

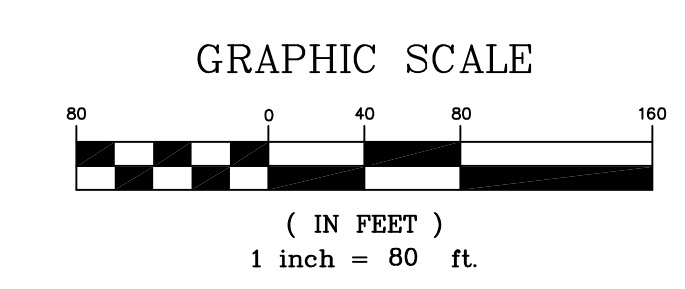
SCHEDULE B - SECTION 2 EXCEPTIONS

- 1. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN IN THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION OF THE LAND.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
3. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN IN THE PUBLIC RECORDS.
4. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS, OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHED SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
5. SHORTAGES IN ACRESAGES OR AREA WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
6. TITLE TO AND RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THOSE PORTIONS OF THE INSURED PREMISES LYING WITHIN THE BOUNDS OF ADJACENT STREETS, ROADS AND WAYS.
7. REAL ESTATE TAXES AND MUNICIPAL CHARGES AS FOLLOWS: SUBJECT TO TAXES AND ASSESSMENTS FOR THE YEAR 2010 AND ALL SUBSEQUENT YEARS.
8. TITLE TO THAT PORTION OF THE PROPERTY LYING BELOW THE MEAN HIGH WATER MARK OF THE FORE RIVER.
9. RIPARIAN RIGHTS OF OTHERS IN AND TO AN UNNAMED CREEK AS THE SAME PASSES BY OR THROUGH THE INSURED PREMISES.
10. RIGHTS OF THE UNITED STATES OF AMERICA, THE STATE OF MAINE, AND THE PUBLIC GENERALLY IN AND TO THAT PORTION OF THE INSURED PREMISES LYING BELOW THE MEAN HIGH WATER MARK OF THE FORE RIVER.
11. TITLE TO THOSE PORTIONS OF THE INSURED PREMISES COMPRISING FLOOD LANDS FILLED SUBSEQUENT TO OCTOBER 1, 1975.
12. SUCH STATE OF FACTS SHOWN ON THE PLAN ENTITLED "PLAN SHOWING CENTERLINE OF CREEK AND WEST SIDE OF EMBANKMENT AT THOMPSON'S POINT", RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS ON MAY 2, 1907 IN PLAN BOOK 11, PAGE 47.
13. RIGHTS AND EASEMENTS FROM UTILITIES DISTRIBUTORS, INC. TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY AS SET FORTH IN AN INSTRUMENT DATED JUNE 16, 1949 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 1966, PAGE 316.
14. RIGHTS AND EASEMENTS FROM P.H. AND L.M. BROWN COMPANY TO CENTRAL MAINE POWER COMPANY AS SET FORTH IN AN INSTRUMENT DATED JULY 16, 1951 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2001, PAGE 42.
15. RIGHTS AND EASEMENTS EXCEPTED AND RESERVED IN A DEED FROM SUBURBAN-U.D.I. CO., OF MAINE TO PETER A. ANDERSON AND E. MARTIN ANDERSON, DATED AUGUST 18, 1953 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2146, PAGE 304.
16. SUBJECT TO AND WITH THE BENEFIT OF THE RIGHTS AND EASEMENTS GRANTED IN A DEED FROM SUBURBAN-U.D.I. CO., OF MAINE TO PETER A. ANDERSON AND E. MARTIN ANDERSON, DATED AUGUST 18, 1953 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2146, PAGE 304.
17. RIGHTS AND EASEMENTS FROM E. MARTIN ANDERSON ET AL. TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY AS SET FORTH IN AN INSTRUMENT DATED SEPTEMBER 9, 1959 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2528, PAGE 212.
18. RIGHTS AND EASEMENTS FROM SUBURBAN PROPANE UTILITY GAS COMPANY TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY AS SET FORTH IN AN INSTRUMENT DATED DECEMBER 20, 1959 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2525, PAGE 256.
NOTE: A SURVEY MAY DETERMINE THAT THIS EASEMENT DOES NOT ENCUMBER THE SMALL PARCEL LATER CONVEYED BY SUBURBAN PROPANE TO MECAW INDUSTRIES.
19. RIGHTS AND EASEMENTS FROM MECAW INDUSTRIES TO PORTLAND GAS LIGHT COMPANY AS SET FORTH IN AN INSTRUMENT DATED MAY 9, 1963 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2673, PAGE 44.
20. SUBJECT TO AND WITH THE BENEFIT OF THE RIGHTS AND EASEMENTS EXCEPTED AND RESERVED IN A DEED FROM MECAW INDUSTRIES TO SUBURBAN PROPANE GAS CORPORATION DATED NOVEMBER 24, 1965 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2935, PAGE 236.
21. RIGHTS AND EASEMENTS EXCEPTED AND RESERVED IN A DEED FROM SUBURBAN PROPANE GAS CORPORATION TO MECAW INDUSTRIES DATED OCTOBER 22, 1965 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2935, PAGE 239.
22. NOTICE OF LAYOUT AND TAKING BY THE STATE OF MAINE DATED JULY 26, 1967 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3005, PAGE 432, INCLUDING CONTROL OF ACCESS, AS DEPICTED ON MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAPS, HIGHWAY "295" DATED MARCH 1967, SHEETS 35, 36, 37 AND 40.
23. RIGHTS AND EASEMENTS FROM MECAW INDUSTRIES TO THE CITY OF PORTLAND AS SET FORTH IN AN INSTRUMENT DATED JUNE 9, 1975 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3702, PAGE 229.
24. RIGHTS AND EASEMENTS FROM MECAW INDUSTRIES TO PORTLAND WATER DISTRICT AS SET FORTH IN INSTRUMENTS DATED MARCH 9, 1975 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3820, PAGE 348 AND BOOK 3821, PAGE 2, RESPECTIVELY.
25. RIGHTS AND EASEMENTS FROM DARTMOUTH REAL ESTATE COMPANY TO PORTLAND WATER DISTRICT AS SET FORTH IN AN INSTRUMENT DATED MAY 7, 1976 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3844, PAGE 246.
26. RIGHTS AND EASEMENT FROM MECAW INDUSTRIES TO PORTLAND WATER DISTRICT AS SET FORTH IN AN INSTRUMENT DATED MAY 4, 1977 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 4010, PAGE 159.
27. ORDER VACATING PORTION OF DAVIS STREET DATED FEBRUARY 6, 1984 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 6331, PAGE 68.
28. ORDER VACATING PORTION OF GREELEY STREET DATED FEBRUARY 6, 1984 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 6431, PAGE 76.
29. AFFIDAVIT OF E. MARTIN ANDERSON, CHAIRMAN AND PRESIDENT OF MECAW INDUSTRIES, DATED OCTOBER 1, 1984 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 6579, PAGE 24.
30. EASEMENT DEED FROM THOMPSON'S POINT INC. TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH DATED APRIL 5, 1990 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 9133, PAGE 246.
31. NOTICE REGARDING BATH, JOSE AND SEWALL STREETS DATED NOVEMBER 25, 1997 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 13459, PAGE 202 AS IT AFFECTS THE PRIVATE RIGHTS OF THE NAMED LOT OWNERS IN AND TO THE INDICATED STREETS.
32. TERMS AND CONDITIONS OF A STATE OF MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION "NO FURTHER ACTION ASSURANCE LETTER" DATED FEBRUARY 26, 1999 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 4640, PAGE 294.
33. NOTICE OF CONDEMNATION BY THE NORTHERN NEW ENGLAND PASSENGER RAIL AUTHORITY DATED AUGUST 20, 2001 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 16667, PAGE 204.
34. SUCH STATE OF FACTS AS SET FORTH ON PLAN ENTITLED "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, PORTLAND INTERMODAL TRANSPORTATION CENTER", DATED MARCH 2001 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 207, PAGE 303.
35. SUCH STATE OF FACTS AS SET FORTH ON PLAN ENTITLED "NORTHERN NEW ENGLAND PASSENGER RAIL AUTHORITY PROPOSED LAND TAKING THOMPSON'S POINT ASSOCIATES" DATED MAY 22, 2001, REVISED THROUGH AUGUST 13, 2001 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 207, PAGE 303.
36. TERMS AND CONDITIONS OF A STATE OF MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION ORDER DATED FEBRUARY 9, 2004 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 20909, PAGE 4.
37. TRAIL EASEMENT FROM THOMPSON'S POINT INC. TO PORTLAND TRAILS, DATED OCTOBER 6, 2005 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 23265, PAGE 216.
38. SUCH STATE OF FACTS AS SET FORTH ON PLAN ENTITLED "THOMPSON'S POINT, INC. COMPILATION SKETCH PLAN", DATED MAY 19, 2006 BY BEST ASSOCIATES.
39. NOTICE OF CONDEMNATION BY THE NORTHERN NEW ENGLAND PASSENGER RAIL AUTHORITY, DATED FEBRUARY 2, 2010 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 27577, PAGE 53.
40. SUCH STATE OF FACTS AS SET FORTH ON PLAN ENTITLED "PROJECT: LAND ACQUISITION - NORTHERN NEW ENGLAND PASSENGER RAIL AUTHORITY - THOMPSON'S POINT, INC.", DATED FEBRUARY 13, 2009, REVISED TO DECEMBER 29, 2009 BY BEST ASSOCIATES, INC., DRAWING NO. C-101, SHEET 1 OF 3.
41. RIGHTS OF OTHERS IN AND TO THE USE OF APPURTENANT EASEMENTS INSURED HEREIN AND TERMS AND CONDITIONS RELATIVE TO THE USE THEREOF.

GENERAL NOTES

- 1. THE RECORD OWNER OF THE PARCEL IS THOMPSON'S POINT, INC. BY DEEDS DATED OCTOBER 1, 1984 AND JANUARY 31, 1985 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 6579, PAGE 30 AND BOOK 6676, PAGE 287 RESPECTIVELY.
2. THE PROPERTY IS SHOWN AS LOTS A-5, A-8 & A-10 ON THE CITY OF PORTLAND TAX MAP 201 AND AS LOTS A-1 & A-4 ON TAX MAP 202 AND IS LOCATED IN THE B5 URBAN COMMERCIAL BUSINESS MIXED USE ZONE.
3. SPACE AND BULK CRITERIA FOR THE B5 ZONE ARE AS FOLLOWS:
MAXIMUM RESIDENTIAL DENSITY: 60 DWELLING UNITS PER ACRE
MINIMUM LOT SIZE: NONE
MINIMUM STREET FRONTAGE: NONE
MINIMUM FRONT YARD: NONE REQUIRED
MINIMUM SIDE YARD: NONE REQUIRED
MINIMUM REAR YARD: NONE REQUIRED
MAXIMUM BUILDING HEIGHT: 65 FEET
MAXIMUM LOT COVERAGE: 100%
* SEE CITY OF PORTLAND CODE OF ORDINANCES, LAND USE CHAPTER 14, SECTION 14-230 FOR MORE PARTICULAR INFORMATION
4. TOTAL AREA OF PARCEL IS APPROXIMATELY 27.56 ACRES.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN MAY 2011. SUPPLEMENTARY TOPOGRAPHIC INFORMATION WAS UTILIZED FROM THE CITY OF PORTLAND GEOGRAPHIC INFORMATION SYSTEM (GIS). THIS INCLUDED BOTH LIAR DATA DATED 2006 AND AERIAL PHOTOGRAMMETRY FROM COL-EAST 4-26-2005 AND THE PORTLAND .EITPORT.
6. PLAN REFERENCES:
A. "PLAN SHOWING LAND AND HOUSE LOTS BELONGING TO THE WEST END LAND CO. AND P.H. AND J.M. BROWN", DATED 1887 BY E.C. JORDAN, C.E., THIS PLAN IS FILED IN THE CITY OF PORTLAND'S ENGINEERING FILES AS DRAWING NO. 358/A.
B. "PLAN SHOWING CENTRE LINE OF CREEK AND WEST SIDE OF EMBANKMENT AT THOMPSON'S POINT" DATED JANUARY 1907, COMPILED BY CHIEF ENGINEER'S OFFICE, MAINE CENTRAL RAILROAD. THIS PLAN IS RECORDED AT THE CCRD IN PLAN BOOK 11, PAGE 47 - 2 PLANS.
C. "RIGHT-OF-WAY AND TRACK MAP OF THE PORTLAND & ODENSEBURG RY. OPERATED BY THE PORTLAND TERMINAL COMPANY STATION 0+00 TO STATION 105+40" DATED JUNE 30, 1916, BY THE OFFICE OF THE CHIEF ENGINEER, PORTLAND, MAINE, SHEET V-2/1 & V-2/2.
D. "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY "295", PORTLAND, CUMBERLAND COUNTY, FEDERAL AID PROJECT NO. 1-295-3163, V.1, DATED MARCH 1967, SHEETS 35-37 OF 73. THESE PLANS ARE RECORDED AT THE CCRD IN PLAN BOOK 112, PAGES 36-39, RESPECTIVELY.
E. "THOMPSON'S POINT LAND SURVEY, PORTLAND, MAINE", DATED JANUARY 1972 BY WILLIAM FLYNT, INC., THIS PLAN IS RECORDED AS AN PART OF CCRD BOOK 6579, PAGE 24.
F. "CITY OF PORTLAND, DEPT. OF PUBLIC WORKS RIGHT-OF-WAY PLAN CONGRESS STREET STORMWATER OVERFLOW SEWER OLD SEWELL STREET", DATED DECEMBER 3, 1975.
G. "CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS THOMPSON'S POINT PUMPING STATION SITE", DATED JANUARY 17, 1975 BY E.C. JORDAN.
H. "TOPO PLAN THOMPSON POINT, PORTLAND, MAINE MADE FOR RALPH H. DOERING, 18 MT. VERNON ST., BOSTON, MASS.", DATED SEPTEMBER 17, 1984-JANUARY 22, 1985 BY ROBERT P. TITCOMB, INC., JOB 84132, FILE 2006, SHEETS 1-3.
I. "PLAN OF LAND ON OSSOOD, PHILIPS & HOBART STREETS, PORTLAND, MAINE FOR WAYNFLETE SCHOOL ATHLETIC FACILITIES", DATED OCTOBER 21, 1987 BY OWEN HASKELL, INC., JOB NO. 87116 P. SHEETS 1-2.
J. "SITE PLAN-STANDARD BOUNDARY SURVEY OF CONCORD TRAILWAYS TRANSPORTATION CENTER FOR CONCORD TRAILWAYS", DATED THROUGH OCTOBER 16, 1996 BY SEBAGO TECHNICS, INC.
K. "EXISTING CONDITIONS PLAN OF PORTLAND INTERMODAL TRANSPORTATION CENTER FOR CITY OF PORTLAND, 55 PORTLAND STREET, PORTLAND, MAINE 04101", DATED JANUARY 8, 2000, LAST REVISED MAY 21, 2001 BY SEBAGO TECHNICS, INC., PROJECT 98607, SHEET 6 OF 20.
L. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PORTLAND INTERMODAL TRANSPORTATION CENTER, PORTLAND, CUMBERLAND COUNTY, FEDERAL AID PROJECT NO. STP-NH-HP-7589(00)", DATED MARCH 2001, D.O.T. FILE NO. 3-185A. THIS PLAN IS RECORDED AT THE CCRD IN PLAN BOOK 203, PAGE 308 AND PLAN BOOK 207, PAGE 303.
M. "NORTHERN NEW ENGLAND PASSENGER RAIL AUTHORITY PROPOSED LAND TAKING SUBURBAN PROPANE, PORTLAND, MAINE", DATED MAY 22, 2001 BY REID H. POTTER ASSOCIATES, INC. THIS PLAN IS RECORDED AT THE CCRD IN PLAN BOOK 201, PAGE 310.
N. "NORTHERN NEW ENGLAND PASSENGER RAIL AUTHORITY PROPOSED LAND TAKING THOMPSON'S POINT ASSOCIATES, PORTLAND, MAINE", DATED MAY 22, 2001 BY REID H. POTTER ASSOCIATES, INC. THIS PLAN IS RECORDED AT THE CCRD IN PLAN BOOK 201, PAGE 330.
O. "BOUNDARY SURVEY OF CONCORD TRAILWAY FACILITY, SEWALL STREET, PORTLAND, MAINE FOR LANGDON STREET REAL ESTATE, INC., 7 LANGDON STREET, CONCORD, NH 03301", DATED JANUARY 17, 2002, LAST REVISED MAY 23, 2003 BY SEBAGO TECHNICS, INC., PROJECT NO. 01566C.
P. "BOUNDARY SURVEY OF PORTLAND TERMINAL COMPANY PROPERTY, COUNTY WAY, PORTLAND, MAINE FOR PORTLAND TERMINAL COMPANY, IRON HORSE PARK, NORTH BILLERICA, MA 01862", DATED MAY 20, 2002, LAST REVISED SEPTEMBER 10, 2002 BY SEBAGO TECHNICS, INC., PROJECT 02060C.
Q. "THOMPSON'S POINT INC., THOMPSON'S POINT #16, PORTLAND, ME 04102, COMPILATION SKETCH PLAN", DATED MAY 19, 2006, LAST REVISED SEPTEMBER 21, 2006 BY BEST ASSOCIATES, INC., PROJECT 771.11.01, DRAWING NO. C-100.
R. "WETLAND DELINEATION MAP, THOMPSON POINT, PORTLAND, MAINE", DATED JUNE 2006 BY WOODLOT ALTERNATIVES, INC., PROJECT NO. 105090.
S. "PROJECT: LAND ACQUISITION - NORTHERN NEW ENGLAND PASSENGER RAIL AUTHORITY - THOMPSON'S POINT, ME", DATED FEBRUARY 13, 2009, REVISED TO DECEMBER 29, 2009 BY BEST ASSOCIATES, INC., DRAWING NO. C-101, SHEET 3.

- 7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, BASED ON DUAL FREQUENCY GLOBAL POSITIONING SYSTEM OBSERVATIONS. ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON CONVENTIONAL LEVELS RUN FROM A STATE HIGHWAY DISK STAMPED 200 EAST 2-3-73. SET FLUSH IN THE TOP OF THE CONCRETE ENDWALL RAILING AT THE NORTHEAST END (PORTLAND SIDE) OF THE I-295 BRIDGE OVER THE FORE RIVER HAVING A PUBLISHED ELEVATION OF 27.77 FEET, NAVD83.
8. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. NO SUB-SURFACE UTILITY INFORMATION WAS OBTAINED IN THE COURSE OF THIS SURVEY BY SEBAGO TECHNICS, INC. CONTRACTORS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
9. A PORTION OF THE LOCUS PROPERTY AS DEPICTED HEREON DOES FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 200051 0013 B, HAVING AN EFFECTIVE DATE OF JULY 17, 1986. A PORTION OF THE LOCUS ALONG THE FORE RIVER AND ITS TRIBUTARIES FALLS WITHIN AN AREA IDENTIFIED AS ZONE A2, ELEVATION 10'. AREAS OF 100-YEAR FLOOD WITH BASE FLOOD ELEVATION AND FLOOD FACTORS DETERMINED. THE MAJORITY OF THE LOCUS FALLS WITHIN AN UNSHADED ZONE C, AREAS OF MINIMAL FLOODING.
10. NO WETLAND SURVEY WAS PERFORMED BY SEBAGO TECHNICS, INC. ON THE LOCUS PROPERTY. WETLANDS DEPICTED HEREON ARE DIGITIZED FROM A PLAN ENTITLED "WETLAND DELINEATION MAP, THOMPSON POINT, PORTLAND, MAINE", DATED JUNE 2005 BY WOODLOT ALTERNATIVES, INC., SCALE: 1" = 200', PROJECT 105090.
11. THE REPORTED MEAN HIGH WATER AND MEAN LOW WATER LEVELS FOR THIS SITE ARE BASED ON TIDE STATION ID NO. 8419150, PORTLAND, GASCO BAY, MAINE BASED ON THE TIDAL EPOCH 1983-2011 AND COMPUTED FROM BENCH MARK "TIDAL 31 STA 84". MEAN HIGH WATER ELEVATION FOR THE LOCUS SITE IS 5.25 FEET, MEAN LOW WATER ELEVATION IS -4.22 FEET BASED ON NAVD83.
12. THE HIGHEST ANNUAL TIDE ELEVATION FOR THE LOCUS SITE IS 6.3 FEET NAVD83 AS PUBLISHED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION. THIS IS THE MOST CURRENT LEVEL AS REPORTED FOR 2010 FOR THE FORE RIVER.
13. SEBAGO TECHNICS, INC. IS NOT AWARE OF ANY PROPOSED CHANGES IN RIGHT-OF-WAY LINES IN THE LOCUS VICINITY. NO EVIDENCE OF RECENT CONSTRUCTION AND/OR REPAIRS WAS OBSERVED.
14. SEBAGO TECHNICS, INC. DID NOT OBSERVE ANY EVIDENCE OF THE USE OF THIS SITE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.



PRELIMINARY - NOT FOR CONSTRUCTION

Project information block including: PROJECT: THE FOREFRONT AT THOMPSON'S POINT; SHEET TITLE: EASEMENTS AND ENCUMBRANCES; CLIENT: FOREFRONT PARTNERS | LP; DRAWN: BEK; DESIGNED: BEK; CHECKED: SRB; FILE NAME: 2982-EX; SHEET: C-2.0A. Includes a seal for P.E. BOB KENNEDY, No. 11994, State of Maine.