

18. BOUNDARY SURVEY

A boundary survey of Portland Square was completed by Owen Haskell, Inc. Professional Land Surveyors in October 2018 and is attached to this Section.

18.1 ATTACHMENTS

Boundary Survey



COMMENCING ON THE NORTHERLY SIDELINE OF COMMERCIAL STREET AT THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF HARBOR LANDING CONDOMINIUM AS DESCRIBED IN A DECLARATION OF CONDOMINIUM RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 6505, PAGE 312; A CERTAIN LOT OR PARCEL OF LAND AT THE INTERSECTION OF THE NORTHERLY SIDE OF COMMERCIAL STREET AND THE EASTERLY SIDE OF CENTER STREET, CITY OF PORTLAND, COUNTY CUMBERLAND AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE, N 31°14'09" E CONTINUING ALONG THE NORTHERLY SIDELINE OF COMMERCIAL STREET 54.32 FEET; THENCE, ALONG A NON—TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2.69 FEET, AN ARC LENGTH OF 5.26 FEET, A CHORD BEARING OF N 83°54'34" E AND CHORD DISTANCE OF 4.46 FEET TO THE NORTHERLY SIDELINE OF SAID COMMERCIAL STREET; THENCE, FROM SAID POINT OF BEGINNING, N 39.53.58" W THROUGH THE LAND OF NORTH RIVER THENCE, S 36°53'50" W ALONG THE NORTHERLY SIDELINE OF COMMERCIAL STREET 18.49 FEET TO THE POINT OF BEGINNING; THENCE, S 50°07'26" W CONTINUING THROUGH THE LAND OF NORTH RIVER IV LLC 135.77 FEET TO THE EASTERLY SIDELINE OF CENTER STREET; THENCE, S 39°52'37" E ALONG THE EASTERLY SIDELINE OF CENTER STREET 197.74 FEET; THENCE, N 27°53'01" E ALONG THE NORTHERLY SIDELINE OF COMMERCIAL STREET 69.18 FEET;

A CERTAIN LOT OR PARCEL OF LAND ON THE WESTERLY SIDE OF CROSS STREET, CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, BOUNDED AND DESCRIBED AS COLLOWS:

SEGINNING ON THE WESTERLY SIDELINE OF CROSS STREET AT THE NORTHEASTERLY CORNER OF AND NOW OR FORMERLY OF HARBOR LANDING CONDOMINIUM AS DESCRIBED IN A DECLARATION OF CONDOMINIUM RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 6505, AGE 312;

BEING A PORTION OF THE PREMISES CONVEYED TO NORTH RIVER IV LLC BY RREEF AMERICA REIT III—Z4, LLC BY DEED DATED MARCH 26, 2015 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 32163, PAGE 33. THENCE, N 39°53'58" W ALONG SAID EASTERLY LINE OF LAND OF NORTH RIVER IV LLC 33.00 FEET; THENCE, N 28°57'35" W ALONG THE WESTERLY SIDELINE OF CROSS STREET 18.33 FEET; THENCE, S 50°08'25" W THROUGH THE LAND OF NORTH RIVER IV LLC 131.08 FEET TO THE PROPOSED LOT AS SHOWN ON SAID PLAN; THENCE, N 50°08'25" E ALONG THE SOUTHERLY LINE OF LAND OF NORTH RIVER IV LLC 109.60 FEET TO THE POINT OF BEGINNING, CONTAINING 2,922 S.F. OR 0.07 ACRES, MORE OR LESS. THENCE, S 39.53.58" E ALONG THE EASTERLY LINE OF SAID PROPOSED LOT 51.00 FEET; THENCE, N 50°08'25" E THROUGH THE LAND OF NORTH RIVER IV LLC 18.00 FEET TO THE WESTERLY LINE OF LAND OF SAID HARBOR LANDING CONDOMINIUM, BEING AN EASTERLY LINE OF LAND OF SAID NORTH RIVER IV LLC;

A CERTAIN LOT OR PARCEL OF LAND ON THE NORTHERLY SIDE OF COMMERCIAL STREET, CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS: MONUMENTAL STAIRWAY EASEMENT

THENCE, S 50°08'25" W THROUGH THE LAND OF NORTH RIVER IV LLC 18.00 FEET TO THE PROPOSED LOT AS SHOWN ON SAID PLAN; THENCE, N 39°53'58" W ALONG THE WESTERLY LINE OF LAND OF SAID HARBOR LANDING CONDOMINIUM, BEING AN EASTERLY LINE OF LAND OF SAID NORTH RIVER IV LLC 93.23 FEET; BEGINNING ON THE NORTHERLY SIDELINE OF COMMERCIAL STREET AT THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF HARBOR LANDING CONDOMINIUM AS DESCRIBED IN A DECLARATION OF CONDOMINIUM RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 6505, PAGE 312;

THENCE, N 36°53'50" E ALONG THE NORTHERLY SIDELINE OF COMMERCIAL STREET 18.49 FEET TO THE POINT OF BEGINNING, CONTAINING 1,716 S.F., OR 0.04 ACRES, MORE OR LESS. THENCE, S 39°53'58" E ALONG THE EASTERLY LINE OF SAID PROPOSED LOT 97.47 FEET TO THE NORTHERLY SIDELINE OF SAID COMMERCIAL STREET;

BEING A PORTION OF THE PREMISES CONVEYED TO NORTH RIVER IV LLC BY RREEF AMERICA REIT III—Z4, LLC BY DEED DATED MARCH 26, 2015 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 32163, PAGE 33.

ALTA / NSPS Land Title Survey

Portland, Cumberland County, Maine Commercial & Center Street Made For

Fathom CC, LLC

1. OWNER OF RECORD: NORTH RIVER IV LLC, 224 12TH AVENUE, NEW YORK, NY 10001 C.C.R.D. BOOK 32163 PAGE 33

(10) (1) (12) M.D.O.T. TAKING AT CORN 9688/341 AREA 3

SUCH STATE OF FACTS AS SHOWN ON A PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY, 486 FORE STREET, PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR FATHOM CC, LLC" SEPTEMBER 18, 2018 BY OWEN HASKELL, INC. — SEE THIS PLAN

)POSED +0T 791 S.F. + 5 ACRES +

PLAN RECORDED IN C.C.R.D PLAN BOOK 143 PAGE 43

GRADING LIMIT (G.L.) (1) (12) 9688/341 AREA 3

LAND TITLE SURVEY OF ONE PORTLAND SQUARE DATED MAY 16, 1996 BY LEWIS UPDATED TO JUNE 24, 1996 IN PLAN BOOK 196, PAGE 221.

FOR MGI ONE PORTLAND SQUARE, INC. BY H.I. & E.C. JORDAN DATED NOV. 15, TO JUNE 26, 1996 IN PLAN BOOK 196, PAGE 86 AND 219.

SURVEY FOR MGI TWO PORTLAND SQUARE, INC., FORE STREET, PORTLAND, MAINE, 86 BY OWEN HASKELL, INC. IN PLAN BOOK 196, PAGE 220.

D PLANS OF A BUSINESS CONDOMINIUM OCTOBER 29, 1987 PLAN BOOK 166,

R ATBRO CORP. DATED JULY 1981 BY H.I. & E.C. JORDAN.
SURVEY FOR NORTHLAND REALTY DATED NOV. 26, 1985 BY H.I. & E.C. JORDAN.
REET EASEMENT PLAN" DATED JAN. 3, 1986 BY HUNTER— BALLEW ASSOCIATES ON CITY OF PORTLAND DEPT. OF PLANNING AND URBAN DEVELOPMENT.
BOUNDARY SURVEY FOR PORTLAND SQUARE LIMITED PARTNERSHIP, NORTHLAND DATED OCT. 26, 1987 BY STEVENS, MORTON, ROSE & THOMPSON, INC.
C.C.R.D. IN PLAN BOOK 182, PAGE 29.
SURVEY ON FORE STREET, PORTLAND, MAINE MADE FOR TWO PORTLAND SQUARE SURVEY ON FORE STREET, PORTLAND, MAINE MADE FOR TWO PORTLAND SQUARE SURVEY ON FORE STREET, PORTLAND, MAINE MADE FOR TWO PORTLAND SQUARE

N:299189.82 E:2929226.77

. BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM MAINE WEST AD83. CITY POINT T124-18-1143 N:299542.1747 E:2928944.1068 AND T124-18-1155 :299607.6956 E:2929152.2276 HELD.

General Notes

B BRICK SIDEWALK

ON COMMERCIAL STREET ONTO SUBJECT PARCEL

2**'**±

1.5' WIDE CONCRETE RETAINING WALL INTO CROSS

STREET 1.8'±

Possible Encroachments

Zoning Information

M.D.O.T.

TAKING

P.O.B.

>_{3.18},

COMMERCIAL ST.

P.O.B. DETAIL

. THE LOCUS IS SHOWN AS LOT 1, 3, 5 SSESSORS MAP 38.

8

7 BLOCK

G ON THE CITY OF PORTLAND

ELEVATIONS ARE BASED

ON CITY DATUM.

THERE ARE 214 REGULAR PARKING HANDICAPPED PARKING SPACES FOR JBJECT PROPERTY.

SPACES, 76 COMPACT PARKING SPACES AND A TOTAL OF 293 PARKING SPACES ON THE

. IS 8711470

N2>°53,01"F.

COMMERCIAL

PANED PUBLIC MAX

STARRET

80 Exchange Street, Suite 30, Portland, Maine

Surveyor's Certification

RTLAND MAINE MADE FOR PORTLAND SQUARE LIMITED 1989 BY H.I. AND E.C. JORDAN.

RVEY ON FORE STREET PORTLAND, MAINE MADE FOR MGI, ONE L 14, 1999 BY OWEN HASKELL, INC.

RVEY ON FORE STREET PORTLAND, MAINE MADE FOR TIMOTHY REV. 7 3/23/04 BY OWEN HASKELL, INC.

REV. 7 3/23/04 BY OWEN HASKELL, INC.

RVEY, BCIA PROJECT, ONE PORTLAND SQUARE, TWO PORTLAND SEPT.

7, 2006 AND MARCH 3, 2006 BY OWEN HASKELL, INC.

RVEY, ONE PORTLAND SQUARE, TWO PORTLAND SQUARE AND ORTLAND, MAINE, MADE FOR NORTH RIVER IV LLC FEBRUARY 12,

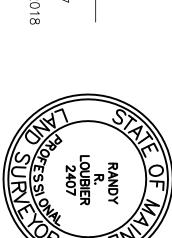
Y, LOWER PARKING LOT, FORE STREET, CROSS STREET, PORTLAND, MAINE MADE FOR CARROLL ASSOCIATES INC.

TO: FATHOM CC, LLC, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 11, 13, 14, 16, 17, 19 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 5, 2016, WITH A FIELD INSPECTION ON SEPTEMBER 18, 2018.



DATE OF PLAT OR MAP: OCTOBER 12, 2018 DATE OF LAST REVISION:



OWEN HASKELL, INC.

PROFESSIONAL LAND SURVEYORS
390 U.S. ROUTE ONE, UNIT 10, FALMOUTH, MAINE 04105

OHI / JLW

WN HAVE BEEN LOCATED FROM FIELD SURVEY
NGS. THE SURVEYOR MAKES NO GUARANTEES
SHOWN COMPRISE ALL SUCH UTILITIES IN THE
NDONED. THE SURVEYOR FURTHER DOES NOT
UTILITIES SHOWN ARE IN THE EXACT LOCATION
RTIFY THAT THEY ARE LOCATED AS ACCURATELY
AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY
TIES. CALL 1-888-DIGSAFE AT LEAST THREE
ING ANY CONSTRUCTION. DUE TO OSHA
ALL INVERTS AND PIPE SIZES MUST BE VERIFIED CHECKED BY:

MONUMENTAL STAIRWAY
EASEMENT DETAIL

Utility Note

BY GRAPHIC PLOTTING ONLY, THIS INSURANCE RATE MAP, COMMUNITY EFFECTIVE DATE OF JULY 17, 1986

PROPERTY IS IN ZONE C OF THE FLOOD PANEL NO. 230051 0013 B, WHICH BEARS AN 6 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA

Flood Zone Note