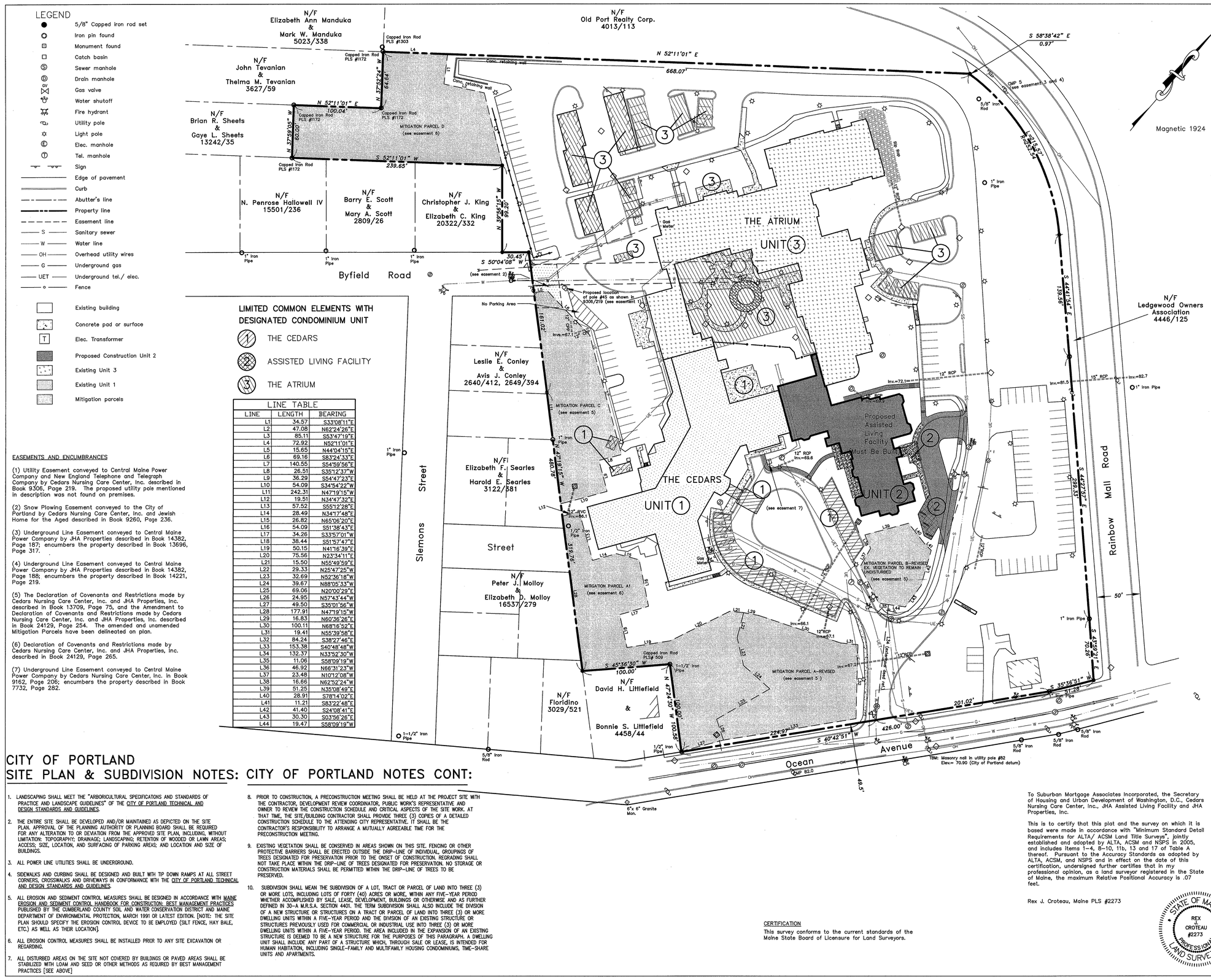


LINE TABLE		
LINE	LENGTH	BEARING
L1	34.57	S33°08'11"E
L2	47.08	N62°24'26"E
L3	85.11	S52°47'19"E
L4	72.92	N52°11'01"E
L5	15.65	N44°04'15"E
L6	69.16	S83°24'33"E
L7	140.55	S64°39'56"E
L8	26.51	S35°12'37"W
L9	36.29	S54°47'23"E
L10	54.09	S34°54'22"W
L11	242.31	N47°19'15"W
L12	19.51	N34°47'32"E
L13	57.52	S55°12'28"E
L14	28.49	N34°17'48"E
L15	26.82	N65°06'20"E
L16	54.09	S51°38'43"E
L17	34.26	S33°57'01"W
L18	38.44	S51°57'47"E
L19	50.15	N41°16'39"E
L20	75.56	N23°34'11"E
L21	15.50	N55°49'59"E
L22	29.33	N25°47'25"W
L23	32.69	N52°36'18"W
L24	39.67	N88°05'33"W
L25	69.06	N20°00'29"E
L26	24.95	N57°43'44"W
L27	49.50	S35°01'56"W
L28	177.91	N47°19'15"W
L29	16.83	N60°36'26"E
L30	100.11	N68°16'52"E
L31	19.41	N55°39'58"E
L32	84.24	S38°27'46"E
L33	153.38	S40°48'48"W
L34	132.37	N33°52'30"W
L35	11.06	S58°09'19"W
L36	46.92	N66°31'23"W
L37	23.48	N10°12'08"W
L38	16.66	N62°52'24"W
L39	51.25	N35°08'49"E
L40	28.91	S78°14'02"E
L41	11.21	S83°22'48"E
L42	41.40	S24°08'41"E
L43	30.30	S03°56'26"E
L44	19.47	S58°09'19"W

EASEMENTS AND ENCUMBRANCES

(1) Utility Easement conveyed to Central Maine Power Company and New England Telephone and Telegraph Company by Cedars Nursing Care Center, Inc. described in Book 9306, Page 219. The proposed utility pole mentioned in description was not found on premises.

(2) Snow Plowing Easement conveyed to the City of Portland by Cedars Nursing Care Center, Inc. and Jewish Home for the Aged described in Book 9260, Page 236.

(3) Underground Line Easement conveyed to Central Maine Power Company by JHA Properties described in Book 14382, Page 187; encumbers the property described in Book 13696, Page 317.

(4) Underground Line Easement conveyed to Central Maine Power Company by JHA Properties described in Book 14382, Page 188; encumbers the property described in Book 14221, Page 219.

(5) The Declaration of Covenants and Restrictions made by Cedars Nursing Care Center, Inc. and JHA Properties, Inc. described in Book 13709, Page 75, and the Amendment to Declaration of Covenants and Restrictions made by Cedars Nursing Care Center, Inc. and JHA Properties, Inc. described in Book 24129, Page 254. The amended and unamended Mitigation Parcels have been delineated on plan.

(6) Declaration of Covenants and Restrictions made by Cedars Nursing Care Center, Inc. and JHA Properties, Inc. described in Book 24129, Page 265.

(7) Underground Line Easement conveyed to Central Maine Power Company by Cedars Nursing Care Center, Inc. in Book 9162, Page 206; encumbers the property described in Book 7732, Page 282.

CITY OF PORTLAND
SITE PLAN & SUBDIVISION NOTES: CITY OF PORTLAND NOTES CONT:

1. LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
2. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION: TOPOGRAPHY; DRAINAGE; LANDSCAPING; RETENTION OF WOODED OR LAWN AREAS; ACCESS; SIZE, LOCATION, AND SURFACING OF PARKING AREAS; AND LOCATION AND SIZE OF BUILDINGS.
3. ALL POWER LINE UTILITIES SHALL BE UNDERGROUND.
4. SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIP DOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. [NOTE: THE SITE PLAN SHOULD SPECIFY THE EROSION CONTROL DEVICE TO BE EMPLOYED (SILT FENCE, HAY BALE, ETC.) AS WELL AS THEIR LOCATION].
6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
7. ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES [SEE ABOVE].
8. PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORK'S REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.
9. EXISTING VEGETATION SHALL BE CONSERVED IN AREAS SHOWN ON THIS SITE. FENCING OR OTHER PROTECTIVE BARRIERS SHALL BE ERECTED OUTSIDE THE DRIP-LINE OF INDIVIDUAL, GROUPINGS OF TREES DESIGNATED FOR PRESERVATION PRIOR TO THE ONSET OF CONSTRUCTION. REGRADING SHALL NOT TAKE PLACE WITHIN THE DRIP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OR CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.
10. SUBDIVISION SHALL MEAN THE SUBDIVISION OF A LOT, TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE LOTS, INCLUDING LOTS OF FORTY (40) ACRES OR MORE, WITHIN ANY FIVE-YEAR PERIOD WHETHER ACCOMPLISHED BY SALE, LEASE, DEVELOPMENT, BUILDINGS OR OTHERWISE AND AS FURTHER DEFINED IN 30-A M.R.S.A. SECTION 4401. THE TERM SUBDIVISION SHALL ALSO INCLUDE THE DIVISION OF A NEW STRUCTURE OR STRUCTURES ON A TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD AND THE DIVISION OF AN EXISTING STRUCTURE OR STRUCTURES PREVIOUSLY USED FOR COMMERCIAL OR INDUSTRIAL USE INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD. THE AREA INCLUDED IN THE EXPANSION OF AN EXISTING STRUCTURE IS DEEMED TO BE A NEW STRUCTURE FOR THE PURPOSES OF THIS PARAGRAPH. A DWELLING UNIT SHALL INCLUDE ANY PART OF A STRUCTURE WHICH, THROUGH SALE OR LEASE, IS INTENDED FOR HUMAN HABITATION, INCLUDING SINGLE-FAMILY AND MULTIFAMILY HOUSING CONDOMINIUMS, TIME-SHARE UNITS AND APARTMENTS.

CERTIFICATION

This survey conforms to the current standards of the Maine State Board of Licensure for Land Surveyors.

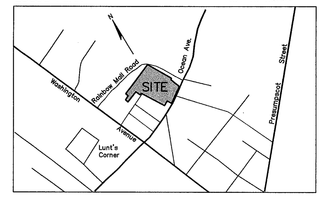
To Suburban Mortgage Associates Incorporated, the Secretary of Housing and Urban Development of Washington, D.C., Cedars Nursing Care Center, Inc., JHA Assisted Living Facility and JHA Properties, Inc.

This is to certify that this plat 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 2005, and includes Items 1-4, 8-10, 11b, 13 and 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, ACSM, and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Maine, the maximum Relative Positional Accuracy is .07 feet.

Rex J. Croteau, Maine PLS #2273

STATE OF MAINE REX J. CROTEAU #2273 PROFESSIONAL LAND SURVEYOR

LOCUS PLAN NOT TO SCALE



NOTES

(1) Book and Page references are to the Cumberland County Registry of Deeds, unless otherwise specified.

(2) Bearings are referenced to magnetic north 1924.

(3) All utility locations shown on this plan are approximate, based on location of visible features and information provided by others. Dig Safe and/or the appropriate utilities should be contacted prior to any construction.

(5) According to the Flood Insurance Rate Map for the City of Portland (FIRM Panel 230051 0007 B, effective date July 17, 1986), this parcel is not located within a flood hazard area.

AREA

TOTAL PROJECT AREA = 10.57 ACRES

PLAN REFERENCES

(1) Plan of Lots Number 3 & 4 made for the Estate of Mary S. Lunt by Edwin C. Townsend dated March 8, 1877 recorded in Plan Book 4, Page 4.

(2) Plan of Land made for Dorothy S. True and Heirs of F.W.H. Smith dated October 1929, recorded in Plan Book 25, Page 50.

(3) Revised Final Plan of Ledgewood Subdivision made for the Dartmouth Company by Land Use Consultants dated April 27, 1979, recorded in Plan Book 123, Page 61.

(4) Plan of Property made for Jewish Home for the Aged made by H.I. and E.C. Jordan dated July 17, 1987.

(5) Plan of Property/Land Title Survey of the Cedars made by H.I. and E.C. Jordan dated March 29, 1990, recorded in Plan Book 186, Page 14.

(6) Record Drawing of Cedars Nursing Care Center, Inc. made by Owen Haskell, Inc. dated August 29, 1991.

(7) Layout and Utilities Plan of the Atrium at Cedars (drawing number C202) made by Tsomides Associates dated May 27, 1997.

(8) Topographic Site Survey made for JHA Properties, Inc. by Daniel J. Dalphonso dated February 28, 1997

(9) Plan Showing Proposed Property Lines made for JHA Properties, Inc. by Daniel J. Dalphonso dated November 4, 1997.

(10) Plan Showing Standard Boundary Survey made for JHA Properties, Inc. by Daniel J. Dalphonso dated July 14, 1997, recorded in Plan Book 198, Page 325.

(11) Plan of Cedars Phase 3-Wetland Mitigation Areas made by Land Use Consultants dated August 24, 2004.

(12) ALTA/ACSM Land Title Survey made for JHA Properties, Inc. & Cedars Nursing Care Center, Inc. dated November 4, 2004, by Titcomb Associates.

(13) Cedars Condominiums Recording Plat/Condominium Plan ALTA/ACSM Land Title Survey made for JHA Properties, Inc. & Cedars Nursing Care Center, Inc. and JHA Assisted Living, Inc., Inc.by Titcomb Associates dated September 8, 2005 and revised through April 5, 2006, recorded in the Cumberland County Registry of Deeds in Plan book 206, Page 430.

OWNERS OF RECORD

Cedars Nursing Care Center, Inc. (formerly Jewish Home for the Aged) and JHA Properties Inc. See Declaration of Cedars Condominiums.

Book 24129, Page 276

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

Rev. 4	06/30/06	Owner of Record	RJC
Rev. 3	06/30/06	Easements and Encumbrances	RJC
Rev. 2	04/05/06	Easements and Encumbrances	RJC
Rev. 1	04/05/06	Removed historical lot lines and Parcel refs.	RJC

CEDARS CONDOMINIUMS
CONDOMINIUM PLAN
ALTA / ACSM Land Title Survey

630 Ocean Avenue — Portland, Maine

MADE FOR

JHA Properties, Inc., Cedars Nursing Care Center, Inc, & JHA Assisted Living, Inc

630 Ocean Avenue — Portland, Maine

JOB# 204089	DATE: Sept 08, 2005	SCALE: 1"=50'
BOOK# 734		
DWG: 204089_R11		
FILE# 8847		

Titcomb Associates
133 Gray Road
Falmouth, Maine 04105 (207)797-9199