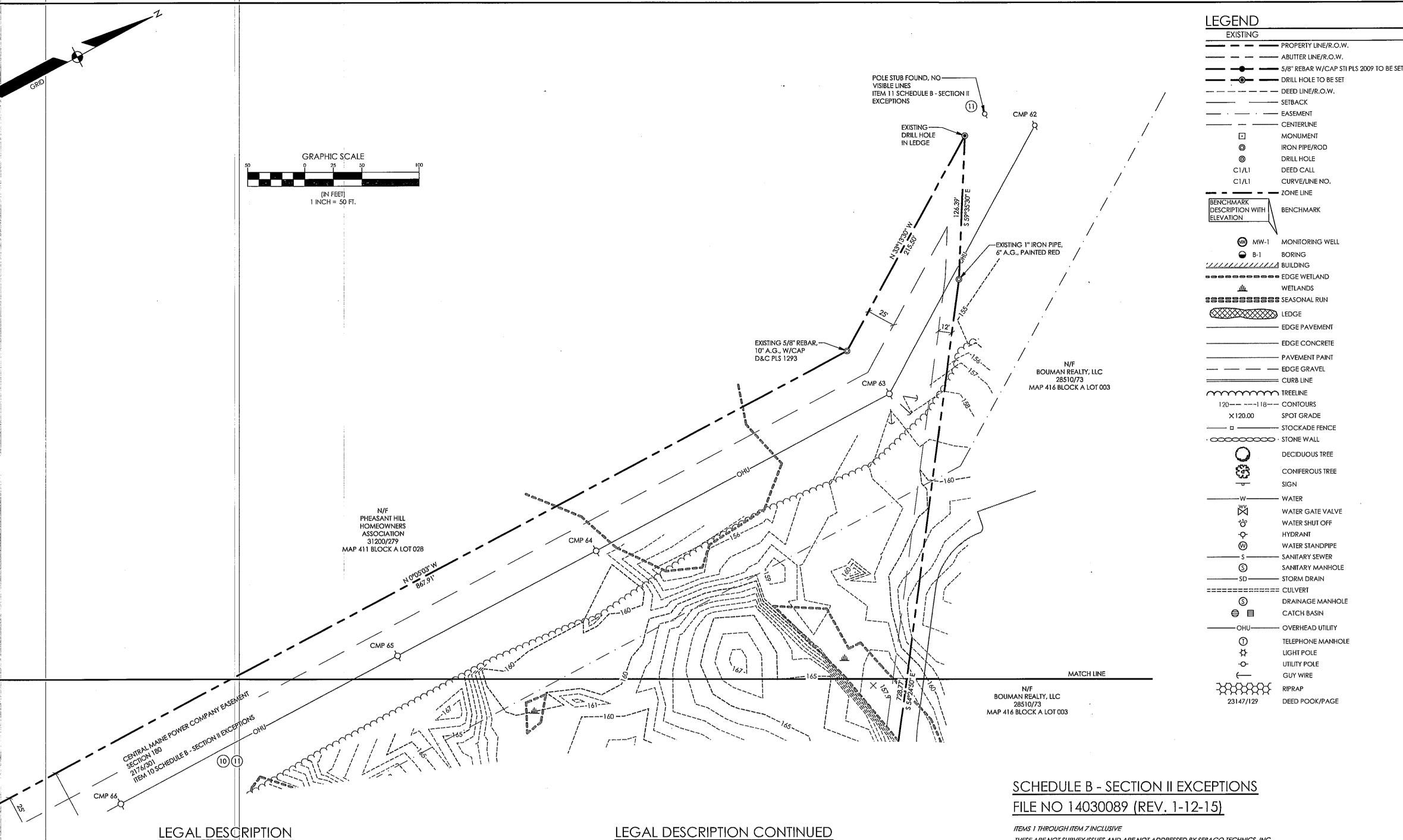


CLB

SCALE 1'' = 50'



IF THE LAND IS A CONDOMINIUM UNIT: ...

OCEAN RIDGE CONDOMINIUM PROPERTY, SEE ITEM 13 AND 25281/148.

INSURED PREMISES LOCATED WITHIN THE BOUNDS OF ADJACENT STREETS, ROADS AND WAYS. THE STREET LINE OF OCEAN AVENUE IS AS DEPICTED HEREON. RIDGE ROAD IS AS DEPICTED ON PLAN REFERENCE 6G HEREON.

REFERENCE MARKS AND ACCESS THERETO IS UNKNOWN. NO DATA FURNISHED OR SHOWN ON

PREVIOUS SURVEYS.

AND ALICE HANNAH PALMER TO CENTRAL MAINE POWER COMPANY BY DEED DATED MARCH 29, 1954 AND RECORDED IN BOOK 2176, PAGE 301.

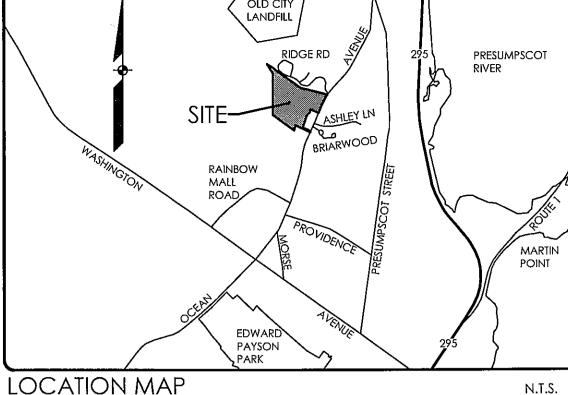
SEBAGO TECHNICS, INC. HAS EXAMINED THIS PLAN AND HAS RETRACED THE BOUNDARY, TOPOGRAPHIC AND CULTURAL FEATURES AS DEPICTED HEREON. I) THE UTILITY EASEMENT ALONG NORTHERN PORTION TELEGRAPH COMPANY EASEMENT IS NOT LOCATED ON THE LOCUS PROPERTY; TII) OCEAN AVENUE IS AS

*ITEM 12* (12)

TERMS AND CONDITIONS OF CONDITIONAL ZONE AGREEMENT GRAVES HILL LAND COMPANY, LLC ...

TERMS AND CONDITIONS OF EASEMENT AGREEMENT FROM OCEAN RIDGE REALTY, LLC TO GRAVES HILL LAND COMPANY, LLC DATED JULY 10, 2007 AND RECORDED IN BOOK 25281, PAGE 148. THE AREA IS

STATE OF FACTS SHOWN ON PLAN OF SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF LAND OWNED BY GRAVES HILL LAND COMPANY, LLC, PREPARED FOR HAWTHORN DEVELOPMENT, LLC" BY THE PAVED ACCESS OF RIDGE ROAD; v] SIDELINE SETBACKS; vij CONTRACT ZONE LINES; viij EASEMENT AREA ALONG NORTHERL PORTIC. LOF THE LAND, BOOK 25281, PAGE 148; viil) NOTE #8 THAT NOT ALL WESTERLY SIDE OF THE PROPERTY THROUGH THE CMP COMPANY EASEMENT INTO THE ADJOINING CONDOMINIUM PROJECT.



LOCATION MAP

**GENERAL NOTES:** 1. THE RECORD OWNER OF THE PARCEL IS GRAVES HILL LAND COMPANY, LLC BY DEED DATED JULY 1, 2004 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 21500, PAGE

2. THE PROPERTY IS SHOWN AS LOTS A006, A007 AND A021 ON TAX MAP 416 AND LOT A007 ON TAX MAP 41 I OF THE CITY OF PORTLAND TAX MAPS AND IS LOCATED IN THE BOTH THE R-5A RESIDENTIAL ZONE AND R-OS RECREATION AND OPEN SPACE ZONING DISTRICTS.

3. SPACE AND BULK CRITERIA FOR THE R5A AND ROS DISTRICTS ARE AS FOLLOWS:

	<u> </u>	<u>, 100</u>
LOCUS AREA WITHIN ZONING DISTRICT:	10.171 ACRES	8.157 ACR
MINIMUM FRONT YARD:	25 FEET	25 FEET
MINIMUM SIDE YARD:	16 FEET	12 FEET
MINIMUM REAR YARD:	25 FEET	25 FEET
MAXIMUM BUILDING HEIGHT:	100 FEET PER	N/A
	ZONING ORDINANCE	

\*SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

4. IOIAL AREA OF PARCEL IS APPROXIMATELY 798,387.448 SQUARE FEET OR 18.328 ACRES.

5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN DECEMBER 2014 AND JANUARY 2015.

A. "PLAN SHOWING A BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY MADE FOR DIANE DOYLE, (MAILING ADDRESS: 16 TIFFANY LANE, SACO, ME 04072) PARCEL LOCATED AT OCEAN AVENUE, PORTLAND, MAINE" DATED JULY 8, 2002 AND REVISED THROUGH FEBRUARY 11, 2005 BY DOW & COULOMBE, INC, SHEETS 1 & 2 OF 2. THIS PLAN IS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 204, PAGE 293 & PAGE 294.

B. "ASBUILT SURVEY PLAN OF OCEAN RIDGE CONDOMINIUMS, 852 OCEAN AVENUE, PORTLAND, MAINE FOR RECORD OWNER OCEAN RIDGE REALTY, LLC, 91 OLD OCEAN HOUSE ROAD, CAPE ELIZABETH, MAINE 04107" DATED NOVEMBER 29, 2005 BY SEBAGO TECHNICS, INC., PROJECT NO.

C. "BOUNDARY SURVEY & LOT DIVISION 752 OCEAN A VENUE, PORTLAND, MAINE MADE FOR DONALD ANSPACH, 752 OCEAN AVENUE, PORTLAND, MAINE' DATED MAY 25, 2004 AND REVISED THROUGH JUNE 18, 2008 BY TITCOMB ASSOCIATES, JOB NO. 87114.1.

D. "STANDARD BOUNDARY SURVEY PLAN OF PROPERTY OCEAN AVENUE, PORTLAND, MAINE MADE FOR THE FINCH GROUP, 160 FEDERAL STREET, BOSTON, MA." DATED JULY 30, 1992 BY TITCOMB ASSOCIATES, JOB NO. 87114M.

E. "OCEAN AVENUE STORM DRAIN AND SANITARY SEWER EXTENSION OF OCEAN RIDGE CONDOMINIUMS, 852 OCEAN AVENUE, PORTLAND, MAINE FOR OCEAN RIDGE REALTY, LLC. 91 OCEAN HOUSE ROAD, CAPE ELIZABETH, MAINE 04107" DATED APRIL 3, 2001 AND REVISED THROUGH DECEMBER 3, 2002 BY SEBAGO TECHNICS, INC., PROJECT NO. 84180, SHEETS 15 & 16 OF 18

F. "OCEAN A VENUE RECONSTRUCTION PHASE 3 AND PHASE 4, PLAN AND PROFILE STA. 122+00 TO STA. 127+50" DATED AUGUST 31, 2007 BY CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS ENGINEERING SECTION, PROJECT NO. CO4517, SHEETS 6 & 7 OF 23 SHEETS

G. "AMENDED SUBDIVISION PLAN OF OCEAN RIDGE CONDOMINIUMS, 852 OCEAN AVENUE, PORTLAND, MAINE FOR RECORD OWNER OCEAN RIDGE REALTY, LLC, 91 OLD OCEAN HOUSE ROAD, CAPE ELIZABETH, MAINE 04107" DATED MARCH 6, 2001 AND REVISED THROUGH MARCH 13, 2003 BY SEBAGO TECHNICS, INC. THIS PLAN IS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 203, PAGE 264 AND SUPERCEDES A PLAN RECORDED IN PLAN BOOK

7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON WERE OBSERVED IN NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS. ELEVATIONS HAVE BEEN CONVERTED TO NGVD29 UTILIZING THE U.S.ARMY CORPS OF ENGINEERS CORPSCON 6.0.1 SOFTWARE. THE CONVERSION IN THIS VICINITY IS 0.70 FEET HIGHER THAN NAVD88. ELEVATIONS ARE TIED TO THE CITY OF PORTLAND, MAINE VERTICAL DATUM.

8. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE)

AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION. 9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT 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 230051 0007 C, HAVING AN EFFECTIVE DATE OF DECEMBER 8, 1998. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS AN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

10. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN NOVEMBER 2001 AND REVIEWED IN APRIL 2014 BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHNICS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. WETLAND FLAGS WITHIN THE PROPOSED DEVELOPMENT AREAS WERE LOCATED BY GROUND SURVEY. WETLAND FLAGS OUTSIDE OF THE PROPOSED DEVELOPMENT AREA WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY. ALL GPS LOCATED POINTS HAVE A VARYING DEGREE OF ACCURACY AND MAY NOT REPRESENT THE ACTUAL FIELD LOCATION.

11. WITH REFERENCE TO ITEM 18 OF THE ALTA TABLE A, THE AREA ADJOINING THE NORTHERLY AND WESTERLY SIDELINES OF LAND OF CAIAZZO IS CLUTTERED WITH CONSTRUCTION AND RESIDENTIAL DEBRIS, TWO OLD VEHICLES AND ASSORTED HOUSEHOLD LITTER.

THE AREA IN THE VICINITY OF THE USGS CONTROL DISKS IS ALSO BEING USED AS A DUMP SITE FOR LAWN DEBRIS BY THE ADJOINING CONDOMINIUM PROJECT.

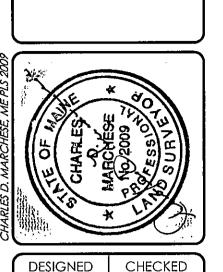
## SURVEYOR'S STATEMENT

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

## SURVEYOR'S CERTIFICATION TO HAWTHORN DEVELOPMENT, LLC OR ITS ASSIGNEE AND FIDELITY NATIONAL TITLE INSURANCE COMPANY: FILE NO. 14030089 (REV. 1-12-15)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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 INCLUDE ITEMS 1,2,3,4,5,6a,6b,8,11a,11b,13,14,16,17,18,19,20a AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 7, 2015.

CHARLES D. MARCHESE, MAINE PLS 2009 SEBAGO TECHNICS, INC.



DESIGNED

CDM CLB

SCALE 1" = 50'

PROJECT NO. 14432

SHEET 2 OF 2

THENCE S 47°12'40" W, ALONG LAND NOW OR FORMERLY OF PERKINS AND THE REMAINS OF A STONE WALL, A DISTANCE OF 14.62 FEET TO A DRILL HOLE THÈNCE S 60°52'00" W, ALONG LAND NOW OR FORMERLY PERKINS AND THE REMAINS OF A STONE WALL, A DISTANCE OF 28.66 FEET TO A 5/8" REBAR WITH CAP INSCRIBED "STI PLS 2009" TO BE SET;

EGINNING AT AN EXISTING 5/8" REBAR, 8" BELOW GRADE ON THE APPARENT WESTERLY SIDELINE OF OCEAN AVENUE AT LAND NOW OR FORMERLY OF

WILLIAM H. CARR, JR. AND LINDA R. CARR, AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK

THENCE S 18°05'41," W, ALONG LAND NOW OR FORMERLY OF CARR, A DISTANCE OF 107.71 FEET TO AN EXISTING 5/8" REBAR, 6" ABOVE GRADE WITH CAP

INSCRIBED TITCOMB ASSOCIATES, PLS 2271 AT LAND NOW OR FORMERLY OF JACOB PAUL STAUB AND SONIA MARIA BARANTES AS DESCRIBED IN A DEED

HENCE N 54'32'36" W ALONG LAND NOW OR FORMERLY OF STAUB AND BARANTES, A DISTANCE OF 547.73 FEET TO AN EXISTING DRILL HOLE IN LEDGE AT

LAND NOW OR FORMERLY OF TERENCE B. GOODWIN AND BARBARA R. GOODWIN, TRUSTEES AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND

HENCE N 00°05'03" W, ALONG LAND NOW OR FORMERLY OF GOODWIN AND LAND NOW OR FORMERLY OF PHEASANT HILL HOMEOWNERS ASSOCIATION

AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 31200, PAGE 279, A DISTANCE OF 867.91 FEET TO AN

HENCE N 33°13'30" W, ALONG LAND NOW OR FORMERLY OF PHEASANT HILL HOMEOWNERS ASSOCIATION, A DISTANCE OF 215.50 FEET TO AN EXISTING DRILL HOLE IN LEDGE AT LAND NOW OR FORMERLY OF BOUMAN REALTY, LLC AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY

THENCE S 59°35′30" E, ALONG LAND NOW OR FORMERLY OF BOUMAN REALTY, LLC, A DISTANCE OF 126.39 FEET TO AN EXISTING 1" IRON PIPE, 6" ABOVE

THENCE S 54°24'50" E, ALONG LAND NOW OR FORMERLY OF BOUMAN REALTY, LLC, A DISTANCE OF 728.77. FEET TO AN EXISTING 1.25" IRON PIPE, 14"

'HÈNCE S 76°12'23" E, ALONG LAND NOW OR FORMERLY OF BOUMAN REALTY, LLC, A DISTANCE OF 571.55 FEET TO A 5/8" REBAR WITH CAP INSCRIBED "STI

HENCE S 24°55'08" W, ALONG THE WESTERLY SIDELINE OF OCEAN AVENUE, A DISTANCE OF 216.07 FEET TO A 5/8" REBAR WITH CAP INSCRIBED "STI PLS 2009"

THÈNCE S 21°29°19" W, ALONG THE WESTERLY SIDELINE OF OCEAN AVENUE, A DISTÂNCE OF 160.65 FEET TO AN EXISTING EXISTING 5/8" REBAR, 12" ABOVE

HENCE N 65°19'11" W, ALONG LAND NOW OR FORMERLY ALONG LAND NOW OR FORMERLY OF CAIAZZO, A DISTANCE OF 183.15 FEET TO AN EXISTING 1"

HENCE S 13°22'39" W, ALONG LAND NOW OR FORMERLY OF CAIAZZO, A DISTANCE OF 69.26 FEET TO A DRILL HOLE TO BE SET IN REMAINS OF A STONE

WALL AT LAND NOW OR FORMERLY OF RICHARD M. PERKINS AND MARY H. PERKINS AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY

GRADE WITH CAP INSCRIBED DOW & COULOMBE, PLS 1293 AT LAND NOW OR FORMERLY OF SHIRLEY A. CAIAZZO AND TIMOTHY W. CAIAZZO AS

DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 4552, PAGE 113;

HENCE S 39°50'03" W, ALONG THE WESTERLY SIDELINE OF OCEAN AVENUE, A DISTANCE OF 50.78 FEET TO AN EXISTING 5/8" REBAR, 12" ABOVE GRADE,

THÉNCE N 65°03'23" W, ALONG LAND OF SAID CARR, A DISTANCE OF 333.97 FEET JT AN EXISTING BLAZED 12" RED OAK TREE;

RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 29398, PAGE 231;

EXISTING 5/8" REBAR, 10" ABOVE GRADE WITH CAP INSCRIBED DOW & COULOMBE, PLS 1293;

COUNTY REGISTRY OF DEEDS IN BOOK 20006, PAGE 118:

PLS 2009" TO BE SET ON THE WESTERLY SIDELINE OF OCEAN AVENUE;

REGISTRY OF DEEDS IN BOOK 28510, PAGE 73;

WITH CAP INSCRIBED DOW & COULOMBE, PLS 1293;

REGISTRY OF DEEDS IN BOOK 26172, PAGE 343;

A CERTAIN LOT OF PARCEL OF LAND LOCATED ON THE WESTERLY SIDELINE OF OCEAN AVENUE, STATE HIGHWAY 9, IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE, SAID LOT OR PARCEL OF LAND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE S 15°19'00" W, ALONG LAND NOW OR FORMERLY OF PERKINS AND LAND NOW OR FORMERLY OF TAI XUAN HUYNH AND TRUC MITHINGUYEN AS

WITH CAP INSCRIBED "STIPLS 2009" TO BE SET, FROM WHICH AN EXISTING 5/8" REBAR, 12" ABOVE GRADE BEARS N 16°17'41" E, A DISTANCE OF 13.46 FEET; THENCE S 16°45'30" W, ALONG LAND OF HUYNH AND NGUYEN AND THE REMAINS OF A STONE WALL, A DISTANCE OF 59.83 FEET TO A 5/8" REBAR WITH CAP INSCRIBED "STI PLS 2009" TO BE SET AT LAND NOW OR FORMERLY OF HEATHER A. LIEBL AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY

THENCE S 19°42'111" W, ALONG LAND NOW OR FORMERLY OF LIEBL, A DISTANCE OF 77.66 FEET TO AN EXISTING 5/8" REBAR, 18" ABOVE GRADE IN A

SET ON THE WESTERLY SIDELINE OF OCEAN AVENUE;

THE HEREIN DESCRIBED LOT OR PARCEL OF LAND IS SUBJECT TO AN EASEMENT AS DEPICTED HEREON GRANTED TO CENTRAL MAINE POWER COMPANY AS

THE HEREIN DESCRIBED LOT OR PARCEL OF LAND IS BENEFITED BY AN EASEMENT AS DEPICTED HEREON AND DESCRIBED IN A DEED RECORDED AT THE

THE HEREIN DESCRIBED LOT OR PARCEL OF LAND MAY BE SUBJECT TO RIGHTS AND PRIVILEGES ASSOCIATED WITH THE USGS CONTROL POINTS LOCATED WITHIN THE BOUNDS OF THE LOCUS PROPERTY.

THE HEREIN DESCRIBED LOT OR PARCEL OF LAND MAY ALSO BE SUBJECT TO THE NUMEROUS TRAILS THAT TRAVERSE THE PROPERTY. NO RECORDS WERE FOUND RELATIVE TO THESE OBSERVED WALKING TRAILS. THE TRAILS ARE GENERALLY RUNNING FROM THE WESTERLY SIDE OF THE LOCUS THROUGH THE CENTRAL MAINE POWER COMPANY EASEMENT INTO THE ADJOINING CONDOMINIUM PROJECT OF PHEASANT HILL HOMEOWNERS ASSOCIATION.

THENCE S 33°34'00" W, ALONG LAND NOW OR FORMERLY OF PERKINS, A DISTANCE OF 53.42 FEET TO A 5/8" REBAR WITH CAP INSCRIBED "STI PLS 2009" TO BE

THENCE S 25°09'40" W, ALONG LAND NOW OR FORMERLY OF PERKINS AND THE REMAINS OF A STONE WALL, A DISTANCE OF 36.08 FEET TO A 5/8" REBAR

DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 28600, PAGE 63, A DISTANCE OF 76.84 FEET TO A 5/8" REBAR

REGISTRY OF DEEDS IN BOOK 24446, PAGE 17;

THENCE S 65°03'46" E, ALONG LAND NOW OR FORMERLY OF LIEBL, A DISTANCE OF 181.79 FEET TO A 5/8" REBAR WITH CAP INSCRIBED "STI PLS 2009" TO BE

THENCE S 25°34'21" W, ALONG THE WESTERLY SIDELINE OF OCEAN AVENUE, A DISTANCE OF 24.82 FEET TO THE POINT OF BEGINNING.

BEARINGS HEREIN ARE BASED ON GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802 - NAD83.

THE HEREIN DESCRIBED LOT OR PARCEL OF LAND CONTAINS APPROXIMATELY 798,387.448 SQUARE FEET OR 18.328 ACRES. DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2176, PAGE 301.

CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 25281, PAGE 148.

THESE ARE NOT SURVEY ISSUES AND ARE NOT ADDRESSED BY SEBAGO TECHNICS, INC.

THE LAND IS NOT A CONDOMINIUM UNIT. HOWEVER, THE LOCUS HAS RIGHTS OVER A PORTION OF THE

TITLE TO RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO ANY PORTION OF THE

ANY RIGHTS THE UNITED STATES GOVERNMENT MAY HAVE IN THE USGS DISK AND ASSOCIATED

*ITEM 10* (10)

RIGHTS AND EASEMENTS GRANTED FROM FREDERICK T. KNOWLES, GEORGE WILSON, ADAM W. WILSON

THIS EASEMENT IS LOCATED AS DEPICTED HEREON AND RUNS ALONG THE WESTERLY BOUNDARY.

STATE OF FACTS SHOWN ON PLAN OF SURVEY ENTITLED "PLAN SHOWING BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY MADE FOR DIANE DOYLE, RECORD OWNER ...". SEE PLAN REFERENCE 6A

OF THE LAND BOOK 2176, PAGE 301 IS DEPICTED HEREON; IJNEW ENGLAND TELEPHONE AND DEPICTED HEREON AND IV) UTILITY LINES AND APPURTENANCES ARE DEPICTED HEREON ALONG THE LENGTH OF OCEAN AVENUE.

THESE TWO DOCUMENTS AFFECT THE ENTIRE PROPERTY AND RUN WITH THE LAND.

IDENTIFIED HEREON WITH HATCHING ALONG LAND OF BOUMAN REALTY, LLC.

SEBAGO TECHNICS, INC, DATED JANUARY 7, 2015, INCLUDING: I) UTILITY EASEMENT ALONG NORTHWESTERLY PORTION OF THE LAND, BOOK 2176, PAGE 301; ii) OCEAN AVENUE; iii) UTILITY POLE AND LINE OFF OCEAN AVENUE; IV) ENCROACHMENT OF NORTHEASTERLY CORNER OF THE LAND INTO UTILITIES MAY BE DEPICTED ON THE PLAN; ix) NOTE #11 THAT ABUTTERS CAIAZZO AND ADJOINING CONDOMINIUM PROJECT MAY BE USING THE LAND AS A DUMP SITE; AND X) NOTE IN LEGAL DESCRIPTION THAT THE LAND IS SUBJECT TO NUMEROUS TRAILS RUNNING GENERALLY FROM THE