RANSOM
Consulting, Inc.

Consulting
Engineers
and Scientists

October 23, 2012 Project 111.06134.024

Mr. Thomas Kittredge
Economic Development Director
City of Belfast
131 Church Street
Belfast, Maine 04915

RE: Addendum No. 1 to Phase II Environmental Site Assessment
Belfast Boatyard
39 and 41 Front Street
Belfast, Maine

Dear Mr. Kittredge:

This letter is being submitted as an addendum to the Phase II Environmental Site Assessment (ESA) report that was prepared for the Belfast Boatyard property located at 39 and 41 Front Street (Tax Map 11, Lot 137) in the City of Belfast, Maine (the "Site"). The Phase II ESA report, dated August 24, 2012 was prepared by Ransom Consulting, Inc. (Ransom). The Phase II ESA was performed in conjunction with the United States Environmental Protection Agency (US EPA) and the Maine Department of Environmental Protection (MEDEP) and was conducted using US EPA Brownfield funding under the City of Belfast's municipal Brownfields Site Assessment Program (Grant No. BF96151001-0). The Site location is shown on the attached Figure 1.

Since the publication of the Phase II ESA report, additional information has been provided by interested parties, which has required us to revise and/or modify our findings, conclusions, and recommendations, as originally presented in the Phase II ESA report, and as further described below.

BACKGROUND

The purpose of the Phase II ESA was to evaluate specific Areas of Concern (AOCs) associated with Recognized Environmental Conditions (RECs) identified in the Phase I ESA report, prepared by Ransom, dated July 6, 2012. The Phase II ESA was designed to collect sufficient data to assess the potential risk of exposure by site workers, site visitors, and future site occupants to contaminants of concern associated with the Site. The scope of work for the Phase II ESA was outlined in the Site Specific Quality Assurance Action Plan (SSQAPP), prepared by Ransom, dated July 30, 2012, and included the collection and analysis of soil, groundwater and soil vapor samples from the identified AOCs. Sample locations were chosen based on the Site layout observed during previous site reconnaissance visits and property boundaries, as shown on the City of Belfast Assessor's Tax Map (Map 11, Lot 137).

400 Commercial Street, Suite 404, Portland, Maine 04101, Tel (207) 772-2891, Fax (207) 772-3248
Pease International Tradeport, 112 Corporate Drive, Portsmouth, New Hampshire 03801, Tel (603) 436-1490
12 Kent Way, Suite 100, Byfield, Massachusetts 01922, Tel (978) 465-1822
2127 Hamilton Avenue, Hamilton, New Jersey 08619, Tel (609) 584-0090
60 Valley Street, Building F, Suite 106, Providence, Rhode Island 02909, Tel (401) 433-2160

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Three AOCs were identified and investigated during the Phase II ESA, and are described as follows:

- AOC 1—Shop Office Building and Parking Lot
- AOC 2—Spar Shed
- AOC 3— Southern Property Boundary and Off-Site Sources

Findings from the Phase II investigation indicated that surficial and subsurface soils throughout the Site contain apparent urban fill materials. Several of the soil samples collected during the Phase II ESA contained Polycyclic Aromatic Hydrocarbons (PAHs) and arsenic at concentrations that exceeded the MEDEP Remedial Action Guidelines (RAGs) for "Outdoor Commercial Worker" and "Excavation/Construction Worker" exposure scenarios. The presence of these contaminants was attributed to historic Site uses (e.g., coal storage/distribution, etc.), as well as potential off-site sources (e.g., historic rail road operations, catastrophic fires, etc.) and potentially minor releases of oil and/or hazardous materials (OHM) during the Site's use as a boatyard and marina.

Groundwater sample analytical results obtained during the Phase II ESA did not indicate significant impacts to groundwater from Site activities or off-site sources. Soil vapor results indicated low concentrations of volatile organic compounds (VOCs) and volatile petroleum compounds. The detected concentrations of vapor-phase contaminants did not exceed their applicable MEDEP Soil Gas Target guidelines for commercial use; however, certain VOCs exceed the applicable MEDEP Soil Gas Target guidelines for residential use.

Based on the findings of the Phase II ESA, Ransom recommended that the Site be submitted to the MEDEP Voluntary Response Action Program (VRAP), the risk of exposure to contaminated soils be mitigated through construction of a cover system, and certain engineering/institutional controls be implemented to prevent potential future releases of hazardous materials to the environment.

SUPPLEMENTAL INFORMATION

Following the submittal of the Phase II ESA report, Ransom was provided with a copy of a formal boundary survey, identified as "Standard Boundary Survey of the John W. Holmes Property", which was performed by Good Deeds, Inc. of Belfast, Maine on January 30, 1995, and was most recently updated on January 23, 1997. A copy of the boundary survey plan is included as Attachment A.

The boundary survey appears to show the Site as encompassing a slightly smaller area than the property boundaries shown on the City's Assessor's Tax Map. Upon receipt of this information, Ransom revised the Site Plan for the Phase II ESA by aligning known features on the boundary survey (the Shop Office building) with these same features visible in the aerial image used to create the Phase II ESA Site Plan. A copy of the revised Site Plan is included as Figure 2 (attached).

Based on the revised Site Plan, it appears that the southern border of the Site is essentially in line with the southern side of the currently existing Spar Shed building. Assuming this is the case, several of the Phase II ESA sample locations (B103/MW103, B104/MW104, SS104, and SS105), previously noted as being on-site, now fall outside the Site boundaries of the Belfast Boatyard parcel (Map 11, Lot 137), and therefore, are not representative of actual Site conditions on the Belfast Boatyard parcel.

SUPPLEMENTAL INFORMATION REVIEW AND REVISED FINDINGS

Considering the recently provided information, Ransom, in conjunction with the MEDEP, reviewed the available revised data set with respect to the conclusions and recommendations of the Phase II ESA. With regard to data quantity, Ransom and the MEDEP have determined that sufficient data was collected during the Phase II ESA in order to evaluate and provide an opinion on the potential impacts from the Shop Office building and parking lot (AOC 1), the Spar Shed (AOC 2), and potential contaminant migration from off-site sources (AOC 3). As such, the recently provided information and revised data set for the Site does not present data gaps for the Phase II ESA, and further assessment or investigation is not warranted at this time.

Based on the reconfiguration of specific sample locations remaining on the Belfast Boatyard parcel, tabulated analytical results have been revised to show the current understanding of on-site and site-specific background analytical data, and are included as Tables 1 through 3, attached. Please refer to Ransom's August 24, 2012 Phase II ESA report for copies of the certified laboratory analytical reports.

The revised data set for the on-site soil sample analytical results and site-specific background concentrations are summarized in Table 1. A review of the revised on-site soil data (Table 1) indicates that the PAH compound benzo(a)pyrene was detected at a concentration exceeding the site-specific background concentration in the soil sample collected from soil boring B102. However, this sample was collected at a depth of 8 to 10 feet below grade, and therefore, does not represent a direct exposure risk to Site employees or visitors. Arsenic concentrations in the on-site soil samples ranged from 13 parts per million (ppm) to 18 ppm, which slightly exceeds the site-specific background concentration of 12 ppm. However, considering the Site's proposed use as a boatyard for the foreseeable future, the concentrations of arsenic observed in the on-site surficial soils are not anticipated to represent an exposure risk to Site employees or visitors.

As discussed in the Phase II ESA, the on-site groundwater sample analytical results do not suggest that groundwater has been significantly impacted by Site activities or contaminant migration from off-site sources. The soil vapor sample collected from within the Site boundaries indicated low concentrations of VOCs and certain petroleum compounds; however, the detected concentrations are not expected to represent an exposure risk considering the current and proposed future use of the Site. On-site groundwater and soil vapor data are summarized in Tables 2 and 3, respectively.

Mr. Thomas Kittredge
City of Belfast

CONCLUSIONS

Based on the information recently received regarding the apparent property boundaries, the Site Plan and data set associated with the Phase II ESA at the Site have been revised. The revised data set continues to show minor impacts to the environmental condition of the Site, which may be attributable to Site-related activities and/or off-site sources, such as the former rail road track operations. However, considering the proposed future use of the Site as a boatyard, the minor contaminant concentrations detected at the Site do not appear to represent a significant exposure risk to current or future Site employees or Site visitors. Therefore, no mitigation or remediation measures appear to be necessary at this time. However, as part of the MEDEP VRAP process for the Site, a Declaration of Environmental Covenant (DEC) in the form of a deed restriction is recommended for the Site. The conditions of the DEC should include the following:

1. Property use remains commercial in nature; change in use requires prior written approval by MEDEP;
2. Any building constructed on the property designed for human occupancy will be constructed with a vapor barrier and/or vapor extraction system to prevent the possible migration of petroleum vapors into the building;
3. The installation of a drinking water well, or the extraction of groundwater is prohibited; and
4. Any future earth work on the property will be in compliance with a MEDEP-approved Soil Management Plan (SMP) for the site. The SMP will describe procedures for all on-site excavations, segregation, soil testing, and/or disposal determinations.

We trust this provides the information you require at this time. If you have any questions regarding the information in this report please do not hesitate to contact us.

Sincerely,

RANSOM CONSULTING, INC.

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2012.10.23 11:22:50
-04'00'

Erik P. Phenix, P.G.
Environmental Scientist

Peter J. Sherr, P.E.
Senior Project Manager

EPP/PJS:jsh
Attachments

Table 1: Revised Soil Sample Analytical Results
Belfast Boatyard
41 Front Street, Belfast, Maine

Sample Location	B101	B102	SS101	SS102	SS103	BK-1	BK-2	BK-3	MEDEP Remedial Action Guidelines (RAGs) for Soil Contaminated with Hazardous Substances (Jan. 6, 2010)				Draft MEDEP Remedial Action Guidelines for Sites Contaminated with Hazardous Substances (Jan 11, 2012)						MEDEP Remediation Guidelines for Petroleum Contaminated Sites in Maine (Dec. 1, 2009)			
Area of Concern	AOC 1	AOC 2	AOC 1	AOC 1	AOC 2	Site-Specific Background																
Sample Identification	B101-S1	B102-S5	SS101	SS102	SS103	BK-1	BK-2	BK-3														
Sample Depth (ft bgs)	0-2	8-10	0-2	0-2	0-2	0-2	0-2	0-2	Residential	Park User	Outdoor Commercial Worker	Excavation/ Construction Worker	Residential	Park User	Outdoor Commercial Worker	Excavation/ Construction Worker	Background Rural	Background Urban	Tier 2 Residential	Tier 2 Park User	Tier 2 Outdoor Commercial Worker	Tier 2 Excavation/ Construction Worker
Date Collected	8/3/2012	8/3/2012	8/3/2012	8/3/2012	8/3/2012	8/3/2012	8/3/2012	8/3/2012														
Volatile Organic Compounds	milligrams per kilogram (mg/kg)																					
Naphthalene	ND	ND	ND	ND	ND	NA	NA	NA	200	330	200	32	2500	4200	10,000	10,000	NE	NE	200	330	200	32
Styrene	ND	ND	ND	ND	0.071 J	NA	NA	NA	6,700	10,000	10,000	10,000	10,000	10,000	10,000	10,000	NE	NE	NE	NE	NE	NE
Tetrachloroethene	ND	0.283	ND	ND	ND	NA	NA	NA	2.6	4.4	8.8	79	26	44	88	800	NE	NE	NE	NE	NE	NE
Trichloroethene	ND	0.165	ND	ND	ND	NA	NA	NA	110	180	360	2,900	85	140	850	140	NE	NE	NE	NE	NE	NE
All Other VOCs	ND	ND	ND	ND	ND	NA	NA	NA	Various	Various	Various	Various	Various	Various	Various	Various	NE	NE	Various	Various	Various	Various
Target Polycyclic Aromatic Hydrocarbons (PAHs)																						
Acenaphthene	ND	0.99	ND	ND	ND	ND	NA	NA	970	1,600	2,000	110	7500	10,000	10000	9800	0.479	0.6072	970	1,600	2,000	110
Acenaphthylene	ND	0.707	ND	ND	ND	ND	NA	NA	1,000	1,700	2,200	130	7500	10,000	10000	10000	0.4937	0.6606	1,000	1,700	2,200	130
Anthracene	ND	1.99	ND	0.179 J	ND	0.414	NA	NA	4,300	7,200	7,800	430	10000	10,000	10000	3800	0	1.63	4,300	7,200	7,800	430
Benzo(g,h,i) perylene	ND	4.35	ND	0.704	0.282	1.01	NA	NA	750	1,200	5,500	10,000	3,700	6,200	10,000	10,000	1	2.035	750	1,200	5,500	10,000
Benzo[a]pyrene	ND	**5.91**	0.181 J	**0.912**	**0.419**	**1.41**	NA	NA	0.026	0.044	0.35	4.3	0.26	0.44	3.5	43	2	4.57	0.026	0.044	0.35	4.3
Benzo[a]anthracene	ND	5.35	0.181 J	0.788	0.42	1.43	NA	NA	0.26	0.44	3.5	43	2.6	4.4	35	430	2	4.15	0.26	0.44	3.5	43
Benzo[b]fluoranthene	ND	8.04	0.230 J	1.26	0.618	2.48	NA	NA	0.26	0.44	3.5	43	2.6	4.4	35	430	3	5.335	0.26	0.44	3.5	43
Benzo[k]fluoranthene	ND	2.34	ND	0.385	0.168 J	0.803	NA	NA	2.6	4.4	35	430	26	44	350	4300	2	3.225	2.6	4.4	35	430
Chrysene	ND	6.07	0.177 J	0.869	0.44	1.91	NA	NA	26	44	350	4,300	260	440	3,500	10,000	4	4.1	26	44	350	4,300
Dibenz[a,h]anthracene	ND	0.93	ND	ND	ND	0.314	NA	NA	0.026	0.044	0.35	4.3	0.26	0.44	3.5	43	NE	NE	0.026	0.044	0.35	4.3
Fluoranthene	ND	14.2	0.356	1.28	0.777	1.82	NA	NA	1,000	1,700	7,300	10,000	5,000	8,300	10,000	10,000	4	7.635	1,000	1,700	7,300	10,000
Fluorene	ND	1.61	ND	ND	ND	ND	NA	NA	830	1,400	2,700	200	5000	8,300	10000	10000	0	0.708	830	1,400	2,700	200
Indeno[1,2,3-cd]pyrene	ND	5.06	0.139 J	0.76	0.386	1.21	NA	NA	0.26	0.44	3.5	43	2.6	4.4	35	430	2	2.6	0.26	0.44	3.5	43
2-Methylnaphthalene	ND	0.484	ND	ND	ND	ND	NA	NA	94	160	480	35	500	830	3600	600	0.414	0.804	94	160	480	35
Naphthalene	ND	0.891	ND	ND	ND	ND	NA	NA	200	330	200	32	2500	4,200	10000	10000	0.041	0.8368	200	330	200	32
Phenanthrene	ND	14.6	0.302	0.831	0.516	0.434	NA	NA	700	1,200	3,600	470	3700	6,200	10000	10000	1.608	4.064	700	1,200	3,600	470
Pyrene	ND	11.9	0.31	1.15	0.649	1.82	NA	NA	750	1,200	5,500	10,000	3,700	6,200	10,000	10,000	4.016	6.71	750	1,200	5,500	10,000
Extractable Petroleum Hydrocarbon (EPH) Fractions																						
C9-C18 Aliphatics	ND	ND	ND	ND	ND	ND	NA	NA	NE	NE	NE	NE	2600	4400	10000	7300	NE	NE	2600	4400	10000	7300
C19-C36 Aliphatics	14.3	40.6	49.4	194	90.6	39.8	NA	NA	NE	NE	NE	NE	10000	10000	10000	10000	NE	NE	10000	10000	10000	10000
C11-C22 Aromatics	8.260 J	109	13.4	83	23	43.4	NA	NA	NE	NE	NE	NE	730	1,200	4,500	4,700	NE	NE	730	1,200	4,500	4,700
Volatile Petroleum Hydrocarbon (VPH) Fractions																						
C5-C8 Aliphatics	ND	ND	ND	ND	ND	NA	NA	NA	NE	NE	NE	NE	1400	2300	10000	10000	NE	NE	1400	2300	10000	10000
C9-C12 Aliphatics	ND	ND	ND	ND	ND	NA	NA	NA	NE	NE	NE	NE	2600	4400	10000	9800	NE	NE	2600	4400	10000	9800
C9-C10 Aromatics	ND	1.28	ND	0.774	0.575	NA	NA	NA	NE	NE	NE	NE	740	1200	5100	5500	NE	NE	740	1200	5100	5500
Metals																						
Arsenic	**16**	**13**	**13**	**13**	**18**	**6.2**	**9.6**	**12**	0.14	0.23	0.42	4.2	1.4	2.3	4.2	42	15	NE	NE	NE	NE	NE
Cadmium	ND	ND	ND	0.55 J	ND	ND	0.26 J	ND	2.1	3.6	19	3.9	11	18	94	19	NE	NE	NE	NE	NE	NE
Copper	221	70	296	3780	3100	35	25	25	480	790	4,800	870	2400	4000	10000	4300	28	NE	NE	NE	NE	NE
Lead	12	421	16	45	29	13	142	49	170	280	560	950	340	530	1100	950	NE	NE	170	280	560	950
Polychlorinated Biphenyls (PCBs)																						
Arochlor 1016	ND	ND	ND	ND	ND	NA	NA	NA	0.49 [5]	0.82 [5]	1.2 [5]	1.3 [5]	2.4 [5]	4.1 [5]	12 [5]	6.1 [5]	NE	NE	NE	NE	NE	NE
Arochlor 1254	ND	ND	ND	ND	ND	NA	NA	NA	0.49 [5]	0.82 [5]	1.2 [5]	1.3 [5]	2.4 [5]	4.1 [5]	12 [5]	6.1 [5]	NE	NE	NE	NE	NE	NE

Notes:
MEDEP = Maine Department of Environmental Protection
mg/kg = milligrams per kilogram
NE indicates that a standard or guideline is "not established' for the referenced parameter.
ND = Not Detected above the laboratory detection limit
[5] Standard is for total of all isomers (i.e., total PCBs, not individual Arochlors).
Values in **bold** text exceed applicable MEDEP RAGs
J= estimated concentration

Table 2: Groundwater Sample Analytical Results
Belfast Boatyard
41 Front Street, Belfast, Maine

Sample I.D.	MW101	MW102	MCDC Maximum Exposure Guidelines (MEGs)	USEPA Maximum Contaminant Level (MCLs)
Date Collected	**8/3/2012**	**8/3/2012**	**Groundwater (ug/L)**	
Volatile Organic Compounds				
All VOCs	ND	ND	Various	Various
Target Polycyclic Aromatic Hydrocarbons (PAHs)				
All Target PAHs	ND	ND	400	NE
Extractable Petroleum Hydrocarbon (EPH) Fractions				
C9-C18 Aliphatics	ND	ND	700	NE
C19-C36 Aliphatics	ND	ND	10,000	NE
C11-C22 Aromatics	ND	ND	200	NE
Volatile Petroleum Hydrocarbon (VPH) Fractions				
C5-C8 Aliphatics	ND	ND	300	NE
C9-C12 Aliphatics	ND	ND	700	NE
C9-C10 Aromatics	ND	11	200	NE
Metals				
Arsenic	ND	ND	10	10
Cadmium	ND	ND	1	5
Copper	ND	ND	500	1,300
Lead	ND	ND	10	15

Notes:
USEPA = United States Environmental Protection Agency
MECDC = Maine Center for Disease Control and Prevention
ug/L = micrograms per liter
NE indicates that a standard or guideline is "not established' for the referenced parameter.
ND = Not Detected above the laboratory detection limit
(4) National Secondary Drinking Water Regulations (secondary standards)

Table 3: Soil Vapor Analytical Results
Belfast Boatyard
41 Front Street, Belfast, ME

Sample I.D.	SV-101	Draft MEDEP Remedial Action Guidelines for Sites Contaminated with Hazardous Substances (Jan 11, 2012) [1]		MEDEP Vapor Intrusion Evaluation Guidance (Jan 14, 2010) [2]	
		Soil Gas Targets Residential	Soil Gas Targets Commercial	Soil Gas Targets Residential	Soil Gas Targets Commercial
Volatile Organic Compounds	**Air (ug/m3)**				
Benzene	6.64	31	160	15.5	80.0
Bromodichloromethane	2.06	NE	NE	NE	NE
1,3-Butadiene	14	8.1	41	4.05	20.5
Chloroethane	0.723	NE	NE	NE	NE
Chloroform	20.1	11	53	5.5	26.5
Dibromochloromethane	36.3	NE	NE	NE	NE
Ethylbenzene	1.24	97	490	48.5	245
Methyl-tert-butyl ether (MTBE)	2.34	940	4,700	470	2,350
Tetrachloroethene	27.0	41	210	20.5	105
Toluene	5.58	52,000	220,000	50,000	220,000
Trichlorofluoromethane	3.78	NE	NE	NE	NE
o-Xylene	1.38	1,000	4,400	1,050	4,400
m,p-Xylene	2.58	1,000	4,400	1,050	4,400
All other VOCs	ND	Various	Various	Various	Various
Air-Phase Petroleum Hydrocarbons					
C5-C8 Aliphatics	610	6300	26000	6,500	26,500
C9-C12 Aliphatics	150	2100	8800	2,100	9,000
C9-C10 Aromatics	ND	520	2200	500	2,200

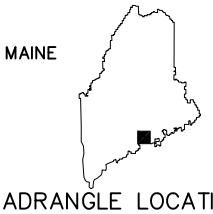
Notes:
MEDEP = Maine Department of Environmental Protection
NE indicates that a standard or guideline is "not established' for the referenced parameter.
ND = Not Detected above the laboratory detection limit
[1] Soil Gas Targets = 10 times the Indoor Air Target, as discussed in the January 11, 2012 Draft MEDEP Remedial Action Guidelines
[2] Soil Gas Targets = 50 times the Indoor Air Target for Chronic Commercial scenario for multi-contaminant sites, as discussed in the MEDEP Vapor Intrusion Evaluation Guidelines (Jan. 14, 2010).

TAKEN FROM U.S.G.S. 7.5x15 MINUTE SERIES TOPOGRAPHIC MAP OF BELFAST, MAINE–1960 (REVISED 1979).

CONTOUR INTERVAL IS 10 FEET

SITE COORDINATES: LATITUDE 44°25'44"
LONGITUDE 69°00'22"

UTM COORDINATES: 49: 19: 286mN
4: 99: 574mE



QUADRANGLE LOCATION

SCALE in FEET
1: 24,000

RANSOM Consulting, Inc.

SITE LOCATION MAP

PREPARED FOR:

CITY OF BELFAST
131 CHURCH STREET
BELFAST, MAINE

SITE:

BELFAST BOATYARD
39 & 41 FRONT STREET
BELFAST, MAINE

DATE: OCTOBER 2012
PROJECT: 111.06134
FIGURE: 1

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N

LEGEND:

- B101/MW101 — SOIL BORING/MONITORING WELL
- SS111 — SURFICIAL SOIL SAMPLE LOCATION
- SV101 — SOIL VAPOR SAMPLE LOCATION
- APPROXIMATE SITE BOUNDARY (BOUNDARY TAKEN FROM "STANDARD BOUNDARY SURVEY OF THE JOHN W. HOLMES PROPERTY" PREPARED BY GOOD DEEDS, INC. OF BELFAST, ME ON JANUARY 30, 1995.)

NOTES:

1. SITE PLAN BASED ON OBSERVATIONS MADE BY RANSOM CONSULTING, INC. ON MAY 23, 2012. AERIAL IMAGE PROVIDED BY GOOGLE EARTH.
2. SOME FEATURES ARE APPROXIMATE IN LOCATION AND SCALE.
3. THIS PLAN HAS BEEN PREPARED FOR THE CITY OF BELFAST. ALL OTHER USES ARE NOT AUTHORIZED, UNLESS WRITTEN PERMISSION IS OBTAINED FROM RANSOM CONSULTING, INC.

0 25 50 100

SCALE in FEET
1"=50'

RANSOM Consulting, Inc.

PREPARED FOR:	SITE:
CITY OF BELFAST 131 CHURCH STREET BELFAST, MAINE	BELFAST BOATYARD 39 & 41 FRONT STREET BELFAST, MAINE

REVISED SITE PLAN

DATE: OCTOBER 2012
PROJECT: 111.06134
FIGURE: 2

O:\ME-DWGS\2011\111.06134\39 41 Front\111.06134-007-P2-NEW PL.dwg Oct 22, 2012 - 3:30pm

ATTACHMENT A

Standard Boundary Survey of the John W. Holmes Property

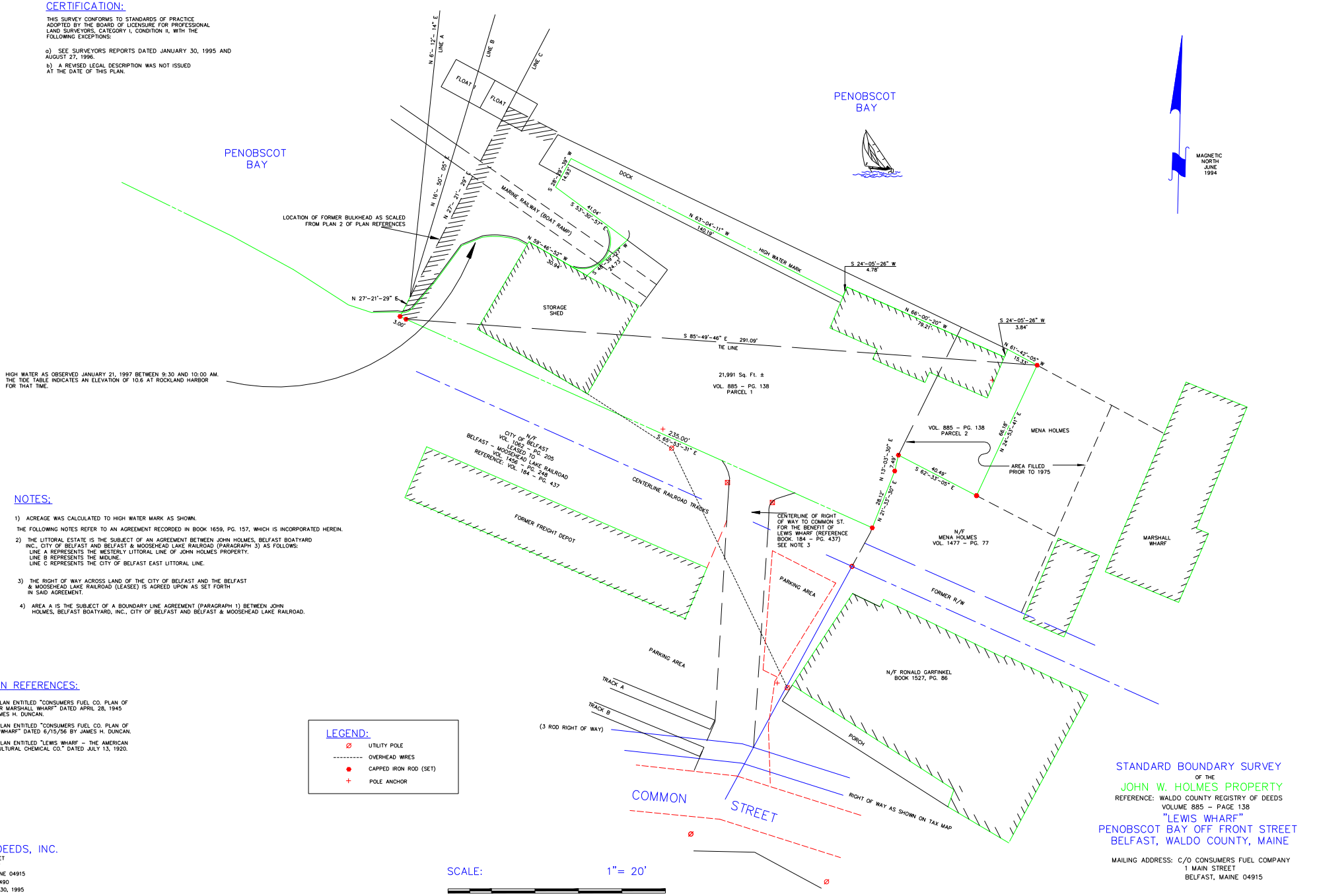
Addendum No. 1 to Phase II Environmental Site Assessment
Belfast Boatyard
39 and 41 Front Street
Belfast, Maine

CERTIFICATION:

THIS SURVEY CONFORMS TO STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, CATEGORY I, CONDITION II, WITH THE FOLLOWING EXCEPTIONS:

a) SEE SURVEYORS REPORTS DATED JANUARY 30, 1995 AND AUGUST 27, 1996.

b) A REVISED LEGAL DESCRIPTION WAS NOT ISSUED AT THE DATE OF THIS PLAN.



HIGH WATER AS OBSERVED JANUARY 21, 1997 BETWEEN 9:30 AND 10:00 AM. THE TIDE TABLE INDICATES AN ELEVATION OF 10.6 AT ROCKLAND HARBOR FOR THAT TIME.

NOTES:

1) ACREAGE WAS CALCULATED TO HIGH WATER MARK AS SHOWN.

THE FOLLOWING NOTES REFER TO AN AGREEMENT RECORDED IN BOOK 1659, PG. 157, WHICH IS INCORPORATED HEREIN.

2) THE LITTORAL ESTATE IS THE SUBJECT OF AN AGREEMENT BETWEEN JOHN HOLMES, BELFAST BOATYARD INC., CITY OF BELFAST AND BELFAST & MOOSEHEAD LAKE RAILROAD (PARAGRAPH 3) AS FOLLOWS:
LINE A REPRESENTS THE WESTERLY LITTORAL LINE OF JOHN HOLMES PROPERTY.
LINE B REPRESENTS THE MIDLINE.
LINE C REPRESENTS THE CITY OF BELFAST EAST LITTORAL LINE.

3) THE RIGHT OF WAY ACROSS LAND OF THE CITY OF BELFAST AND THE BELFAST & MOOSEHEAD LAKE RAILROAD (LEASEE) IS AGREED UPON AS SET FORTH IN SAID AGREEMENT.

4) AREA A IS THE SUBJECT OF A BOUNDARY LINE AGREEMENT (PARAGRAPH 1) BETWEEN JOHN HOLMES, BELFAST BOATYARD, INC., CITY OF BELFAST AND BELFAST & MOOSEHEAD LAKE RAILROAD.

PLAN REFERENCES:

(1) PLAN ENTITLED "CONSUMERS FUEL CO. PLAN OF CARTER MARSHALL WHARF" DATED APRIL 28, 1945 BY JAMES H. DUNCAN.

(2) PLAN ENTITLED "CONSUMERS FUEL CO. PLAN OF LEWIS WHARF" DATED 6/15/56 BY JAMES H. DUNCAN.

(3) PLAN ENTITLED "LEWIS WHARF – THE AMERICAN AGRICULTURAL CHEMICAL CO." DATED JULY 13, 1920.

LEGEND:

- ⌀ UTILITY POLE
- --------- OVERHEAD WIRES
- ● CAPPED IRON ROD (SET)
- + POLE ANCHOR

SCALE: 1"= 20'

20' 0' 20' 40' 60' 80'

STANDARD BOUNDARY SURVEY

OF THE

JOHN W. HOLMES PROPERTY

REFERENCE: WALDO COUNTY REGISTRY OF DEEDS
VOLUME 885 – PAGE 138

"LEWIS WHARF"
PENOBSCOT BAY OFF FRONT STREET
BELFAST, WALDO COUNTY, MAINE

MAILING ADDRESS: C/O CONSUMERS FUEL COMPANY
1 MAIN STREET
BELFAST, MAINE 04915

GOOD DEEDS, INC.
7 MAIN STREET
P.O. BOX 587
BELFAST, MAINE 04915

JOB No. J9490
DATE: JAN. 30, 1995

REVISED: AUGUST 27, 1996, OCTOBER 7, 1996, OCTOBER 9, 1996, OCTOBER 10, 1996 JANUARY 23, 1997