

SCHEDULE B EXCEPTIONS

99 INDICATES LOCATION SHOWN ON THIS PLAN
 99 INDICATES LOCATION NOT SHOWN ON THIS PLAN

PARCEL FIRST

1-9 ITEMS ARE NOT SURVEY MATTERS

- 10. RIGHTS AND EASEMENTS GRANTED BY WILLIAM H. GLEED AND JOSEPH F. DUCAS, TRUSTEES OF MERRIMACK INDUSTRIAL TRUST AND THE MERRIMACK-PORTLAND TRUST TO C.S.R. ASSOCIATES DATED FEBRUARY 8, 1979, RECORDED IN BOOK 4385, PAGE 176.
- EASEMENT FOR SEWER AND GAS LINE AS SHOWN ON THIS PLAN
- 11. NOTICE OF LAYOUT AND TAKING BY THE STATE OF MAINE STATE HIGHWAY COMMISSION DATED DECEMBER 2, 1979 AND RECORDED IN BOOK 3153, PAGE 781 INCLUDING PROHIBITION OF ACCESS TO AND EGRESS FROM STATE HIGHWAY "295" TO OR FROM ADJOINING LAND.
- AS SHOWN ON THIS PLAN
- 12. NOTICE OF LAYOUT AND TAKING BY THE STATE OF MAINE DEPARTMENT OF TRANSPORTATION DATED JANUARY 18, 1983, RECORDED IN SAID REGISTRY IN BOOK 6110, PAGE 287, AS AFFECTED BY SUPPLEMENTAL NOTICE OF TAKING DATED APRIL 10, 1984 AND RECORDED IN SAID REGISTRY IN BOOK 6432, PAGE 216.
- AS SHOWN ON THIS PLAN
- 13. RIGHTS AND EASEMENTS CONVEYED TO CENTRAL MAINE POWER COMPANY BY VIRTUE OF AN INSTRUMENT DATED SEPTEMBER 11, 1986, RECORDED IN BOOK 7498, PAGE 184.
- THESE POLES AND OVERHEAD LINE NO LONGER EXIST IN THE FIELD. (SEE EASEMENT G)
- 14. TERMS AND CONDITIONS OF A MUTUAL EASEMENT DEED BY AND AMONG OLYMPIA EQUITY INVESTORS III, L.P., OLYMPIA EQUITY INVESTORS I, L.P. AND OLYMPIA EQUITY INVESTORS II, LLC, AND JOSEPH DUCAS, TRUSTEE OF THE MERRIMACK INDUSTRIAL TRUST DATED OCTOBER 12, 1999 AND RECORDED IN BOOK 15198, PAGE 95.
- AS SHOWN ON THIS PLAN
- 15. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS OF OTHERS SET FORTH IN A DEED FROM OLYMPIA EQUITY INVESTORS I, L.P. TO OLYMPIA EQUITY INVESTORS III, L.P. DATED JUNE 11, 1999 AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 13907, PAGE 46, INCLUDING, BUT NOT LIMITED TO A NON-COMPETE COVENANT WITH RESPECT TO A GARAGE OR SERVICE STATION AS SET FORTH IN SECTION 33 OF THE LEASE AGREEMENT BY AND BETWEEN JOSEPH F. DUCAS, TRUSTEE OF THE MERRIMACK TRUST AND BROWN EAST ENERGY CORPORATION DATED NOVEMBER 1, 1992, A MEMORANDUM OF WHICH IS RECORDED IN BOOK 10543, PAGE 349.
- SEE EXCEPTION 12
- 16. SUCH STATE OF FACTS SHOWN ON A PLAN ENTITLED "PLAN OF LAND ON CONGRESS STREET & SEWALL STREET PORTLAND, MAINE MADE FOR OLYMPIA EQUITY INVESTORS I, L.P." DATED AUGUST 2, 2000, PREPARED BY OWEN HASKELL, INC. AND RECORDED IN SAID REGISTRY OF DEEDS IN PLAN BOOK 201, PAGE 347.
- AS SHOWN ON SAID PLAN
- 17. THIS ITEM IS NOT A SURVEY MATTER
- 18. EASEMENT DEED FROM OLYMPIA EQUITY INVESTORS III, L.P. TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY DATED FEBRUARY 3, 2000 AND RECORDED IN BOOK 15353, PAGE 270.
- THERE IS A NEW POLE IN THE BELIEVED LOCATION OF THIS EASEMENT
- 19. RIGHTS AND EASEMENTS FOR TRAFFIC SIGNALS, INSTALLATION AND MAINTENANCE SET FORTH IN AN EASEMENT DEED FROM OLYMPIA EQUITY INVESTORS III, L.P. TO CITY OF PORTLAND DATED JULY 30, 2001 AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 16672, PAGE 38.
- LOCATION AS SHOWN ON THIS PLAN
- 20-21 ITEMS ARE NOT A SURVEY MATTER
- 22. TERMS AND CONDITIONS OF LANDSCAPE EASEMENT AGREEMENT BY AND AMONG OLYMPIA EQUITY INVESTORS I, L.P., OLYMPIA EQUITY INVESTORS II, L.P. AND OLYMPIA EQUITY INVESTORS III, LLC DATED JULY 1, 2005 AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 22827, PAGE 304.
- GENERAL EASEMENT FOR MAINTENANCE OF VEGETATION
- 23. TERMS, CONDITIONS, RIGHTS AND EASEMENTS AS SET FORTH IN A PARKING AND ACCESS EASEMENT BY AND BETWEEN OLYMPIA EQUITY INVESTORS I, L.P. AND OLYMPIA EQUITY INVESTORS III, L.P. DATED JULY 1, 2005 AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 22827, PAGE 303.
- LOCATION AS SHOWN ON THIS PLAN
- 24. TERMS, CONDITIONS, RIGHTS AND EASEMENTS AS SET FORTH IN A PARKING AND ACCESS EASEMENT BY AND AMONG OLYMPIA EQUITY INVESTORS I, L.P., OLYMPIA EQUITY INVESTORS III, LLC AND OLYMPIA EQUITY INVESTORS II, L.P. DATED JULY 1, 2005 AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 22827, PAGE 333.
- LOCATION AS SHOWN ON THIS PLAN
- 25. TERMS, CONDITIONS, RIGHTS AND EASEMENTS AS SET FORTH IN A PARKING AND ACCESS EASEMENT BY AND BETWEEN OLYMPIA EQUITY INVESTORS III, L.P. AND OLYMPIA EQUITY INVESTORS XII, LLC DATED JULY 1, 2005 AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 22827, PAGE 346.
- LOCATION AS SHOWN ON THIS PLAN
- 26. ITEM IS NOT A SURVEY MATTER
- 27. INTENTIONALLY OMITTED

PARCEL SECOND

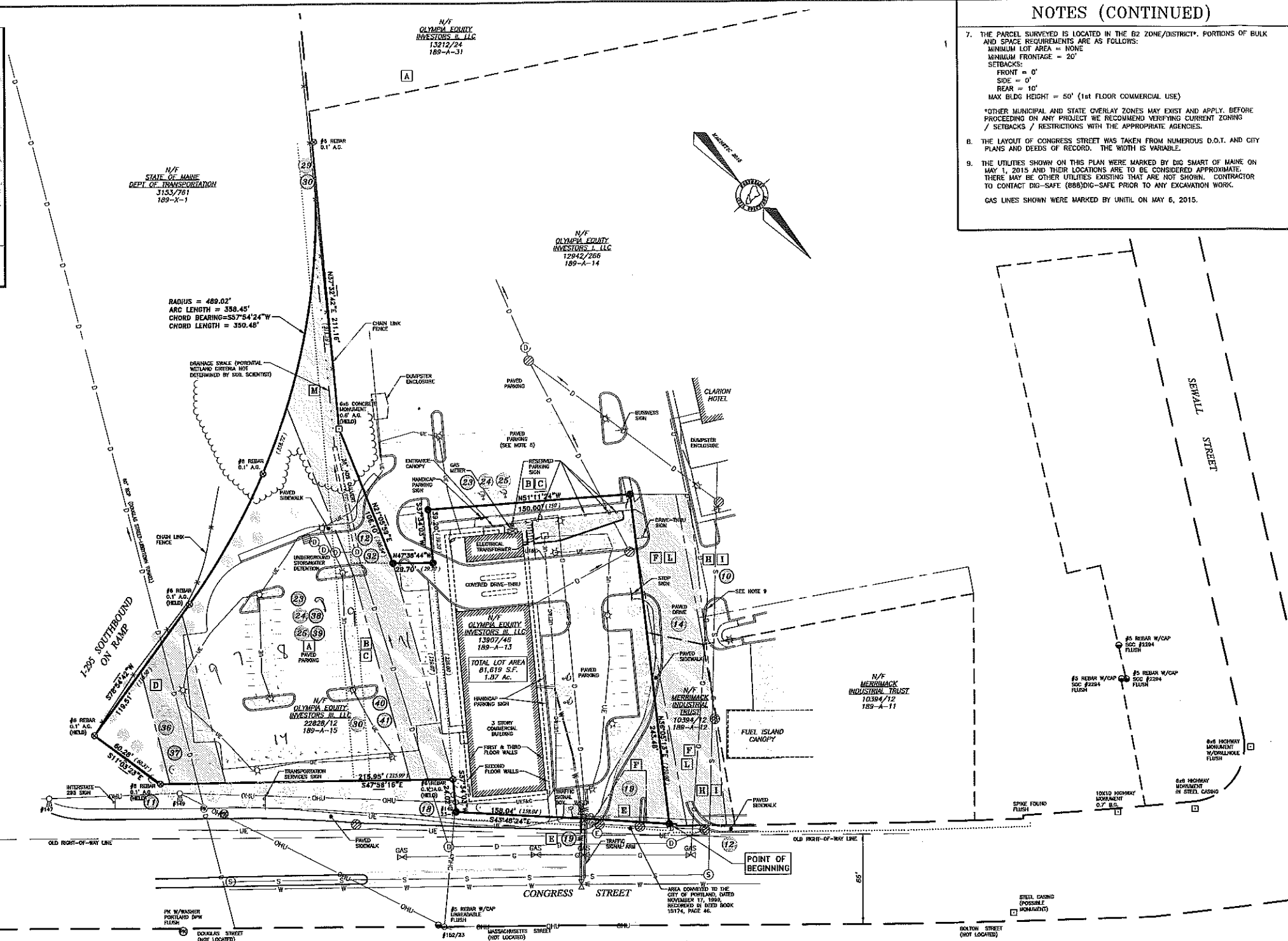
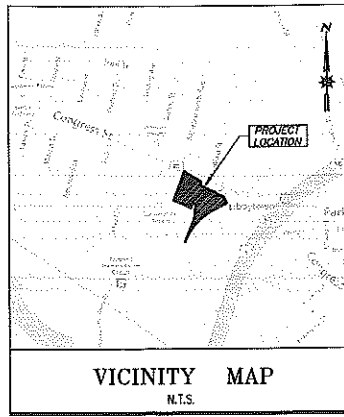
- 28. SUCH STATE OF FACTS AS SET FORTH ON PLAN ENTITLED "MAINE STATE HIGHWAY COMMISSION RIGHT-OF-WAY MAP STATE HIGHWAY '295' PORTLAND, CLUMBERLAND COUNTY, FEDERAL AID PROJECT NO. 1-295-3(24) S.H.C. FILE NO. 3-185" DATED MAY 1967 AND RECORDED IN SAID REGISTRY OF DEEDS IN PLAN BOOK 112, PAGE 47.
- AS SHOWN ON SAID PLAN
- 29. RIGHTS, EASEMENTS AND RESTRICTIONS SET FORTH IN NOTICE OF LAYOUT AND TAKING BY THE STATE OF MAINE STATE HIGHWAY COMMISSION DATED MARCH 19, 1969 AND RECORDED IN BOOK 3075, PAGE 336 INCLUDING PROHIBITION OF ACCESS TO AND EGRESS FROM STATE HIGHWAY "295" TO OR FROM ADJOINING LAND.
- AS SHOWN ON SAID PLAN - SEE EXCEPTION 28
- 30. RIGHTS AND EASEMENTS SET FORTH IN NOTICE OF LAYOUT AND TAKING BY THE STATE OF MAINE STATE HIGHWAY COMMISSION DATED MARCH 1, 1972 AND RECORDED IN BOOK 3217, PAGE 141, INCLUDING, BUT NOT LIMITED TO:
a. PROHIBITION OF ACCESS TO AND EGRESS FROM STATE HIGHWAY "295" TO OR FROM ADJOINING LAND;
b. TAKING BY EMINENT DOMAIN OF RIGHT OF INGRESS AND EGRESS OVER A 12 FOOT RIGHT-OF-WAY LEADING FROM CONGRESS STREET TO THE INSURED PREMISES.
- AS SHOWN ON THIS PLAN - SEE EXCEPTION 28
- 31. SUCH STATE OF FACTS AS SET FORTH ON PLAN ENTITLED "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP STATE AID HIGHWAY NO. 7, PORTLAND, CLUMBERLAND COUNTY, FEDERAL AID PROJECT NO. M-0775 (3)" D.O.T. FILE NO. 3-307 DATED SEPTEMBER 1982 AND RECORDED IN SAID REGISTRY IN PLAN BOOK 155, PAGES 37 AND 40.
- AS SHOWN ON SAID PLAN
- 32. NOTICE OF LAYOUT AND TAKING BY STATE OF MAINE DEPARTMENT OF TRANSPORTATION DATED JANUARY 18, 1983 AND RECORDED IN SAID REGISTRY IN BOOK 6110, PAGE 287, AS AFFECTED BY SUPPLEMENTAL NOTICE OF TAKING DATED APRIL 10, 1984 AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 6432, PAGE 216.
- SUPPLEMENTAL TAKING LATER BECAME PART OF THE LOCUS PROPERTY
- 33. SUCH STATE OF FACTS AS SET FORTH ON PLAN ENTITLED "PLAN OF LAND ON CONGRESS STREET AND SEWALL STREET, PORTLAND, MAINE MADE FOR OLYMPIA EQUITY INVESTORS I, L.P." PREPARED BY OWEN HASKELL, INC. DATED JULY 22, 1999 AND RECORDED IN SAID REGISTRY OF DEEDS IN PLAN BOOK 199, PAGE 486, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
a. THE CATCH BASIN ADJACENT TO NORTHWESTERLY BOUNDARY OF SUBJECT PREMISES AS SHOWN ON SAID PLAN; AND
b. NOTICE OF NON-ACCESS AT NORTHWESTERLY BOUNDARY OF SUBJECT PREMISES AS SHOWN ON SAID PLAN.
- AS SHOWN ON SAID PLAN
- 34. SUCH STATE OF FACTS AS SET FORTH ON A PLAN ENTITLED "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP STATE HIGHWAY NO. '295' PORTLAND, CLUMBERLAND COUNTY, OUTSIDE TO OLYMPIA EQUITY INVESTORS, XII, LLC" D.O.T. FILE NO. 3-1859 DATED JUNE 2004 AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 207, PAGE 304.
- AS SHOWN ON SAID PLAN
- 35. REM IS NOT A SURVEY MATTER
- 36. TERMS, RESERVATIONS, RESTRICTIONS, COVENANTS, RIGHTS AND EASEMENTS SET FORTH IN DEED FROM THE STATE OF MAINE TO OLYMPIA EQUITY INVESTORS XII, LLC DATED MAY 26, 2005 AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 22827, PAGE 299, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
a. NO ACCESS WILL BE PERMITTED TO OR FROM STATE HIGHWAY "295" TO THE INSURED PREMISES FROM CONGRESS STREET AND THE CONGRESS STREET CONNECTOR, ALL OF WHICH RIGHTS AND ACCESS ARE RESERVED TO THE STATE OF MAINE;
b. INTERCEPTOR STORMWATER SEWER EASEMENT TO THE CITY OF PORTLAND;
c. RESERVATION OF SLOPE AND DRAINAGE EASEMENTS;
d. RESTRICTIONS REGARDING IMPROVEMENTS; AND
e. UTILITY EASEMENTS AND INSTALLATIONS LOCATED ON INSURED PREMISES.
- LOCATION AS SHOWN ON THIS PLAN
- 37. TERMS, CONDITIONS, RIGHTS AND EASEMENTS SET FORTH IN DRAINAGE STRUCTURE EASEMENT DEED FROM STATE OF MAINE DEPARTMENT OF TRANSPORTATION TO THE CITY OF PORTLAND DATED JUNE 30, 2005 AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 22827, PAGE 295.
- LOCATION AS SHOWN ON THIS PLAN
- 38. TERMS, CONDITIONS, RIGHTS AND EASEMENTS AS SET FORTH IN A PARKING AND ACCESS EASEMENT BY AND AMONG OLYMPIA EQUITY INVESTORS I, L.P., OLYMPIA EQUITY INVESTORS XII, LLC, AND OLYMPIA EQUITY INVESTORS III, L.P. DATED JULY 1, 2005 AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 22827, PAGE 333.
- SAME AS EXCEPTION 24
- 39. TERMS, CONDITIONS, RIGHTS AND EASEMENTS AS SET FORTH IN A PARKING AND ACCESS EASEMENT BY AND BETWEEN OLYMPIA EQUITY INVESTORS III, L.P. AND OLYMPIA EQUITY INVESTORS XII, LLC DATED JULY 1, 2005 AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 22827, PAGE 346.
- SAME AS EXCEPTION 25

- 40. TERMS, CONDITIONS, RIGHTS, EASEMENTS, PROVISIONS AND AGREEMENTS SET FORTH IN THE ACCESS EASEMENT BY AND BETWEEN OLYMPIA EQUITY INVESTORS II, LLC AND OLYMPIA EQUITY INVESTORS XII, LLC DATED JULY 1, 2005 AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 22828, PAGE 11.
- LOCATION AS SHOWN ON THIS PLAN
- 41. TERMS AND CONDITIONS AS SET FORTH IN A DRAINAGE EASEMENT DEED GRANTED BY OLYMPIA EQUITY INVESTORS XII, LLC TO THE CITY OF PORTLAND DATED MAY 15, 2006 AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 23970, PAGE 254.
- LOCATION AS SHOWN ON THIS PLAN
- 42. INTENTIONALLY OMITTED
- 43. ITEM IS NOT A SURVEY MATTER
- 44. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS SET FORTH IN A DEED FROM OLYMPIA EQUITY INVESTORS XII, LLC TO OLYMPIA EQUITY INVESTORS III, L.P. DATED JULY 1, 2005 AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 22828, PAGE 12.
- SEE EXCEPTIONS 24, 25 AND 40.
- PARCELS FIRST AND SECOND
- 45. TERMS AND CONDITIONS OF A PARKING EASEMENT AGREEMENT BY AND AMONG OLYMPIA EQUITY INVESTORS I, L.P. AND OLYMPIA EQUITY INVESTORS II, L.P. DATED MAY 2015 AND TO BE RECORDED IN THE SAID REGISTRY OF DEEDS.
- THIS IS PROPOSED
- 46. SUCH STATE OF FACTS, MATTERS AND NOTES AS SHOWN ON AN ALTA/ACSM SURVEY PLAN BEING PREPARED BY NORTHEAST CIVIL SOLUTIONS, INC. DATED MAY 2015 AND TO BE RECORDED IN THE CLUMBERLAND COUNTY REGISTRY OF DEEDS.
- THIS IS PROPOSED

EASEMENTS

- A ACCESS EASEMENT AGREEMENT BY AND BETWEEN OLYMPIA EQUITY INVESTORS (OEI) II, LLC & OEI XII, LLC DATED JULY 1, 2005, RECORDED IN DEED BOOK 22828, PAGE 1.
- B PARKING AND ACCESS EASEMENT AGREEMENT BY AND BETWEEN OEI III, LP & OEI XII, LLC DATED JULY 1, 2005, RECORDED IN DEED BOOK 22827, PAGE 346.
- C PARKING AND ACCESS EASEMENT AGREEMENT BY AND BETWEEN OEI I, LP & OEI XII, LLC DATED JULY 1, 2005, RECORDED IN DEED BOOK 22827, PAGE 333.
- D DRAINAGE STRUCTURE EASEMENT FROM THE STATE OF MAINE DEPT OF TRANSPORTATION TO THE CITY OF PORTLAND FOR A 60" DRAIN LINE, DATED JUNE 30, 2005, RECORDED IN DEED BOOK 22827, PAGE 295.
- E EASEMENT FROM OEI III, LP TO THE CITY OF PORTLAND FOR INSTALLATION AND MAINTENANCE OF A TRAFFIC CONTROL BOX AND SIGNAL SYSTEM, DATED JULY 30, 2001, RECORDED IN DEED BOOK 16672, PAGE 38.
- F MUTUAL EASEMENT BY AND BETWEEN OEI I, LP, OEI II, LLC, OEI III, LP & MERRIMACK INDUSTRIAL TRUST, DATED OCTOBER 12, 1999, RECORDED IN DEED BOOK 15198, PAGE 95.
- G EASEMENT FROM MERRIMACK INDUSTRIAL TRUST TO CENTRAL MAINE POWER COMPANY, DATED SEPTEMBER 11, 1986, RECORDED IN DEED BOOK 7498, PAGE 184. (THESE POLES AND LINE NO LONGER EXIST IN THE FIELD. EASEMENT MAY REMAIN)
- H EASEMENT FROM MERRIMACK - PORTLAND TRUST TO CSR ASSOCIATES FOR ACCESS TO AND MAINTENANCE AND REPAIR OF SEWER AND GAS LINES, DATED JUNE 19, 1979, RECORDED IN DEED BOOK 4444, PAGE 176.
- I EASEMENT FROM MERRIMACK INDUSTRIAL TRUST TO CSR ASSOCIATES FOR ACCESS TO AND MAINTENANCE AND REPAIR OF SEWER AND GAS LINES, DATED FEBRUARY 8, 1979, RECORDED IN DEED BOOK 4385, PAGE 176.
- J EASEMENT FROM CSR ASSOCIATES TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY, DATED NOVEMBER 23, 1973, RECORDED IN DEED BOOK 3506, PAGE 335. (DOES NOT AFFECT THE LOCUS PROPERTY).
- K EASEMENT FROM CSR ASSOCIATES TO PORTLAND WATER DISTRICT, DATED NOVEMBER 12, 1973, RECORDED IN DEED BOOK 3486, PAGE 243. (DOES NOT AFFECT THE LOCUS PROPERTY).
- L ACCESS EASEMENT FROM THE MERRIMACK - PORTLAND TRUST TO CSR ASSOCIATES, DATED SEPTEMBER 24, 1973, RECORDED IN DEED BOOK 3465, PAGE 165.
- M DRAINAGE EASEMENT DEED FROM OLYMPIA EQUITY INVESTORS III, LP TO THE CITY OF PORTLAND, DATED MAY 15, 2006, RECORDED IN DEED BOOK 23970, PAGE 254.

Revised	By	Date	Change
PROJECT:	40356	DRAWING NAME:	40356.0WG
DATE:	MAY 8, 2015	SCALE:	1"= 40'
FIELDED BY:	JAP / BS	FIELD DATE:	5/01/2015
Drawing Name and Location:		FB #	400 E. FB YES
ALTA / ACSM LAND TITLE SURVEY 1200 CONGRESS STREET, PORTLAND MAINE			
Owner: OLYMPIA EQUITY INVESTORS III, LP P.O. BOX 508, PORTLAND, MAINE 04112			
Prepared For: NORWAY SAVINGS BANK P.O. BOX 347, NORWAY, MAINE 04268			
SURVEYING ENGINEERING LAND PLANNING Northeast Civil Solutions INCORPORATED 381 PAYNE ROAD, SCARBOROUGH, MAINE 04074			
tel: 207.883.1000 fax: 207.883.1001 e-mail: info@northeastcivilsolutions.com 800.883.2227			
0 40' 80' 160'			
STAMP AND SIGNATURE			
Preliminary			
JL JOHANNI BREWSTER DATE MAINE P.L.S. No. 1314			



NOTES (CONTINUED)

7. THE PARCEL SURVEYED IS LOCATED IN THE B2 ZONE/DISTRICT. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
 MINIMUM LOT AREA = NONE
 MINIMUM FRONTAGE = 20'
 SETBACKS:
 FRONT = 0'
 SIDE = 0'
 REAR = 10'
 MAX BLDG HEIGHT = 50' (1st FLOOR COMMERCIAL USE)

*OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY. BEFORE PROCEEDING ON ANY PROJECT WE RECOMMEND VERIFYING CURRENT ZONING / SETBACKS / RESTRICTIONS WITH THE APPROPRIATE AGENCIES.

8. THE LAYOUT OF CONGRESS STREET WAS TAKEN FROM NUMEROUS D.O.T. AND CITY PLANS AND DEEDS OF RECORD. THE WIDTH IS VARIABLE.

9. THE UTILITIES SHOWN ON THIS PLAN WERE MARKED BY DIG SMART OF MAINE ON MAY 1, 2015 AND THEIR LOCATIONS ARE TO BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTRACTOR TO CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.
 GAS LINES SHOWN WERE MARKED BY UNTIL ON MAY 6, 2015.

LEGEND

●	#5 REBAR WITH PLASTIC CAP STAMPED	○	"NCS, INC. PLS 1314" SET ON
□	FOUND MONUMENT (SIZE & TYPE AS NOTED)	○	FOUND SPIKE
○	FOUND IRON ROD	○	FOUND CAPPED IRON ROD (NUMBER AS NOTED)
○	FOUND PK NAIL	○	UTILITY POLE (NUMBER AS NOTED)
○	GUY WIRE ANCHOR	○	FOUND DECIDUOUS TREE (SIZE & TYPE AS NOTED)
○	FOUND CONIFEROUS TREE (SIZE & TYPE AS NOTED)	○	SEWER MANHOLE
○	BOUNDARY LINE	○	DRAIN MANHOLE
○	EASEMENT LINE	○	ELECTRICAL MANHOLE
○	EDGE OF PAVEMENT	○	TELEPHONE MANHOLE
○	RIGHT-OF-WAY LINE	○	CATCH BASIN
○	SEWER LINE	○	WATER VALVE
○	SEWER LINE	○	GAS VALVE
○	OVERHEAD UTILITY	○	FIRE HYDRANT
○	WATER LINE	○	SIGN
○	DRAIN LINE	○	WATER SHUTOFF
○	UNDERGROUND ELECTRIC, TELEPHONE & CABLE		
○	GAS LINE		
○	NOW OR FORMERLY OWNED BY		
○	DEED BOOK AND PAGE (CCRD)		
○	TAX MAP-LOT		
○	PARENTHESIS DENOTE RECORD DATA		

- NOTES**
- THE BASIS OF BEARING FOR THIS SURVEY IS MAGNETIC NORTH, 2015.
 - DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 - RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM OLYMPIA EQUITY INVESTORS I, LP TO OLYMPIA EQUITY INVESTORS II, LP DATED JUNE 11, 1998 AND RECORDED IN DEED BOOK 13607, PAGE 46.
 - REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - COMPILED PLAN OF LAND ON CONGRESS STREET AND SEWALL STREET MADE FOR OLYMPIA EQUITY INVESTORS I, LP, BY OWEN HASKELL, INC., DATED MAY 10, 2005, NOT RECORDED.
 - ALTA/ACSM LAND TITLE SURVEY ON CONGRESS STREET AND SEWALL STREET FOR OLYMPIA EQUITY INVESTORS I, LP, BY OWEN HASKELL, INC., DATED MAY 13, 1998, NOT RECORDED.
 - PLAN OF LAND ON CONGRESS STREET & SEWALL STREET, PORTLAND, MAINE MADE FOR OLYMPIA EQUITY INVESTORS I, LP BY OWEN HASKELL, INC., DATED AUGUST 2, 2000, RECORDED IN PLAN BOOK 201, PAGE 347.
 - PLAN OF LAND ON CONGRESS STREET & SEWALL STREET, PORTLAND, MAINE MADE FOR OLYMPIA EQUITY INVESTORS I, LP BY OWEN HASKELL, INC., DATED JULY 22, 1999, RECORDED IN PLAN BOOK 199, PAGE 486.
 - AMENDED SUBDIVISION PLAN IN PORTLAND, MAINE FOR C.S.R. ASSOCIATES, BY OWEN HASKELL, INC., DATED SEPTEMBER 24, 1973, LAST REVISED JANUARY 15, 1996, RECORDED IN PLAN BOOK 197, PAGE 32.
 - PLAN OF LAND IN PORTLAND, MAINE FOR C.S.R. ASSOCIATES, BY OWEN HASKELL, INC., DATED SEPTEMBER 24, 1973, RECORDED IN PLAN BOOK 104, PAGE 33.
 - RIGHT-OF-WAY MAP, STATE HIGHWAY NO. 295 BY STATE OF MAINE DEPT OF TRANSPORTATION, DATED SEPTEMBER, 1962, DOT FILE NO. 3-307.
 - RIGHT-OF-WAY MAP, STATE HIGHWAY NO. 7 BY MAINE STATE HIGHWAY COMMISSION, DATED MAY, 1967, SHC FILE NO. 3-185.
 - RIGHT-OF-WAY MAP, STATE HIGHWAY NO. 295 BY STATE OF MAINE DEPT OF TRANSPORTATION, DATED JUNE, 2004, DOT FILE NO. 3-185B.
 - NUMEROUS STREET LINE SHEETS FROM THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS.
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 189, BLOCK A, PARCEL 13.
6. PARKING:
 122 AGGREGATE SPACES INCLUDING 4 HANDICAP SPACES

Project:	40356	Drawing Name:	40356.DWG
Date:	MAY 8, 2015	Scale:	1" = 40'
Fielded By:	JAP / BS	Field Date:	5/01/2015
Drawn By:	JAP	Drawn By:	JAP

ALTA / ACSM LAND TITLE SURVEY
 1200 CONGRESS STREET, PORTLAND MAINE

Owner:
OLYMPIA EQUITY INVESTORS III, LP
 P.O. BOX 588, PORTLAND, MAINE 04112

Prepared For:
NORWAY SAVINGS BANK
 P.O. BOX 347, NORWAY, MAINE 04268

FLOOD ZONE CRITERIA

COUNTY:	CUMBERLAND
COMMUNITY:	PORTLAND
COMM. NO.:	230051
PANEL NO.:	0013 B
EFFECTIVE DATE:	JULY 17, 1986
FLOOD ZONE:	C

ALTA CERTIFICATION

CHICAGO TITLE INSURANCE COMPANY
 TITLE NO. 1868.15
 EFFECTIVE DATE: APRIL 27, 2015

TO: NORWAY SAVINGS BANK, OLYMPIA EQUITY INVESTORS III, LP, AND CHICAGO TITLE INSURANCE COMPANY AND THE SUCCESSORS AND ASSIGNS OF EACH:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 3, 4, 5a & b, 8, 9, 11a & b, 13, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 1, 2015.

DATE OF PLAN OR MAP:
 MAY 8, 2015

Preliminary

M. JOHANN BUISMAN
 MAINE PROFESSIONAL LAND SURVEYOR NO. 1314

SURVEY LEGAL DESCRIPTION

A CERTAIN LOT OR PARCEL OF LAND LOCATED ON THE SOUTHWESTERLY SIDE OF CONGRESS STREET, IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CONGRESS STREET AT THE MOST NORTHWESTERLY CORNER OF LAND N/F OF THE CITY OF PORTLAND AS RECORDED IN DEED BOOK 15174, PAGE 46, CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD):

THENCE S 43°48'24" E ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID CITY OF PORTLAND (CONGRESS STREET) 158.04' TO THE NORTHERLY CORNER OF LAND N/F OF THE STATE OF MAINE DEPARTMENT OF TRANSPORTATION (DOT);

THENCE S 37°34'03" W ALONG THE NORTHWESTERLY LINE OF SAID DOT 24.02' TO A #6 REBAR;

THENCE S 47°56'16" E ALONG THE SOUTHWESTERLY LINE OF SAID DOT 215.95' TO A #6 REBAR;

THENCE S 11°03'23" E ALONG THE SOUTHWESTERLY LINE OF SAID DOT 60.26' TO A #6 REBAR;

THENCE S 78°54'42" W ALONG THE WESTERLY LINE OF SAID DOT 119.51' TO A #6 REBAR;

THENCE ON A CURVE TO THE LEFT ALONG SAID DOT, SAID CURVE HAVING A RADIUS OF 489.02', AN ARC LENGTH OF 388.45' AND A CHORD OF S 57°54'24" W 350.48' TO A POINT NEAR A #6 REBAR ON THE SOUTHEASTERLY LINE OF LAND N/F OF OLYMPIA EQUITY INVESTORS I, LP (OE I) AS RECORDED IN DEED BOOK 12942, PAGE 266;

THENCE N 37°32'42" E ALONG THE SOUTHEASTERLY LINE OF SAID OE I 211.16' TO A 6X6 CONCRETE HIGHWAY MONUMENT W/DRILL HOLE;

THENCE N 21°05'09" E ALONG THE EASTERLY LINE OF SAID OE I 108.10' TO A POINT;

THENCE N 47°38'44" W ALONG THE NORTHEASTERLY LINE OF SAID OE I 29.70' TO A POINT;

THENCE S 37°34'03" W ALONG THE NORTHWESTERLY LINE OF SAID OE I 39.20' TO A POINT;

THENCE N 51°11'24" W ALONG THE NORTHEASTERLY LINE OF SAID OE I 150.00' TO A POINT;

THENCE N 36°05'13" E ALONG THE SOUTHEASTERLY LINE OF SAID OE I 243.48' TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 81,619 S.F. OR 1.87 AC. MORE OR LESS.

THE ABOVE DESCRIBED PARCEL HAS A BASIS OF BEARING OF MAGNETIC NORTH, 2015.

STAMP AND SIGNATURE

Preliminary

M. JOHANN BUISMAN
 MAINE P.L.S. No. 1314

DATE

Northeast Civil Solutions
 INCORPORATED
 381 PAYNE ROAD, SCARBOROUGH, MAINE 04074

tel: 207.883.1000 fax: 207.883.1001 e-mail: info@northeastcivilsolutions.com
 600.883.2227

0 40' 80' 160'

IF THIS PLAN DOES NOT CONTAIN AN EMBOSSED SEAL, IT IS NOT AN ORIGINAL AND MAY BE VOID. EMBOSSED SEAL ABOVE.