

CERTIFICATION

ALTA SURVEY, JOB NO. 99336P DATED JANUARY 24, 2000
PROPERTY LEGAL DESCRIPTION ATTACHED AS EXHIBIT A.

THIS ALTA SURVEY WAS MADE FOR THE BENEFIT OF BAYSIDE I, LLC
A MAINE LIMITED LIABILITY COMPANY, THE UNION CENTRAL LIFE
INSURANCE COMPANY, AND FIRST AMERICAN TITLE INSURANCE COMPANY

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE INFORMATION AND
BELIEF THAT SAID ALTA SURVEY:

1. WAS PREPARED BY ME OR UNDER MY SUPERVISION;
2. WAS MADE ON THE GROUND AND IS CORRECT;
3. DELINEATES ALL LOT LINES AND SHOWS THE LOCATION AND DIMENSION OF ALL IMPROVEMENTS (EXCLUDING PADS, ROADWAYS AND PARKING AREAS) ON THE SUBJECT PROPERTY AND THE DISTANCE THEREFROM TO THE NEAREST FACING EXTERIOR PROPERTY LINES OF THE SUBJECT PROPERTY;
4. SHOWS THE LOCATION OF ALL VISIBLE OR RECORDED EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD AFFECTING OR BENEFITING THE SUBJECT PROPERTY AS DISCLOSED BY MORTGAGEE TITLE INSURANCE COMMITMENT NO. TOY13-GROUP A ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
5. SHOWS THE MEANS OF ACCESS AND LOCATION AND RIGHTS-OF-WAY BOUNDARIES OF ALL ADJOINING STREETS TOGETHER WITH THE WIDTH AND THE NAME THEREOF;
6. SHOWS ANY AND ALL BUILDING SETBACK LINES ESTABLISHED BY APPLICABLE ZONING AND/OR OTHER GOVERNMENTAL ORDINANCES OR REGULATIONS.

I DO FURTHER CERTIFY THAT:

7. THERE ARE NO ENCROACHMENTS UPON THE BOUNDARY LINES OF THE SUBJECT PROPERTY OR UPON ANY EASEMENT AREAS EXCEPT AS SHOWN ON THE SURVEY.
8. INGRESS AND EGRESS TO THE SUBJECT PROPERTY IS PROVIDED BY PREBLE STREET, LANCASTER STREET EAST, ELM STREET AND OXFORD STREET, UPON WHICH PROPERTY FRONTS, THE SAME BEING A PAVED AND DEDICATED PUBLIC RIGHT-OF-WAY ACCEPTED AND MAINTAINED BY CITY OF PORTLAND.
9. THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME, EXCEPT AS SHOWN.
10. THE SUBJECT PROPERTY DOES NOT SERVE AND IS NOT SERVICED BY ANY ADJOINING PROPERTY FOR DRAINAGE, INGRESS AND EGRESS OR ANY OTHER PURPOSE.
11. THE STREET ADDRESS OF THE SUBJECT PROPERTY IS SHOWN HEREON.
12. THE TOTAL SQUARE FOOT AREA OF THE SUBJECT PROPERTY IS SHOWN HEREON.
13. THE TOTAL SQUARE FOOT AREA OF THE BUILDING(S) LOCATED ON THE SUBJECT PROPERTY IS SHOWN HEREON.
14. THE TOTAL NUMBER OF PARKING SPACES LOCATED ON THE SUBJECT PROPERTY IS SHOWN HEREON.
15. THE SUBJECT PROPERTY HEREON DOES NOT LIE IN A 100 YEAR FLOOD PLAIN, A FLOOD WAY OR AN AREA THAT HAS BEEN IDENTIFIED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OR ANY OTHER GOVERNMENTAL AUTHORITY AS A FLOOD HAZARD AREA UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (24 CFR 1901.1), AS AMENDED (SUCH DETERMINATION HAVING BEEN MADE FROM A PERSONAL REVIEW OF FLOOD MAP NUMBER 230051-0013 B, EFFECTIVE DATE JULY 17, 1986, WHICH IS THE LATEST AVAILABLE FLOOD MAP FOR SUBJECT PROPERTY).
16. THE DESCRIPTION FOR PARCELS 1, 2, 3, 4 AND 5 ARE THE SAME AS PARCELS 2, 3, 6, 25 AND 40 IN SOURCE DEED 13,803 PAGE 4 AND IN BOOK 13,781, PAGE 206, BOOK 13,712, PAGE 227, AND BOOK 13,803, PAGE 1.

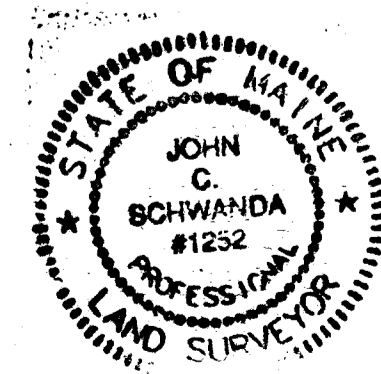
I DO FURTHER CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE REQUIREMENTS OF THE STATE OF MAINE, AND SUCH OTHER RULES AND REGULATIONS AS MAY BE APPLICABLE TO SURVEYS PERFORMED IN SAID STATE, WITH THE EXCEPTION OF NO REPORT AND NO MARKERS SET.

THE UNDERSIGNED EXPRESSLY UNDERSTANDS AND AGREES THAT (a) THIS CERTIFICATE IS MADE TO INDUCE LENDER TO EXTEND CREDIT SECURED BY A MORTGAGE COVERING THE SUBJECT PROPERTY AND TO INDUCE THE TITLE COMPANY TO ISSUE A POLICY OF TITLE INSURANCE INSURING THE VALIDITY AND PRIORITY OF SUCH MORTGAGE; (b) BOTH LENDER AND TITLE COMPANY ARE ENTITLED TO RELY ON THIS PLAT OF SURVEY AS BEING TRUE AND ACCURATE IN ALL RESPECTS AND UPON THIS CERTIFICATE AS BEING TRUE AND ACCURATE; AND (c) THE CONSIDERATION PAID TO THE UNDERSIGNED FOR THE PREPARATION AND CERTIFICATION OF SUCH SURVEY HAS BEEN PAID, IN PART, FOR THE BENEFIT OF LENDER AND TITLE COMPANY AND IN ANTICIPATION OF THEIR RELIANCE.

OWEN HASKELL, INC.

DATED: 1-27-2000

John C. Schwanda
PROFESSIONAL LICENSE NO. 1252

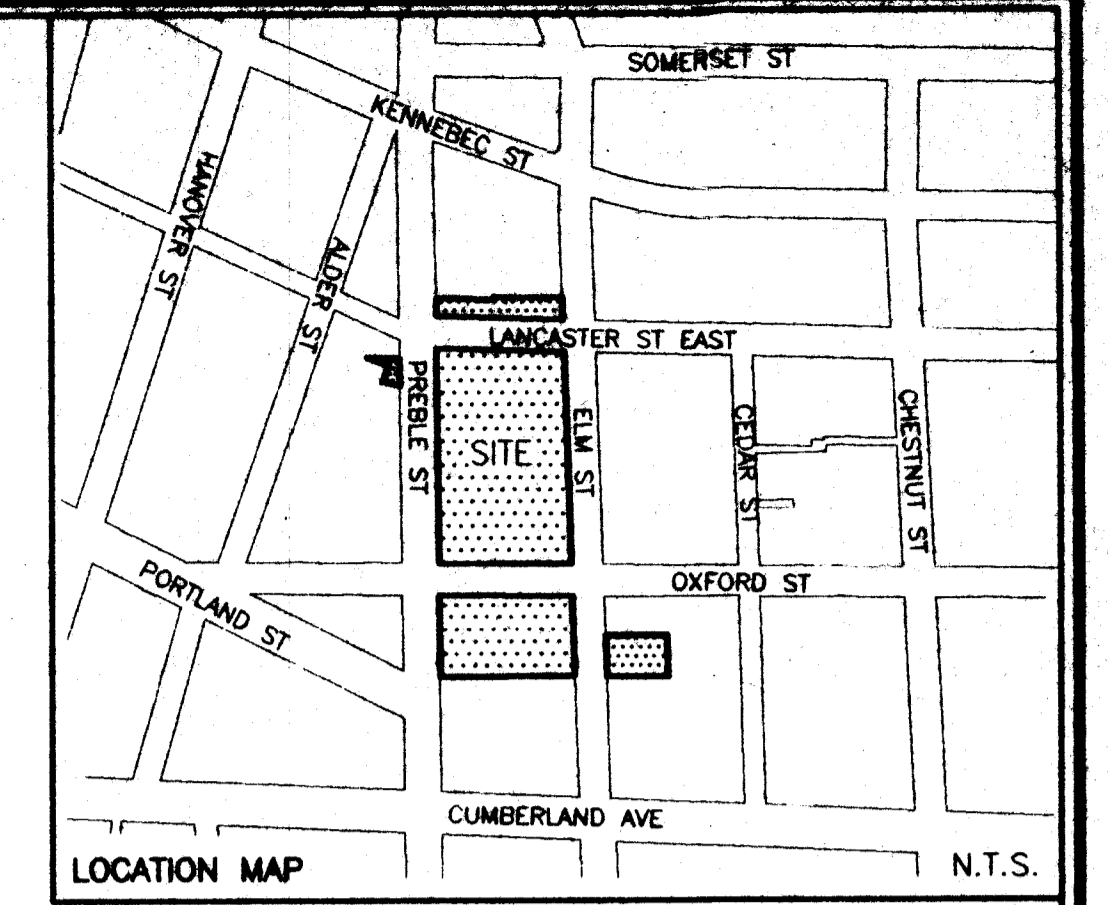
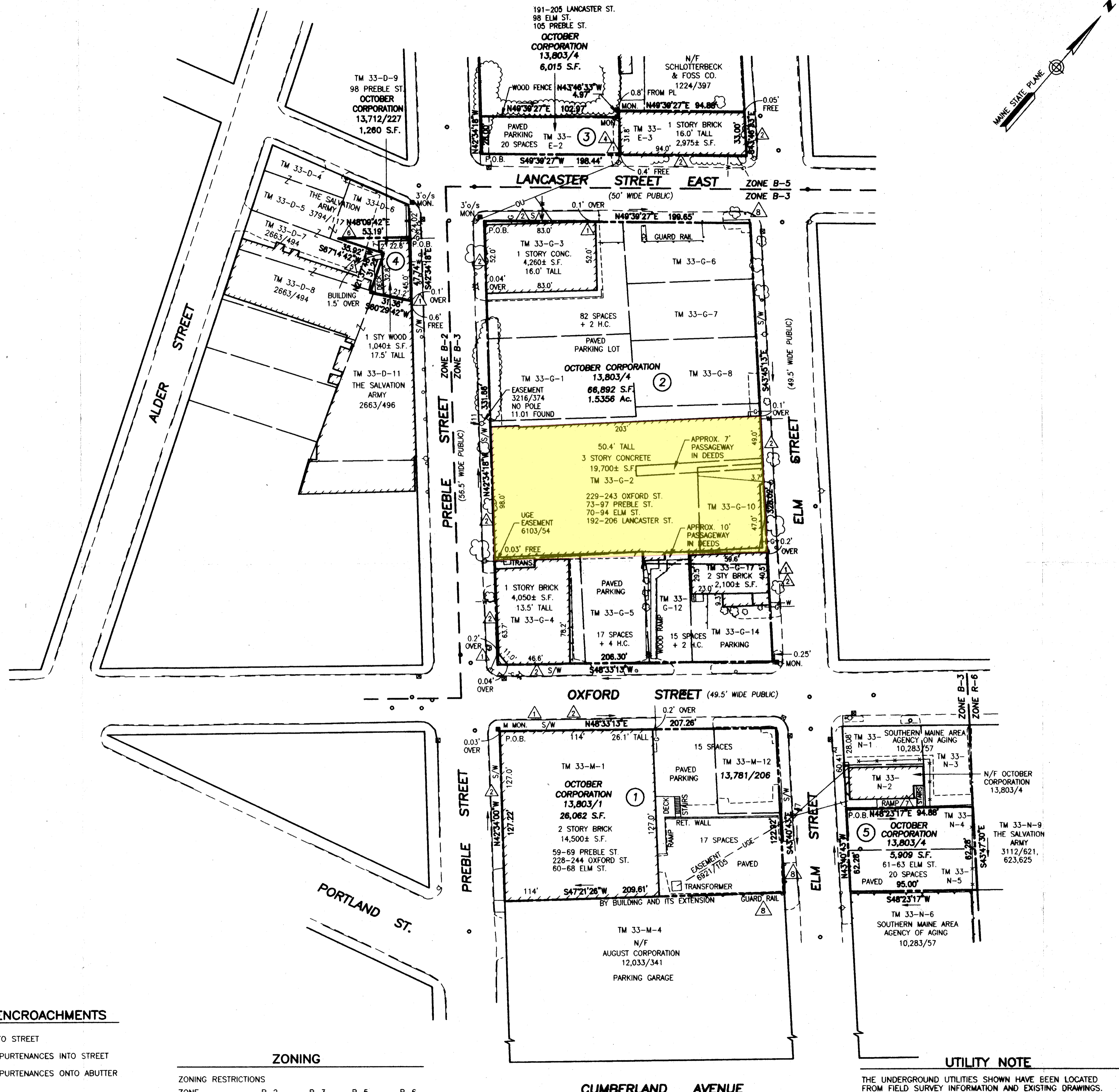
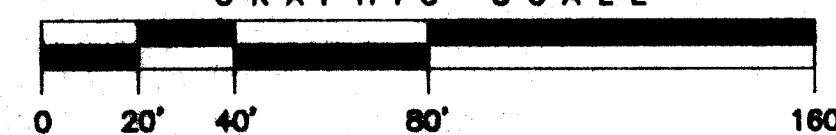


LIST OF ENCROACHMENTS

- ▲ BUILDING INTO STREET
- ▲ BUILDING APPURTENANCES INTO STREET
- ▲ BUILDING APPURTENANCES ONTO ABUTTER
- ▲ GUY LINE
- ▲ DECK AND BUILDING
- ▲ PARKING ENCROACHES FROM ABUTTER
- ▲ RAMP & STAIRS ENCROACH
- ▲ GUARD RAIL ENCROACHES

ZONING

ZONING RESTRICTIONS	B-2	B-3	B-5	R-6
FRONT YARD	0	0	0	10
SIDE YARD	0	0	0	10-15
REAR YARD	10	0	0	20
BLDG HEIGHT	45'	MIN. 35'	65'	45'
MAX. LOT COV.	80%	100%	100%	40-50%



- LEGEND**
- ⊗ HYDRANT
 - UTILITY POLE
 - MANHOLE
 - ⊕ CATCH BASIN
 - ⊞ SIGN
 - ⊗ TREE
 - GUARD RAIL
 - RETAINING WALL
 - FENCE
 - CURB
 - EDGE OF PAVEMENT
 - OU OVERHEAD UTILITIES
 - G GAS LINE
 - W GAS LINE
 - ZONE LINE
 - ▭ BUILDING
 - P.O.B. POINT OF BEGINNING OF NEW SURVEY DESCRIPTION
 - S/W SIDEWALK
 - ① PARCEL NO. IN NEW SURVEY DESCRIPTION

- PLAN REFERENCES**
1. "LAND TITLE SURVEY ON CUMBERLAND AVENUE & PREBLE STREET, PORTLAND, MAINE FOR AUGUST CORPORATION JULY 20, 1995 OWEN HASKELL, INC." REVISED 9/5/95 JOB NO. 95125P.
 2. "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR THE SALVATION ARMY DEC. 16, 1975, H.I. & E.C. JORDAN - SURVEYORS, PLAN FILE NO. 117."
 3. "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR SALVATION ARMY 4/13/62 H.I. & E.C. JORDAN - SURVEYORS, PLAN FILE NO. 131."
 4. "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR SALVATION ARMY 6-28-61 H.I. & E.C. JORDAN - SURVEYORS, PLAN FILE NO. 117" REVISED 2/17/62
 5. "E.C. JORDAN & CO. CIVIL ENGINEERS MARCH 6, 1922" FILE NO. 115 ON LANCASTER, PREBLE AND ELM STREETS.

- GENERAL NOTES**
1. BEARINGS ARE BASED ON MAINE STATE GRID WEST ZONE PER COORDINATES ON CONTROL POINTS PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
 2. STREET NUMBERS ARE TAKEN FROM TAX MAP.
 3. SOME PARKING SPACES ENCROACH INTO STREETS.
 4. SURVEY PERFORMED UNDER CONDITIONS OF SNOW COVER. NOT ALL FEATURES COULD BE OBSERVED OR LOCATED.
 5. STREET LINES SHOWN ARE BASED ON MONUMENTATION FOUND AND TIES TO BUILDINGS PER SURVEYS BY E.C. JORDAN CO.
 6. OWNERSHIP OF FENCES AND RETAINING WALLS ALONG PROPERTY LINES HAS NOT BEEN DETERMINED.

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

ALTA/ACSM LAND TITLE SURVEY
ON
PREBLE STREET, LANCASTER STREET EAST,
ELM STREET & OXFORD STREET
PORTLAND, MAINE
MADE FOR
BAYSIDE I, LLC
P.O. BOX 266, CAPE ELIZABETH, MAINE

OWEN HASKELL, INC.
16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drawn By	OHI	Date	JAN. 26, 2000	Job No.	99336P
Trace By	JLW	Scale	1" = 40'	Draw. No.	1-A
Check By	JCS				
Book No.	898				