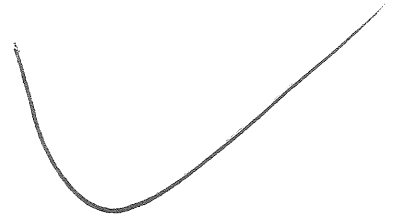


189-A-31

50 Sewall St.

Medical Bld. (Contract Zone)

Olympia Equity

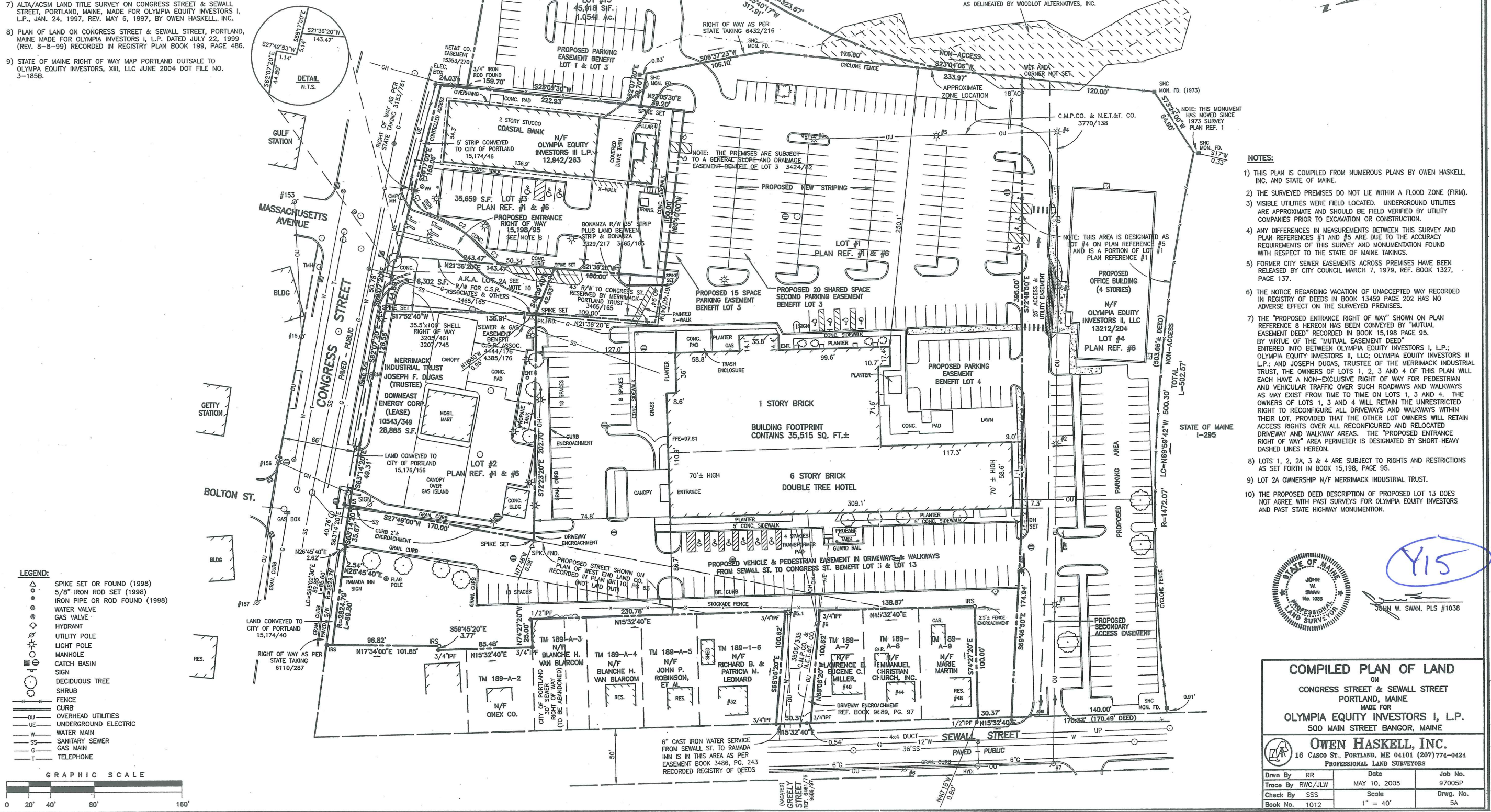
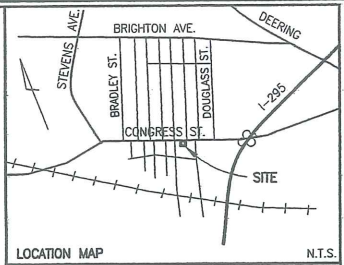


**PLAN REFERENCES:**

- 1) "PLAN OF LAND IN PORTLAND, MAINE, FOR C.S.R. ASSOCIATES" BY OWEN HASKELL, INC. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 104, PAGE 33.
- 2) PLAN SHOWING LAND AND HOUSE LOTS BELONGING TO WEST END LAND CO. AND P.H. AND J.M. BROWN RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 10, PAGE 65.
- 3) PLAN MADE BY E.C. JORDAN RECORDED IN SAID REGISTRY OF DEEDS IN PLAN BOOK 6, PAGE 1.
- 4) STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SEPT. 1982 RECORDED IN REGISTRY PLAN BOOK 155, PAGE 37 & 40.
- 5) STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP MAY 1967 RECORDED IN REGISTRY PLAN BOOK 112, PAGE 42.
- 6) AMENDED SUBDIVISION PLAN IN PORTLAND, MAINE, FOR C.S.R. ASSOCIATES DATED SEPT. 24, 1973, APPROVED JAN. 13, 1997, AND RECORDED IN REGISTRY PLAN BOOK 197 PAGE 32.
- 7) ALTA/ACSM LAND TITLE SURVEY ON CONGRESS STREET & SEWALL STREET, PORTLAND, MAINE, MADE FOR OLYMPIA EQUITY INVESTORS I, L.P., JAN. 24, 1997, REV. MAY 6, 1997, BY OWEN HASKELL, INC.
- 8) PLAN OF LAND ON CONGRESS STREET & SEWALL STREET, PORTLAND, MAINE MADE FOR OLYMPIA INVESTORS I, L.P. DATED JULY 22, 1999 (REV. 8-8-99) RECORDED IN REGISTRY PLAN BOOK 199, PAGE 486.
- 9) STATE OF MAINE RIGHT OF WAY MAP PORTLAND OUTSALE TO OLYMPIA EQUITY INVESTORS, XIII, LLC JUNE 2004 DOT FILE NO. 3-1858.

PROPOSED RIGHT OF WAY CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	86°30'00"	24.00	36.23	32.89	S78°28'02"W
C2	30°08'42"	100.50	52.88	52.27	S50°17'25"W
C3	14°53'55"	99.50	25.87	25.80	S57°54'30"W



**NOTES:**

- 1) THIS PLAN IS COMPILED FROM NUMEROUS PLANS BY OWEN HASKELL, INC. AND STATE OF MAINE.
- 2) THE SURVEYED PREMISES DO NOT LIE WITHIN A FLOOD ZONE (FIRM).
- 3) VISIBLE UTILITIES WERE FIELD LOCATED. UNDERGROUND UTILITIES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED BY UTILITY COMPANIES PRIOR TO EXCAVATION OR CONSTRUCTION.
- 4) ANY DIFFERENCES IN MEASUREMENTS BETWEEN THIS SURVEY AND PLAN REFERENCES #1 AND #5 ARE DUE TO THE ACCURACY REQUIREMENTS OF THIS SURVEY AND MONUMENTATION FOUND WITH RESPECT TO THE STATE OF MAINE TAKINGS.
- 5) FORMER CITY SEWER EASEMENTS ACROSS PREMISES HAVE BEEN RELEASED BY CITY COUNCIL MARCH 7, 1979, REF. BOOK 1327, PAGE 137.
- 6) THE NOTICE REGARDING VACATION OF UNACCEPTED WAY RECORDED IN REGISTRY OF DEEDS IN BOOK 13459 PAGE 202 HAS NO ADVERSE EFFECT ON THE SURVEYED PREMISES.
- 7) THE "PROPOSED ENTRANCE RIGHT OF WAY" SHOWN ON PLAN REFERENCE 8 HEREON HAS BEEN CONVEYED BY "MUTUAL EASEMENT DEED" RECORDED IN BOOK 15,198 PAGE 95. BY VIRTUE OF THE "MUTUAL EASEMENT DEED" ENTERED INTO BETWEEN OLYMPIA EQUITY INVESTORS I, L.P.; OLYMPIA EQUITY INVESTORS II, LLC; OLYMPIA EQUITY INVESTORS III, L.P.; AND JOSEPH DUGAS, TRUSTEE OF THE MERRIMACK INDUSTRIAL TRUST, THE OWNERS OF LOTS 1, 2, 3 AND 4 OF THIS PLAN WILL EACH HAVE A NON-EXCLUSIVE RIGHT OF WAY FOR PEDESTRIAN AND VEHICULAR TRAFFIC OVER SUCH ROADWAYS AND WALKWAYS AS MAY EXIST FROM TIME TO TIME ON LOTS 1, 3 AND 4. THE OWNERS OF LOTS 1, 3 AND 4 WILL RETAIN THE UNRESTRICTED RIGHT TO RECONFIGURE ALL DRIVEWAYS AND WALKWAYS WITHIN THEIR LOT, PROVIDED THAT THE OTHER LOT OWNERS WILL RETAIN ACCESS RIGHTS OVER ALL RECONFIGURED AND RELOCATED DRIVEWAY AND WALKWAY AREAS. THE "PROPOSED ENTRANCE RIGHT OF WAY" AREA PERIMETER IS DESIGNATED BY SHORT HEAVY DASHED LINES HEREON.
- 8) LOTS 1, 2, 2A, 3 & 4 ARE SUBJECT TO RIGHTS AND RESTRICTIONS AS SET FORTH IN BOOK 15,198, PAGE 95.
- 9) LOT 2A OWNERSHIP N/F MERRIMACK INDUSTRIAL TRUST.
- 10) THE PROPOSED DEED DESCRIPTION OF PROPOSED LOT 13 DOES NOT AGREE WITH PAST SURVEYS FOR OLYMPIA EQUITY INVESTORS AND PAST STATE HIGHWAY MONUMENTATION.



Y15

**COMPILED PLAN OF LAND**  
ON  
CONGRESS STREET & SEWALL STREET  
PORTLAND, MAINE  
MADE FOR  
**OLYMPIA EQUITY INVESTORS I, L.P.**  
500 MAIN STREET BANGOR, MAINE

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

Drawn By RR	Date MAY 10, 2005	Job No. 97005P
Trace By RWC/JLW	Scale 1" = 40'	Drwg. No. 5A
Check By SSS		
Book No. 1012		

- LEGEND:**
- △ SPIKE SET OR FOUND (1998)
  - 5/8" IRON ROD SET (1998)
  - IRON PIPE OR ROD FOUND (1998)
  - WATER VALVE
  - GAS VALVE
  - HYDRANT
  - UTILITY POLE
  - LIGHT POLE
  - MANHOLE
  - CATCH BASIN
  - SIGN
  - DECIDUOUS TREE
  - SHRUB
  - FENCE
  - CURB
  - OVERHEAD UTILITIES
  - UNDERGROUND ELECTRIC
  - WATER MAIN
  - SANITARY SEWER
  - GAS MAIN
  - TELEPHONE





CONGRESS STREET

CONGRESS STREET POSTED SPEED LIMIT 35 MILES PER HOUR

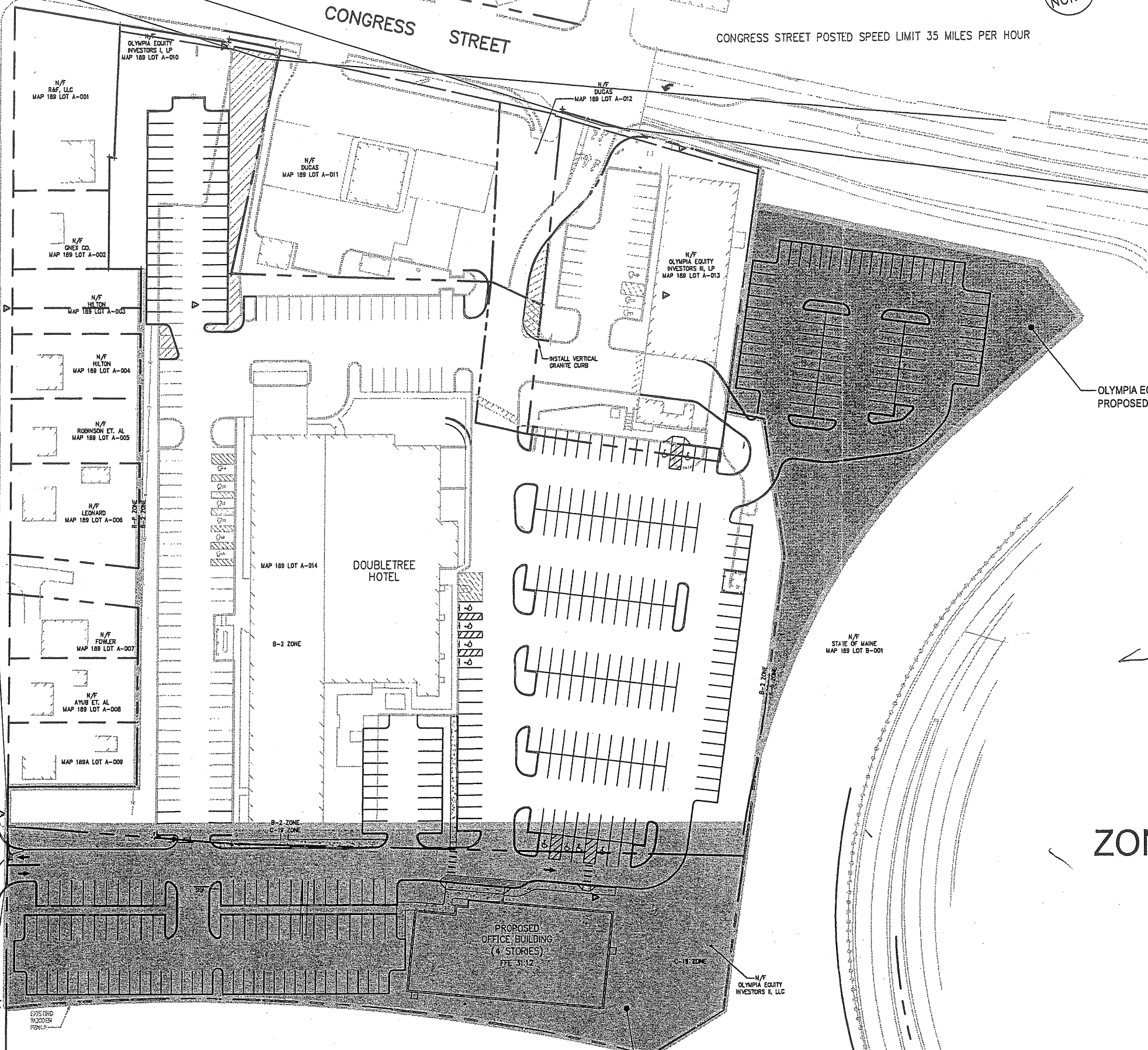
SEWALL STREET

OLYMPIA EQUITY INVESTORS XIII  
PROPOSED ZONE CHANGE R-5 TO B-2

SEWALL STREET  
OFFICE BUILDING  
PORTLAND, MAINE

ZONING IDENTIFICATION PLAN

FEBRUARY 22, 2005



MAP 189 LOT L-1

OLYMPIA EQUITY INVESTORS II  
PROPOSED C-19 CONTRACT ZONE AMENDMENT

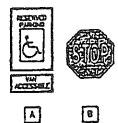
APPROVAL—CITY OF PORTLAND  
PLANNING BOARD

DATE \_\_\_\_\_  
CHAIRPERSON \_\_\_\_\_

LAYOUT TABLE

POINT	NORTHING	EASTING
DHAI 10000	10,000.0000	10,000.0000
DHAI 10001	10,000.0000	10,195.2207
DHAI 10002	9,972.8628	9,900.7805
DHAI 10003	9,844.4231	10,150.3027
DHAI 10004	10,145.6112	9,524.5598
DHAI 10005	9,937.1707	9,577.3293

SIGN LEGEND



1. ALL TRAFFIC SIGN POSTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS OF THIS DRAWING SET
  2. ALL ADA SIGNS SHALL COMPLY WITH DETAILS SHOWN IN THIS DRAWING SET.
- REFER TO DETAIL DRAWINGS FOR INFORMATION ON FIRELANES, CROSSWALKS, STOP BARS & MARKINGS, AND OTHER STRIPING REQUIREMENTS

LINE DATA TABLE

LINE	DISTANCE	BEARING
L1	458.40'	S 33°42' 31" E
L2	194.45'	N 64°40' 49" E
L3	38.78'	S 56°15' 49" W
L4	366.79'	S 33°42' 31" E
L5	51.11'	N 57°45' 35" W
L6	239.74'	S 56° 17' 29" W

CURVE DATA TABLE

CURVE	LENGTH PT STATION	RADIUS	DELTA	TANGENT	PC STATION
C1	56.97' 5+15.38	40.0'	81°35' 40"	34.53	4+58.40
C2	29.38' 7+39.21	200.0'	08°25' 00"	14.72	7+09.83
C3	62.81' 8+41.80	40.0'	89°58' 21"	39.88	7+78.99
C4	31.46' 12+40.08	75.0'	24°03' 03"	15.98	12+08.60
C5	86.33' 13+77.52	75.0'	65°56' 57"	48.66	12+91.19

USE	PARKING REQUIRED	PARKING PROVIDED
BANK	80	80
HOTEL (14 ROOMS)	202	202
OFFICE (1:334 SF)	116 <sup>1</sup>	209
<b>TOTAL</b>	<b>398</b>	<b>491</b>

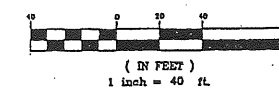
ZONING DISTRICT: CONTRACT ZONE (C-19 OFFICE BUILDING; (R-5 BANK)  
PERMITTED USES: GENERAL, BUSINESS AND PROFESSIONAL OFFICES

SPACE AND BULK REQUIREMENTS: <sup>1</sup>

REQUIREMENT	REQUIRED	PROVIDED
MINIMUM LOT SIZE: <sup>2</sup>	10,000 SF	73,578 SF
MINIMUM STREET FRONTAGE:	50 FEET	139 FEET
MINIMUM FRONT SETBACK:	NONE	310 FEET
MINIMUM SIDE AND REAR SETBACK:	10 FEET	15 FEET
MAXIMUM LOT COVERAGE: <sup>3</sup>	80%	73%

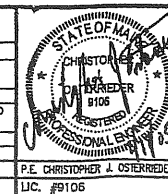
- (1) BASED UPON B2 ZONING
- (2) WITH PUBLIC WATER AND SANITARY SEWER
- (3) BASED UPON RATIO OF TOTAL BUILDING AREA TO LOT AREA
- (4) REQUIRED BY CODE BASED UPON FLOOR AREA (38,800 SF)

GRAPHIC SCALE



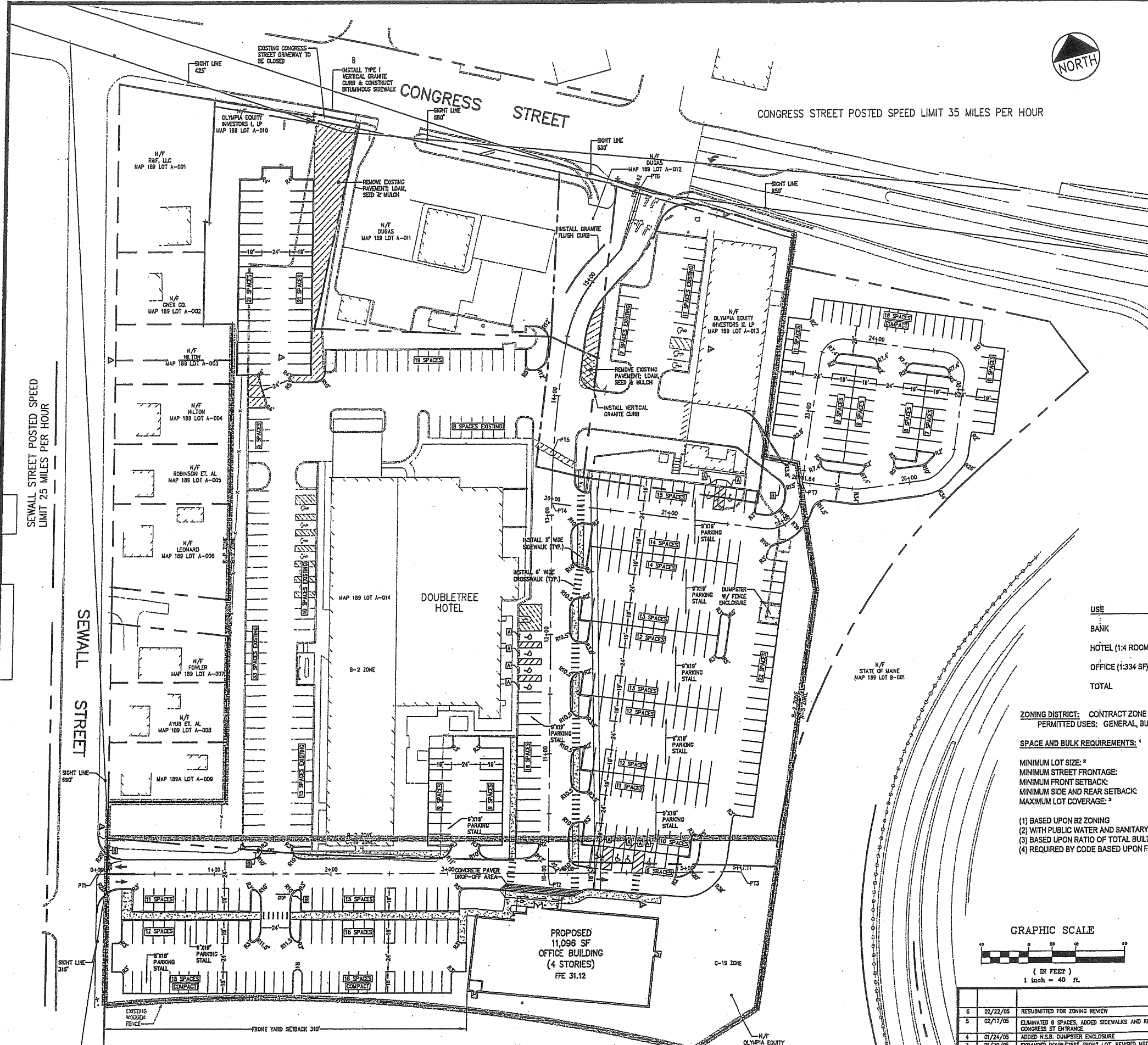
PRELIMINARY NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	REVISIONS
6	07/22/05	RESUBMITTED FOR ZONING REVIEW	
5	02/17/05	ELIMINATED 6 SPACES, ADDED SIDEWALKS AND RECONFIGURED CONGRESS ST ENTRANCE	
4	01/24/05	ADDED N.S.B. DUMPSTER ENCLOSURE	
3	01/20/05	EXPANDED DOUBLETREE FRONT LOT, REVISED MOOT LOT, MOVED BLDG 20' WESTERLY, AND SUBMITTED FOR REZONING	
2	12/14/04	SUBMITTED TO CONSTRUCTION MANAGER FOR PRICING	
1	12/03/04	SUBMITTED TO CITY OF PORTLAND FOR ZONING REVIEW	

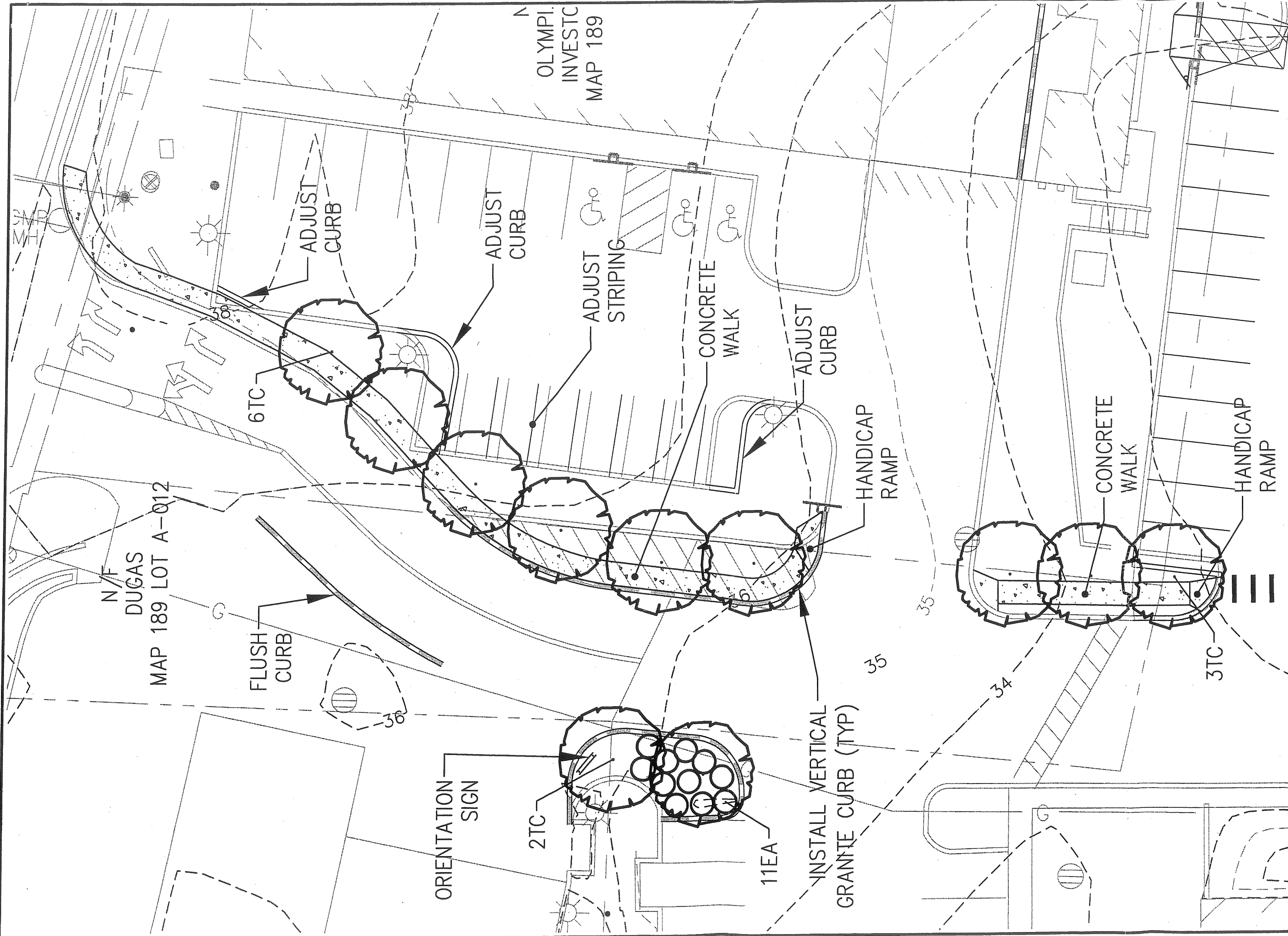


PROJECT: SEWALL STREET MEDICAL OFFICE BUILDING  
SHEET TITLE: SITE PLAN  
CLIENT: OLYMPIA EQUITY INVESTORS II, LLC

DeLUCA-HOFFMAN ASSOCIATES, INC.  
770 MAIN STREET, SUITE 8  
SOUTH PORTLAND, ME 04106  
WWW.DELUCAHOFFMAN.COM  
DRAWN: LECJ DATE: DEC. 2004  
DESIGNED: CJO SCALE: 1" = 40'  
CHECKED: CJO JOB NO. 2488  
FILE NAME: 2488-SP  
SHEET: C-4



2488.dwg (P) BENTLEY SET12488-SP.dwg, SITE, 2/17/2005 3:11:17 PM, Jordan



CURRENT ISSUED STATUS: <b>ISSUED FOR REVIEW</b> 3-3-05	PROJECT:		SEWALL STREET OFFICE BUILDING PORTLAND, MAINE	
	SCALE: 1"=20'	JC/DRAWN BY: SM	SHEET TITLE: <b>ENLARGED PLAN OF CONGRESS STREET ENTRANCE</b>	
PROJECT MANAGER: GDM	A/E OF RECORD: GDM	SMRT CAD FILE: LP101-04162		REV
SHEET No. A-1	PROJECT No. 04162	DATE:		DESCRIPTION
				DATE

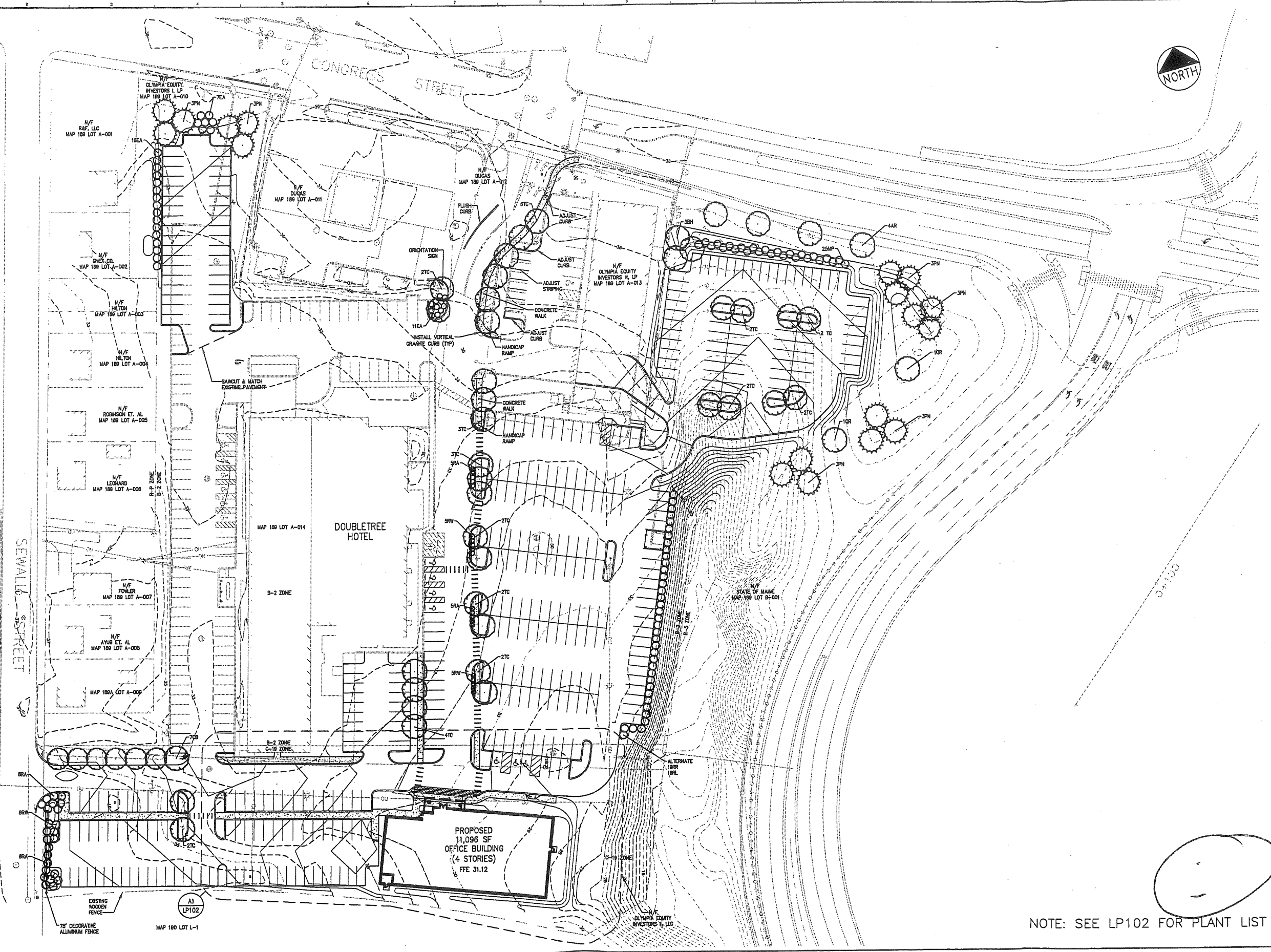
ARCHITECTURE ENGINEERING PLANNING  
 SMRT  
 144 Fore Street/P.O. Box 618 PORTLAND, MAINE 04104  
 tel. (207) 772-3846 / fax. (207) 772-1070

REV	DESCRIPTION	DATE

GRAPHIC SCALE:  
0' 1"=40'

SCALE: 1"=40'

PROJECT MANAGER: GDM  
JC/DRAWN BY: MDR/SM  
A/E OF RECORD: GDM  
CAD FILE: LP101-04162  
PROJECT NO: 04162  
DATE: X  
SHEET TITLE:



NOTE: SEE LP102 FOR PLANT LIST

A1 LANDSCAPE PLAN

1"=40'

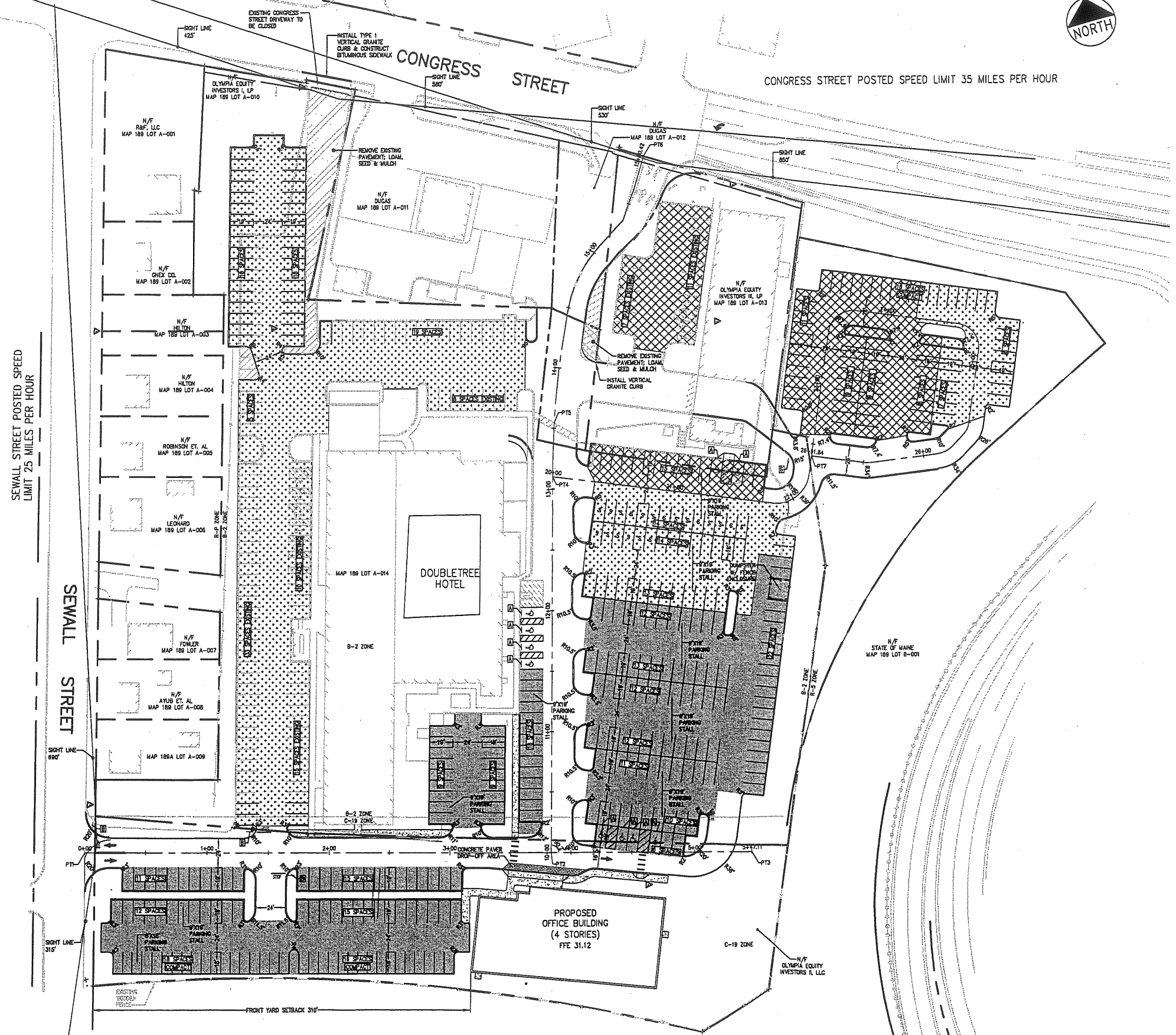




USE	PARKING REQUIRED	PARKING PROVIDED
BANK	80	80
HOTEL	202	202
OFFICE (1:1334)	116	209
TOTAL	398	491

**NOTES:**

1. SPACES MARKED WITH 'S' ARE SHARED SPACES BETWEEN OEI I & OEI III.
2. 98 OF THE 116 SPACES DESIGNATED FOR 50 SEWALL STREET OFFICE BUILDING ARE TO BE MADE AVAILABLE TO OEI I DURING NON-BUSINESS HOURS (6PM TO 7AM).



**SEWALL STREET  
OFFICE BUILDING  
PORTLAND, MAINE**

**PARKING PLAN**

MARCH 3, 2005

