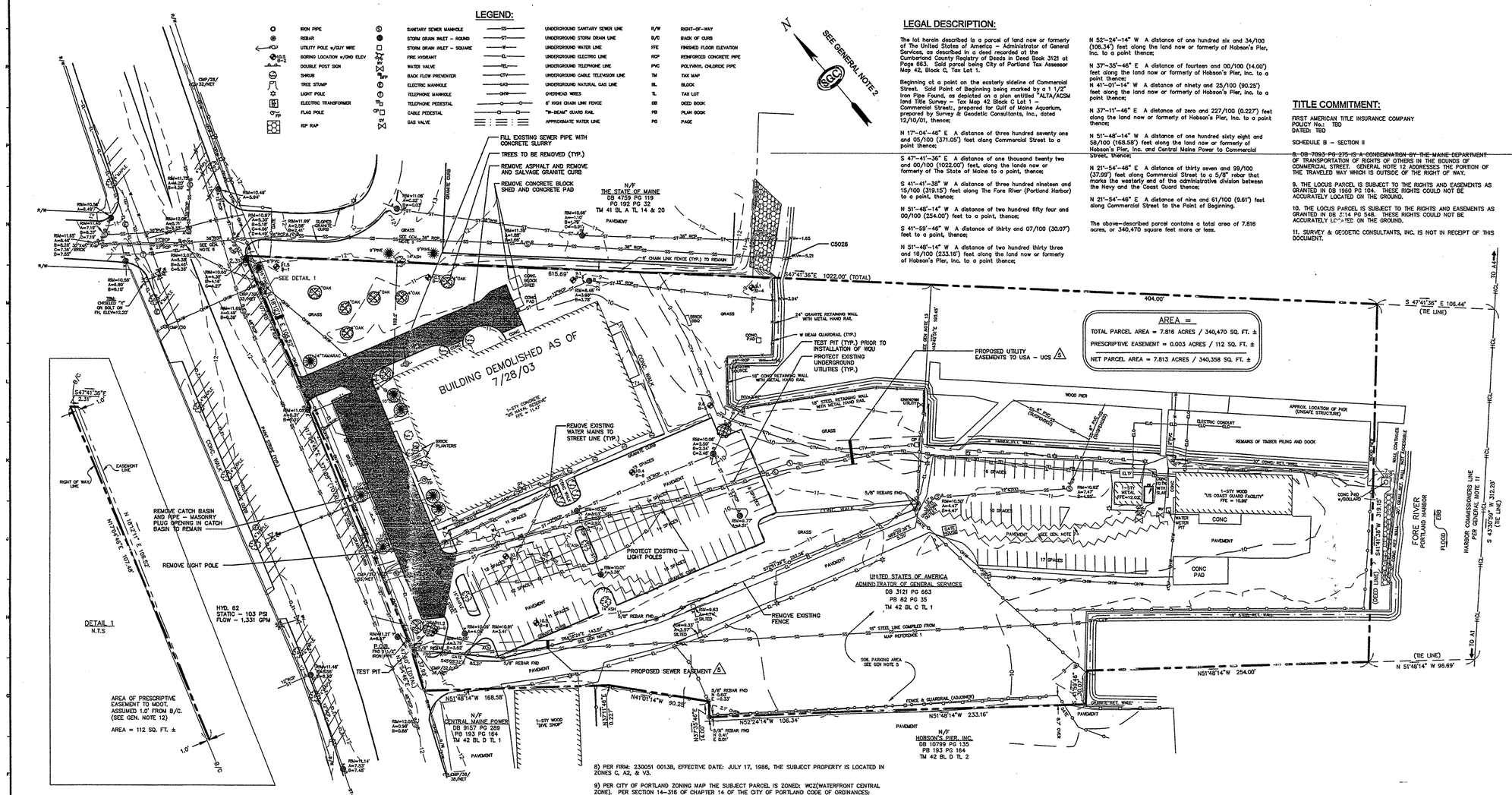
LEGEND:

IRON PIPE	SANITARY SEWER MANHOLE	UNDERGROUND SANITARY SEWER LINE	R/W RIGHT-OF-WAY
REBAR	STORM DRAIN INLET – ROUND	UNDERGROUND STORM DRAIN LINE	B/C BACK OF CURB
UTILITY POLE w/GUY WIRE	STORM DRAIN INLET – SQUARE	UNDERGROUND WATER LINE	FFE FINISHED FLOOR ELEVATION
BORING LOCATION w/GND ELEV	FIRE HYDRANT	UNDERGROUND ELECTRIC LINE	RCP REINFORCED CONCRETE PIPE
DOUBLE POST SIGN	WATER VALVE	UNDERGROUND TELEPHONE LINE	PVC POLYVINYL CHLORIDE PIPE
SHRUB	BACK FLOW PREVENTER	UNDERGROUND CABLE TELEVISION LINE	TM TAX MAP
TREE STUMP	ELECTRIC MANHOLE	UNDERGROUND NATURAL GAS LINE	BL BLOCK
LIGHT POLE	TELEPHONE MANHOLE	OVERHEAD WIRES	TL TAX LOT
ELECTRIC TRANSFORMER	TELEPHONE PEDESTAL	6' HIGH CHAIN LINK FENCE	DB DEED BOOK
FLAG POLE	CABLE PEDESTAL	"W-BEAM" GUARD RAIL	PB PLAN BOOK
RIP RAP	GAS VALVE	APPROXIMATE WATER LINE	PG PAGE



LEGAL DESCRIPTION:

The lot herein described is a parcel of land now or formerly of The United States of America – Administrator of General Services, as described in a deed recorded at the Cumberland County Registry of Deeds in Deed Book 3121 at Page 663. Said parcel being City of Portland Tax Assessor Map 42, Block C, Tax Lot 1.

Beginning at a point on the easterly sideline of Commercial Street. Said Point of Beginning being marked by a 1 1/2" Iron Pipe Found, as depicted on a plan entitled "ALTA/ACSM Land Title Survey – Tax Map 42 Block C Lot 1 – Commercial Street, prepared for Gulf of Maine Aquarium, prepared by Survey & Geodetic Consultants, Inc., dated 12/10/01, thence;

N 17°-04'-46" E A distance of three hundred seventy one and 05/100 (371.05') feet along Commercial Street to a point thence;

S 47°-41'-36" E A distance of one thousand twenty two and 00/100 (1022.00') feet, along the lands now or formerly of The State of Maine to a point, thence;

S 41°-41'-38" W A distance of three hundred nineteen and 15/100 (319.15') feet along The Fore River (Portland Harbor) to a point, thence;

N 51°-48'-14" W A distance of two hundred fifty four and 00/100 (254.00') feet to a point, thence;

S 41°-59'-46" W A distance of thirty and 07/100 (30.07') feet to a point, thence;

N 51°-48'-14" W A distance of two hundred thirty three and 16/100 (233.16') feet along the land now or formerly of Hobson's Pier, Inc. to a point thence;

N 52°-24'-14" W A distance of one hundred six and 34/100 (106.34') feet along the land now or formerly of Hobson's Pier, Inc. to a point thence;

N 37°-35'-46" E A distance of fourteen and 00/100 (14.00') feet along the land now or formerly of Hobson's Pier, Inc. to a point thence;

N 41°-01'-14" W A distance of ninety and 25/100 (90.25') feet along the land now or formerly of Hobson's Pier, Inc. to a point thence;

N 37°-11'-46" E A distance of zero and 227/100 (0.227') feet along the land now or formerly of Hobson's Pier, Inc. to a point thence;

N 51°-48'-14" W A distance of one hundred sixty eight and 58/100 (168.58') feet along the land now or formerly of Hobson's Pier, Inc. and Central Maine Power to Commercial Street, thence;

N 21°-54'-46" E A distance of thirty seven and 99/100 (37.99') feet along Commercial Street to a 5/8" rebar that marks the westerly end of the administrative division between the Navy and the Coast Guard thence;

N 21°-54'-46" E A distance of nine and 61/100 (9.61') feet along Commercial Street to the Point of Beginning.

The above-described parcel contains a total area of 7.816 acres, or 340,470 square feet more or less.

TITLE COMMITMENT:

FIRST AMERICAN TITLE INSURANCE COMPANY
POLICY No.: TBD
DATED: TBD

SCHEDULE B – SECTION II

~~8. DB 7093 PG 275 IS A CONDEMNATION BY THE MAINE DEPARTMENT~~ OF TRANSPORTATION OF RIGHTS OF OTHERS IN THE BOUNDS OF COMMERCIAL STREET. GENERAL NOTE 12 ADDRESSES THE PORTION OF THE TRAVELED WAY WHICH IS OUTSIDE OF THE RIGHT OF WAY.

9. THE LOCUS PARCEL IS SUBJECT TO THE RIGHTS AND EASEMENTS AS GRANTED IN DB 1960 PG 104. THESE RIGHTS COULD NOT BE ACCURATELY LOCATED ON THE GROUND.

10. THE LOCUS PARCEL IS SUBJECT TO THE RIGHTS AND EASEMENTS AS GRANTED IN DB 2:14 PG 548. THESE RIGHTS COULD NOT BE ACCURATELY LOCATED ON THE GROUND.

11. SURVEY & GEODETIC CONSULTANTS, INC. IS NOT IN RECEIPT OF THIS DOCUMENT.

GENERAL NOTES:

1) BOUNDARY, PLANIMETRIC AND TOPOGRAPHIC INFORMATION AS SHOWN HEREON IS REFERENCED HORIZONTALLY TO THE MAINE WEST STATE PLANE COORDINATE SYSTEM NAD 83 BASED UPON A STATIC GPS TIE TO CORS STATIONS AND IS REFERENCED VERTICALLY TO NGVD 29 BASED UPON A 3RD ORDER DIFFERENTIAL LEVEL TIE TO STATION: "TIDAL 2 USE STA 84".

2) NORTH AS SHOWN HEREON IS BASED UPON GRID NORTH OF THE MAINE WEST STATE PLANE COORDINATE SYSTEM NAD 83.

3) THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SURVEY & GEODETIC CONSULTANTS, INC PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN THE GULF OF MAINE AQUARIUM AND SURVEY & GEODETIC CONSULTANTS, INC. DATED: NOVEMBER 16, 2001.

4) BOUNDARY, PLANIMETRIC, AND TOPOGRAPHIC INFORMATION AS SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY SURVEY & GEODETIC CONSULTANTS, INC. BETWEEN NOVEMBER 27, 2001 & DECEMBER 10, 2001.

5) THIS AREA IS USED FOR PARKING ON A DAILY BASIS BY TENANTS OF HOBSONS WHARF. NO DOCUMENT WAS RECOVERED DURING THE COURSE OF OUR RESEARCH TO INDICATE A LEASE OR EASEMENT.

6) PER MAP REFERENCE 2 THIS OUTFALL FROM THE DOUBLE 27" RCP'S IN COMMERCIAL STREET TO THE OUTLET, IS AN OVERFLOW LINE.

7) SUBSURFACE UTILITIES WERE DELINEATED ON THE SUBJECT PROPERTY BY OTHERS. PAINT MARKS AND SURFACE OBSERVABLE FEATURES WERE FIELD LOCATED BY SURVEY & GEODETIC CONSULTANTS, INC. NOT ALL UTILITIES APPEAR TO HAVE BEEN MARKED AND ONLY THOSE UTILITIES AT THE INTERSECTION WITH MAPLE STREET WERE MARKED ON COMMERCIAL STREET. MAP REFERENCE 1 INDICATES A WATER LINE FROM THE NAVAL RESERVE CENTER TO THE COAST GUARD. THE PAVEMENT CUT WHICH APPEARS TO COINCIDE WITH THE PLAN LOCATION OF THE WATER LINE IS SHOWN FOR REFERENCE. PRIOR TO CONTRACTOR PERFORMING ANY WORK, DIG SAFE SHOULD BE CONTACTED.

8) PER FIRM: 230051 0013B, EFFECTIVE DATE: JULY 17, 1986, THE SUBJECT PROPERTY IS LOCATED IN ZONES C, A2, & V3.

9) PER CITY OF PORTLAND ZONING MAP THE SUBJECT PARCEL IS ZONED: WC2(WATERFRONT CENTRAL ZONE). PER SECTION 14–316 OF CHAPTER 14 OF THE CITY OF PORTLAND CODE OF ORDINANCES:
MIN. LOT SIZE: NONE
MIN. FRONTAGE: NONE
MIN. YARD DIMS.: FRONT SETBACK: NONE
SIDE SETBACK: NONE
REAR SETBACK: NONE
SETBACK FROM PIER LINE: 5 FEET.
MAX. LOT COVERAGE: 100%
MAX. BUILDING HEIGHT: 35 FEET

10) RECORD OWNER: UNITED STATES OF AMERICA
ADMINISTRATOR OF GENERAL SERVICES
RECORD DEED: DB 3121 PG 663
RECORD PLAN: PB 82 PG 35

11) THE HARBOR COMMISSIONERS LINE AS SHOWN HEREON WAS ESTABLISHED BY HOLDING THE POSITIONS OF MONUMENTS: "WILSON" & "BUGLIGHT", AS ESTABLISHED BY STATIC GPS, AND COMPILATION OF MAP REFERENCE 3. PURSUANT TO A MEMO, ISSUED FOR CLARIFICATION BY JON GILES (CITY OF PORTLAND) AND DATED 9/22/98, THE CURRENT HARBOR COMMISSIONERS LINE, AS IT AFFECTS THE SUBJECT PROPERTY, IS FROM POINT A1 TO A4 AS DEPICTED ON MAP REFERENCE 3. THE EFFECTIVE DATE OF THIS CONFIGURATION IS OCTOBER 2, 1986.

12) US ROUTE 1A A.K.A. COMMERCIAL STREET IS AN ACCEPTED PUBLIC WAY. THE RIGHT OF WAY WAS LAID OUT PER MAP REFERENCE 4. MAP REFERENCE 5 IS THE MOOT RIGHT OF WAY PLAN SET WHICH REFERENCES MAP REFERENCE 4 AS THE SOURCE OF THE RIGHT OF WAY LINES. PER MAP REFERENCE 5, "A PRESCRIPTIVE EASEMENT IS CLAIMED WHEREVER THE EXISTING SIDEWALK OR TRAVELED WAY IS OUTSIDE OF THE DEFINED RIGHT-OF-WAY LIMITS".

13) THIS LINE HAS BEEN SHOWN PURSUANT TO THE REQUEST OF THE CLIENT. THIS LINE REPRESENTS THE ADMINISTRATIVE DIVISION BETWEEN THE NAVY AND COAST GUARD.

14) PER PRIVATE & SPECIAL LAWS 1887 CHAPTER 123, TITLE TO SUBMERGED LANDS WAS CEDED TO THE THE CITY OF PORTLAND. DEED LINES HAVE BEEN SHOWN PER RECORD INFORMATION AND NO DETERMINATION HAS BEEN MADE AS TO THE TITLE OF SUBMERGED LANDS WITHIN THE DEED LINES AS SHOWN.

15) ALL WORK WITHIN THE COMMERCIAL STREET RIGHT-OF-WAY SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF PORTLAND TECHNICAL STANDARDS AND STREET OPENING ORDINANCE.

MAP REFERENCES:

1) "NAVAL RESERVE CENTER, SOUTH PORTLAND, MAINE, SITE PLAN", BY WILLIAM T. MATHIS & ASSOCIATES, DATED: 10/10/72.

2) "PORTLAND SEWER SYSTEM, INFILTRATION –INFLOW ANALYSIS, SYSTEM BASE MAPPING, STUDY AREA IV," BY HUNTER–BALLEW ASSOCIATES. DATED: 1981.

3) "HARBOR LINES, PORTLAND HARBOR, MAINE" BY US ENGINEER OFFICE, BOSTON, MASS, DATED: JUNE 30, 1939.

4) "COMMERCIAL STREET, CROSS TO HIGH", BY THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS, DATED: 4/27/43.

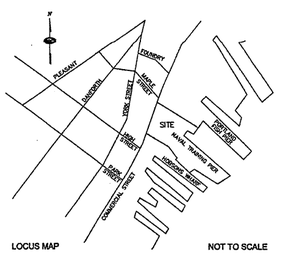
5) "COMMERCIAL STREET, RIGHT OF WAY MAP, FEDERAL AID PROJECT NO M–0585 (1)", DATED: AUGUST 1985, SHEET 2 OF 7, D.O.T. FILE NO. 3–339.

6) "PLAN OF PROPERTY IN PORTLAND, MAINE, MADE FOR, GREATER PORTLAND PUBLIC DEVELOPMENT COMMISSION," BY HI & EC JORDAN, DATED: 4–11–68, RECORDED AT PB 82 PG 35.

7) "SECOND REVISED AMENDED SITE AND SUBDIVISION PLAN, HOBSON'S WHARF, COMMERCIAL STREET, PORTLAND, MAINE, FOR, HOBSON'S WHARF CORPORATION," BY OWEN HASKELL, INC., DATED: MAY 28, 1993, RECORDED AT PB 193 PG 164.

8) "AMENDED RECORDING PLAT, PORTLAND FISH PIER COMPLEX IN PORTLAND, MAINE. FOR THE CITY OF PORTLAND," BY OWEN HASKELL, INC., REVISED DATE: 10–12–00.

This is to state that this map or plot and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 2,3,4,5,6,8,9,10,11(b), & 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this statement, undersigned further states that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."



LOCUS MAP NOT TO SCALE

REV.	DESCRIPTION	DATE
5	FINAL APPROVAL PLAN FOR CITY RECORDS	8.25.03
4	PHASE 1 CONSTRUCTION DOCUMENTS	8.12.03
3	FINAL SUBMISSION TO PORTLAND PLANNING AUTH.	7.30.03
2	DESIGN DEVELOPMENT SUBMISSION	6.13.03
1	SECOND WORKSHOP SUBMISSION TO CITY	6.10.03

CURRENT ISSUE STATUS:

NORTH

STATE OF MAINE STEPHEN R. BUSHEY 4429 LICENSED PROFESSIONAL ENGINEER
P.E. STEPHEN BUSHEY
LIC. #7429

DeLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1121
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SMRT
ARCHITECTURE ENGINEERING PLANNING
SMRT
144 Fore Street/P.O. Box 618
Portland, Maine 04104
tel. (207) 772-3846
fax. (207) 772-1070

PROJECT:
THE GULF OF MAINE RESEARCH INSTITUTE
PORTLAND, MAINE

SHEET TITLE:
EXISTING CONDITIONS AND DEMOLITION PLAN

SCALE:	1" = 40'.	DATE:	
PROJECT MANAGER:	RML	GRAPHIC SCALE:	0" 1"
JOB CAP/DRAWN:	CWW		
A/E OF RECORD:	DVJ	SHEET No.	CS101
SMRT CAD FILE:	CS101–03034		
PROJECT No.	03034–00/1984.1		

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A1	EXISTING CONDITIONS AND DEMOLITION PLAN	
1" = 40'	*	