

GENERAL NOTES

- RECORD OWNER OF THE PROPERTY IS SARACEN PORTLAND L.L.C. BY A DEED DATED AUGUST 7, 1996 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 12658, PAGE 106.
- THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND ASSESSORS' MAP NO. 238A, SHOWN AS LOT 3.
- PLAN REFERENCES:
 - A. AS-BUILT SURVEY OF 2331 CONGRESS STREET FOR DOMINIC J. SARACENO & SARACEN PORTLAND, L.L.C., DATED AUGUST 2, 1996 BY SEBAGO TECHNICS, INC., WESTBROOK, MAINE.
 - B. AS-BUILT SURVEY FOR DOMINIC J. SARACENO, CONGRESS STREET, PORTLAND, MAINE DATED SEPTEMBER 30, 1990 BY LAND USE CONSULTANTS, INC., PORTLAND, MAINE. A NON-RECORDED PLAN, A COPY OF WHICH IS ON FILE AT THE OFFICES OF LAND USE CONSULTANTS, PORTLAND, MAINE IN JOB FILE NO. 100558.
 - C. PLAN OF STROUDWATER ESTATES BY H. I. AND E. C. JORDAN DATED JULY 27, 1984, RECORDED IN SAID REGISTRY IN BOOK 144, PAGE 75 AND AMENDED IN PLAN BOOK 153, PAGE 12.
 - D. STROUDWATER ESTATES, CONGRESS ST., PORTLAND, MAINE FINAL PLAN - PHASE 1 FOR HARRY A. HARMON & GEORGE M. HUTCHINS BY LAND USE CONSULTANTS, PORTLAND, MAINE, RECORDED IN PLAN BOOK 124, PAGE 80.
 - E. FINAL PLAN OF STROUDWATER ESTATES, PHASE 2, DATED SEPTEMBER 10, 1984, BY H.I. AND E.C. JORDAN, RECORDED IN THE C.C.R.D. IN PLAN BOOK 144, PAGE 73.
 - F. AMENDED FINAL PLAN OF STROUDWATER ESTATES, PHASE 2, DATED DECEMBER 13, 1985 BY H.I. AND E.C. JORDAN, RECORDED IN THE C.C.R.D. IN PLAN BOOK 153, PAGE 12.
- THE HATCHED AREA SHOWN HEREON IS DESCRIBED IN A COVENANT NOT TO BUILD INSTRUMENT AS DESCRIBED IN SAID REGISTRY IN BOOK 4679, PAGE 228.
- THE PARCEL IS BENEFITED BY AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, RESTRICTIONS AND COVENANTS AS DESCRIBED IN THE DEED TO DOMINIC J. SARACENO, RECORDED IN BOOK 4521, PAGE 88, AND PLAN BOOK 4679, PAGE 224, AND SUBJECT TO A DEPARTMENT OF ENVIRONMENTAL PROTECTION SITE LOCATION ORDER, BK 4491 PG. 341.
- THE PERMETER BOUNDARIES SHOWN HEREON ARE BASED ON THE PLAN REFERENCED IN NOTE 3A AND EXISTING MONUMENTATION FOUND. DEED RESEARCH WAS LIMITED TO THE WORK PERFORMED BY SEBAGO TECHNICS, INC. IS IN CONFORMANCE WITH THE MAINE STATE BOARD OF LICENSES FOR LAND SURVEYORS STANDARDS OF PRACTICE CATEGORY 2, CONDITION 2, WITH THE EXCEPTION THAT THE SURVEYOR'S REPORT BEING LIMITED TO THE NOTES AS SHOWN HEREON.

SURVEYOR'S CERTIFICATION:

To BenBastion, N.A., as Agent for itself and other landers, TEL/WH 1275 K STREET, L.L.C. and Commonwealth Land Title Insurance Company;

This is to certify that the undersigned is a duly registered land surveyor in the State of Maine, that the attached plot of survey is made at least in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established by ALTA and ACSM in 1992; that said survey correctly shows the location of all buildings, structures and other improvements situated on the subject premises and of building setback lines, that, except as shown, there are no visible encroachments or other improvements on the subject premises, no encroachments onto adjoining premises, streets or alleys by any of said buildings, structures or other improvements; and no other improvements situated on adjoining premises; the utilities (including water, sanitary sewer and storm sewer) serving said premises are installed to the boundary lines of said premises through private easements as described on the attached survey, or are shown as shown on the attached survey; the boundary lines of said premises are contiguous with the boundary lines of all adjoining parcels, roads, highways, streets or alleys as described in their most recent respective legal descriptions of record; the premises do not lie within any flood hazard areas designated on the City of Portland Flood Insurance Rate Map, Community Panel No. 20051-00128, Panel 12 of 17 Dated July 17, 1986. The premises, containing parking spaces for which 2 one designated handicapped parking spaces are shown on this map or plot, which is a paved and publicly dedicated and accepted street maintained by the CITY OF PORTLAND, and the distance from the nearest intersecting streets are as shown.

SEBAGO TECHNICS, INC.

DANIEL R. LAFLIN
P.L.S. #2188

APRIL 21, 1998

MEETS AND BOUNDS LEGAL DESCRIPTION

A certain lot or parcel of land situated on the northerly side of Congress Street, so called, in the City of Portland, County of Cumberland and State of Maine, being more particularly bounded and described as follows:

Beginning at a found 1/2 inch iron pipe 2 inches below grade in the southeasterly corner of the southerly side of the southeasterly corner of the parcel being described herein and also being at the southeasterly corner of land now or formerly of Portland Water District by a deed recorded in said Registry in Book 2411, Page 133;

Thence N 02-00'-22" W, by and along the southerly side of said Portland Water District, a distance of 363.67 feet to a found 2 inch disk of CACAM Associates by a deed recorded in said Registry in Book 11149, Page 29;

Thence S 75-10'-19" E, by and along the southerly line of said CACAM Associates, a distance of 357.13 feet to a set iron rod in the westerly side of land now or formerly of Willis Realty Associates by a deed recorded in said Registry in Book 12,166, Page 195;

Thence S 02-00'-22" E, by and along the westerly line of said Willis Realty Associates, a distance of 363.67 feet to a found 2 inch iron pipe 2 inches below grade in the northerly side of said Congress Street;

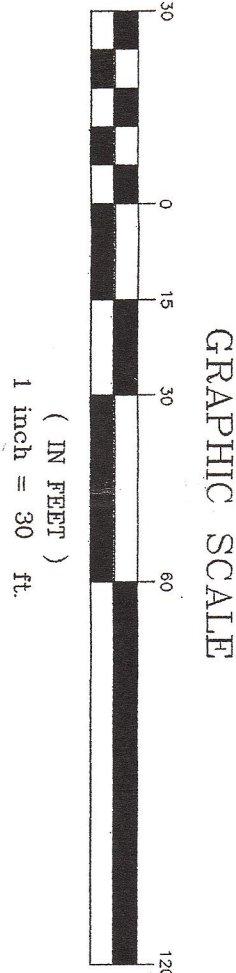
Thence N 75-10'-19" W, by and along the northerly side of the southeasterly corner of the parcel being described herein and also being at the southeasterly corner of land now or formerly of Portland Water District by a deed recorded in said Registry in Book 2411, Page 133;

Beginning at a found 1/2 inch iron pipe 2 inches below grade in the southeasterly corner of the southerly side of the southeasterly corner of the parcel being described herein and also being at the southeasterly corner of land now or formerly of Portland Water District by a deed recorded in said Registry in Book 2411, Page 133;

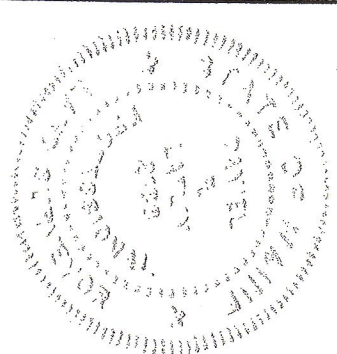
Thence N 02-00'-22" W, by and along the southerly side of said Portland Water District, a distance of 363.67 feet to a found 2 inch disk of CACAM Associates by a deed recorded in said Registry in Book 11149, Page 29;

Thence S 75-10'-19" E, by and along the southerly line of said CACAM Associates, a distance of 357.13 feet to a set iron rod in the westerly side of land now or formerly of Willis Realty Associates by a deed recorded in said Registry in Book 12,166, Page 195;

LEGEND	
---	PROPERTY/ROW
---	SETBACK
---	EASEMENT
---	MONUMENT
---	IRON PIPE/ROD
---	PROPOSED IRON BUILDING
---	STREAM/SWALE
---	EDGE PAVEMENT
---	CURBLINE
---	WATER
---	SEWER
---	STORM DRAIN
---	GATE VALVE
---	LIGHT POLE
---	UTILITY POLE
---	CATCH BASIN
---	MANHOLE
---	STOCKADE FENCE
---	TREELINE
---	UNDERGROUND ELEC. & TEL.



REV: A		DATE: 2-16-01		ADD ACCESS FROM HUTCHINS DRIVE & PLANTING AREAS	
REV: B		DATE: 4-21-98		REVISIONS PER CLIENT REQUEST	
STATUS: APPROVED SITE PLAN					
FOR: WELLSFORD/WHITEHALL REALTY ASSOCIATES, L.L.C.					
C/O DENNIS SUGRUE ESQ.					
ROBINSON SILVERMAN PEARCE ARONSOHN & BERMAN LLP					
1290 AVENUE OF THE AMERICANS, NEW YORK, NEW YORK 10101					
DATE OF AP-REV: 5/17/01					
DRAWN BY: MAJ					
CHECKED BY: DRL/CUB					
DATE: 1-20-98					
SCALE: 1"=30'					
FIELD BK: 544					
PROJ. NO: 96439					
DRAWING: 96439LTS					
SHEET 1 OF 1					



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