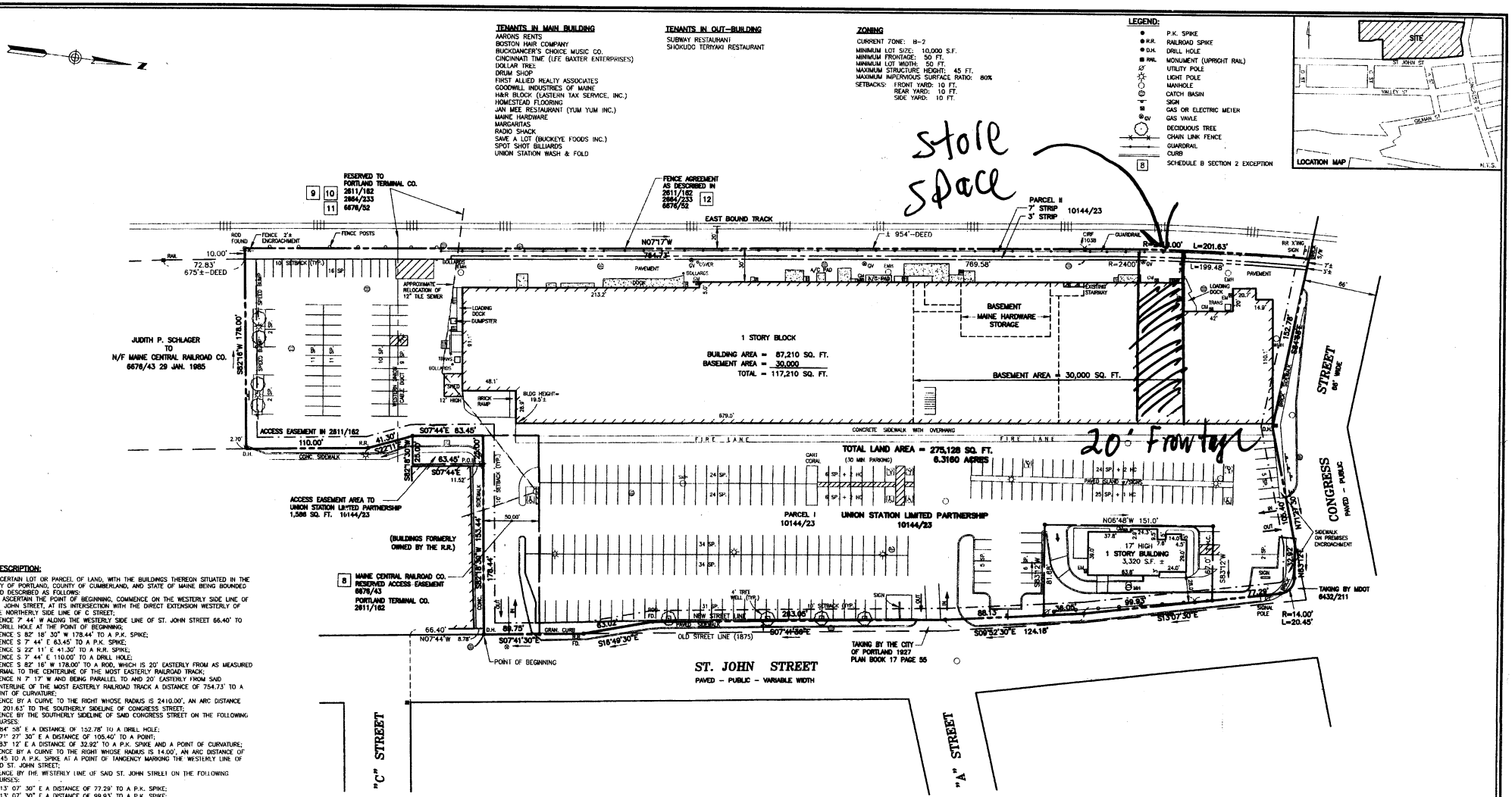

DESCRIPTION:

A CERTAIN LOT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON SITUATED IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, AND STATE OF MAINE BEING BOUNDED AND DESCRIBED AS FOLLOWS:
TO ASCERTAIN THE POINT OF BEGINNING, COMMENCE ON THE WESTERLY SIDE LINE OF ST. JOHN STREET, AT ITS INTERSECTION WITH THE DIRECT EXTENSION WESTERLY OF THE NORTHERLY SIDE LINE OF C STREET;
THENCE 7° 44' W ALONG THE WESTERLY SIDE LINE OF ST. JOHN STREET 66.40' TO A DRILL HOLE AT THE POINT OF BEGINNING;
THENCE S 82° 18' 30" W 178.44' TO A P.K. SPIKE;
THENCE S 7° 44' E 63.45' TO A P.K. SPIKE;
THENCE S 22° 11' E 41.30' TO A R.R. SPIKE;
THENCE S 7° 44' E 110.00' TO A DRILL HOLE;
THENCE S 82° 18' W 178.00' TO A ROD, WHICH IS 20' EASTERLY FROM AS MEASURED NORMAL TO THE CENTERLINE OF THE MOST EASTERLY RAILROAD TRACK;
THENCE N 7° 17' W AND BEING PARALLEL TO AND 20' EASTERLY FROM SAID CENTERLINE OF THE MOST EASTERLY RAILROAD TRACK A DISTANCE OF 754.73' TO A POINT OF CURVATURE;
THENCE BY A CURVE TO THE RIGHT WHOSE RADIUS IS 2410.00', AN ARC DISTANCE OF 201.63' TO THE SOUTHERLY SIDELINE OF CONGRESS STREET;
THENCE BY THE SOUTHERLY SIDELINE OF SAID CONGRESS STREET ON THE FOLLOWING COURSES:
S 84° 58' E A DISTANCE OF 152.78' TO A DRILL HOLE;
N 71° 27' 30" E A DISTANCE OF 105.40' TO A POINT;
N 83° 12' E A DISTANCE OF 32.92' TO A P.K. SPIKE AND A POINT OF CURVATURE;
THENCE BY A CURVE TO THE RIGHT WHOSE RADIUS IS 14.00', AN ARC DISTANCE OF 20.45 TO A P.K. SPIKE AT A POINT OF TANGENCY MARKING THE WESTERLY LINE OF SAID ST. JOHN STREET;
THENCE BY THE WESTERLY LINE OF SAID ST. JOHN STREET ON THE FOLLOWING COURSES:
S 13° 07' 30" E A DISTANCE OF 77.29' TO A P.K. SPIKE;
S 13° 07' 30" E A DISTANCE OF 99.93' TO A P.K. SPIKE;
S 9° 52' 30" E A DISTANCE OF 174.18' TO A P.K. SPIKE;
S 7° 41' 30" E A DISTANCE OF 283.05' TO A ROD;
S 16° 49' 30" E A DISTANCE OF 63.02' TO A R.R. SPIKE;
S 7° 41' 30" E A DISTANCE OF 89.75' TO THE POINT OF BEGINNING.
ABOVE PARCEL COMPRISING 6.3160 ACRES.
TOGETHER WITH THE RIGHT AND PRIVILEGE TO PASS AND REPASS ON FOOT OR WITH VEHICLES OVER AND ACROSS A CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE CITY OF PORTLAND, SAID COUNTY AND STATE, ADJACENT TO THE PARCEL OF LAND ABOVE CONVEYED. SAID PARCEL OF LAND IS BOUNDED AND DESCRIBED AS FOLLOWS:
TO ASCERTAIN THE POINT OF BEGINNING, COMMENCE ON THE WESTERLY SIDELINE OF ST. JOHN STREET, AT ITS INTERSECTION WITH THE DIRECT EXTENSION WESTERLY OF THE NORTHERLY SIDELINE OF C STREET;
THENCE N 7° 44' W ALONG THE WESTERLY SIDELINE OF ST. JOHN STREET 66.40' TO A POINT;
THENCE S 82° 18' 30" W 153.44' TO THE POINT OF BEGINNING.
THENCE S 7° 44' E 63.45' TO A POINT;
THENCE S 82° 18' 30" W 25' TO A POINT;
THENCE N 7° 44' W 63.45' TO A POINT;
THENCE N 82° 18' 30" E 25' TO THE POINT OF BEGINNING;
MEANING AND INTENDING TO DESCRIBE THE SAME AS CONVEYED TO UNION STATION LIMITED PARTNERSHIP RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 10,144 PAGE 23.

GRAPHIC SCALE
0 20' 40' 80' 160'

SCHEDULE B SECTION 2 EXCEPTIONS:

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. CC-4812 MAY 8, 2007

8. RIGHT OF WAY FIFTY (50) FEET WIDE RESERVED BY PORTLAND TERMINAL COMPANY IN DEED TO SAMUEL W. POORVU DATED JUNE 20, 1961 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2811, PAGE 182, AND FURTHER GRANTED TO MAINE CENTRAL RAILROAD COMPANY IN DEED DATED JANUARY 29, 1985 AND RECORDED IN SAID REGISTRY IN BOOK 6676, PAGE 43 – AS SHOWN
9. RIGHTS AND EASEMENTS RESERVED BY PORTLAND TERMINAL COMPANY IN DEED TO SAMUEL W. POORVU DATED MARCH 8, 19823 AND RECORDED IN BOOK 2664 PAGE 233 – AS SHOWN
10. THE FOLLOWING EASEMENT RIGHTS RESERVED BY PORTLAND TERMINAL COMPANY IN DEED TO SAMUEL W. POORVU DATED JUNE 20 1961 AND RECORDED IN BOOK 2811 PAGE 162: (a) EASEMENT FOR ACCESS TO OTHER LAND OF PORTLAND TERMINAL COMPANY; (b) RIGHT TO MAINTAIN COMMUNICATION CABLE; AND (c) RIGHT TO LAY AND MAINTAIN SEWER PIPE – AS SHOWN
11. RIGHTS AND EASEMENTS RESERVED BY PORTLAND TERMINAL COMPANY IN DEED TO MICHAEL R. SANDLER d/b/a UNION STATION PLAZA ASSOCIATES DATED JANUARY 30, 1985 AND RECORDED IN BOOK 6676 PAGE 52 – AS SHOWN
12. FENCE AGREEMENT AS SET FORTH IN A DEED FROM PORTLAND TERMINAL COMPANY TO MICHAEL R. SANDLER DATED JANUARY 30, 1985 AND RECORDED IN BOOK 6676 PAGE 52 – AS SHOWN

PLAN REFERENCES:

1. "PLAN OF LAND ON ST. JOHN STREET, PORTLAND, MAINE FOR LIBERTY GROUP" BY OWEN HASKELL, INC. DATED FEB. 15, 1985.
2. "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR LAND TITLE SURVEY UNION STATION PLAZA ASSOCIATES" BY H.I. & E.C. JORDAN SURVEYORS DATED JUNE 28, 1992.

NOTES:

1. OWNER OF RECORD: UNION STATION LIMITED PARTNERSHIP 12 BROOK STREET, WELLESLEY, MA 02181, BOOK 10144 PAGE 23
2. BEARINGS ARE BASED ON PLAN REFERENCE 2.
3. CABLE DUCTS AND SEWER LINE PLOTTED FROM PLAN #2463 FL 113 FURNISHED BY MR. POORVU.
4. THAT PORTION OF THE WESTERLY STREET LINE OF ST. JOHN STREET MARKED "NEW STREET LINE" ON THE ABOVE PLAN REPRESENTS THE TRAFFIC ENGINEERS RECOMMENDATION AS ENDORSED BY THE PLANNING BOARD, JUNE 22, 1962. SEE PLAN REFERENCE 2.
5. PARKING SPACES: 287 REGULAR SPACES + 10 HANDICAP = 297 TOTAL SPACES.

CERTIFICATION:

THE UNDERSIGNED HEREBY CERTIFIES TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF, AS OF JULY 12, 2007, TO COLUMN FINANCIAL, INC. AND ITS SUCCESSORS AND ASSIGNS AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT HE IS A DULY REGISTERED LAND PROPERTY SURVEYOR OF THE STATE OF MAINE; THAT THIS SURVEY IS MADE AT LEAST IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY SAID STATE FOR SURVEYS AND LAND PROPERTY SURVEYORS AND WITH THE MINIMUM DETAIL REQUIREMENTS FOR LAND PROPERTY TITLE SURVEYS AS ADOPTED BY THE AMERICAN LAND PROPERTY TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING; THAT THIS SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PREMISES; AND THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS SAID PREMISES OR ANY OTHER EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, NO PARTY WALLS, NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS ONTO SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES. THE PROPERTY IS NOT LOCATED IN A 100-YEAR FLOOD PLAIN OR IN AN IDENTIFIED "FLOOD PRONE AREA," AS DEFINED BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, AS REFLECTED BY FLOOD INSURANCE RATE MAP PANEL #230051 0013B, DATED JULY 17, 1986, WHICH SAME MAP PANEL COVERS THE AREA IN WHICH THE PROPERTY IS SITUATED. THE PROPERTY IS LOCATED WITHIN ZONE C.

7/26/07
DATE

JOHN W. SWAN, PLS NO. 1038

STATE OF MAINE JOHN W. SWAN No. 1038 REGISTERED LAND SURVEYOR

ALTA/ACSM LAND TITLE SURVEY
OF
UNION STATION PLAZA – PORTLAND, MAINE
MADE FOR
UNION STATION LIMITED PARTNERSHIP
ST. JOHN STREET, PORTLAND, MAINE

OWEN HASKELL, INC.
16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drwn By	OHI/RS	Date	Job No.
Trace By	JLW	JULY 12, 2007	92097P
Check By	JWS	Scale	Dwg. No.
Book No.	319,855	1" = 40'	1