

FORE STREET

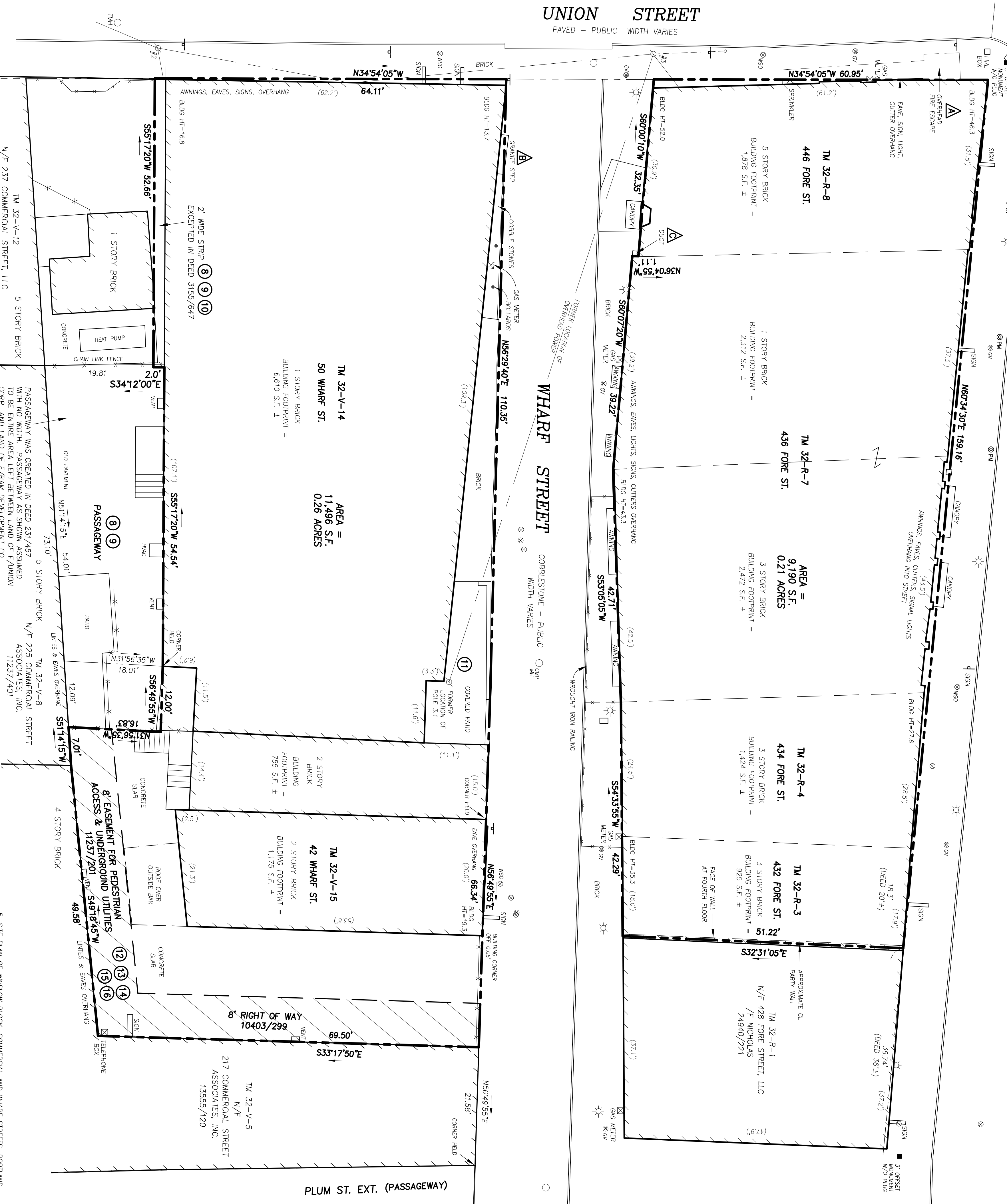
PAVED - PUBLIC WIDTH VARIES

UNION STREET

PAVED - PUBLIC WIDTH VARIES

WHARF STREET

COBBLESTONE - PUBLIC WIDTH VARIES



Legend:

- MONUMENT TO BE SET
- GRANITE MONUMENT FND
- GAS VALVE
- WATER VALVE
- UTILITY POLE
- LIGHT POLE
- MANHOLE
- CATCH BASIN
- PARKING METER
- ELECTRICAL CONDUIT
- OVERHEAD WIRES
- OVERHEAD FIRE ESCAPE ON WHARF STREET.
- GRANITE STRIP ON WHARF STREET.
- DIUCT ON WHARF STREET.

Possible Encroachments

- A. OVERHEAD FIRE ESCAPE ON WHARF STREET.
- B. GRANITE STRIP ON WHARF STREET.
- C. DIUCT ON WHARF STREET.

Plan References:

1. PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR CARB BROTHERS CO. DATED FEBRUARY 19, 1924.
2. PLAN OF LAND, STARWOOD BOUNDARY SURVEY, ON UNION STREET, PORTLAND, MAINE FOR RUM MANAGEMENT COMPANY DATED JULY 31, 1985, REV. 2 11/5/86, BY OWEN HASKELL, INC. JOB NO. 8577.
3. PLAN OF LAND ON CORNER WHARF STREET, PORTLAND, MAINE FOR ERIC CANOCHETTE DATED JANUARY 19, 1980, JOB NO. 881450.
4. SITE PLAN AT 38 WHARF STREET, PORTLAND, MAINE FOR JOSEPH L. SOLEY DATED JUNE 9, 1994 BY OWEN HASKELL, INC.
5. SITE PLAN OF WINSLOW BLOCK, COMMERCIAL AND WHARF STREETS, PORTLAND, MAINE FOR G.L. INC. DATED FEB. 22, 1994, REV. 9/26/97 BY OWEN HASKELL, INC. JOB NO. 94020P.
6. PLAN OF LAND AT 42-50 WHARF STREET, PORTLAND, MAINE MADE FOR ALTA/ACSM LAND TITLE SURVEY ON WHARF STREET, PORTLAND, MAINE FOR OLD FORT RETAIL HOLDINGS LLC MAY 15, 2007 BY OWEN HASKELL, INC. JOB NO. 2007-059P.
7. ALTA/ACSM LAND TITLE SURVEY ON WHARF STREET, PORTLAND, MAINE FOR OLD FORT RETAIL HOLDINGS LLC MAY 15, 2007 BY OWEN HASKELL, INC. JOB NO. 2007-059P.
8. PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR CITY OF PORTLAND MAY 19, 2007 BY OWEN HASKELL, INC. JOB NO. 071450.
9. BOUNDARY SURVEY AT FORE STREET, WHARF STREET & UNION STREET, PORTLAND, MAINE MADE FOR THE BULLOCS COMPANY SEPT. 27, 2012 BY OWEN HASKELL, INC.

Notes

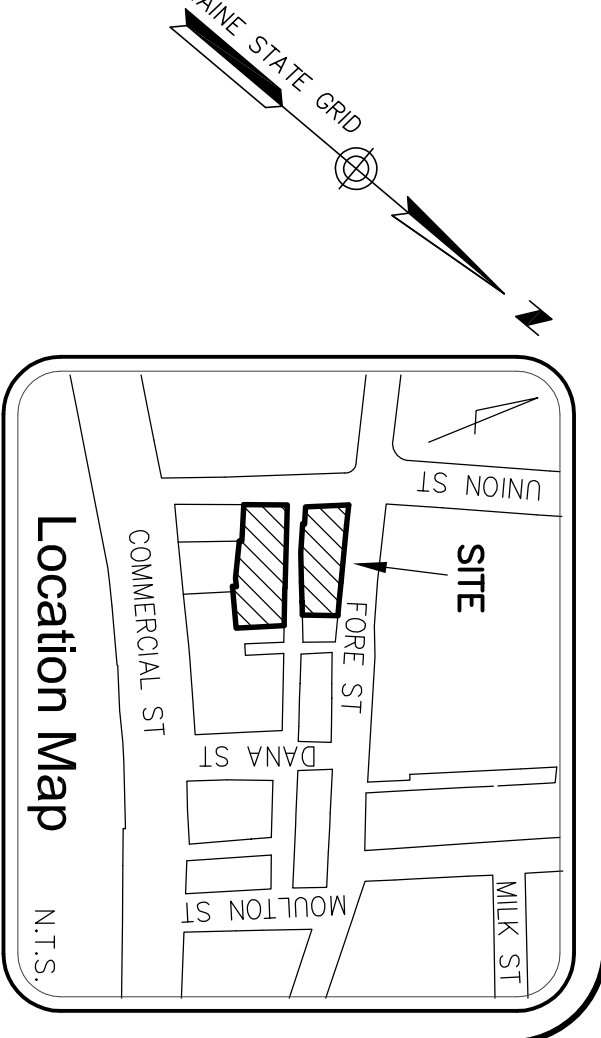
1. PLAN OF RECORD, BLDG 2003-3 WHARF STREET, LLC, CUMBERLAND COUNTY REGISTER OF DEEDS BOOK 28850 PAGE 18.
2. BLOCK 15 SHOWN AS LOTS 3, 4, 7 AND 8 IN BLOCK R AND LOTS 14 AND 15 IN BLOCK V ON PORTLAND PROPERTY MAP 32.
3. BARRIERS ARE BASED ON MAINE STATE COORDINATE SYSTEM WEST ZONE.
4. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP 171986, PANEL 13 OF 17, THE SUBJECT PROPERTY LIES IN ZONE 5, AN AREA OF MINIMAL FLOODING.
5. UTILITIES (WATER, GAS, ELECTRIC, TELEPHONE AND SEWER) ARE AVAILABLE THROUGH ON AND UNDER PUBLIC STREETS OR THROUGH APPLICANT'S BACKLINES WHICH ARE SHOWN ON THE SURVEY.
6. NO EVIDENCE WAS OBSERVED OF CURRENT EARTH MOVING WORK, BUILDING REPAIRS OR EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SWAMP OR SWANNEY LAMPFILL. NO PROPOSED CHANGES IN STREET LINES ARE KNOWN BY THIS SURVEYOR.
7. THERE ARE NO ON SITE PARKING SPACES.
8. ALL BUILDINGS HAVE PEDESTRIAN ACCESS FROM PUBLIC STREETS.

Schedule B Section 2 Exceptions:

- FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. MCS-54961-SMART EFFECTIONE DATE: NOVEMBER 23, 2015
- 1-6. NON SURVEY ITEMS.
 7. RESTRICTION AS SET FORTH IN DEED DATED, JUNE 13, 2003 RECORDED IN BOOK 19981 PAGE 196, AS AFFECTED BY CONFRATERNARY OULCELAU DEED WITH COMMENT DATED JULY 18, 2003 RECORDED IN BOOK 19593 PAGE 229 - NON SURVEY RESTRICTION.
 8. RIGHTS AND EASEMENTS OVER A RIGHT OF WAY OR PASSAGEWAY IN DEED DATED MARCH 6, 1935 RECORDED IN BOOK 1488 PAGE 125, AS AFFECTED BY RELEASE RECORDED IN BOOK 3155 PAGE 647 - AS SHOWN ON SURVEY.
 9. RIGHTS AND EASEMENTS AS SET FORTH AND REFERENCED IN DEED DATED APRIL 7, 1944 RECORDED IN BOOK 1749 PAGE 112, AS AFFECTED BY INSTRUMENT RECORDED IN BOOK 3155 PAGE 647 - AS SHOWN ON SURVEY.
 10. RIGHTS AND EASEMENTS GRANTED TO HARBOR REALTY COMPANY, UNION CORP. AND LEANNE BEATY CORP. BY INSTRUMENT DATED JULY 18, 1952 RECORDED IN BOOK 2088 PAGE 2271 AND TO CARB BROTHERS COMPANY BY INSTRUMENT DATED JULY 18, 1952 RECORDED IN BOOK 2099 PAGE 207, AS AFFECTED BY INSTRUMENT RECORDED IN BOOK 3155 PAGE 647 - AS SHOWN ON SURVEY.
 11. RIGHTS AND EASEMENTS GRANTED TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY BY INSTRUMENT DATED MARCH 13, 1953 RECORDED IN BOOK 2124 PAGE 341 - AS SHOWN ON PLAN.
 12. RIGHTS AND EASEMENTS GRANTED TO LUMBERCO ADERFERSTIN DATED MARCH 13, 1953 RECORDED IN BOOK 2124 PAGE 341 - AS SHOWN ON SURVEY.
 13. RIGHTS AND EASEMENTS SET FORTH IN DEED TO THOMAS E. CARB, SR. AND THOMAS E. CARB, II DATED JANUARY 14, 1994 RECORDED IN BOOK 11237 PAGE 196 - AS SHOWN ON SURVEY.
 14. RIGHTS AND EASEMENTS SET FORTH IN DEED TO G.L. INC. DATED JANUARY 14, 1994 RECORDED IN BOOK 11237 PAGE 201 - AS SHOWN ON SURVEY.
 15. RIGHTS AND EASEMENTS SET FORTH IN EASEMENT DEED TO THOMAS E. CARB, SR. AND THOMAS E. CARB, II AND G.L. INC. DATED JANUARY 14, 1994 RECORDED IN BOOK 11237 PAGE 209 - AS SHOWN ON SURVEY.
 16. RIGHTS AND EASEMENTS SET FORTH IN DEED TO JOSEPH L. SOLEY DATED MARCH 18, 1984 RECORDED IN BOOK 11349 PAGE 235 AND DATED MARCH 22, 1984 RECORDED IN BOOK 11349 PAGE 239 - AS SHOWN ON SURVEY.
 17. NON SURVEY ITEM.
 18. SURVEY PREPARED BY OWEN HASKELL, INC. DATED APRIL 30, 2007, AS REVISED. ENCROACHMENTS OF OVERHEAD FIRE ESCAPE, CONCRETE BUTTRESS AND UNION STREET SHOWN ON THIS SURVEY.
 - 19-22. NON SURVEY ITEMS.

Zoning Information:

- ZONING PER ZONING REPORT PREPARED BY ZONING-INFO, INC. FOR SITE #28914 DATED DECEMBER 19, 2013
- ZONE: B-3 DOWNTOWN DISTRICT ZONE WITH HISTORIC OVERLAY AND PEDESTRIAN ACTIVITY DISTRICT (PAD) OVERLAY, WITHIN A DOWNTOWN ENTERPRISEMENT OVERLAY ZONE
- MINIMUM LOT SIZE: NONE REQUIRED
- MINIMUM LOT FRONTAGE: 15 FEET
- MAXIMUM DENSITY: MINIMUM 75% OF THE STREET LEVEL FRONTAGE OF A BUILDING LOCATED WITHIN THE PAD MUST BE UTILIZED WITH RETAIL, PERSONAL SERVICE USES, OR DRINKING ESTABLISHMENTS DEPTH ALONG WHARF AND FORE STREETS
- 15 FEET MAXIMUM LENGTH OF UNDIFFERENTIATED BLANK WALL ALONG A PUBLIC STREET OR PUBLICALLY ACCESSIBLE PEDESTRIAN WAY WITHIN THE PAD OVERHANG: 30 FEET IN ALL OTHER AREAS
- MAXIMUM HEIGHT: MINIMUM 35 FEET WITHIN 50 FEET OF ANY STREET FRONTAGE FOR ANY NEW CONSTRUCTION; 65 FEET MAXIMUM BUILDING HEIGHT
- SETBACKS:
FRONT/STREET: MAXIMUM 5 FEET
SIDE: NONE REQUIRED
REAR: NONE REQUIRED
- MINIMUM PARKING REQUIRED:
RESIDENTIAL: 2 PARKING SPACES PER DWELLING UNIT.
COMMERCIAL: 1 PARKING SPACE PER 200 SQUARE FEET OF FIRST FLOOR AREA IN EXCESS OF 2,000 SQUARE FEET NOT USED FOR BULK STORAGE, PLUS 1 PARKING SPACE PER 700 SQUARE FEET FOR EACH FLOOR ABOVE THE FIRST FLOOR NOT USED FOR BULK STORAGE.
RESTAURANT: 1 PARKING SPACE PER 150 SQUARE FEET NOT USED FOR BULK STORAGE OR FOOD PREPARATION AREA
OFFICES: 1 PARKING SPACE PER 400 SQUARE FEET NOT USED FOR BULK STORAGE
TOTAL PARKING SPACES REQUIRED:
194 TOTAL PARKING SPACES, 5 OF WHICH MUST BE DESIGNATED HANDICAPPED PER ADA REQUIREMENTS



Legal Description

A CERTAIN LOT OR PARCEL OF LAND WITH THE BUILDINGS THEREON, SITUATED IN THE CITY OF PORTLAND, MAINE, BOUNDARY AND DESCRIBED AS FOLLOWS:
BEGINNING ON THE SOUTHERLY SIDE OF FORE STREET AT ITS INTERSECTION WITH THE EASTERLY SIDE OF UNION STREET;
THENCE N 60° 34' 30" E ALONG SAID FORE STREET, 159.16 FEET TO LAND NOW OR FORMERLY OF 428 FORE STREET, LLC;
THENCE S 32° 31' 05" E ALONG SAID LAND OF 428 FORE STREET, LLC 51.22 FEET TO THE CORNER OF SAID LAND OF 428 FORE STREET, LLC;
THENCE ALONG SAID WHARF STREET THE FOLLOWING COURSES AND DISTANCES:
S 54° 33' 55" W A DISTANCE OF 42.29 FEET;
S 53° 05' 05" W A DISTANCE OF 42.71 FEET;
S 60° 07' 20" W A DISTANCE OF 11.1 FEET;
N 36° 04' 55" W A DISTANCE OF 1.11 FEET;
THENCE N 34° 54' 05" E ALONG SAID UNION STREET 60.95 FEET TO THE POINT OF BEGINNING, CONTAINING 91.90 SQUARE FEET.

TOGETHER WITH THE APURTMENT RIGHTS IN THE 2' STRIP OF LAND WHICH WERE EXCEPTED AND RESERVED IN DEED FROM UNION CORP. TO AUGUSTUS BARBER DATED NOVEMBER 3, 1970 AND RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS IN BOOK 3155, PAGE 647.

ALTA/ACSM Land Title Survey
Wharf Street
Portland, Cumberland County, Maine
U.S. Real Estate Advisors
Surveyor's Certification

OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 U.S. Route One, Unit #10
Falmouth, Maine 04105
Tel. (207)774-0424 Fax (207)774-0511
www.owenhaskell.com

JOHN W. SWAN
PROFESSIONAL LAND SURVEYOR NO. 1038
IN THE STATE OF MAINE
DATE OF PLAN: DECEMBER 23, 2013
REVISION DATE:
OHI JOB NO. 2013-221P

