

LEGEND

- SET #5 REBAR WITH PLASTIC CAP STAMPED "BEST 2338"
- FOUND #5 REBAR (STAMPING AS NOTED)
- FOUND IRON PIPE (IPF) IRON ROD (IRF) SIZE AS NOTED
- UTILITY POLE
- TREE, DECIDUOUS
- TREE, CONIFEROUS
- LCE LIMITED COMMON ELEMENT ALLOCATED TO THE UNIT INDICATED (123.45)
- () PARENTHESES DENOTE RECORD DATA
- x-x-x- BARB WIRE FENCE (BWF) WOVEN WIRE FENCE (WWF)
- o-o-o- CHAINLINK FENCE
- - - - - ABUTTER OR RIGHT-OF-WAY LINE
- - - - - BOUNDARY LINE
- N/F NOW OR FORMERLY OWNED BY
- - - - - EDGE OF PAVEMENT
- - - - - OVERHEAD UTILITY LINE
- 1234/567 DEED BOOK AND PAGE (CCRD)
- 45-6-78 TAX MAP-BLOCK-LOT

- NOTES**
1. OWNERSHIP OF THE PROPERTY SURVEYED CAN BE FOUND IN A DEED FROM DAVID CAVE TO BAL PARTNERS, LLC DATED 2/14/2004 AND RECORDED IN DEED BOOK 204A, PAGE 85 CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
 2. DATUM: BASED UPON MAGNETIC NORTH AS OBSERVED IN JANUARY 2004 WITH A HAND HELD COMPASS.
 3. VERTICAL: BASED UPON TRONOMETRIC LEVELING FROM M.D.O.T. 2004 IFC-302-C. THIS IS A STANDARD BRASS DISK SET VERTICALLY IN THE NORTHEAST CORNER OF THE PORTLAND FIRE STATION SUPPORTING THE NORTHEAST CORNER OF THE MAIN TURNPIKE LOCATED ON ROUTE 302. PUBLISHED ELEVATION 76.40 M.G.V.D. 28.
 4. PLAN REFERENCES:
 - a. PLAN ENTITLED STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP STATE HIGHWAY NO. 18 PORTLAND, CUMBERLAND COUNTY FEDERAL AID PROJECT NO. 3-MTP-06072X DATED DECEMBER 1998. D.O.T. FILE # 3-44 SHEETS 8-11. ON FILE AT THE MAINE DEPARTMENT OF TRANSPORTATION.
 - b. PLAN ENTITLED BOUNDARY PLAN PORTLAND, MAINE PREPARED FOR CAVE ENTERPRISES, INC. DATED MAY 4, 1988 BY DURGIN/SCHOFIELD ASSOCIATES AND RECORDED IN PLAN BOOK 171, PAGE 47 CCRD.
 - c. PLAN ENTITLED BOUNDARY AND TOPOGRAPHIC SURVEY OF PHOENIX WELDING, PREPARED FOR RIVERSIDE WELDERS LLC DATED AUGUST 3, 2000 BY SEMAGO TECHNICS UNRECORDED.
 - d. PLAN ENTITLED RECORDING PLAN OF SAWYER INDUSTRIAL PARK, RIVERSIDE STREET, PORTLAND, MAINE DATED MARCH 6, 1989 BY SEMAGO TECHNICS INC. RECORDED IN PLAN BOOK 178, PAGE 50 CCRD.
 - e. PLAN ENTITLED PLAN OF LANDS IN PORTLAND, MAINE MADE FROM SURVEYS OF 1914, 1933, 1934 AND PLOTTING OF DEEDS, DATED MARCH 1937 BY H.L. JORDAN C.E. ON FILE AT THE OFFICES OF OWEN HASKELL.
 - f. PLAN ENTITLED PLAN OF LANDS FOR OFFICE OF W. WHESTER RIVERSIDE STREET PORTLAND MAINE, DATED JUNE 1948 BY C.A. BARRON C.E. AND ON FILE AT THE OFFICES OF OWEN HASKELL.
 - g. PLAN ENTITLED PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR ELLEN MARY KNOWLES, LEIGHTON AVENUE, DATED DECEMBER 20, 2000 BY DANIEL A. DANFORTH C.E. UNRECORDED.
 - h. PLAN ENTITLED BOUNDARY SURVEY OF HENRY P. & HAZEL F. JOYCE LOT RIVERSIDE STREET PORTLAND, MAINE FOR B.S. NORVAM INC. DATED JUNE 10, 1992 BY SEMAGO TECHNICS, UNRECORDED.
 - i. PLAN ENTITLED BOUNDARY SURVEY OF LAND OF THE SPRING REALTY CORPORATION AND THE CHARLES HATZ HERS FOR WILLIAM J. DOWD LOCATED IN PORTLAND, DATED AUGUST 1988 BY D.A. MARFIELD, JR.
 - j. PLAN ENTITLED BOUNDARY AND TOPOGRAPHIC SURVEY ON RIVERSIDE STREET IN PORTLAND, CUMBERLAND COUNTY, MAINE PREPARED FOR SEVE & BARNER ENGINEERS, INC. DATED APRIL 23, 2004 BY BOUNDARY ENGINEERING SURVEY TECHNOLOGY, INC.
 5. THE PARCEL SURVEYED IS SUBJECT TO A SEWER EASEMENT AS DESCRIBED IN A DEED FROM CAVE ENTERPRISES, INC. TO JAMES A. ROBINSON & STEPHEN C. VOSE AND RECORDED IN DEED BOOK 839, PAGE 160 CCRD. THIS EASEMENT IS DESCRIBED AS BEGINNING AT THE EASTERN BOUNDARY OF THE ABOVE DESCRIBED PARCEL AND PROCEEDING EASTWARD ALONG THE NORTHERN BOUNDARY OF THE LAND OF THE GRANITOR TO THE SITE OF A PROPOSED SEPTIC AND DISPOSAL AREA, A DISTANCE OF APPROXIMATELY 800' MORE OR LESS. THE PURPOSE OF THIS EASEMENT IS TO INSTALL AND MAINTAIN SEPTIC AND DISPOSAL AREAS UPON THE LAND OF THE GRANITOR IN THE EVENT THE PRESENT LEACH FIELD FAILS AND IS NOT CAPABLE OF BEING REPAIRED. SAID EASEMENT SHALL EXPIRE AT SUCH TIME AS THE CITY OF PORTLAND EXTENDS THE CITY SEWER LINES TO PROVIDE SEWER SERVICE FOR RIVERSIDE STREET.
 6. THE WIDTH OF THE RIGHT-OF-WAY FOR RIVERSIDE STREET IS BASED UPON CITY OF PORTLAND RECORDS, SAID WIDTH BEING 60'. NO RECORD MONUMENT HAS FOUND THE LOCATION OF THE RIGHT-OF-WAY AS SHOWN ON THE EXISTING CENTERLINE.
 7. THE SENIOR CALL FOR THIS LINE IS DESCRIBED IN DEED DATED 6/12/1888 AND RECORDED IN DEED BOOK 829, PAGE 8. IT IS DESCRIBED AS "... NORTHERLY BY A LINE DRAWN PARALLEL WITH THE FIRST MENTIONED COURSE AND DISTANT THEREFROM 10 RODS AND 15.8 LINES (173.82') TO RIVERSIDE STREET, MEANING AND INTENDING TO CONVEY THE EASTERN HALF PART OF LAND CONVEYED TO ROBERT DEBOST BOOK 547, PAGE 204 CCRD. WE HELD THE RECORD DISTANCE OF 10 RODS & 15.8 LINES (173.82') AND THE CALL FOR BEING PARALLEL. WE ALSO HELD THE INTENTION OF THE SENIOR DEED AS BEING CONVEYED THE EASTERN HALF OF THE PARCEL DESCRIBED IN DEED DATED 6/21/1888 AND RECORDED IN DEED BOOK 841, PAGE 354. THE SHADDED AREA REPRESENTS A DIFFERENCE OF OPINION AS TO THE LOCATION OF THIS COMMON BOUNDARY LINE AS SHOWN ON PLAN REFERENCED IN NOTE 3c. A BOUNDARY LINE AGREEMENT IS RECOMMENDED.
 8. THIS LINE IS FIRST DESCRIBED IN A DEED DATED JANUARY 17, 1886 AND RECORDED NOVEMBER 10, 1901 IN DEED BOOK 685, PAGE 340. IT IS DESCRIBED AS BEING 15 RODS & 7 LINES (218.14') NORTHERLY ALONG THE BOUNDARY OF THE ROAD LEADING FROM THE RESIDENCE OF THE LATE JOSEPH HANNES TO THE COUNTY ROAD FROM THE MOST NORTHERLY CORNER OF NELLIE E. BURNELL'S LAND, THENCE S83°05'48" E 68 RODS & 18 LINES (1128.87') TO THE CENTERLINE OF THE BURNELL PARCEL, AS DESCRIBED IN A DEED DATED FEBRUARY 25, 1887 AND RECORDED IN DEED BOOK 549, PAGE 28. IT IS DESCRIBED AS BEING 15 RODS & 7 LINES (218.14') FROM THE MOST NORTHWEST CORNER OF MARTIN CURRAN ALONG THE BOUNDARY OF THE BURNELL PARCEL, AS DESCRIBED IN A DEED DATED FEBRUARY 25, 1887 AND RECORDED IN DEED BOOK 549, PAGE 28. IT IS DESCRIBED AS BEING 15 RODS & 7 LINES (218.14') FROM THE MOST NORTHWEST CORNER OF MARTIN CURRAN, WHICH IS THE CENTERLINE OF LEIGHTON AVENUE, THE CENTERLINE OF LEIGHTON AVENUE WAS ESTABLISHED BY HOLDING FUND MONUMENTARY AS SHOWN ON PLANS REFERENCED IN NOTES 7 & 8.
 9. THIS LINE IS FIRST DESCRIBED IN A DEED DATED FEBRUARY 25, 1887 AND RECORDED IN DEED BOOK 535, PAGE 26. IT IS DESCRIBED AS BEING 15 RODS & 7 LINES (218.14') FROM THE MOST NORTHWEST CORNER OF MARTIN CURRAN ALONG THE BOUNDARY OF THE ROAD, THENCE S83°16'16" E ABOUT 23 RODS (402.3') TO THE CENTERLINE OF LEIGHTON AVENUE, THE CENTERLINE OF LEIGHTON AVENUE WAS ESTABLISHED BY HOLDING FUND MONUMENTARY AS SHOWN ON PLANS REFERENCED IN NOTES 7 & 8.
 10. THE ORIGINAL DESCRIPTION FOR THE ENTIRE PARCEL IS DESCRIBED IN DEED DATED 6/21/1888 AND RECORDED IN DEED BOOK 547, PAGE 354. IT IS DESCRIBED AS BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF SAID ROAD AT THE NORTHEASTLY CORNER OF LOT OF LAND CONVEYED TO CHARLES B. GORHAM THENCE SOUTHWESTERLY BY SAID ROAD 18 RODS AND 18 LINES (1128.87') TO LAND FORMERLY OWNED BY THE LATE ALEXANDER BAILEY AND BOUNDED SOUTHWESTERLY BY SAID ROAD AND NORTHEASTERLY BY A LINE DRAWN PARALLEL WITH THE FIRST MENTIONED COURSE AND DISTANT THEREFROM 10 RODS AND 15.8 LINES (173.82') MEASURED ON A LINE DRAWN AT RIGHT ANGLES WITH SAID PARALLEL LINES, AND NORTHERLY BY SAID ROAD, CONTAINING 10 ACRES MORE OR LESS. THE CALL FOR 21 RODS AND 18 LINES (330.48') AND THE CALL IN SUBSEQUENT DEEDS OF 10 RODS AND 15.8 LINES (173.82') CREATES AN ERROR OF 0.12', FOR THIS SURVEY WE HELD THE RECORD DISTANCE CALLS OF THE SUBSEQUENT DEEDS AS NOTED IN NOTES 7 & 8.
 11. THE SHADDED AREA AS SHOWN REPRESENTS A DIFFERENCE OF OPINION AS TO THE LOCATION OF THE COMMON BOUNDARY LINE FOR BAL PARTNERS, LLC AND RIVERSIDE WELDERS, LLC AS SHOWN ON PLAN REFERENCED IN NOTE 3c. A BOUNDARY LINE AGREEMENT IS RECOMMENDED.
 12. THE SHADDED AREA REPRESENTS WHAT APPEARS TO BE A DIFFERENCE OF OPINION AS TO THE LOCATION OF THE COMMON BOUNDARY LINE AS THEY APPEAR ON PLANS REFERENCED IN NOTES 3c & 3d.
 13. THE LOCATION OF THE SEPTIC FIELDS AS SHOWN ARE BASED UPON PLAN REFERENCED IN NOTE 3c AND FIELD OBSERVATIONS. THESE LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 14. LEIGHTON AVENUE IS A PRIVATE WAY THAT HAS NOT BEEN ACCEPTED BY THE CITY OF PORTLAND. THE WIDTH OF LEIGHTON AVENUE IS 2 RODS (33.60'). THE LOCATION AS SHOWN IS BASED UPON FUND MONUMENTARY AS SHOWN ON PLANS REFERENCED IN NOTES 3c, 3f AND 3g.
 15. THE LOCATION AND SIZE OF THESE STRUCTURES HAS BEEN PROVIDED BY SEVE & BARNER ENGINEERS, INC. AND HAVE NOT BEEN LOCATED OR CONFIRMED BY THIS OFFICE.
 16. "LCE" MEANS "LIMITED COMMON ELEMENT" ALLOCATED TO THE UNIT INDICATED.
 17. THE DEVELOPER RESERVES THE RIGHT TO ADD ADDITIONAL CONDOMINIUMS.
 18. THE LOCATION OF THE BOUNDARY LINES AS SHOWN ARE BASED UPON PLAN REFERENCED IN NOTE 3c. NO ADDITIONAL BOUNDARY SURVEY WORK HAS BEEN PERFORMED.
 19. THE CONCRETE PAD UNDER THE ELECTRICAL TRANSFORMER APPEARS TO BE ENCRoACHING ON TO THE PROPERTY OF RIVERSIDE WELDERS A DISTANCE OF 2'.
 20. A PORTION OF THE TELEPHONE HOLE APPEARS TO BE ENCRoACHING ON TO THE PROPERTY OF RIVERSIDE WELDERS A DISTANCE OF 1.2'.
 21. THE HORIZONTAL BOUNDARIES OF ALL UNITS ARE UNDER SIDE OF BUILDING SLAB AND UNDERGROUND BUT ABOVE BUILDING ROOF.
 22. THE PARKING AREA FOR UNIT #3 WAS STILL UNDER CONSTRUCTION AS OF THE DATE OF THIS PLAN. NO STRIPING WAS OBSERVED.

**SECOND AMENDED PLAN OF
CONDOMINIUM PLAN
RAINMAKER BUSINESS PARK CONDOMINIUM
PHASE #1
585 RIVERSIDE STREET
PORTLAND, MAINE
CUMBERLAND COUNTY**

**DATED APRIL 20, 2005
RECORDED IN PLAN BOOK 205, PAGE 243
AMENDED AUGUST 29, 2005
RECORDED IN PLAN BOOK 205, PAGE 561**

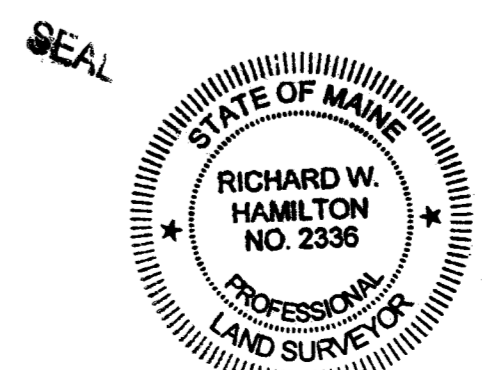
SCALE: 1" = 60' JULY 28, 2006
PREPARED FOR:
B & L PARTNERS LLC
277 MILTON ROAD
ROCHESTER NEW HAMPSHIRE 03868

VAN MEER & BELANGER PA
20 YORK STREET
PORTLAND, MAINE 04101

BOUNDARY ENGINEERING SURVEY TECHNOLOGY
25 TUBROG LANE
BUXTON, MAINE 04093
TELEPHONE 929-BEST
FAX 929-523-729

JOB NUMBER: 004-001 DRAWING FILE: FINALCONDOPLANREVCT_28_06

State of Maine, Cumberland SS.
Registry of Deeds
Received July 31, 2006
at 3:37 p.m. P.M. and recorded in
Plan Book 206 Page 478
Attest: *[Signature]* Registrar



Richard W. Hamilton
7/28/06