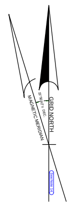
AWARD WINNING MAP

LOCATION MAP

Scale 1" = 7000' ±



REPORT NOTES:

1.) PURPOSE: The purpose of this survey is to define the boundaries of the parcel known as the "Winslow Homer Studio", located at 5 Winslow Homer Road, for The Portland Museum of Art, which has an Option to Purchase the studio, based on the "Memorandum of Option" from Charles H. Willauer to The Portland Museum of Art, dated September 24, 2004, and recorded in the Cumberland County Registry of Deeds in Book 21974, Page 281. The parcel of land surveyed is as shown on the Town of Scarborough Tax Map U-020, Lot 44; and is "LOT 38", as shown on the 1879 LIBBY Plan (referenced herein below).

2.) RECORD OWNERSHIP: Reference is made to the deed of V.T. Shaw to Charles H. Willauer, dated March 10, 1942, and recorded in the Cumberland County Registry of Deeds in Book 1705, Page 100, and the deed of Prouts Neck Association to Charles H. Willauer, dated September 3, 1973, and recorded in the said Registry of Deeds in Book 3455, Page 107.

3.) WASTE WATER REMOVAL SYSTEM: The "Winslow Homer Studio" parcel has the benefit of an easement for a subsurface wastewater removal system, based on the deed of Doris F. Homer to Charles H. Willauer, dated June 16, 1980, and recorded in said Registry in Book 4615, Page 341; which reads as follows, "The perpetual right and easement... to enter upon the land of the Grantor (Homer), being Lot No. 28, as shown on said Plan, and to construct, maintain and repair thereon, a sewage disposal system, consisting of piping, distribution box, flow reducing pits and aeration chamber leading from a septic tank on said land of the Grantee (Willauer)." The General Area of the Waste Water Disposal System is shown on this survey and is the apparent location based on the found vent pipes and the existing condition of the ground.

4.) 1879 LIBBY Survey: Reference is made to the plan of Stephenson of Prouts Neck entitled, "Plan of Libby's Neck - with Division for Heirs of Thos. Libby" dated August 1879, by S.L. Stephenson, Engineer, and recorded in the Cumberland Country Registry of Deeds in Plan Book 4, Page 22.

5.) 1961 SPRAGUE Survey: Reference is made to the "Plan of Property in Prouts Neck, Scarborough, Maine made for Mrs. Phineas W. Sprague", dated August 16, 1961, and revised July 9, 1974, originally by Arnold W. Dinsbo, of H.I. & E.C. Jordan - Surveyors, recorded in the Cumberland Country Registry of Deeds in Plan Book 106, Page 10.

6.) 1984 SIMONDS Survey: Reference is made to the plan entitled "Lot at Checkley Point for Dan Simonds, Jr.", dated July 20, 1984, by Peter A. Webber, PLS 829, recorded in the Cumberland County Registry of Deeds in Plan Book 145, Page 13.

7.) 1995 St. JAMES CHURCH Survey: Reference is made to the "Standard Boundary Survey made for Charles D. & Nina T. McKee and for St. James Church", dated March 10, 1995, and last revised January 10, 1996, by John P.R. Cyr, PLS 509 of Owen Haskell, Inc., unrecorded, provided by Owen Haskell, Inc.

8.) WINSLOW HOMER ROAD: Winslow Homer Road, formerly know as "B" street was apparently created during the 1879 LIBBY Survey. The assumed width of this road appears to be 66.00 feet, however the information in the 1995 St. JAMES CHURCH Survey indicates that the sidelines are not parallel and the width may vary between 66.15' and 64.15'. This discrepancy does not effect the parcel surveyed. The found iron pipe at the southwest corner of the intersection of Winslow Homer Road, and Checkley Road, as shown on the 1961 SPRAGUE Survey, and the found granite monument at the southeast corner of the intersection of Winslow Homer Road, and "C" Street, as shown on the 1995 St. JAMES CHURCH Survey, were used to determine the southerly sideline of Winslow Homer Road. The total distance of 1,120.76' was measured and is only 0.13' more than the distance shown on the 1995 St. JAMES CHURCH Survey.

9.) BOUNDARY OF LOT 38: The parcel of land surveyed was apparently created as per the 1879 LIBBY Survey, and is "LOT 38" as shown on said survey. The information shown on that survey indicates that Lot 38 is 50'x100'. The found granite monument at the southeast corner of the intersection of Winslow Homer Road, and "C" Street, and the direction of the southerly sideline Winslow Homer Road, along with the record number of lots being 50'x100' were used to determine the location of the parcel of land surveyed. Included in this survey are the measurements for the Doris F. Homer parcels being LOTS 37, 39, 27, 28, and 29, which adjoin the parcel of land surveyed.

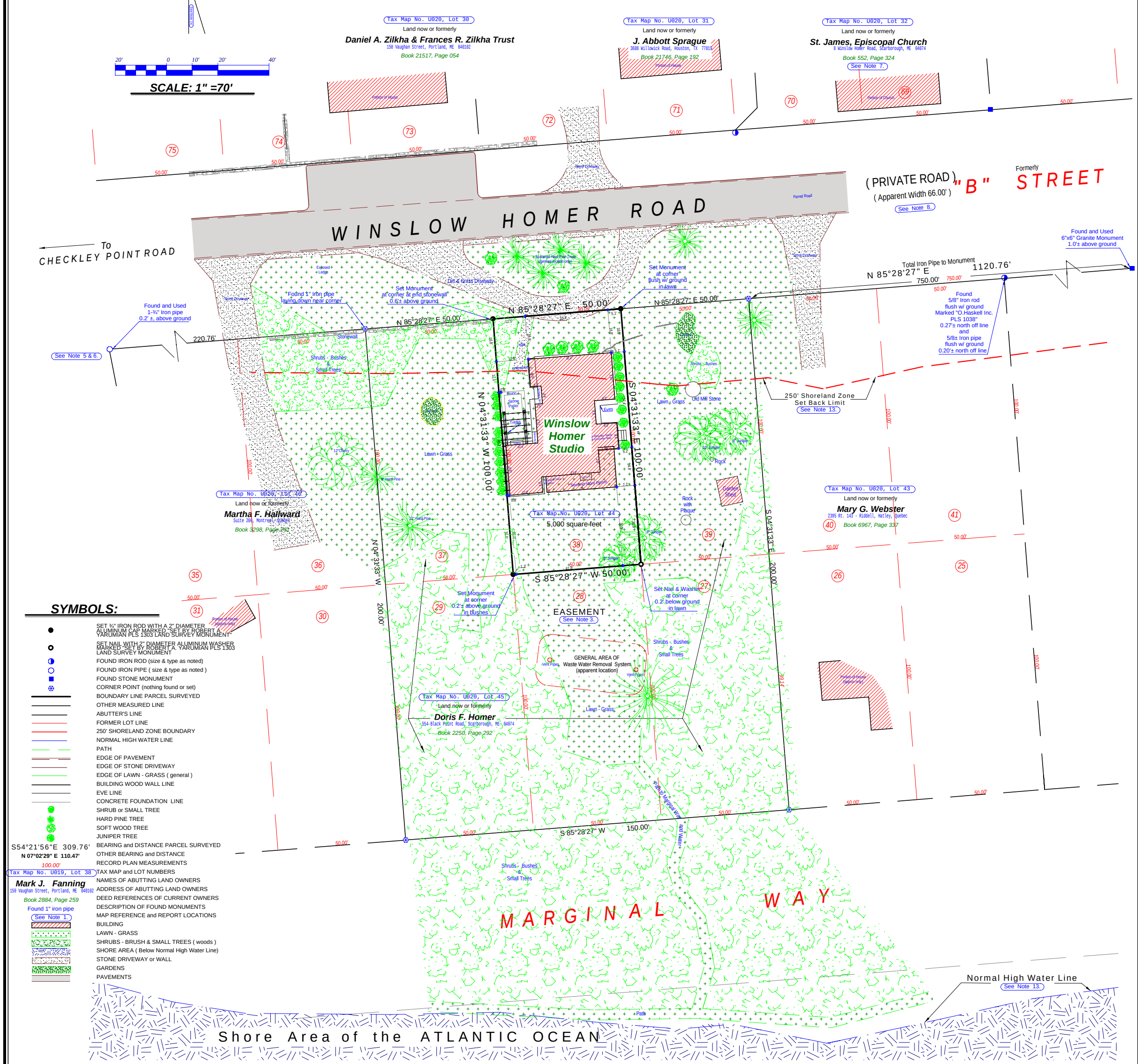
10.) BUILDING LOCATION: This survey shows the location of the building known as the "Winslow Homer Studio". Dimensions are shown on this survey from the boundary line to certain key building corners. All the dimensions to the building corners are to the outside wooded wall, except the westerly building line are to the concrete foundation. The concrete foundation on the westerly side was found to be 0.8 feet within the property from the boundary line. The wooded wall is 1.1 feet, and the eves are 0.5 feet within the property from the boundary line. However the wooden trellis does stick out over the boundary line by 0.6 feet.

11.) VARIANCE APPROVAL: A "Certificate of Variance Approval" was granted by Jesse Abbott, the duly appointed Chairman of the Zoning Board of Appeals for the Town of Scarborough, to Charles Willauer, dated February 8, 1995, and recorded in the Cumberland Country Registry of Deeds in Book 11909, Page 53. This variance approval granted the Willauer parcel the right to purchase 16 feet on the westerly side and 10 feet on the easterly side, from Doris F. Homer. During the deed research investigation in the Cumberland County Registry of Deeds an actual conveyance from Doris F. Homer to Charles H. Willauer was not found.

12.) UTILITIES: There were no overhead utilities (electrical and telephone lines, etc.) found or located at or near the parcel surveyed. Underground utilities (electrical, telephone, water, sewer lines, etc.) which are assumed to exist within the Winslow Homer Road right of way were not located or shown as a result of this survey.

13.) 250' SHORELAND ZONE LINE: The 250' Shoreland Zone line determined as a result of this survey was based on the distance of 250' from the "normal high water line." As per the Scarborough Zoning Ordinance, the "normal high water line" is defined as "that line which is apparent from visible markings, changes in the character of soils due to prolonged action of the water or changes in vegetation, and which distinguished between predominantly aquatic and predominantly terrestrial land." The "normal high water line" was determined as a result of this survey by field location with a total station on September 23, 2005, and was based on the line between the edge of the exposed rock ledge at the shore and the edge of the upland vegetation, grass and shrubs.

14.) BASIS OF BEARING: The basis of bearing for this description is GRID North determined by GPS (Global Positioning System) observation using a TRIMBLE PRO-XR GPS receiver. The observed 2005 magnetic Meridian, determined by hand compass, was found to be 16º00'± west of GRID North.



BOUNDARY SURVEY MAP

OF

Winslow Homer Studio

FOR THE

Portland Museum of Art

5 Winslow Homer Road, Prouts Neck, Town of Scarborough, County of Cumberland, State of Maine

Scale 1" = 70' **September 30, 2005**

THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, RULES, OF APRIL 2001, CHAPTER 90, "STANDARDS OF PRACTICE."

ROBERT A. YARUMIAN II, PLS 1303 DATE

BY

MAINE BOUNDARY CONSULTANTS

Professional Land Surveyor

ROBERT A. YARUMIAN II, PLS

MODERATION CENTER, 8 RIVER ROAD, ROUTE 112, P.O. BOX 67, BUXTON, MAINE 04093-0067 207-727-5359

FIRST PLACE - 2006 NSPS MAP/PLAT DESIGN COMPETITION