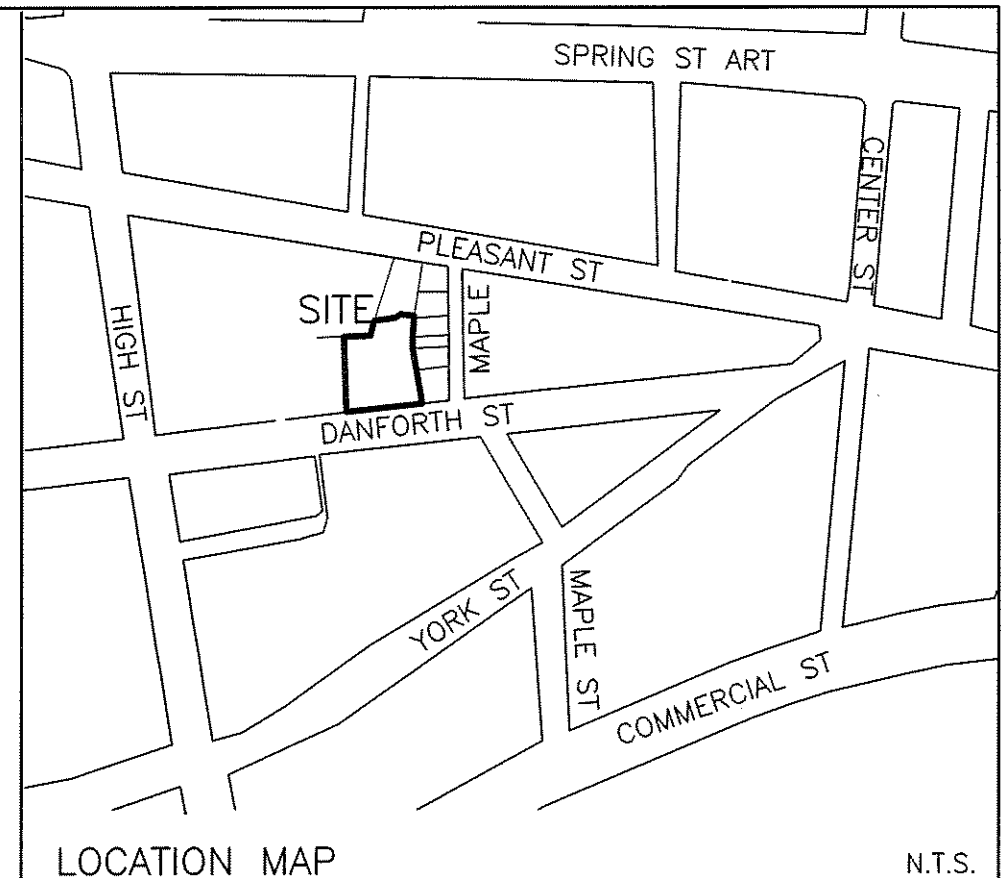
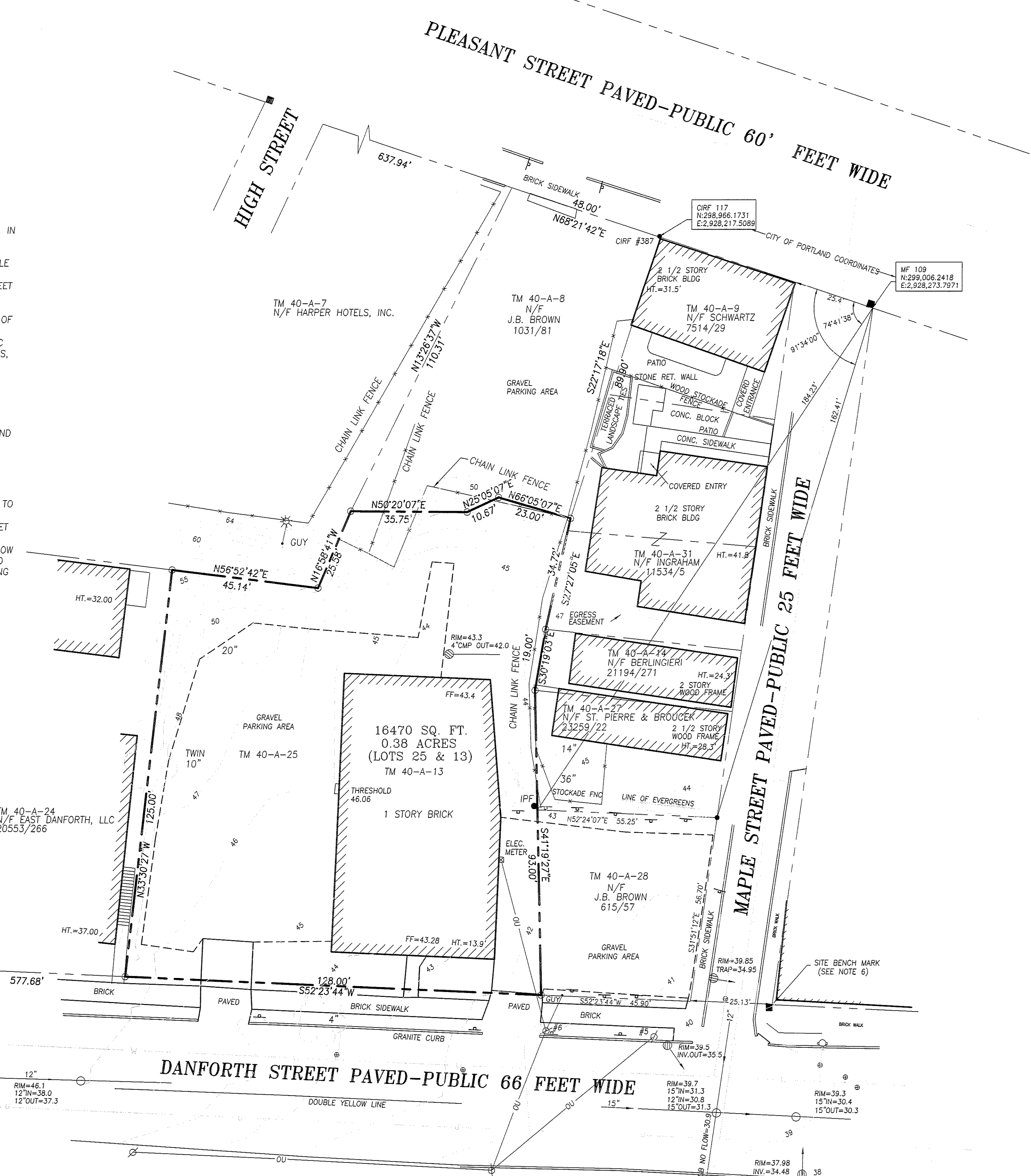


NOTES:

- OWNER OF RECORD IS 53 DANFORTH STREET, LP
- BEARINGS ARE BASED ON PLAN REFERENCE 1, AND ARE MAGNETIC IN THE YEAR 2000, TIED TO CITY COORDINATE SYSTEM AT MAPLE AND PLEASANT STREETS.
- SUBJECT PROPERTY IS SHOWN ON MAP 40, BLOCK A, AS LOTS 8, 13, 25, AND 28 ON THE CITY OF PORTLAND'S ASSESSOR'S MAPS.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE MAP (FIRM), FOR THE CITY OF PORTLAND, MAINE, IN CUMBERLAND COUNTY, MAP NUMBER 230051 0013 B, PANEL 13 OF 17, WITH AN EFFECTIVE DATE OF JULY 17, 1996, THIS PROPERTY LIES IN ZONE C, AN AREA OF MINIMAL FLOODING.
- THE PROPERTY LIES IN ZONE R-6 RESIDENTIAL ZONE, AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:
 - MINIMUM LOT SIZE: 4,500 SQUARE FEET, EXCEPT AS PROVIDED FOR LOTS OF RECORD IN SECTION 14-433 (LOTS OF RECORD AND ACCESSORY STRUCTURE SETBACKS FOR EXISTING BUILDINGS) OF THIS ARTICLE.
 - MINIMUM AREA PER DWELLING UNIT: 1,000 SQUARE FEET PER DWELLING UNIT; AND IN THE CASE OF BUILDING ADDITIONS AND NEW CONSTRUCTION, 1,200 SQUARE FEET FOR EACH DWELLING UNIT AFTER THE FIRST 3 UNITS.
 - MINIMUM STREET FRONTAGE: 40 FEET.
 - MINIMUM YARD DIMENSIONS:
 - FRONT YARD: PRINCIPAL OR ACCESSORY STRUCTURES, OFFSET.
 - REAR YARD:
 - A. PRINCIPAL AND ATTACHED ACCESSORY STRUCTURES WITH GROUND COVERAGE OF GREATER THAN 100 SQUARE FEET: 20 FEET.
 - B. DETACHED ACCESSORY STRUCTURES WITH A GROUND COVERAGE OF 100 SQUARE FEET OR LESS: 5 FEET.
 - SIDE YARD:
 - A. PRINCIPAL AND ACCESSORY STRUCTURES WITH GROUND COVERAGE GREATER THAN 100 SQUARE FEET: HEIGHT OF STRUCTURE / REQUIRED SIDE YARD.
 - 1 STORY / 10 FEET
 - 2 STORIES / 10 FEET
 - 3 STORIES / 10 FEET
 - 4 STORIES / 12 FEET
 - 5 STORIES / 15 FEET
 - THE WIDTH OF 1 SIDE YARD MAY BE REDUCED 1 FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN 10 FEET.
 - B. DETACHED ACCESSORY STRUCTURES WITH GROUND COVERAGE OF 100 SQUARE FEET OR LESS: 5 FEET
 - SIDE YARDS ON SIDE STREETS:
 - A. PRINCIPAL OR ACCESSORY STRUCTURES: 10 FEET
 - MAXIMUM LOT COVERAGE:
 - 20 OR MORE DWELLING UNITS: 40%
 - FEWER THAN 20 DWELLING UNITS: 50%
 - MINIMUM LOT WIDTH: 50 FEET
 - MAXIMUM STRUCTURE HEIGHT:
 - PRINCIPAL AND ATTACHED ACCESSORY STRUCTURES: 45 FEET
 - ACCESSORY DETACHED STRUCTURE: 18 FEET
- ADDITIONAL DIMENSIONAL REQUIREMENTS EXIST AND ARE TOO NUMEROUS TO INCLUDE ON THIS PLAN. SEE CITY OF PORTLAND CODE OF ORDINANCES SEC. 14-139, LAND USE, CHAPTER 14, REV. 12-19-07.
- ELEVATIONS ARE ON THE CITY OF PORTLAND'S DATUM. BENCHMARK IS A GRANITE MONUMENT AT THE NORTHEAST CORNER OF DANFORTH & MAPLE STREETS. ELEVATION IS 40.03 FEET.
- SURVEY PERFORMED UNDER WINTER CONDITIONS WITH 1-2 FEET OF SNOW PRESENT.
- GAS LINES SHOWN TAKEN FROM PLAN PROVIDED BY NORTHERN UTILITIES.

PROPERTY DESCRIPTION

A CERTAIN LOT OR PARCEL OF LAND WITH THE IMPROVEMENTS THEREON, SITUATED ON THE NORTHERLY SIDE OF DANFORTH STREET, IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WESTERLY SIDE OF MAPLE STREET AND THE NORTHERLY SIDE OF DANFORTH STREET; THENCE, S 52° 23' 44" W ALONG SAID DANFORTH STREET, 45.90 FEET TO THE POINT OF BEGINNING; THENCE, FROM SAID POINT OF BEGINNING, S 52° 23' 44" W ALONG SAID DANFORTH STREET, 128.00 FEET TO LAND NOW OR FORMERLY OF EAST DANFORTH, LLC; THENCE, N 33° 30' 27" W ALONG SAID EAST DANFORTH STREET, LLC LAND, 125.00 FEET TO LAND NOW OR FORMERLY OF HARPER HOTELS, INC.; THENCE, ALONG SAID HARPER HOTELS, INC. LAND THE FOLLOWING COURSES AND DISTANCES: N 56° 52' 42" E A DISTANCE OF 45.14 FEET; N 16° 58' 41" W A DISTANCE OF 25.58 FEET TO LAND NOW OR FORMERLY OF J.B. BROWN; THENCE, ALONG SAID J.B. BROWN LAND THE FOLLOWING COURSES AND DISTANCES: N 50° 20' 07" E A DISTANCE OF 35.75 FEET; N 25° 05' 07" E A DISTANCE OF 10.67 FEET; N 66° 05' 07" E A DISTANCE OF 23.00 FEET TO LAND NOW OR FORMERLY OF INGRAMHAM; THENCE, S 27° 27' 05" E ALONG SAID INGRAMHAM LAND 34.72 FEET TO LAND NOW OR FORMERLY OF BERLINGIERI; THENCE, S 30° 19' 03" E ALONG SAID BERLINGIERI LAND, 19.00 FEET TO LAND NOW OR FORMERLY OF BROUCEK; THENCE, S 41° 19' 27" E ALONG SAID BROUCEK LAND AND LAND NOW OR FORMERLY OF J.B. BROWN, 93.00 FEET TO THE AFOREMENTIONED NORTHERLY SIDE OF DANFORTH STREET AND THE POINT OF BEGINNING AND CONTAINING 16470 SQUARE FEET, MORE OR LESS.

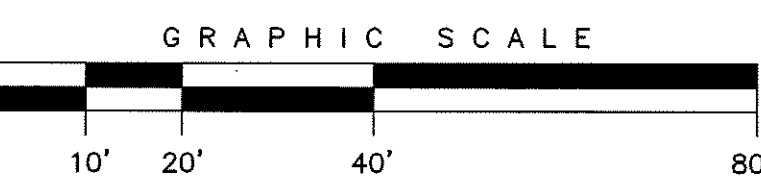


PLAN REFERENCES:

- RECORDING PLAT ON 53 DANFORTH STREET, PORTLAND, MAINE MADE FOR 53 DANFORTH STREET, LP, BY OWEN HASKELL, INC. DATED JUNE 2, 2008.
- EXISTING CONDITIONS SURVEY ON DANFORTH, MAPLE & PLEASANT STREETS PORTLAND, MAINE MADE FOR J.B. BROWN & SONS, BY OWEN HASKELL, INC. DATED JAN 8, 2008 REVISED 06-03-08.
- "BOUNDARY & TOPOGRAPHIC SURVEY AT 45 DANFORTH STREET, PORTLAND, MAINE MADE FOR ARCHETYPE" DATED SEPTEMBER 19, 2005 BY OWEN HASKELL, INC.
- "STREET LINE ROLL OF DANFORTH STREET BY E.C. JORDAN.
- "J.B. BROWN ESTATE SHEET NO. 5, 1882 VALUATION SHEET NO. 40" DATED DECEMBER 10, 1927, AUTHOR UNKNOWN. ALSO KNOWN AS THE "LANGZETTEL BOOK."
- GAS LINE PLAN NO. 40 DATED FEB. 5, 2004 FROM NORTHERN UTILITIES.
- CITY OF PORTLAND'S ASSESSOR'S MAPS.

LEGEND:

- 5/8" CAPPED IRON ROD TO BE SET
- IRON PIPE OR ROD FOUND
- GRANITE MONUMENT
- WATER VALVE
- HYDRANT
- UTILITY POLE W/ GUY ANHOR
- LIGHT POLE
- MANHOLE
- CATCH BASIN
- SIGN
- FENCE
- STONE WALL
- CURB
- WATER LINE
- GAS LINE
- 1" CONTOUR
- DECIDUOUS TREE
- PROPOSED EASEMENT



REAL PROPERTY SURVEY CERTIFICATION:

THIS CERTIFIES TO ALL PERSONS INTERESTED IN TITLE TO THE REAL PROPERTY DESCRIBED IN DEED OF GRANTOR TO GRANTEE DATED [...] AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS, BOOK [...], PAGE [...], THE UNDERSIGNED CERTIFIES TO (1) DEVELOPER, (2) BANK, (3) THE MAINE STATE HOUSING AUTHORITY AND (4) THE [...] TITLE INSURANCE COMPANY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE DRAWING HEREON IS AN ACCURATE REPRESENTATION OF A SURVEY MADE BY THE UNDERSIGNED ACCORDING TO STANDARD SURVEYING PRACTICE, THAT THE DRAWING ACCURATELY PORTRAYS THE RELATIVE LOCATION ON THE PROPERTY OF ANY IMPROVEMENTS, ENCROACHMENTS, EASEMENTS, (WHETHER APPURTENANT OR ENCUMBERING) AND OTHER MATTERS REVEALED BY SUCH SURVEY, THAT THE PERIMETER OF THE PROPERTY WAS ESTABLISHED BY ACTUAL FIELD MEASUREMENTS, THAT THE MONUMENTS WERE FOUND OR ARE TO BE SET AS SHOWN HEREON AND THAT ALL PROPERTY INTERESTS OF WHATEVER NATURE DEPICTED ARE CONTIGUOUS ALONG THEIR ENTIRE COMMON BOUNDARIES AND ARE ENCLOSED WITHIN THE BOUNDARIES DEPICTED. THE UNDERSIGNED FURTHER CERTIFIES THAT THERE ARE NO ENCROACHMENTS, EASEMENTS, OR OTHER INCONSISTENCIES PERTAINING TO THE PROPERTY OTHER THAN THOSE SHOWN HEREON. THE SURVEY WAS AN INSTRUMENT SURVEY MADE ACCORDING TO THE U.S. STANDARD OF MEASUREMENTS.

OWEN HASKELL, INC.
390 U.S. ROUTE 1
FALMOUTH, MAINE 04105

DATE _____ JOE M. WALKER, PLS NO. 2338

BOUNDARY AND TOPOGRAPHIC SURVEY
ON
53 DANFORTH STREET, PORTLAND, MAINE
MADE FOR
53 DANFORTH STREET, LP
1 CITY CENTER, PORTLAND, MAINE

OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 U.S. ROUTE 1, UNIT 10
FALMOUTH, MAINE 04105
Phone: 207-774-0424

Drwn By	JMW	Date	JUNE 17, 2008	Job No.	2007-257P
Trace By	RWC	Scale	1" = 20'	Drwg. No.	1
Check By	JMW				
Book No.	1066				