

Legend

● IRON PIPE OR ROD FOUND	— CURB
■ GRANITE MONUMENT FOUND	SS SANITARY SEWER
○ WATER VALVE	SD STORM DRAIN
⊙ HYDRANT	SL SECURITY LINE
⊕ VALVE	E UNDERGROUND ELECTRIC
⊙ UTILITY POLE	PT PNEUMATIC TUBE
⊙ LIGHT POLE	W WATER LINE
⊙ MANHOLE	T TELEPHONE LINE
⊙ CATCH BASIN	C COMMUNICATION CABLE
⊙ BORING	25 1" CONTOUR
⊙ DECIDUOUS TREE	N/F NOW OR FORMERLY
⊙ CONIFEROUS TREE	000/000 DEED BOOK/PAGE
	CONC. CONCRETE
	▲ POSSIBLE ENCROACHMENT
	Ⓢ SCHEDULE B EXCEPTION

Schedule B Section II Exceptions

- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 TITLE INSURANCE COMMITMENT FILE NO. 8704327/177674
 COMMENT DATE: SEPTEMBER 17, 2018
- 1 - 7, NON SURVEY ITEMS
 8. RIGHTS AND EASEMENTS GRANTED TO ARI NEWMAN AND LEE BEAMIS BY PINE STATE BEEF COMPANY AS SET FORTH IN A DEED DATED SEPTEMBER 12, 1967 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3011, PAGE 321. - THE ROOFS DO NOT OVERHANG ONTO LOCUS PARCEL AND THE "EXISTING PLATFORMS" NO LONGER EXIST
 9. RIGHTS AND EASEMENTS GRANTED TO CENTRAL MAINE POWER COMPANY BY POULTRY PROCESSING INC. AS SET FORTH IN AN INSTRUMENT DATED MAY 31, 1978 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 4278 PAGE 303. - REFERENCED POLE #1.1 OR VAULT #1.2 NOT FOUND, POSSIBLE LOCATION ON PROPOSED PARCEL
 10. SUCH STATE OF FACTS AS SHOWN ON A PLAN ENTITLED "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR MGI ONE PORTLAND SQUARE, INC. LAND TITLE SURVEY" BY H. I. & E. C. JORDAN - SURVEYORS, DATED NOVEMBER 15, 1989, AS REVISED AND RE-CERTIFIED, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 196, PAGE 219. - PERTINENT INFORMATION AS SHOWN
 11. TITLE TO LAND AND GRADING RIGHTS ACQUIRED FROM PORTLAND SQUARE LIMITED PARTNERSHIP BY THE STATE OF MAINE BY ITS DEPARTMENT OF TRANSPORTATION AS SET FORTH IN A NOTICE OF LAYOUT AND TAKING DATED AUGUST 21, 1991 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 9688, PAGE 341. - AS SHOWN
 12. SUCH STATE OF FACTS AS SHOWN ON A PLAN ENTITLED "STATE OF MAINE, DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, PORTLAND, CUMBERLAND COUNTY, FEDERAL AID PROJECT NO. M-0685(4)", D.O.T. FILE NO. 3-388, DATED JUNE 1991 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 193, PAGE 342. - PERTINENT INFORMATION AS SHOWN
 13. TERMS AND CONDITIONS STATE OF MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION MODIFICATION FINDINGS OF FACT AND ORDER ISSUED TO PORTLAND SQUARE LIMITED PARTNERSHIP DATED NOVEMBER 30, 1990 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 9418, PAGE 59, AS AFFECTED BY A TRANSFER DATED FEBRUARY 6, 1996 AND RECORDED IN BOOK 12350, PAGE 321, A MODIFICATION DATED FEBRUARY 14, 1996 AND RECORDED IN BOOK 12367, PAGE 325, AND TRANSFER DATED APRIL 21, 2015 AND RECORDED IN BOOK 32265, PAGE 156. - NON SURVEY ITEM
 14. 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

General Notes

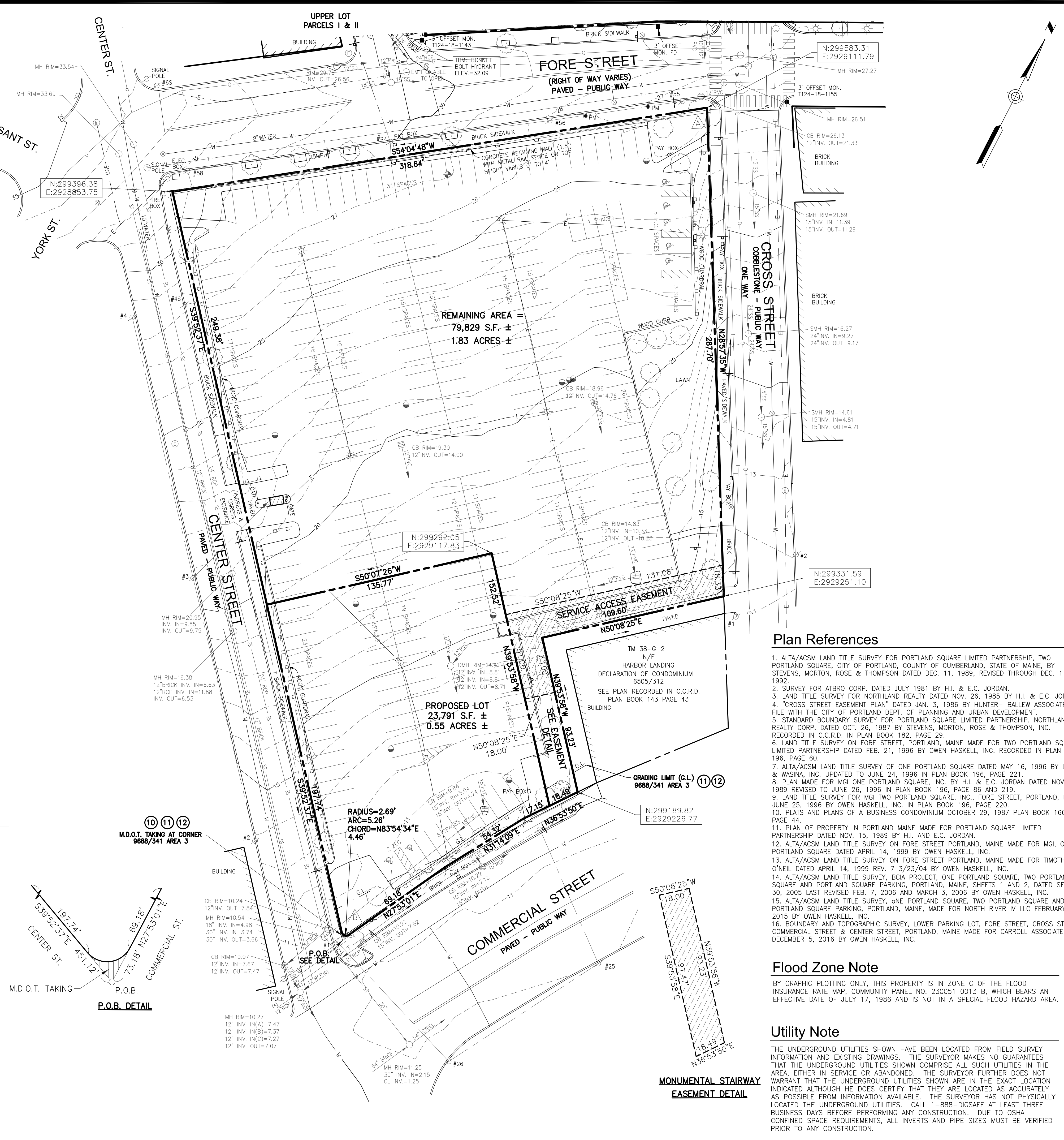
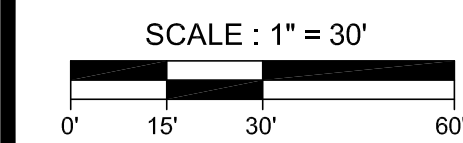
1. OWNER OF RECORD: NORTH RIVER IV LLC, 224 12TH AVENUE, NEW YORK, NY 10001 C.C.R.D. BOOK 32163 PAGE 33
2. BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM MAINE WEST NAD83. CITY POINT T124-18-1143 N:299542.1747 E:2928944.1068 AND T124-18-1155 N:299607.6956 E:2929152.2276 HELD.
3. ELEVATIONS ARE BASED ON CITY DATUM.
4. THERE ARE 214 REGULAR PARKING SPACES, 76 COMPACT PARKING SPACES AND 3 HANDICAPPED PARKING SPACES FOR A TOTAL OF 293 PARKING SPACES ON THE SUBJECT PROPERTY.

Zoning Information

NONE PROVIDED

Possible Encroachments

- ▲ 1.5' WIDE CONCRETE RETAINING WALL INTO CROSS STREET 1.8'±
- ▲ BRICK SIDEWALK ON COMMERCIAL STREET ONTO SUBJECT PARCEL 2'±



Legal Descriptions

PROPOSED LOT

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 OF CUMBERLAND AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

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;

THENCE, S 36°53'50" W ALONG THE NORTHERLY SIDELINE OF COMMERCIAL STREET 18.49 FEET TO THE POINT OF BEGINNING;

THENCE, FROM SAID POINT OF BEGINNING, N 39°53'58" W THROUGH THE LAND OF NORTH RIVER IV LLC 152.52 FEET;

THENCE, S 50°07'28" 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, 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, N 27°53'01" E ALONG THE NORTHERLY SIDELINE OF COMMERCIAL STREET 69.18 FEET;

THENCE, N 31°14'09" E CONTINUING ALONG THE NORTHERLY SIDELINE OF COMMERCIAL STREET 54.32 FEET;

THENCE, N 36°53'50" E CONTINUING ALONG THE NORTHERLY SIDELINE OF COMMERCIAL STREET 17.15 FEET TO THE POINT OF BEGINNING, CONTAINING 23,791 S.F., OR 0.55 ACRES, MORE OR LESS.

BEING A PORTION OF THE PREMISES CONVEYED TO NORTH RIVER IV LLC BY RREEF AMERICA REIT III-24, LLC BY DEED DATED MARCH 26, 2015 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 32163, PAGE 33.

SERVICE ACCESS EASEMENT

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 FOLLOWS:

BEGINNING ON THE WESTERLY SIDELINE OF CROSS STREET AT THE NORTHEASTERLY 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 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, 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;

THENCE, N 39°53'58" W ALONG SAID EASTERLY LINE OF LAND OF NORTH RIVER IV LLC 33.00 FEET;

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.

BEING A PORTION OF THE PREMISES CONVEYED TO NORTH RIVER IV LLC BY RREEF AMERICA REIT III-24, LLC BY DEED DATED MARCH 26, 2015 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 32163, PAGE 33.

MONUMENTAL STAIRWAY EASEMENT

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:

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 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;

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, S 39°53'58" E ALONG THE EASTERLY LINE OF SAID PROPOSED LOT 97.47 FEET TO THE NORTHERLY SIDELINE OF SAID COMMERCIAL STREET;

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.

BEING A PORTION OF THE PREMISES CONVEYED TO NORTH RIVER IV LLC BY RREEF AMERICA REIT III-24, LLC BY DEED DATED MARCH 26, 2015 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 32163, PAGE 33.

Plan References

1. ALTA/ACSM LAND TITLE SURVEY FOR PORTLAND SQUARE LIMITED PARTNERSHIP, TWO PORTLAND SQUARE, CITY OF PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE, BY STEVENS, MORTON, ROSE & THOMPSON DATED DEC. 11, 1989, REVISED THROUGH DEC. 11, 1992.
2. SURVEY FOR ATBRO CORP. DATED JULY 1981 BY H.I. & E.C. JORDAN.
3. LAND TITLE SURVEY FOR NORTHLAND REALTY DATED NOV. 26, 1985 BY H.I. & E.C. JORDAN.
4. "CROSS STREET EASEMENT PLAN" DATED JAN. 3, 1986 BY HUNTER - BALLEW ASSOCIATES ON FILE WITH THE CITY OF PORTLAND DEPT. OF PLANNING AND URBAN DEVELOPMENT.
5. STANDARD BOUNDARY SURVEY FOR PORTLAND SQUARE LIMITED PARTNERSHIP, NORTHLAND REALTY CORP. DATED OCT. 26, 1987 BY STEVENS, MORTON, ROSE & THOMPSON, INC. RECORDED IN C.C.R.D. IN PLAN BOOK 182, PAGE 29.
6. LAND TITLE SURVEY ON FORE STREET, PORTLAND, MAINE MADE FOR TWO PORTLAND SQUARE LIMITED PARTNERSHIP DATED FEB. 21, 1996 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 196, PAGE 60.
7. ALTA/ACSM LAND TITLE SURVEY OF ONE PORTLAND SQUARE DATED MAY 18, 1996 BY LEWIS & WASKINA, INC. UPDATED TO JUNE 24, 1996 IN PLAN BOOK 196, PAGE 221.
8. PLAN MADE FOR MGI ONE PORTLAND SQUARE, INC. BY H.I. & E.C. JORDAN DATED NOV. 15, 1989 REVISED TO JUNE 26, 1996 IN PLAN BOOK 196, PAGE 86 AND 219.
9. LAND TITLE SURVEY FOR MGI TWO PORTLAND SQUARE, INC., FORE STREET, PORTLAND, MAINE, JUNE 25, 1996 BY OWEN HASKELL, INC. IN PLAN BOOK 196, PAGE 220.
10. PLATS AND PLANS OF A BUSINESS CONDOMINIUM OCTOBER 29, 1987 PLAN BOOK 166, PAGE 44.
11. PLAN OF PROPERTY IN PORTLAND MAINE MADE FOR PORTLAND SQUARE LIMITED PARTNERSHIP DATED NOV. 15, 1989 BY H.I. AND E.C. JORDAN.
12. ALTA/ACSM LAND TITLE SURVEY ON FORE STREET PORTLAND, MAINE MADE FOR MGI, ONE PORTLAND SQUARE DATED APRIL 14, 1999 BY OWEN HASKELL, INC.
13. ALTA/ACSM LAND TITLE SURVEY ON FORE STREET PORTLAND, MAINE MADE FOR TIMOTHY O'NEIL DATED APRIL 14, 1999 REV. 7/3/23/04 BY OWEN HASKELL, INC.
14. ALTA/ACSM LAND TITLE SURVEY, BCIA PROJECT, ONE PORTLAND SQUARE, TWO PORTLAND SQUARE AND PORTLAND SQUARE PARKING, PORTLAND, MAINE, SHEETS 1 AND 2, DATED SEPT. 30, 2005 LAST REVISED FEB. 7, 2006 AND MARCH 3, 2006 BY OWEN HASKELL, INC.
15. ALTA/ACSM LAND TITLE SURVEY, ONE PORTLAND SQUARE, TWO PORTLAND SQUARE AND PORTLAND SQUARE PARKING, PORTLAND, MAINE, MADE FOR NORTH RIVER IV LLC FEBRUARY 12, 2015 BY OWEN HASKELL, INC.
16. BOUNDARY AND TOPOGRAPHIC SURVEY, LOWER PARKING LOT, FORE STREET, CROSS STREET, COMMERCIAL STREET & CENTER STREET, PORTLAND, MAINE MADE FOR CARROLL ASSOCIATES DECEMBER 5, 2016 BY OWEN HASKELL, INC.

Flood Zone Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 0013 B, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

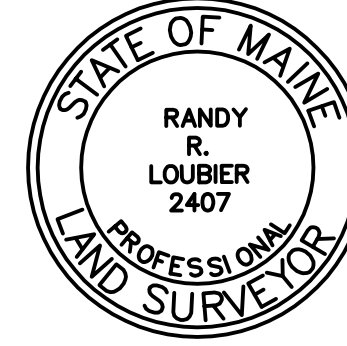
ALTA / NSPS Land Title Survey
Commercial & Center Street
Portland, Cumberland County, Maine
 Made For
Fathom CC, LLC
80 Exchange Street, Suite 30, Portland, Maine
Surveyor's Certification

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.

Randy R. Loubier
 RANDY R. LOUBIER
 PROFESSIONAL LAND SURVEYOR NO. 2407

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

DRAWN BY: OHI / JLW	FIELD BOOK: FILE	JOB NO. 2018-239 P
CHECKED BY: RRL	SCALE: 1" = 30'	DRWG. NO. 1