

28. Boundary Survey Certification

Boundary Survey Certification

Please see the attached boundary survey from James D. Nadeau, LLC in 2010. This is the latest comprehensive survey performed at the site.

James D. Nadeau, LLC

Professional / Land Surveyors

*Certified Floodplain Managers
Certified Underground Utility Locators*

January 6, 2011

Craig Morin, P.E.
340 County Road, Ste 6C
Westbrook, ME 04092

RE: Existing Conditions Survey of the Portland International Marine Terminal (2101174L1)

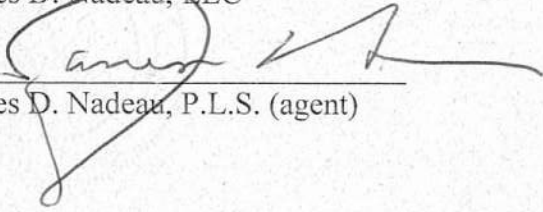
Dear Craig,

This office was on-site at the Portland International Marine Terminal located at 454 Commercial Street in Portland, Maine multiple times between the months of April through December of 2010, to collect the necessary information for this project.

During said time this office located the information depicted on our plan entitled "*Plan Depicting Existing Conditions Of The Portland International Marine Terminal Made For Maine Port Authority Southeasterly Sideline Of Commercial Street, Portland, Maine*", by *James D. Nadeau, LLC, dated November 29, 2010, revised December 17, 2010*. The information depicted was collected by this office as a result of an on the ground field survey, and is correct to the best of our knowledge and belief, with the information provided.

Please also note that the boundary lines depicted on the above mentioned plan are based solely on a boundary survey performed by Northeasterly Surveying, Inc.

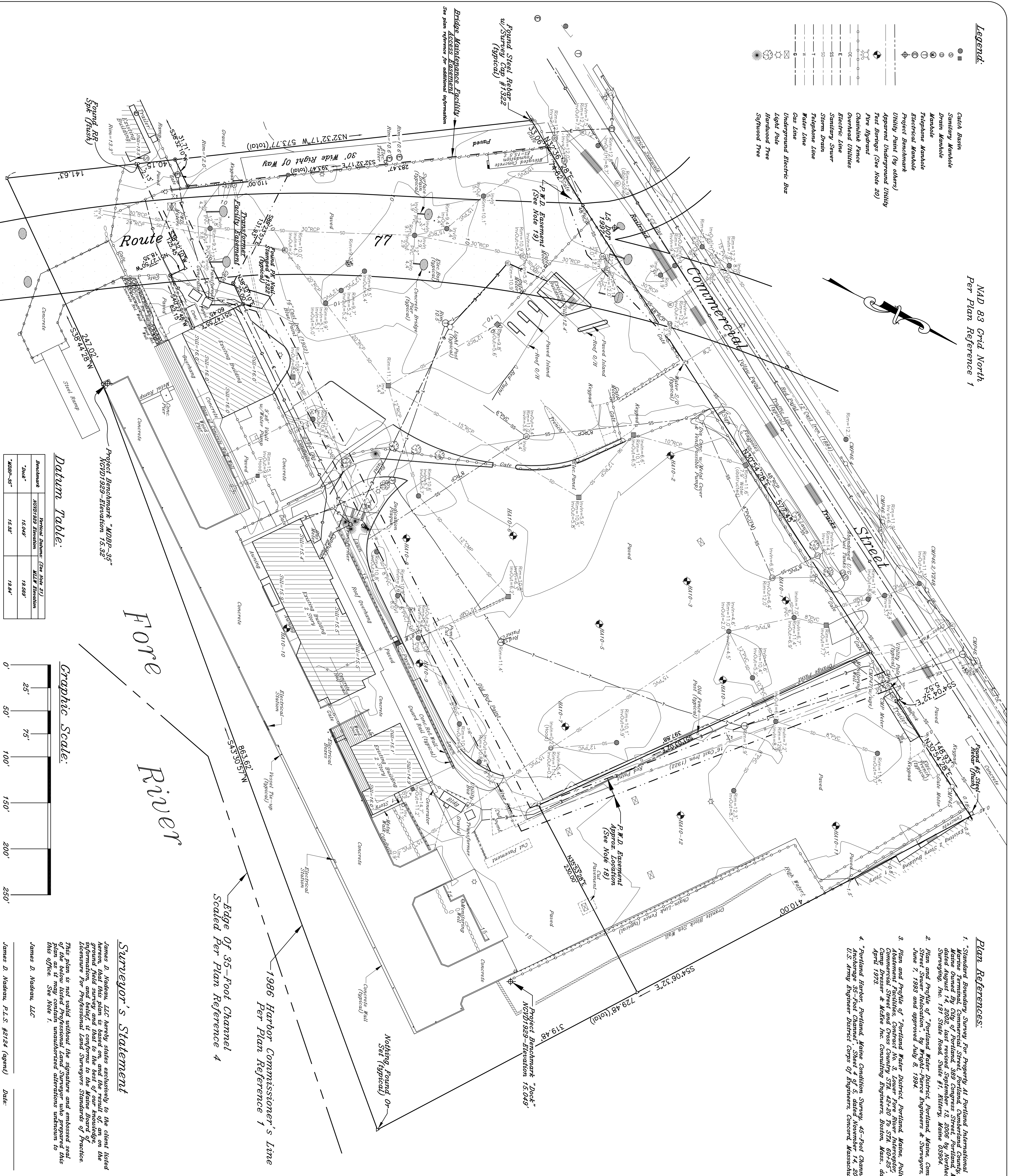
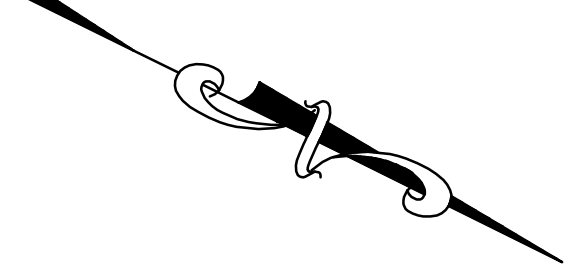
Sincerely,
James D. Nadeau, LLC


James D. Nadeau, P.L.S. (agent)

Legend:

- Catch Basin
- Sanitary Manhole
- Storm Manhole
- Manhole
- Triangular Manhole
- Rectangular Manhole
- Project Benchmark
- Utility Point (By others)
- Apparent Underground Utility
- Test Burial (See Note 20)
- Fire Hydrant
- Overhead Utilities
- Electric Line
- Sanitary Sewer
- Storm Drain
- Telephone Line
- Water Line
- Gas Line
- Underground Electric Line
- Handmade Tree
- Light Pole
- Softwood Tree

NAD 83 Grid North
Per Plan Reference 1



Plan References:

1. Standard Boundary Survey For Property At Portland International Marine Terminal, Commercial Street, Portland, Cumberland County, Maine Owned By City of Portland, 309 Congress Street, Portland, Maine - Made August 14, 1971 State Record State #1, Maine 8090.
2. Plan and Profile of "Portland Water District, Portland, Maine, Pollution Abatement Facilities, Portland Canal, Portland, Maine" prepared by Camp Dresser & McKee Inc. Consulting Engineers, Boston, Mass., dated June 7, 1968 and approved July 8, 1964.
3. Plan and Profile of "Portland Water District, Portland, Maine, Pollution Abatement Facilities, Portland Canal, Portland, Maine" prepared by Camp Dresser & McKee Inc. Consulting Engineers, Boston, Mass., dated April 1973.
4. "Portland Harbor, Portland, Maine Condition Survey, 45-Foot Channel And Anchorage 35-Foot Channel", Sheet 4 of 5, dated November 14, 2005 by U.S. Army Engineer District Corps of Engineers, Concord, Massachusetts.

General Notes:

1. The boundary lines and on-site appearances shown on this plan are based solely on the noted Plan References. This office assumes no liability or responsibility for errors and/or oversights which may exist on said Plan References, if any.
2. This plan is not intended to depict limits or extent of the title ownership. An opinion of title should be rendered by a title attorney.
3. This office reserves the right to be held harmless by all 3rd party claims.
4. This survey does not purport to reflect any of the following:
 - a. the referenced plans, those that are visible or specifically stated in this plan;
 - b. building setback compliance or restrictive covenants;
 - c. all applicable zoning or other land use regulations.
5. Reference should be made to the noted Plan References for additional information.
6. Reference is made to "Letter of Agreement" between James J. Madenan, LLC and the below listed client(s), which shall be considered an integral part of this plan.
7. Louis Parole's shown on City of Portland Assessor's Map 43, Book & Lot D-5, D-7, D-1, and D-2.
8. Per Plan Reference 1, area of Louis Parole's equals 14.34 acres.
9. Elevations and contour lines shown on this plan are based on the National Geodetic Vertical Datum of 1929 (NGVD29).
10. Per Plan Reference 1, base of bearings is Grid North based on the North American Datum 1983 (NAD83).
11. Prior to any design and/or construction, this office recommends that DugSafe verify all utilities, location, and size.
12. For purposes of clarity, safety bollards not shown.
13. The elevations shown on utility structures and at building sills should only be used for general planning and should not be used for vertical benchmarks. Plans of structures are unseen and sills are approximately due to inability to access buildings.
14. The bridge elevations shown on this plan are for the lowest portion of actual design and/or construction. This plan does not indicate any pavement elevation or the horizontal location of said bridge.
15. All easement and/or permit identification detail areas of new pavement. The existence of underground utility may or may not exist. Not all pavement cuts are shown.
16. The location of the high water line appears to run along nonpublic/private retaining walls located below existing docks. This office recommends that this line be accurately determined prior to any design/permitting/construction.
17. Portions of the Louis Parole's Map in a 1937 Special Flood Hazard Area (SFHA) and on 1/2 Special Flood Hazard Area (SFHA).
18. See CCHD Book 4000, Page 119, dated April 13, 1977, from City of Portland to Portland Water District for Forming (20') joint water easement.
19. See CCHD Book 11536, Page 54, dated July 18, 1994, from City of Portland to Portland Water District for Triangular-shaped easement.
20. Test Burials depicted on this plan were performed November 2010 by Halsey & Aldrich, Inc. (File No. 07212-000), Portland, Maine and were field located by this office.
21. Conversion from WCD29 to NAD83 is based on NOAA values listed for Portland Station 0419150.

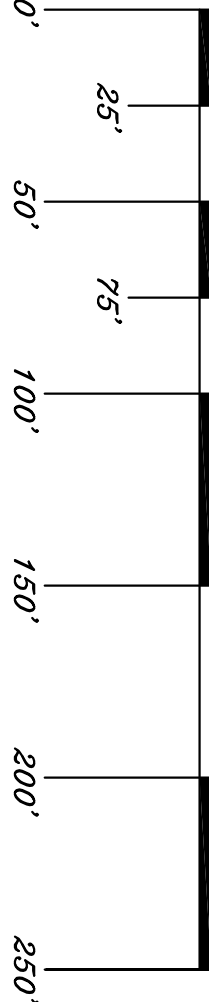
Underground Utility Note:

Underground utilities depicted are based solely on visible surface structures, permit lines marked by each respective utility company, and existing utility records. This office does not warrant the accuracy of the utilities shown. This office further does not warrant that the underground utilities shown are in the exact location indicated although this office makes every effort to locate them. This office has no physical located the underground utilities available. This office has no physical located the underground utilities available. This office has no physical located the underground utilities available.

Datum Table:

Benchmark	Vertical Datum: (Sea, Mean, T.I.)	MLLW Elevation
"MWP-95"	15.049'	15.049'
"MWP-95"	15.384'	15.384'

Graphic Scale:



Surveyor's Statement

James D. Madenan, LLC hereby states existing to the client listed herein, that this plan is based on, and the result of, an on-site investigation, and that it conforms to the Maine Board of Licensure for Professional Land Surveyors Standards of Practice. This plan is not valid without the signatures and endorsed seal of the below listed Professional Land Surveyor who prepared this plan as it may contain unauthorized alterations unknown to this office. See Note 1.

James D. Madenan, LLC
James D. Madenan, P.L.S. #2124 (regul.) Date: _____

Plan Depicting Existing Conditions Of The
Portland International Marine Terminal
Made For
Maine Port Authority
Southeasterly Side Line Of Commercial Street
PORTLAND, MAINE

PREPARED BY:
James D. Madenan, LLC
Professional Land Surveyors
918 BRIGHTON AVENUE
PORTLAND, ME 04102
PH: (207) 878-7870
FAX: (207) 878-7871

RECORD DRAWER:	DRAWN BY:	DATE:
City of Portland 389 Congress Street Portland, Maine 04101	TPB/MJC	11/29/2010
INSUR:	CHECKED BY:	SURETY DATE:
Topcon CRTS-3B	JDN	Apr-Nov 10
JOB No.:	SCALE:	SHEET No.:
2101174R1	1" = 50'	1 OF 1

Revised 12/17/10 - Misc. changes per engineer's request, Add Plan Ref. 4