

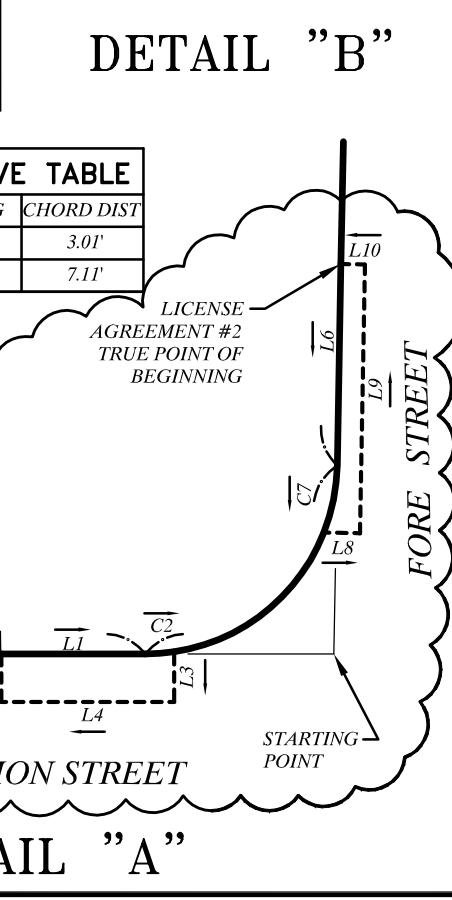
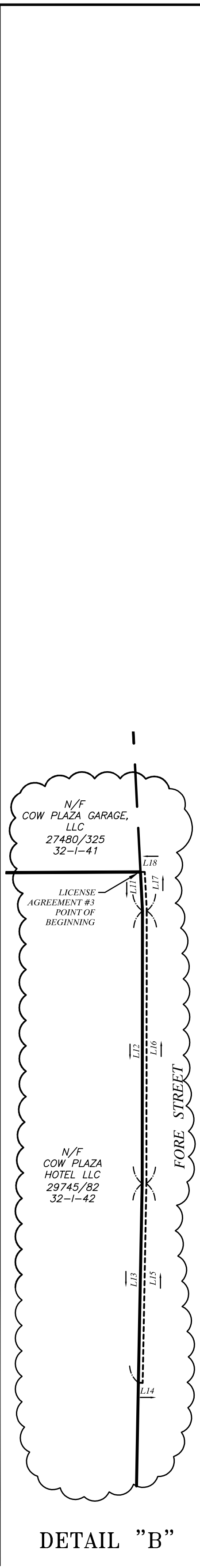
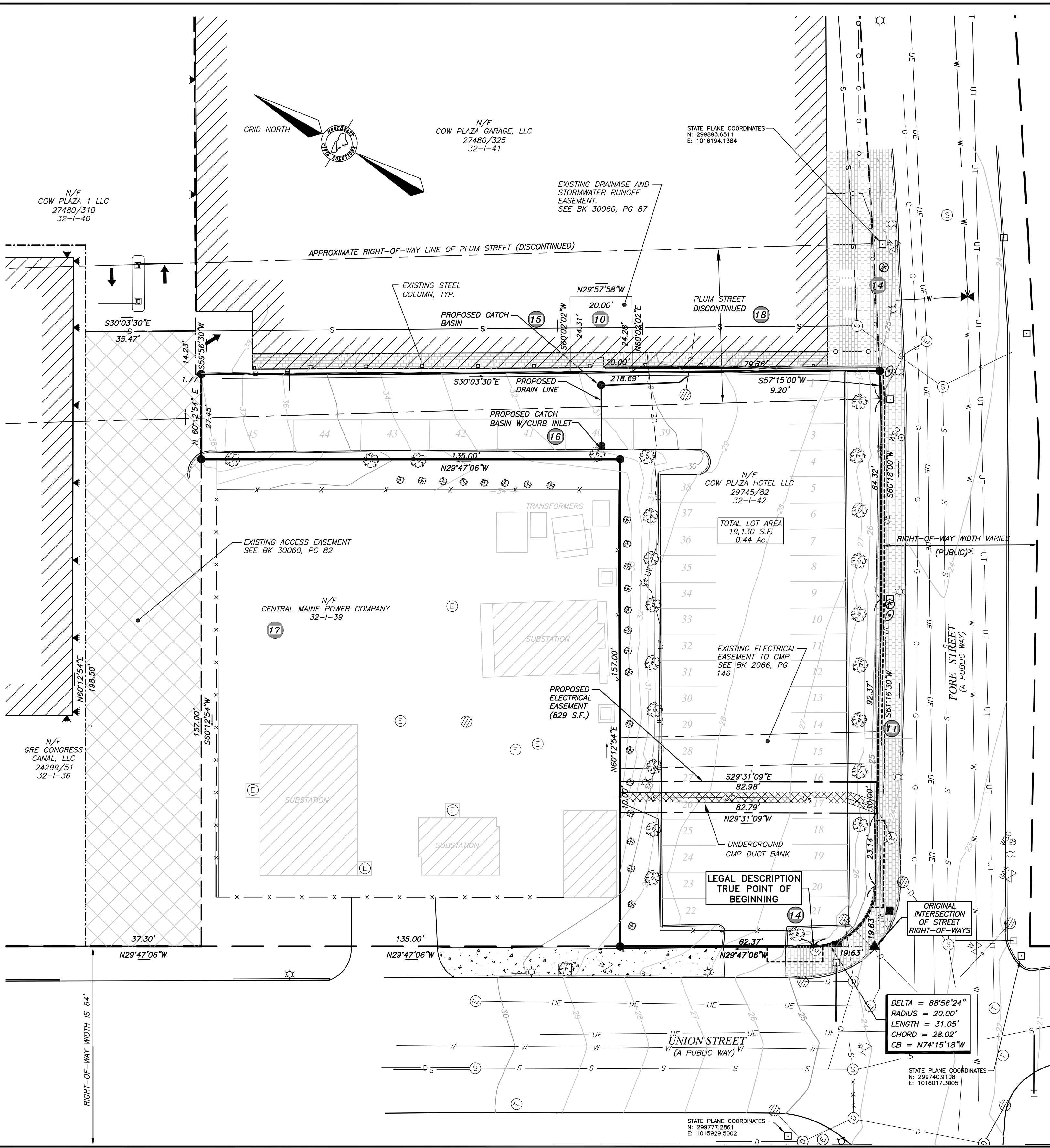
VICINITY MAP  
N.T.S.

**SCHEDULE "B" EXCEPTIONS**

- 5 REAL ESTATE TAXES.  
- NOT A SURVEY MATTER
- 6 TITLE TO AND RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THOSE PORTIONS OF THE INSURED PREMISES LYING WITHIN THE BOUNDS OF ADJACENT STREETS, ROADS AND WAYS.  
- NO PORTION OF ANY STREET, ROAD OR WAY FALLS WITHIN THE SURVEYED PARCEL.
- 7 THE EXACT ACREAGE OR SQUARE FOOTAGE OF THE LAND WILL NOT BE INSURED.  
- ADDRESSED. SEE ACREAGE AND SQUARE FOOTAGE NOTED ON THE SURVEY.
- 8 RIGHTS OF OTHERS IN AND TO THE USE OF THE APPURTENANT RIGHTS AND EASEMENTS TO BE INSURED HEREIN AND THE TERMS AND CONDITIONS RELATED TO THE USE THEREOF.  
- NOT A SURVEY MATTER
- 9 RIGHTS AND EASEMENTS FOR DRAINAGE ACROSS A LOT LYING SOUTHERLY OF MIDDLE STREET AND EASTERLY OF PLUM STREET DESCRIBED IN DEED FROM ELIZA T. MITCHELL ET AL TO JAMES MARRETT ET AL DATED DECEMBER 30, 1868 AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 365, PAGE 493 (SURVEYOR UNABLE TO LOCATE).  
- THIS EASEMENT DOES NOT AFFECT THE LOCUS PARCEL DUE TO THE DESCRIPTION OF "... EASTERLY OF PLUM STREET." THE SURVEYED PARCEL LIES WESTERLY OF PLUM STREET.
- 10 SEWER RIGHTS RESERVED BY THE CITY OF PORTLAND IN ITS ORDER OF DISCONTINUANCE DATED APRIL 3, 1972 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3231, PAGE 337. NOTE: THIS EXCEPTION WILL BE DELETED UPON RECEIPT OF RECORD EVIDENCE THAT THE CITY OF PORTLAND RELEASED ANY INTEREST IT MAY HAVE IN THE PREMISES BY VIRTUE OF THIS INSTRUMENT.  
- LOCATION AS SHOWN ON THIS PLAN
- 11 RIGHTS OF PERKINS, THOMPSON, HINCKLEY & KEDDY, P.A. AS TENANTS UNDER LEASE DATED DECEMBER 31, 1993 EVIDENCED BY MEMORANDUM OF LEASE DATED DECEMBER 31, 1993 AND RECORDED IN THE SAID CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 11211, PAGE 223. NOTE: THIS EXCEPTION WILL BE DELETED UPON SATISFACTION OF THE REQUIREMENTS SET FORTH HEREIN.  
- PARKING RIGHTS CURRENTLY FALL WITHIN THE SURVEYED PARCEL AND AT THIS TIME THE PARKING RELOCATION AREA IS UNKNOWN.
- 12 RESTRICTION SET FORTH IN DEED FROM STULTZ ELECTRIC WORKS TO CANAL NATIONAL BANK DATED JUNE 5, 1969 AND RECORDED IN BOOK 3143, PAGE 295.  
- LAND DESCRIBED IN DEED BOOK 3143, PAGE 295 AND SUBJECT TO THE RESTRICTIONS DESCRIBED THEREIN DOES NOT FALL WITHIN THE SURVEYED PARCEL.
- 13 RESTRICTIONS SET FORTH IN A DEED FROM DANIEL F. CHICK TO CANAL NATIONAL BANK DATED JANUARY 8, 1970, AND RECORDED IN BOOK 3143, PAGE 294.  
- LAND DESCRIBED IN DEED BOOK 3143, PAGE 294 AND SUBJECT TO THE RESTRICTIONS DESCRIBED THEREIN DOES NOT FALL WITHIN THE SURVEYED PARCEL.
- 14 SUCH STATE OF FACTS INCLUDING NOTES DISCLOSED ON A SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY PREPARED FOR COW PLAZA 1 LLC" BY NORTHEAST CIVIL SOLUTIONS DATED NOVEMBER 30, 2009, INCLUDING THE FOLLOWING ENCROACHMENTS:  
a. UNDERGROUND AND OVERHEAD UTILITY LINES  
b. CHAIN LINK FENCE LOCATED AROUND LAND N/F CENTRAL MAINE POWER COMPANY  
c. DISCONTINUED PLUM STREET  
NOTE: THIS EXCEPTION WILL BE MODIFIED AND/OR DELETED UPON RECEIPT/REVIEW OF A SATISFACTORY SURVEY AND SURVEYOR'S REPORT.  
- ALL RELEVANT MATTERS AFFECTING THE SURVEYED PARCEL SHOWN ON THE 2009 PLAN ARE REFLECTED ON THIS SURVEY.
- 15 SUCH STATE OF FACTS INCLUDING NOTES DISCLOSED ON A SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY PREPARED FOR COW PLAZA GARAGE, LLC" BY NORTHEAST CIVIL SOLUTIONS DATED NOVEMBER 30, 2009, INCLUDING THE FOLLOWING ENCROACHMENTS:  
a. UNDERGROUND AND OVERHEAD UTILITY LINES  
b. SEWER LINE LOCATED WITHIN THE DISCONTINUED PLUM STREET  
NOTE: THIS EXCEPTION WILL BE MODIFIED AND/OR DELETED UPON RECEIPT/REVIEW OF A SATISFACTORY SURVEY AND SURVEYOR'S REPORT.  
- ALL RELEVANT MATTERS AFFECTING THE SURVEYED PARCEL SHOWN ON THE 2009 PLAN ARE REFLECTED ON THIS SURVEY.
- 16 TERMS AND PROVISIONS OF RECIPROCAL EASEMENT AGREEMENT BY AND AMONG COW PLAZA 1 LLC, COW PLAZA 2 LLC, COW PLAZA 3 LLC AND COW PLAZA GARAGE LLC DATED DECEMBER 22, 2009 AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 27481, PAGE 1, AS AFFECTED BY PARTIAL RELEASE OF RECIPROCAL EASEMENT AGREEMENT AND PARKING SPACE LEASE FROM COW PLAZA 2 LLC TO COW PLAZA HOTEL LLC DATED OCTOBER 10, 2012 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 30060, PAGE 93, PARTIAL RELEASE OF RECIPROCAL EASEMENT AGREEMENT AND PARKING SPACE LEASE FROM COW PLAZA 3 LLC TO COW PLAZA HOTEL LLC DATED OCTOBER 10, 2012 AND RECORDED IN THE SAID REGISTRY OF DEEDS IN BOOK 30060, PAGE 95, AND THE PROPOSED PARTIAL RELEASE OF RECIPROCAL EASEMENT AGREEMENT AND PARKING SPACE LEASE FROM COW PLAZA GARAGE LLC TO COW PLAZA HOTEL, LLC TO BE RECORDED.  
- LOCATION AS SHOWN ON THIS PLAN
- 17 TERMS AND CONDITIONS RELATED TO THE APPURTENANT EASEMENT DESCRIBED IN ACCESS EASEMENT GRANTED BY COW PLAZA 1 LLC TO COW PLAZA HOTEL LLC DATED OCTOBER 10, 2012 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 30060, PAGE 82.  
- LOCATION AS SHOWN ON THIS PLAN
- 18 TERMS AND CONDITIONS RELATED TO THE APPURTENANT EASEMENT DESCRIBED IN DRAINAGE AND STORMWATER RUNOFF EASEMENT GRANTED BY COW PLAZA GARAGE LLC TO COW PLAZA HOTEL LLC DATED OCTOBER 10, 2012 AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 30060, PAGE 87.  
- LOCATION AS SHOWN ON THIS PLAN
- 19 RIGHTS AND EASEMENTS GRANTED TO CENTRAL MAINE POWER COMPANY BY INSTRUMENT DATED NOVEMBER 9, 1951 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2066, PAGE 146.  
- THIS EXCEPTION WILL BE DELETED UPON SATISFACTION OF THE REQUIREMENTS SET FORTH HEREIN (TO BE RELEASED).
- 20 THE FINAL OWNER'S POLICY WILL CONTAIN THE FOLLOWING EXCEPTION:  
FINDING SUCH TIME AS THE IMPROVEMENTS UNDER CONSTRUCTION ON THE INSURED PREMISES SHALL BE COMPLETED, LIABILITY UNDER THIS POLICY IS LIMITED TO THE FAIR MARKET VALUE OF THE LAND AS OF JUNE 28, 2012 PLUS THE COST OF EXISTING IMPROVEMENTS, LIABILITY HEREUNDER INCREASES AS THE IMPROVEMENTS PROGRESS, IN THE AMOUNT OF THE COST THEREOF, UP TO THE FACE AMOUNT OF THE POLICY.  
- NOT A SURVEY MATTER

**SURVEYOR'S CERTIFICATE**

TITLE INSURANCE FILE NUMBER 12010162, EFFECTIVE DATE: NOVEMBER 7, 2012  
TO: COW PLAZA HOTEL LLC, ANDROSCOGGIN BANK AND FIRST AMERICAN TITLE INSURANCE COMPANY AND THE SUCCESSORS AND ASSIGNS OF EACH:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6b, 7a & b(1), 8, 9, 11b, 13 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 19, 2012.  
DATE OF PLAT OR MAP: DECEMBER 19, 2012  
M. JOHANN BUISMAN  
MAINE PROFESSIONAL LAND SURVEYOR NO. 1314



**LEGEND**

●	#5 REBAR WITH PLASTIC CAP STAMPED	☆	LIGHT POLE
□	"NCS, INC. PLS 1314" SET ON DECEMBER 26, 2012	⊕	ELECTRICAL MANHOLE
⊗	FOUND MONUMENT (SIZE & TYPE AS NOTED)	⊙	SEWER MANHOLE
⊕	CATCH BASIN	⊖	TELEPHONE MANHOLE
⊗	WATER VALVE / SHOTOFF		
⊕	FIRE HYDRANT		
⊖	FOUND DECIDUOUS TREE		
(14)	SCHEDULE "B" ITEMS		

---	BOUNDARY LINE
---	EASEMENT LINE (EXISTING)
---	EASEMENT LINE (PROPOSED)
---	EDGE OF PAVEMENT
---	RIGHT-OF-WAY LINE
---	ABUTTER LINE
UE	UNDERGROUND ELECTRIC LINE
S	SEWER LINE
UT	UNDERGROUND TELEPHONE LINE
W	WATER LINE
G	GAS LINE
N/F	NOW OR FORMERLY OWNED BY DEED BOOK AND PAGE (CCRD)
12-3-45	TAX MAP-BLOCK-LOT
(12345)	PARENTHESIS DENOTE RECORD DATA

- NOTES**
1. THE BASIS OF BEARING FOR THIS SURVEY IS THE MAINE STATE COORDINATE SYSTEM, WEST ZONE, GRID NORTH.
  2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
  3. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM COW PLAZA 1 LLC TO COW PLAZA HOTEL LLC DATED JUNE 28, 2012 AND RECORDED IN DEED BOOK 29745, PAGE 82.
  4. REFERENCE IS MADE TO THE FOLLOWING PLANS:  
a. "ALTA/ACSM LAND TITLE SURVEY PREPARED FOR COW PLAZA 1 LLC" BY NORTHEAST CIVIL SOLUTIONS, INC., DATED NOVEMBER 30, 2009, LAST REVISED DECEMBER 17, 2009, NOT RECORDED.  
NOTE: ALL RELEVANT MATTERS AFFECTING THE SURVEYED PARCEL SHOWN ON THE 2009 PLAN ARE REFLECTED ON THIS SURVEY.
  5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 32, BLOCK 1, PARCEL 42
  6. THE PARCEL SURVEYED IS LOCATED IN THE B3 ZONE\*. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:  
MINIMUM LOT SIZE = NONE  
MINIMUM FRONTAGE = 15'  
SETBACKS = NONE  
MIN BLDG HEIGHT = 35'  
MAX BLDG HEIGHT = 125'  
\*OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY.
  7. THE WIDTHS AND LAYOUTS OF UNION STREET AND FORE STREET WERE TAKEN FROM THE PLAN REFERENCED IN NOTE 4.0. ABOVE.
  8. ELEVATIONS AND CONTOURS ARE BASED ON NVD, 1929. BENCHMARK UTILIZED: RM-41 DRILL HOLE BETWEEN COLUMNS AT THE CUSTOM HOUSE (ELEV=14.04').
  9. THE UTILITIES SHOWN ON THIS PLAN WERE TAKEN FROM THE PLAN REFERENCED IN NOTE 4.0. ABOVE AND THEIR LOCATIONS ARE TO BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTRACTOR TO CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.
  10. THE SUBJECT PARCEL IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051-0013B, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 8, 1998 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
  11. THE PROPERTY SHOWN ON THIS SURVEY AND DESCRIBED IN THE SURVEY LEGAL DESCRIPTION IS THE SAME PROPERTY AS DESCRIBED IN THE DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 29745, PAGE 82.
  12. THE PROPERTY SHOWN ON THIS SURVEY ABUTS AND HAS BOTH ACTUAL VEHICULAR AND PEDESTRIAN ACCESS TO UNION STREET AND FORE STREET. BOTH STREETS ARE PHYSICALLY OPEN AND PUBLICLY MAINTAINED AND THE PROPERTY HAS THE RIGHT TO USE THE PROPOSED CURB CUTS OR ENTRIES ALONG THAT PORTION OF THE STREETS ABUTTING THE LAND IN THE LOCATIONS SHOWN ON THE SITE PLAN PREPARED FOR COW PLAZA HOTEL, LLC, DATED AUGUST, 2012 AND PREPARED BY WOODARD & CURRAN.

Revision:	By:	Date:	Change:
1	JAP	1/16/13	REVISED PER ATTORNEY REVIEW

PROJECT: 29696-05      DRAWING NAME: 29696-05.DWG  
DATE: DECEMBER 19, 2012      SCALE: 1"= 20'      FIELD BOOK: 239 & 248  
FIELD BY: ADA / JAP      DRAWN BY: JAP      E. FIELD BOOK: YES

ALTA / ACSM LAND TITLE SURVEY  
29 UNION STREET, PORTLAND MAINE

Owner:  
**COW PLAZA HOTEL, LLC**  
100 COMMERCIAL STREET, PORTLAND, MAINE 04101

Prepared For:  
**COW PLAZA HOTEL, LLC**  
100 COMMERCIAL STREET, PORTLAND, MAINE 04101

SURVEYING ENGINEERING LAND PLANNING  
**Northeast Civil Solutions**  
INCORPORATED  
153 US ROUTE 1, SCARBOROUGH, MAINE 04074  
Tel: 207.883.1000      Fax: 207.883.1001      e-mail: info@northeastcivilsolutions.com  
800.882.2227

**STAMP AND SIGNATURE**

*Preliminary*

M. JOHANN BUISMAN      DATE  
MAINE P.L.S. No. 1314

F THIS PLAN DOES NOT CONTAIN AN EMBOSSED SEAL, IT IS NOT AN ORIGINAL AND MAY BE VOID.      EMBOSSED SEAL ABOVE

**SURVEY LEGAL DESCRIPTION**

A CERTAIN LOT OR PARCEL OF LAND, WITH THE BUILDINGS AND OTHER IMPROVEMENTS THEREON, SITUATED IN THE BLOCK BOUNDED BY THE NORTHEASTERLY SIDE OF UNION STREET AND THE NORTHWESTERLY SIDE OF FORE STREET IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: STARTING AT THE ORIGINAL INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF FORE STREET WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF UNION STREET;  
- THENCE N 29° 47' 06" W ALONG THE ORIGINAL NORTHEASTERLY RIGHT-OF-WAY LINE OF UNION STREET 19.63 FEET TO A POINT OF CURVATURE AND THE CURRENT RIGHT-OF-WAY LINE OF SAID UNION STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING;  
- THENCE N 29° 47' 06" W BY THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID UNION STREET A DISTANCE OF 62.37 FEET TO #5 REBAR W/CAP STAMPED "NCS, INC PLS 1314" AT LAND NOW OR FORMERLY OF CENTRAL MAINE POWER COMPANY;  
- THENCE BY SAID LAND OF CENTRAL MAINE POWER COMPANY ON THE FOLLOWING COURSES AND DISTANCES:  
N 60° 12' 54" E AT RIGHT ANGLES TO SAID UNION STREET 157.00 FEET TO A #5 REBAR W/CAP STAMPED "NCS, INC PLS 1314", SAID REBAR BEING THE SOUTHEAST CORNER OF SAID LAND OF CENTRAL MAINE POWER COMPANY;  
- THENCE N 29° 47' 06" W TO THE LAST-MENTIONED COURSE 135.00 FEET TO A #5 REBAR W/CAP STAMPED "NCS, INC PLS 1314" AT THE REMAINING LAND OF COW PLAZA 1 LLC AS DESCRIBED IN A DEED FROM GRE CONGRESS CANAL LLC AS RECORDED IN BOOK 27480, PAGE 311 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD);  
- THENCE N 29° 47' 06" E ALONG SAID REMAINING LAND OF COW PLAZA 1 LLC 27.45 FEET TO A #5 REBAR W/CAP STAMPED "NCS, INC PLS 1314" AT LAND NOW OR FORMERLY OF COW PLAZA GARAGE LLC AS DESCRIBED IN A DEED RECORDED IN BOOK 27480, PAGE 325 AT THE CCRD, AT A POINT BEING S 30° 03' 30" E 1.77 FEET FROM THE EASTERLY CORNER OF SAID LAND OF COW PLAZA GARAGE LLC;  
- THENCE S 30° 03' 30" E BY THE SOUTHWESTERLY LINE OF SAID LAND OF COW PLAZA GARAGE LLC 218.69 FEET TO A #5 REBAR W/CAP STAMPED "NCS, INC PLS 1314", SAID REBAR BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FORE STREET;  
- THENCE ALONG THE NORTHWEST LINE OF SAID FORE STREET ON THE FOLLOWING COURSES AND DISTANCES:  
S 57° 15' 00" W 9.20 FEET TO AN ANGLE POINT IN SAID FORE STREET;  
- THENCE S 60° 18' 00" W 64.32 FEET TO ANOTHER ANGLE POINT IN SAID FORE STREET;  
- THENCE S 61° 16' 30" W 92.37 FEET TO A POINT OF CURVATURE;  
- THENCE ALONG A CURVE TO THE RIGHT AND ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FORE STREET AND ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF UNION STREET AN ARC LENGTH OF 31.05 FEET, SAID CURVE HAS A RADIUS OF 20.00 FEET AND A CHORD OF N 74° 15' 18" W, A DISTANCE OF 28.02 FEET TO THE TRUE POINT OF BEGINNING.  
THE ABOVE DESCRIBED PARCEL CONTAINS 19,130 SF MORE OR LESS.

**LICENSE AGREEMENT LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 29°47'06" E	15.00
L2	S 60°12'54" W	3.23
L3	N 29°47'06" W	18.00
L4	N 60°12'54" E	5.00
L5	S 61°16'30" E	21.00
L6	S 38°43'30" E	3.77
L7	N 61°18'00" E	28.00
L8	N 28°43'30" W	2.50
L9	S 57°15'00" W	9.20
L10	S 60°18'00" W	64.32
L11	S 61°16'30" W	46.99
L12	S 29°47'06" E	1.00
L13	N 61°18'00" E	47.00
L14	N 60°12'54" E	64.32
L15	N 57°15'00" E	9.18
L16	S 30°03'30" E	1.00

**LICENSE AGREEMENT CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD BNG	CHORD DIST
C2	20.00	3.01	S 34°05'42" E	3.01
C7	20.00	7.17	S 73°31'08" W	7.17