

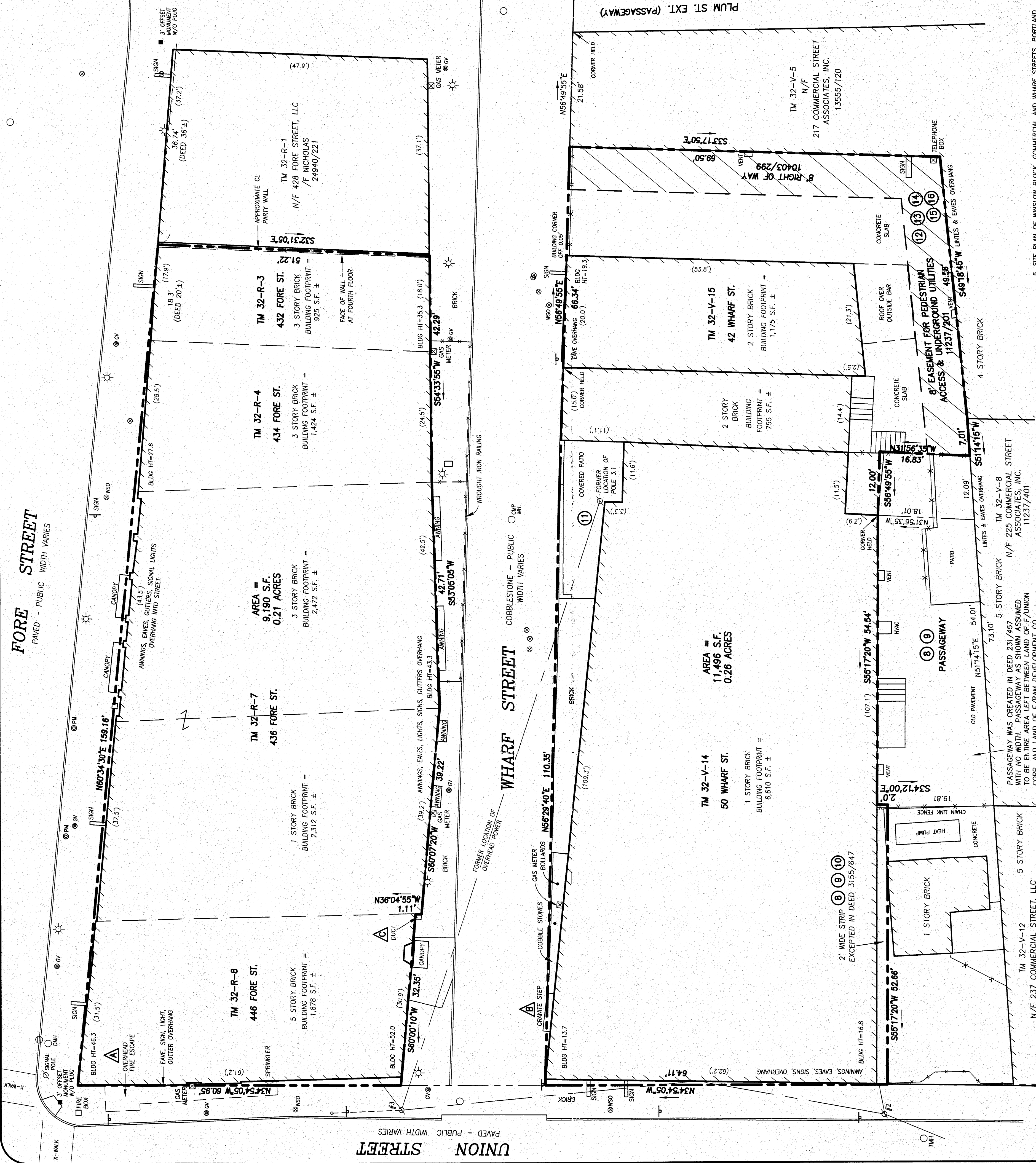
Legal Description

LOT 1
 A CERTAIN LOT OR PARCEL OF LAND WITH THE BUILDINGS THEREON, SITUATED IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, AND STATE OF MAINE, BOUNDED 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 37° 31' 05" E ALONG SAID FORE STREET, 159.16 FEET TO LAND NOW OR FORMERLY OF 428 FORE STREET, LLC;
 THENCE 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 39.22 FEET;
 N 36° 04' 55" W A DISTANCE OF 1.11 FEET;
 N 36° 00' 10" W A DISTANCE OF 32.95 FEET TO SAID UNION STREET;
 POINT OF BEGINNING, CONTAINING 9,190 SQUARE FEET.
 LOT 2
 A CERTAIN LOT OR PARCEL OF LAND WITH THE BUILDINGS THEREON, SITUATED ON THE SOUTHERLY SIDE OF WHARF STREET IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING ON THE SOUTHERLY SIDE OF WHARF STREET AT ITS INTERSECTION WITH THE EASTERLY SIDE OF UNION STREET;
 THENCE ALONG SAID WHARF STREET, THE FOLLOWING COURSES AND DISTANCES:
 N 56° 29' 49" E A DISTANCE OF 10.35 FEET;
 N 56° 29' 49" E A DISTANCE OF 63.4 FEET TO LAND NOW OR FORMERLY OF 217 COMMERCIAL STREET ASSOCIATES, INC.;
 THENCE S 33° 17' 50" E ALONG SAID 217 COMMERCIAL STREET ASSOCIATES, INC. LAND 69.50 FEET;
 THENCE S 49° 18' 45" W ALONG SAID 217 COMMERCIAL STREET ASSOCIATES, INC. LAND 69.50 FEET;
 THENCE S 51° 14' 15" W ALONG 225 COMMERCIAL STREET ASSOCIATES 7.01 FEET;
 THENCE N 31° 56' 35" W ALONG A PASSAGEWAY LEADING TO UNION STREET, 16.83 FEET;
 THENCE S 56° 49' 55" W ALONG SAID PASSAGEWAY 12.00 FEET;
 THENCE S 55° 17' 20" W ALONG SAID PASSAGEWAY 54.54 FEET;
 THENCE S 54° 17' 07" E ALONG SAID PASSAGEWAY 12.00 FEET;
 THENCE S 54° 17' 07" E ALONG SAID PASSAGEWAY 12.00 FEET TO SAID 217 COMMERCIAL STREET, LLC 52.66 FEET TO SAID UNION STREET;
 THENCE N 34° 54' 05" E ALONG SAID UNION STREET 64.11 FEET TO THE POINT OF BEGINNING, CONTAINING 11,496 SQUARE FEET.
 TOGETHER WITH THE ALL RIGHT TITLE AND INTEREST IN AND TO THE PASSAGEWAY DESCRIBED AS BEING ADJACENT TO LOT 2 ABOVE AND APPURTENANT RIGHTS IN THE 2' STRIP OF LAND WHICH WERE WAS EXCEPTED AND RESERVED IN DEED FROM UNION CORP. TO AUGUSTUS BARBER DATED NOVEMBER 3, 1970 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3155, PAGE 647.

- ### Notes
- OWNER OF RECORD: N/F BUCH 2007-3 WHARF STREET, LLC; CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 2880 PAGE 18.
 - LOCUS IS SHOWN AS LOTS 3, 4, 7 AND 8 IN BLOCK 3 AND LOTS 14 AND 15 IN BLOCK V ON PORTLAND PROPERTY MAP 32.
 - BEARINGS ARE BASED ON MAINE STATE COORDINATE SYSTEM WEST ZONE.
 - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 230051 0013 B WITH AN EFFECTIVE DATE OF 11/17/17, PANEL 15 OF 17, THE SUBJECT PROPERTY LIES IN ZONE C, AN AREA OF MINIMAL FLOODING.
 - UTILITIES (WATER, GAS, ELECTRIC, TELEPHONE AND SEWER) ARE AVAILABLE THROUGH ADJOINING PUBLIC STREETS OR THROUGH APPURTENANT EASEMENTS WHICH ARE SHOWN ON THE SURVEY.
 - NO EVIDENCE WAS OBSERVED OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, OR ANY OTHER CHANGES IN STREET LINES OR LOTS WHICH WOULD AFFECT LANDRILL. NO PROPOSED CHANGES IN STREET LINES ARE KNOWN BY THIS SURVEYOR.
 - THERE ARE NO ON SITE PARKING SPACES.
 - ALL BUILDINGS HAVE PEDESTRIAN ACCESS FROM PUBLIC STREETS.

Schedule B Section 2 Exceptions:

- FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. NCS-547961-SNANT EFFECTIVE DATE: NOVEMBER 25, 2013
- NON SURVEY ITEMS.
 - RIGHTS AND EASEMENTS OVER A RIGHT OF WAY OR PASSAGEWAY IN DEED DATED MARCH 6, 1935 RECORDED IN BOOK 1468 PAGE 125, AS AFFECTED BY RELEASE RECORDED IN BOOK 3155 PAGE 647 - AS SHOWN ON SURVEY.
 - 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.
 - RIGHTS AND EASEMENTS GRANTED TO HARBOR REALTY COMPANY, UNION CORP. AND LENJANE, REALTY CORP. BY INSTRUMENT DATED JULY 18, 1952 RECORDED IN BOOK 2088 PAGE 227; AND TO CARR BROTHERS COMPANY BY INSTRUMENT DATED JULY 18, 1952 RECORDED IN BOOK 2097 PAGE 287, AS AFFECTED BY INSTRUMENT RECORDED IN BOOK 3155 PAGE 647 - AS SHOWN ON SURVEY.
 - 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.
 - RIGHTS AND EASEMENTS GRANTED TO LAWRENCE ADLERSTEIN SET FORTH IN DEEDS DATED NOVEMBER 16, 1992 RECORDED IN BOOK 10403 PAGE 298 AND BOOK 10403 PAGE 314 - AS SHOWN ON SURVEY.
 - RIGHTS AND EASEMENTS SET FORTH IN DEED TO THOMAS E. CARR, SR. AND THOMAS CARR, JR. DATED JANUARY 14, 1984 RECORDED IN BOOK 11237 PAGE 196 - AS SHOWN ON SURVEY.
 - RIGHTS AND EASEMENTS SET FORTH IN DEED TO GUL INC. DATED JANUARY 14, 1984 RECORDED IN BOOK 11237 PAGE 201 - AS SHOWN ON SURVEY.
 - RIGHTS AND EASEMENTS SET FORTH IN EASEMENT DEED TO THOMAS E. CARR, SR. AND THOMAS CARR, JR. AND GUL INC. DATED JANUARY 14, 1984 RECORDED IN BOOK 11237 PAGE 209 - AS SHOWN ON SURVEY.
 - RIGHTS AND EASEMENTS SET FORTH IN DEEDS TO JOSEPH L. SOLEY DATED MARCH 11, 1984 RECORDED IN BOOK 11349 PAGE 239 - AS SHOWN ON SURVEY.
 - NON SURVEY ITEM.
 - SURVEY PREPARED BY OWEN HASKELL, INC. DATED APRIL 30, 2007 AS REVISED. ENCROACHMENTS OF OVERHEAD FIRE ESCAPE, CONCRETE BUTTRESS INTO UNION STREET, AND DUCK WORK OVERHEAD ACU, AND BUILDING CORNER INTO WHARF STREET - ALL AS SHOWN ON THIS SURVEY.
 - NON SURVEY ITEMS.



Plan References:

- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR CARR BROTHERS CO. DATED JAN. 14, 1969 REVISED NOV. 2, 1970 BY H.L. & E.C. JORDAN SURVEYORS.
- PLAN OF LAND, STANDARD BOUNDARY SURVEY, ON UNION STREET, PORTLAND, MAINE MADE FOR RAM MANAGEMENT COMPANY DATED JULY 31, 1985, REV. 2 11/5/86 BY OWEN HASKELL, INC. JOB NO. 8577 STREET, PORTLAND, MAINE FOR ERIC CHANCHEITE
- 1976 H.L. & E.C. JORDAN SURVEYORS
- SITE PLAN AT 38 WHARF STREET, PORTLAND, MAINE FOR JOSEPH L. SOLEY DATED JUNE 9, 1984 BY OWEN HASKELL, INC.

Possible Encroachments

- OVERHEAD FIRE ESCAPE ON UNION STREET.
- OVERHEAD STEP ON WHARF STREET.
- DUCT ON WHARF STREET.

Legend:

- MONUMENT TO BE SET
- GRANITE MONUMENT END
- GAS VALVE
- WATER VALVE
- UTILITY POLE
- MANHOLE
- CATCH BASIN
- SIGN
- PARKING METER
- ELECTRIC CONDUIT
- CURB
- OVERHEAD WIRES
- FENCE
- BUILDING DIMENSION (28.5')

Notes:

1. PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR CARR BROTHERS CO. DATED JAN. 14, 1969 REVISED NOV. 2, 1970 BY H.L. & E.C. JORDAN SURVEYORS.

2. PLAN OF LAND, STANDARD BOUNDARY SURVEY, ON UNION STREET, PORTLAND, MAINE MADE FOR RAM MANAGEMENT COMPANY DATED JULY 31, 1985, REV. 2 11/5/86 BY OWEN HASKELL, INC. JOB NO. 8577 STREET, PORTLAND, MAINE FOR ERIC CHANCHEITE

3. 1976 H.L. & E.C. JORDAN SURVEYORS

4. SITE PLAN AT 38 WHARF STREET, PORTLAND, MAINE FOR JOSEPH L. SOLEY DATED JUNE 9, 1984 BY OWEN HASKELL, INC.

PASSAGEWAY WAS CREATED IN DEED 231/187 WITH NO WIDTH. PASSAGEWAY AS SHOWN ASSUMED TO BE ENTIRE AREA LEFT BETWEEN LAND OF F/UNION CORP. AND LAND OF F/RAM DEVELOPMENT CO.

ALTAACSM Land Title Survey

Wharf Street
 Portland, Cumberland County, Maine
 Made for Record Owner
 Dream Port 3, LLC
 75 Woodland Park Drive, Tenafly, NJ 07670

Surveyor's Certification

U.S. REAL ESTATE ADVISORS, FIRST AMERICAN TITLE INSURANCE COMPANY, STARWOOD MORTGAGE CAPITAL LLC, ITS SUCCESSORS AND ASSIGNS

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, 5, 6, 7(1), 7(2), 8, 9, 10, 11(D), 13, 14, 15, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 27, 2012 AND FIELD INSPECTION ON DECEMBER 5, 2013.

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

CHI JOB NO. 2013-221P

Zoning Information:

ZONING PER ZONING REPORT PREPARED BY ZONING-INFO, INC. FOR SITE #28514 DATED DECEMBER 19, 2013

ZONE: B-3 DOWNTOWN DISTRICT ZONE WITH HISTORIC OVERLAY
 PRESENTLY ZONED D-3 (DOWNTOWN OVERLAY); WITHIN A DOWNTOWN ENTERTAINMENT OVERLAY ZONE

MINIMUM LOT SIZE: NONE REQUIRED
 MINIMUM LOT FRONTAGE: 15 FEET

MAXIMUM DENSITY: MINIMUM 75% OF THE STREET LEVEL. FRONTAGE
 MAXIMUM DENSITY: MINIMUM 75% OF THE STREET LEVEL. FRONTAGE
 CEILING: 100% OF THE STREET LEVEL. FRONTAGE
 WITH A MINIMUM FLOOR AREA OF 75% MULTIPLIED BY A 20 FOOT DEPTH ALONG WHARF AND FORE STREETS

15 FEET MAXIMUM LENGTH OF UNDIFFERENTIATED BLANK WALL WITHIN THE PAD OVERLAY; 30 FEET IN ALL OTHER AREAS
 100% LOT COVERAGE

MAXIMUM HEIGHT: MINIMUM 35 FEET WITHIN 50 FEET OF ANY STREET FRONTAGE FOR ANY NEW CONSTRUCTION; 65 FEET MAXIMUM BUILDING HEIGHT

SEWERAGE: NONE REQUIRED
 SIDEWALK: MAXIMUM 5 FEET
 SIDE: NONE REQUIRED
 REAR: NONE REQUIRED

MINIMUM PARKING REQUIRED:
 RESIDENTIAL - 2 PARKING SPACES PER DWELLING UNIT
 RETAIL - 1 PARKING SPACE PER 200 SQUARE FEET OF FIRST FLOOR AREA IN EXCESS OF 2,000 SQUARE FEET NOT USED FOR PUBLIC STORAGE, PLUS THE FIRST FLOOR NOT USED FOR PUBLIC STORAGE
 RESTAURANT - 1 PARKING SPACE PER 150 SQUARE FEET NOT USED FOR PUBLIC STORAGE OR FOOD PREPARATION AREA; 9 OF TOTAL PARKING SPACES REQUIRED FOR BULK STORAGE
 194 TOTAL PARKING SPACES, 9 OF WHICH MUST BE DESIGNATED HANDICAP PER ADA REQUIREMENTS

SCALE: 1" = 10'

OWEN HASKELL, INC.

PROFESSIONAL LAND SURVEYORS
 380 U.S. Route One, Unit #10
 Falmouth, Maine 04106
 Tel. (207)774-0424 Fax (207)774-0511
 www.owenhaskell.com