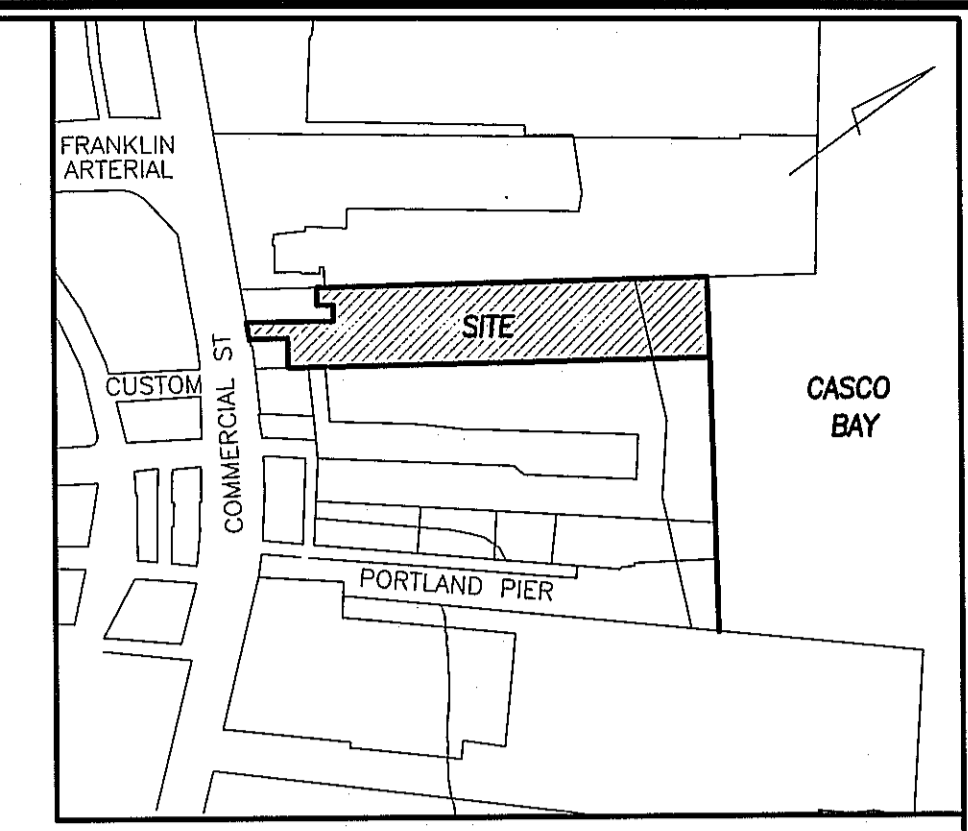
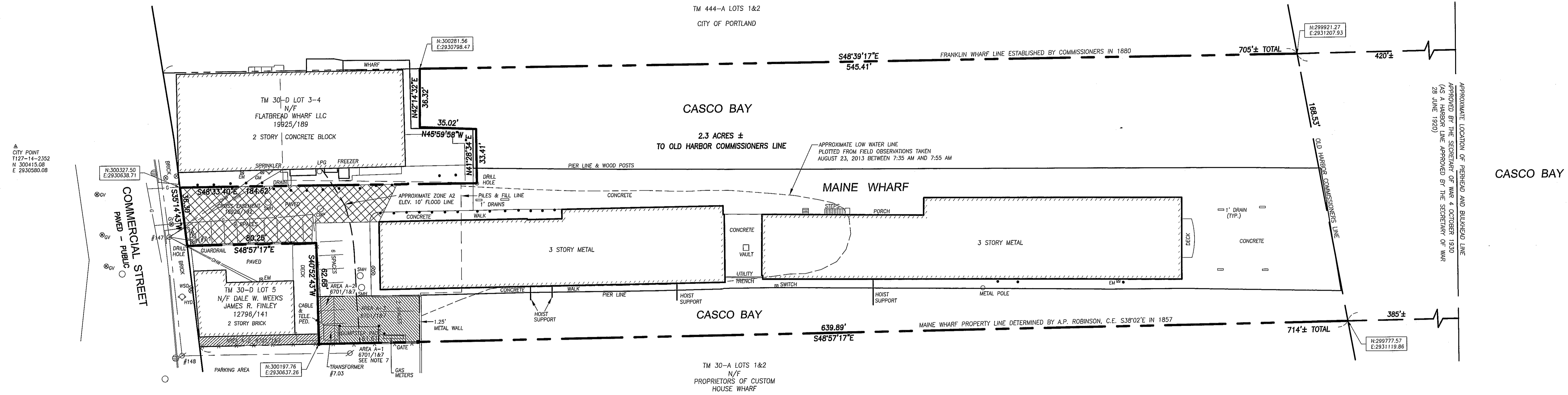


▲ CITY POINT
T113-49-142
N 300138.34
E 2931236.13



LOCATION MAP
N.T.S.



▲ CITY POINT
T127-14-2352
N 300415.08
E 2930580.08

COMMERCIAL STREET
PAVED - PUBLIC

SURVEY DESCRIPTION

A CERTAIN LOT OR PARCEL OF LAND WITH THE BUILDING THEREON SITUATED ON THE EASTERLY SIDE OF COMMERCIAL STREET IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY SIDELINE OF COMMERCIAL STREET AT THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF FLATBREAD WHARF LLC RECORDED IN 19925/189 AS SHOWN ON "EXISTING CONDITIONS PLAN AT MAINE WHARF 68 COMMERCIAL STREET, PORTLAND, MAINE MADE FOR RECORD OWNER MAINE WHARF, LLC" DATED MAY 2, 2013 BY OWEN HASKELL, INC. AND RECORDED IN THE REGISTRY OF DEEDS IN PLAN BOOK 213, PAGE 357;

THENCE, THE FOLLOWING COURSES AND DISTANCES ALONG THE SOUTHERLY AND EASTERLY LINE OF LAND OF SAID FLATBREAD WHARF, LLC:

- S 48°33'40" E 184.62 FEET;
- N 41°28'34" E 33.41 FEET;
- N 45°59'58" W 35.02 FEET;
- N 42°14'32" E 36.32 FEET TO THE FRANKLIN WHARF LINE ESTABLISHED BY COMMISSIONERS IN 1880 AND LAND NOW OR FORMERLY OF THE CITY OF PORTLAND;

THENCE, S 48°39'17" E ALONG THE SAID FRANKLIN WHARF LINE 965 FEET, MORE OR LESS, TO THE APPROXIMATE LOCATION OF THE PIERHEAD AND BULKHEAD LINE APPROVED BY THE SECRETARY OF WAR 4 OCTOBER 1930;

THENCE SOUTHERLY ALONG THE SAID APPROXIMATE LOCATION OF THE PIERHEAD AND BULKHEAD LINE 165 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF LAND NOW OR FORMERLY OF PROPRIETORS OF CUSTOM HOUSE WHARF;

THENCE, N 48°57'17" W ALONG THE NORTHERLY LINE OF LAND OF SAID PROPRIETORS OF CUSTOM HOUSE WHARF 1,025 FEET, MORE OR LESS, TO THE EASTERLY LINE OF LAND NOW OR FORMERLY OF DALE W. WEEKS & JAMES R. FINLEY RECORDED IN 12796/141;

THENCE, N 40°52'43" E ALONG THE EASTERLY LINE OF SAID WEEKS & FINLEY 62.68 FEET TO THE EASTERLY CORNER OF LAND OF WEEKS & FINLEY;

THENCE, S 48°57'17" W ALONG THE NORTHERLY LINE OF LAND OF WEEKS & FINLEY 80.25 FEET TO THE EASTERLY SIDELINE OF SAID COMMERCIAL STREET;

THENCE, N 35°14'43" E ALONG THE EASTERLY SIDELINE OF COMMERCIAL STREET 36.30 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES

- OWNER OF RECORD: MAINE WHARF, LLC, P.O. BOX 535, BUXTON, MAINE, C.C.R.D. BOOK 30741 PAGE 150.
- PROPERTY IS SHOWN AS LOTS 1-2 BLOCK D ON CITY OF PORTLANDS ASSESSORS MAP 30.
- BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE NAD83 CITY POINTS T113-49-142 AND T127-14-2352 USED.
- THE PROPERTY IS PARTIALLY IN FLOOD ZONE A2 ELEVATION 10 PER FIRM PANEL NUMBER 230051-0014 B DATED JULY 17, 1986.
- THIS SURVEY WAS DONE WITH THE BENEFIT OF AN OWNER'S POLICY OF TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED JUNE 17, 2013.
- THE SURVEYED PROPERTY IS SUBJECT TO THE FOLLOWING UTILITY EASEMENTS:
CENTRAL MAINE POWER COMPANY 31200/224
NORTHERN NEW ENGLAND TELEPHONE 32202/133&134
- AREA A-1, AREA A-2 AND AREA A-3 ARE AREAS OF AGREEMENTS AND EASEMENTS REFERENCED IN DEED BOOK 6701/1 AND 6701/7.

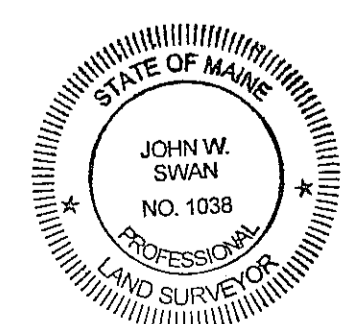
PLAN REFERENCES

- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR MAINE WHARF ASSOCIATES, LAND TITLE SURVEY, DATED 3 DEC. 1989, REVISED THROUGH JUNE 29, 1995 BY E.C. JORDAN SURVEYORS.
- BOUNDARY SURVEY/SITE PLAN AT 68 COMMERCIAL ST., PORTLAND, MAINE FOR WHARF HOLDINGS, LLC DATED JAN. 13, 2003 BY BACK BAY BOUNDARY, INC. LAND SURVEYING.
- EXISTING CONDITIONS PLAN AT MAINE WHARF 68 COMMERCIAL STREET, PORTLAND, MAINE MADE FOR RECORD OWNER MAINE WHARF, LLC DATED MAY 2, 2013 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 213 PAGE 357.
- SITE DEVELOPMENT PLAN OF MAINE WHARF PIER EXTENSION 68-76 COMMERCIAL STREET PORTLAND, MAINE 04101 FOR: MAINE WHARF, LLC DATED 9/02/14 REVISED THROUGH 4/22/15 BY SEBAGO TECHNICS.

CERTIFICATE

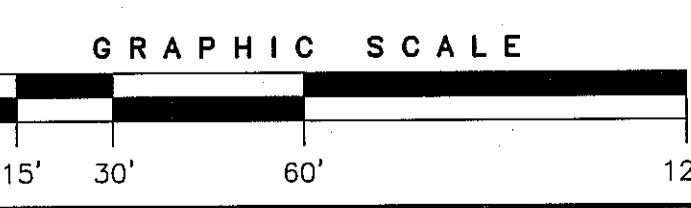
OWEN HASKELL, INC. CERTIFIES TO BANK OF AMERICA, N.A., ITS SUCCESSORS AND/OR ASSIGNS THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE 6-4-15
JOHN W. SWAN, PLS NO. 1038



LEGEND

- CAPPED IRON FOUND
- WATER VALVE
- GAS VALVE
- BOLLARD
- UTILITY POLE
- MANHOLE
- CATCH BASIN
- SIGN
- HYDRANT
- GAS OR ELECTRIC METER
- NOW OR FORMERLY DEED BOOK/PAGE
- FENCE
- CURB
- OHW OVERHEAD WIRES
- GAS LINE



PLAN OF LAND
AT
MAINE WHARF
68-72 COMMERCIAL STREET, PORTLAND, MAINE
MADE FOR RECORD OWNER
MAINE WHARF, LLC

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drwn By	RRL	Date	Job No.
Trace By	JLW	JUNE 3, 2015	2012-197P
Check By	JWS	Scale	Drwg. No.
Book No.	1133	1" = 30'	AB