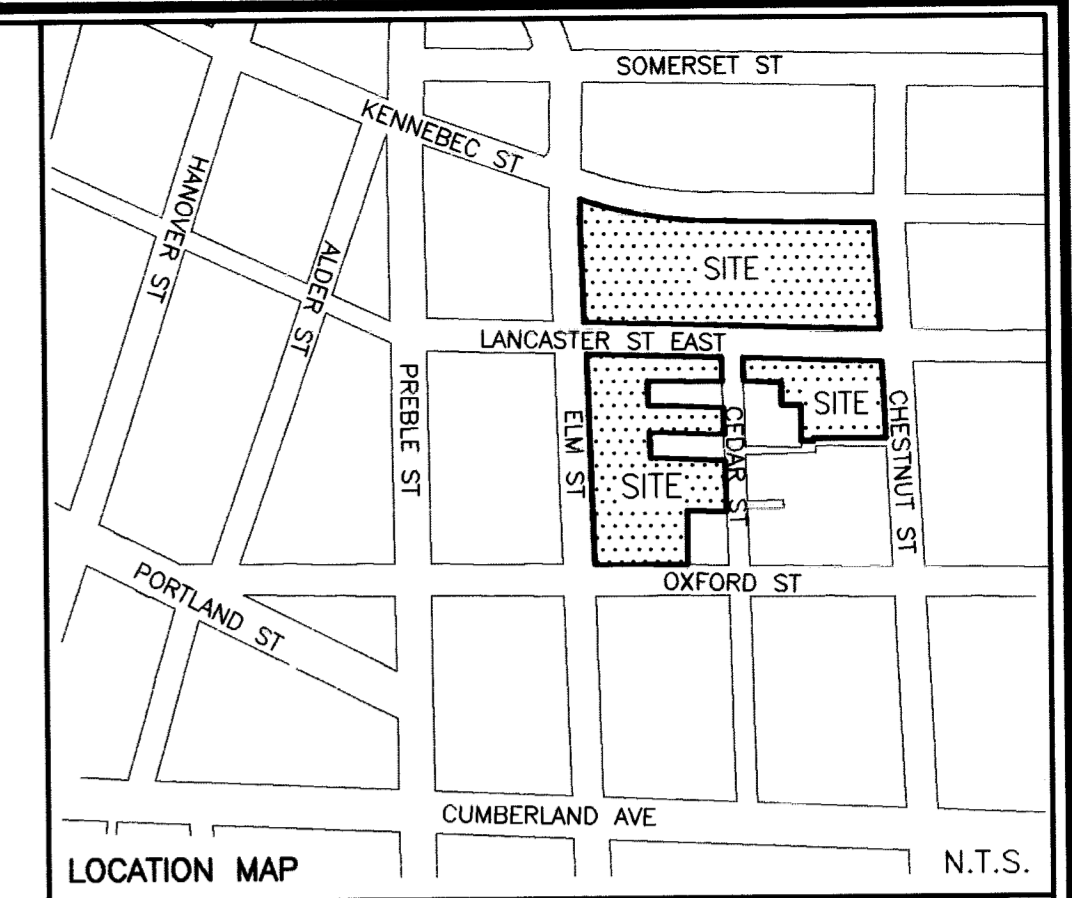
- 1. BUILDING INTO STREET
- 2. BUILDING APPURTENANCES INTO STREET
- 3. GATE POST OVER 1.4'±
- 4. GUARD RAIL OVER 2.1'±
- 5. TIMBER PLANTER 0.4' INTO STREET
- 6. FENCE OR WALL ON OR NEAR PROPERTY LINE - OWNERSHIP UNKNOWN
- 7. GUY WIRE ENCROACHES 0.5'±

**ZONING**

ZONING RESTRICTIONS	B-2	B-3	B-5	R-6
FRONT YARD	0	0	0	10
SIDE YARD	0	0	0	10-15
REAR YARD	10	0	0	20
BLDG HEIGHT	45'	MIN. 35'	65'	45'
MAX. LOT COV.	80%	100%	100%	40-50%



State of Maine, Cumberland ss.  
Registry of Deeds  
Received January 28, 2000  
at 11:20 a.m. and recorded in  
Plan Book 200 Page 31  
Attest: *John B. O'Brien* Register



- LEGEND**
- HYDRANT
  - UTILITY POLE
  - MANHOLE
  - CATCH BASIN
  - SIGN
  - TREE
  - GUARD RAIL
  - RETAINING WALL
  - FENCE
  - CURB
  - EDGE OF PAVEMENT
  - OVERHEAD UTILITIES
  - GAS LINE
  - ZONE LINE
  - BUILDING
  - P.O.B. POINT OF BEGINNING OF NEW SURVEY DESCRIPTION
  - S/W SIDEWALK
  - 1 PARCEL NO. IN NEW SURVEY DESCRIPTION

- PLAN REFERENCES**
1. SURVEY MADE FOR WILBUR F. TRASK JULY 31, 1906 BY E.C. JORDAN (FB 54/4).
  2. SURVEY FOR ABRAHAM MOORGOFSKY DECEMBER 21-22, 1920 BY E.C. JORDAN (FB 83/86).
  3. PLAN RECORDED IN DEED BOOK 107, PAGE 213 FOR DORCAS MOODY AND WILLIAM WEBB.

- GENERAL NOTES**
1. BEARINGS ARE BASED ON MAINE STATE GRID WEST ZONE PER COORDINATES ON CONTROL POINTS PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
  2. STREET NUMBERS ARE TAKEN FROM TAX MAP.
  3. SOME PARKING SPACES ENCRACH INTO STREETS.
  4. SURVEY PERFORMED UNDER CONDITIONS OF SNOW COVER. NOT ALL FEATURES COULD BE OBSERVED OR LOCATED.
  5. STREET LINES SHOWN ARE BASED ON MONUMENTATION FOUND AND TIES TO BUILDINGS PER SURVEYS BY E.C. JORDAN CO.
  6. OWNERSHIP OF FENCES AND RETAINING WALLS ALONG PROPERTY LINES HAS NOT BEEN DETERMINED.

**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.

**ALTA/ACSM LAND TITLE SURVEY**  
ON  
KENNEBEC STREET, LANCASTER STREET EAST,  
ELM STREET, CEDAR STREET & OXFORD STREET  
PORTLAND, MAINE  
MADE FOR  
**BAYSIDE II, LLC**  
P.O. BOX 266, CAPE ELIZABETH, MAINE

**OWEN HASKELL, INC.**  
16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424  
PROFESSIONAL LAND SURVEYORS

Drwn By	OHI	Date	JAN. 26, 2000	Job No.	99336P
Trace By	JLW	Scale	1" = 40'	Drwg. No.	1-B
Check By	JPRC/SSS	Book No.	898		