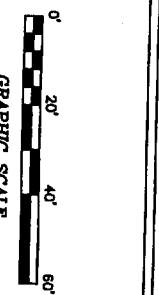


REVISIONS:

LOCATION: 439 CONGRESS STREET, PORTLAND, MAINE

STATE OF MAINE, CUMBERLAND SS  
 REGISTRY OF DEEDS  
 RECEIVED AT : H M, AND RECORDED IN  
 PLAN BOOK PAGE 2006



**CERTIFICATE**

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSED SURVEYORS STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:  
 a) NO NEW CORNERS WERE SET  
 b) NO NEW CORNERS WERE SET  
 c) NO NEW CORNERS WERE SET  
 d) NO NEW CORNERS WERE SET  
 e) NO NEW CORNERS WERE SET  
 f) NO NEW CORNERS WERE SET  
 g) NO NEW CORNERS WERE SET  
 h) NO NEW CORNERS WERE SET  
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 p) NO NEW CORNERS WERE SET  
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 r) NO NEW CORNERS WERE SET  
 s) NO NEW CORNERS WERE SET  
 t) NO NEW CORNERS WERE SET  
 u) NO NEW CORNERS WERE SET  
 v) NO NEW CORNERS WERE SET  
 w) NO NEW CORNERS WERE SET  
 x) NO NEW CORNERS WERE SET  
 y) NO NEW CORNERS WERE SET  
 z) NO NEW CORNERS WERE SET  
 ROBERT T. GREENLAW P.L.S., #2303  
 V. PRESIDENT BACK BAY BOUNDARY, INC.  
 DATE: JANUARY 18, 2008

**GENERAL NOTES:**

- RECORD OWNER OF PARCEL: METROPOLITAN APARTMENTS, LLC, BOOK 18472 (C.C.R.D.).
- BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY USING THE FOLLOWING EQUIPMENT:  
 HAND-HELD MAGNETIC COMPASS.
- AREA OF SUBJECT PARCEL: 13246.8 SQ. FT., 0.30 ACRES
- REFERENCE IS MADE TO THE FOLLOWING PLANS:  
 a.) PORTLAND HIGH SCHOOL PROJECT, ELM STREET PARKING GARAGE, ELM AND CONGRESS STREETS, PORTLAND, MAINE, DATED MAY 5, 1989, BY PORTLAND DESIGN TEAM, RECORDED IN THE PORTLAND CITY VAILT, PLAN BOOK 873 PAGE 5.  
 b.) PORTLAND HIGH SCHOOL PROPERTY PLAN, CITY OF PORTLAND, MAINE, PARKS AND PUBLIC WORKS DEPARTMENT DESIGN DEPARTMENT, DATED 20 OCTOBER 1988, PROJECT #S108-49-43-04, RECORDED IN THE PORTLAND CITY VAILT, FILE NUMBER 834 PAGE 31.  
 c.) PLAN OF PROPERTY IN PORTLAND, MAINE, MADE FOR FIRST PARISH CHURCH, DATED AUG. 13, 1979, BY H.L. & E.C. JORDAN, CITY OF PORTLAND VAILT FILE NUMBER 980 PAGE 14.
- THERE WERE APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY:  
 PER AGREEMENT DATED NOVEMBER 1932, BETWEEN THE ESTATE OF MARY J.E. CLAPP AND FARRINGTON H. WHIPPLE, ET AL'S, WHICH RELATES TO THE DIVISION LINE BETWEEN SAID CLAPP PREMISES AND THE SUBJECT PROPERTY, IT IS AGREED THAT THE BUILDINGS ON SAID ADJOINING PREMISES MAY ABUT UPON EACH OTHER AND THE BOUNDARY THEREOF SHALL BE THE SAME LINE AND EQUALLY DISTANT FROM THE SAID BUILDINGS OR THE STREET FRONTAGE FURTHER THAT IF FOR ANY REASON SAID BUILDINGS OR THE STREET FRONTAGE BE DESTROYED THE BUILDING OR BUILDINGS WHICH ARE ERECTED TO REPLACE THEM SHALL CONFORM TO SAID AGREEMENT UNLESS EITHER PARTY THEREIN IN WRITING OBJECTS.

**ZONING:**

ZONE: B3 DOWNTOWN BUSINESS ZONE  
 SETBACKS: FRONT - NONE (NOT MORE THAN 5 FT)  
 REAR - NONE  
 SIDE - NONE  
 MAXIMUM LOT SIZE - NONE  
 MINIMUM STREET FRONTAGE: 15 FT  
 BUILDING HEIGHT: NOT LESS THAN 35 FT - SEE OVERLAY MAP FOR MAXIMUM HEIGHT  
 MAXIMUM LOT COVERAGE: 100%

**FLOOD NOTES:**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 230061 138, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1988 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**LEGEND:**

- Granite Pillar Found
  - DH ⊙ Drill Hole Found
  - MH ⊙ Manhole
  - TELE ⊙ Telephone Manhole
  - LP \* Lamp Post
  - CB ⊙ Catch Basin
  - Abutter Line
  - Property Line
  - Street Line
  - Old Lot Line
- (solid) Distance from reference Plan or deed.  
 N/F Now or Formerly  
 12345/67 Dead Back/Rope of Local Registry  
 27-B-5 Tax Map - Block - Lot  
 U Utility Pole  
 — Edge of traveled way  
 Z Indefinite Ownership In Common

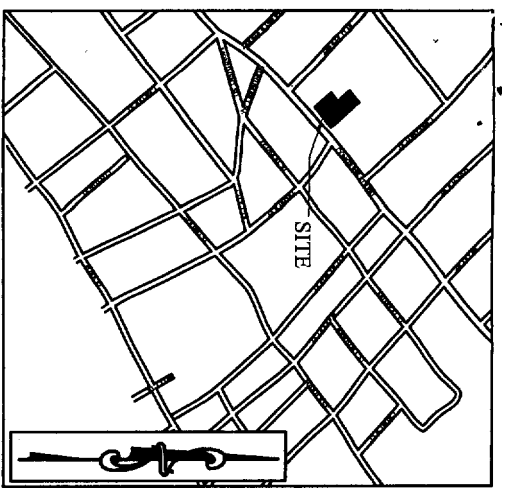
**BOUNDARY SURVEY/SITE PLAN**

AT 439 CONGRESS STREET, PORTLAND, MAINE

TOM WATSON

FOR: PREPARED BY:  
 BACK BAY BOUNDARY, INC.  
 LAND SURVEYING  
 643 FOREST AVENUE  
 PORTLAND, MAINE 04101  
 207-774-2855 FAX 207-347-4346

DRAWN BY: DWD  
 CHECKED BY: DWD  
 SCALE: 1" = 20'  
 DATE OF SURVEY: 12/23/2006  
 JOB NUMBER: 2005155  
 SHEETS: 1 OF 1  
 DRAWER: 2005 NO. 155

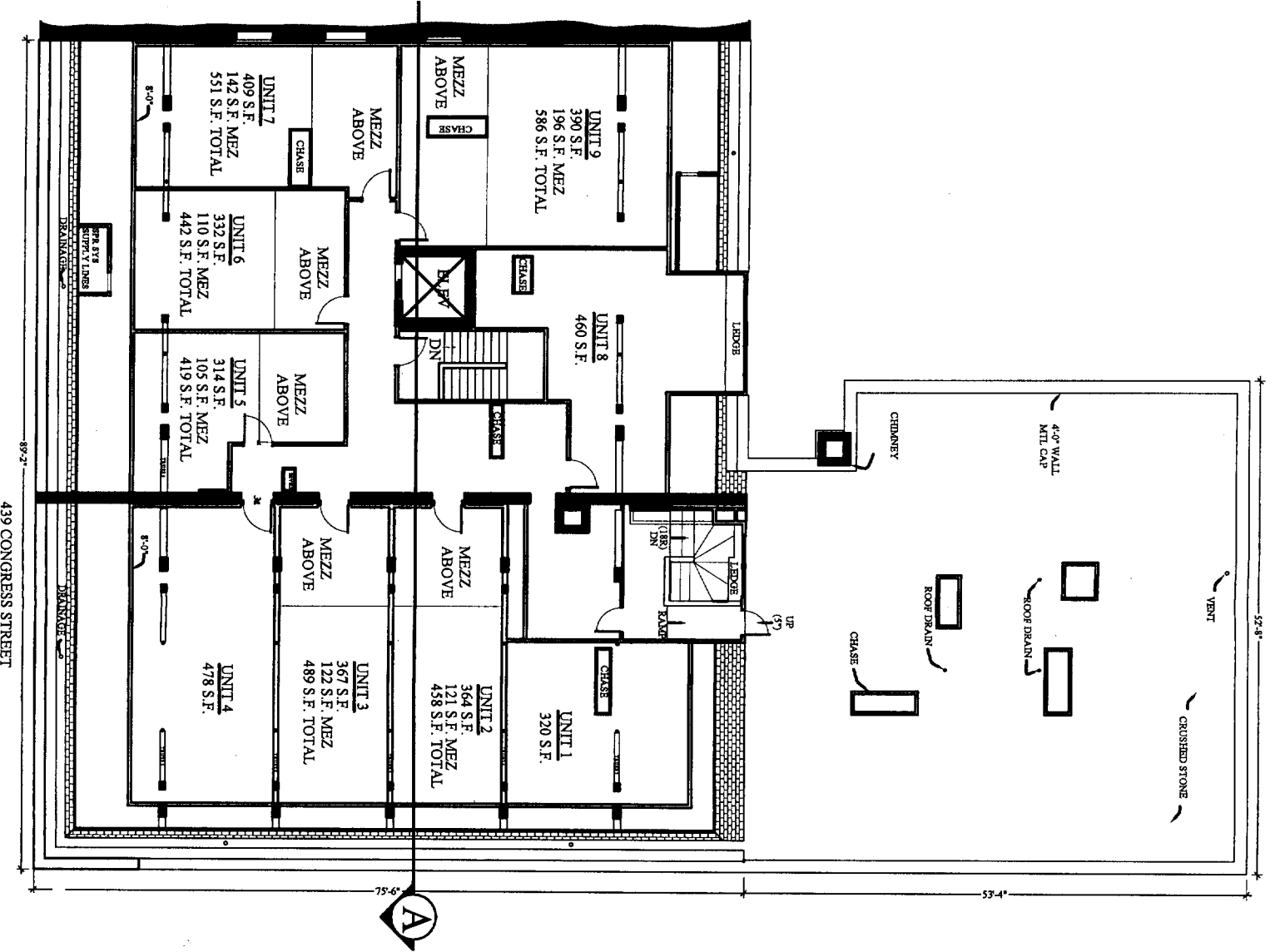


**UNIT SQUARE FOOTAGES**

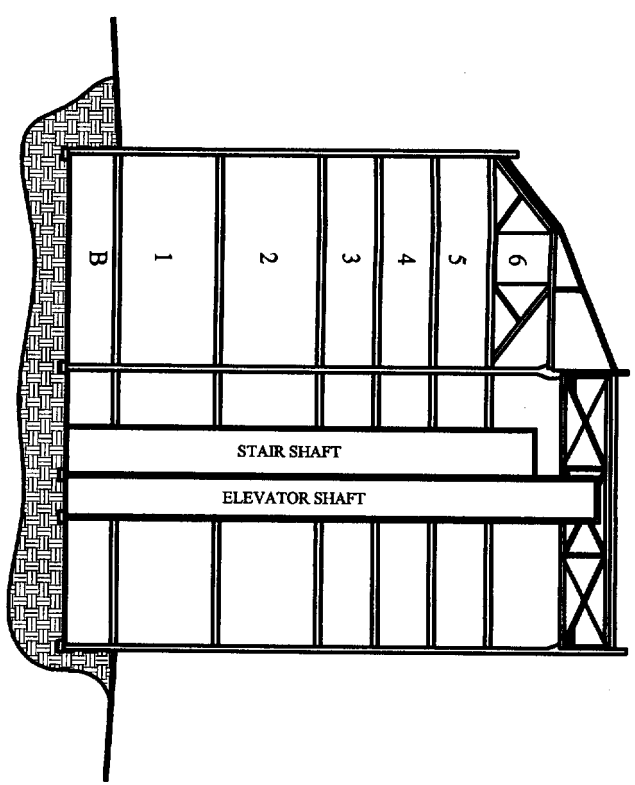
UNIT 01 -	320 SQ.FT.
UNIT 02 -	458 SQ.FT.
UNIT 03 -	489 SQ.FT.
UNIT 04 -	478 SQ.FT.
UNIT 05 -	419 SQ.FT.
UNIT 06 -	442 SQ.FT.
UNIT 07 -	551 SQ.FT.
UNIT 08 -	460 SQ.FT.
UNIT 09 -	586 SQ.FT.

**GENERAL NOTES**

A SUBDIVISION SHALL BE DEFINED AS THE DIVISION OF A LOT, TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE LOTS, INCLUDING OF FORTY (40) ACRES OR MORE, WITHIN ANY FIVE-YEAR PERIOD WHETHER ACCOMPLISHED BY SALE, LEASE, DEVELOPMENT, BUILDINGS OR OTHERWISE AND AS FURTHER DEFINED IN 30-A M.R.S.A. SECTION 4401. THE TERM SUBDIVISION SHALL ALSO INCLUDE THE DIVISION OF A NEW STRUCTURE OR STRUCTURES ON A TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD. THE AREA INCLUDED IN THE EXPANSION OF AN EXISTING STRUCTURE IS DEEMED TO BE A NEW STRUCTURE FOR THE PURPOSES OF THIS PARAGRAPH. A DWELLING UNIT SHALL INCLUDE PART OF A STRUCTURE WHICH, THROUGH SALE OR LEASE, IS INTENDED FOR HUMAN HABITATION, INCLUDING SINGLE-FAMILY AND MULTI-FAMILY HOUSING CONDOMINIUMS, TIME-SHARE UNITS AND APARTMENTS.



**A** 7TH FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**B** BUILDING SECTION  
SCALE: 1/16" = 1'-1"

APPROVED BY CITY OF PORTLAND PLANNING BOARD

RECEIVED \_\_\_\_\_ COUNTY REGISTRY OF DEEDS  
AT \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ 20  
PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ AND RECORDED IN  
ATTEST \_\_\_\_\_ REGISTER

<b>SUBDIVISION PLAT</b>	Date: 25 JAN, 2006	Scale: As Noted	Project	Architect	Owner of Record
	25 JAN, 2006	SITE PLAN APP	<b>439 CONGRESS CONDOS</b> 439 CONGRESS STREET PORTLAND, MAINE	<b>ARCHETYPE, P.A. ARCHITECTS</b> 48 Union Wharf Portland, Maine 04101 (207) 7726022 Fax (207) 772-4056	METROPOLITAN APARTMENTS, LLC C/O PORT PROPERTY MANAGEMENT 104 GRANT STREET PORTLAND, ME 04101