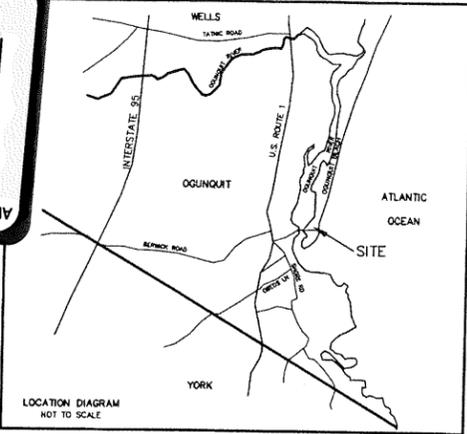
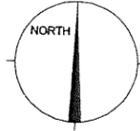


EXHIBIT 1
ALL-STATE LEGAL



SYMBOLS LEGEND

- IRON ROD SET
- IRON PIPE FOUND
- IRON ROD/BOLT FOUND
- GRANITE/CONCRETE MONUMENT
- WOOD POST
- ⊕ UTILITY POLE
- + GUY/ANCHOR
- ⊕ HYDRANT
- ⊕ WATER GATE/VALVE
- ⊕ CATCH BASIN
- ⊕ MANHOLE
- ⊕ LAMP POST
- ⊕ TEST PIT/BORING
- ▲ SURVEY CONTROL POINT
- OVERHEAD WIRES
- EDGE OF PAVEMENT / GRAVEL
- PROPERTY LINE



NOTES:

- (1) DOCUMENTS REFERENCED ON THIS PLAN ARE RECORDED IN YORK COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
- (2) SUBJECT PREMISES CONTAINS A TOTAL OF 70 PARKING SPACES.
- (3) A PORTION OF THE SUBJECT PREMISES LIES WITHIN THE OGUNQUIT BEACH BUSINESS DISTRICT (OBBD) AND A PORTION IN THE RESOURCE PROTECTION DISTRICT (RPD) WITH THE FOLLOWING REQUIREMENTS:
 MAX BUILDING COVERAGE (OBBD) NONE
 MAX BUILDING COVERAGE (RPD) 0%
 MAX BUILDING HEIGHT (OBBD) 35 FEET, 2.5 STORIES
 SETBACKS FRONT YARD (OBBD) 10 FEET
 SIDE YARD (OBBD) 10 FEET
 REAR YARD (OBBD) 10 FEET
 FROM WATERBODIES (OBBD & RPD) 75 FEET
- (4) BEARINGS ARE ORIENTED TO MAGNETIC NORTH 1941; PLAN REFERENCE 4.
- (5) POLE LINE EASEMENT TO CMP AND NET&T DESCRIBED IN VOLUME 1377, PAGE 588 RUNS FROM POLE #15.2 TO #15.3. POLE #15.3 WAS NOT FOUND.
- (6) EASEMENT TO PLACE AND MAINTAIN UNDERGROUND CABLES AND APPURTENANCES GRANTED TO NET&T VOLUME 2173, PAGE 672; UNABLE TO PLOT.
- (7) THE SUBJECT PREMISES LIES WITHIN ZONE "C" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF OGUNQUIT, MAINE, COMMUNITY PANEL NO. 220032 0003 C, PANEL 3 OF 3, DATED JULY 15, 1992. A PART OF THE NORTHWESTERLY PORTION OF THE SUBJECT PARCEL SITUATED WESTERLY OF OCEAN AVENUE LIES IN ZONE "AP" AS DEPICTED ON SAID FLOOD INSURANCE RATE MAP. THE FLOOD ZONE BOUNDARY IS APPROXIMATED BY THE APPROXIMATE NORMAL HIGH TIDE LINE AS SHOWN HEREON.
- (8) REFERENCE IS MADE TO LAWYER'S TITLE INSURANCE CORPORATION COMMITMENT FOR TITLE INSURANCE BEARING AN EFFECTIVE DATE OF APRIL 26, 2002 (REFERENCE RUDMAN & MINCHELL CASE # 44681/41495).
- (9) TITLE COMMITMENT SCHEDULE B, ITEM #19, POLE LINE EASEMENT BY DESCRIPTION IN VOLUME 6262, PAGE 219 LIES SOUTHEASTERLY OF BEACH STREET AND DOES NOT AFFECT SUBJECT PREMISES.

PLAN REFERENCE

- (1) "PLAN OF LAND FOR ELIZABETH DAWALBY, OGUNQUIT, MAINE" BY FRANK EMERY, DATED JUNE 1, 1976 AND RECORDED IN PLAN BOOK 87, PAGE 2.
- (2) "SURVEY OF OCEAN AVENUE, OGUNQUIT BEACH, OGUNQUIT, MAINE" BY GEORGE CHRISTENTON, DATED FEBRUARY 9, 1984 AND RECORDED IN PLAN BOOK 130, PAGE 18.
- (3) "TITLE SURVEY ON BRIDGE STREET IN OGUNQUIT, MAINE FOR NORSEMAN, INC." BY OWEN HASKELL, INC., DATED FEBRUARY 13, 1991.
- (4) "PLAN SHOWING PROPOSED DIVISION LINE BETWEEN WALTER M. PERKINS AND THE OGUNQUIT BEACH DISTRICT" DATED OCTOBER 14, 1941 AND RECORDED IN PLAN BOOK 15, PAGE 43.
- (5) SURVEY OF BEACH STREET PREPARED FOR THE TOWN OF OGUNQUIT, DATED JANUARY 10, 1989 AND RECORDED IN PLAN BOOK 176, PAGE 12.

CERTIFICATION:

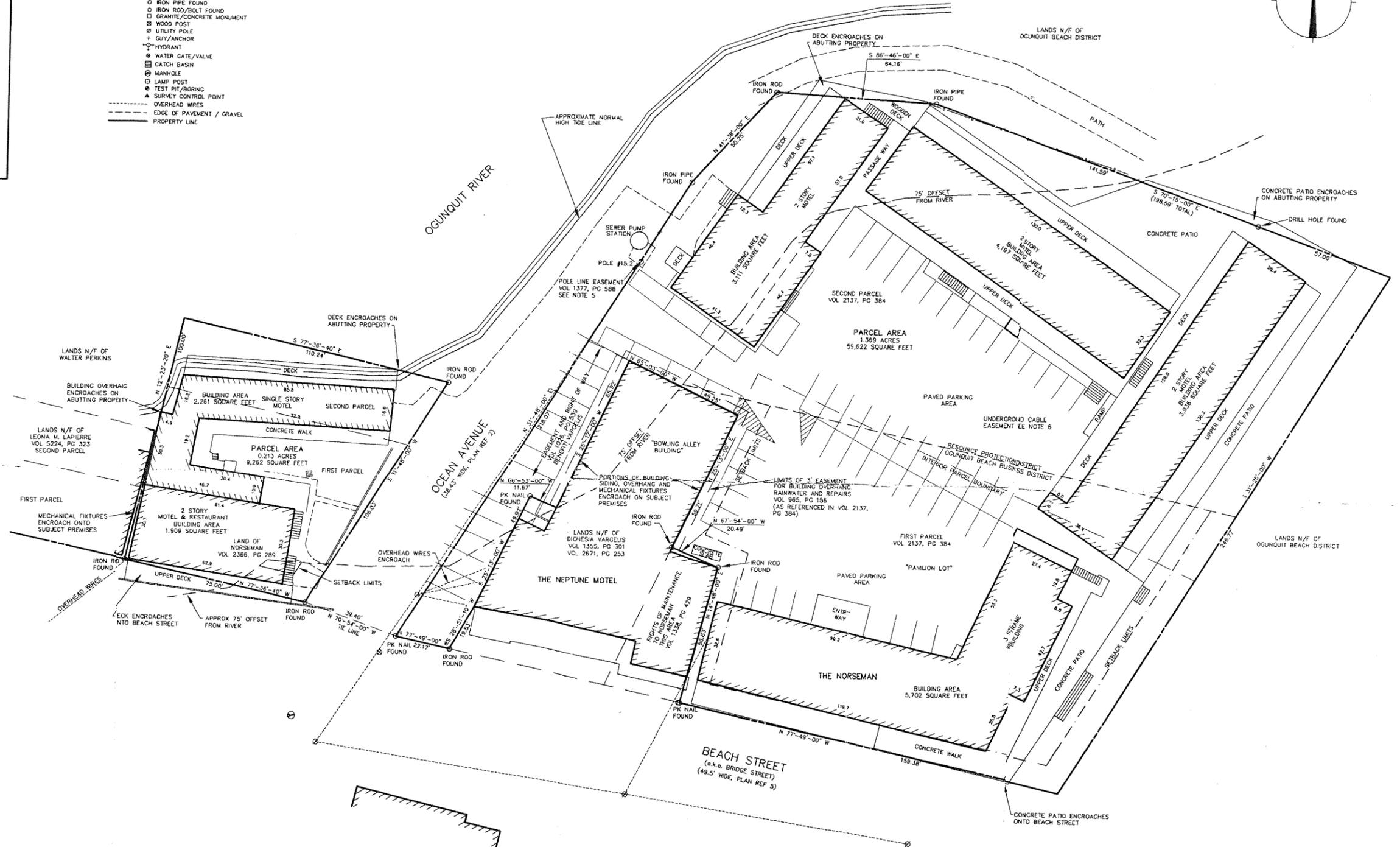
I HEREBY CERTIFY TO: LAWYERS TITLE INSURANCE CORPORATION/BANGOR SAVINGS BANK AND LAFAYETTE OGUNQUIT, LLC.

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999/2000 WHICH INCLUDES ITEMS 1-4, 6, 7(g), 7(b), 8-11(b), 13, 15 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. THE UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

STANLEY J. PLISGA, JR.
 MAINE P.L.S. NO. 1030
 MAY 17, 2002

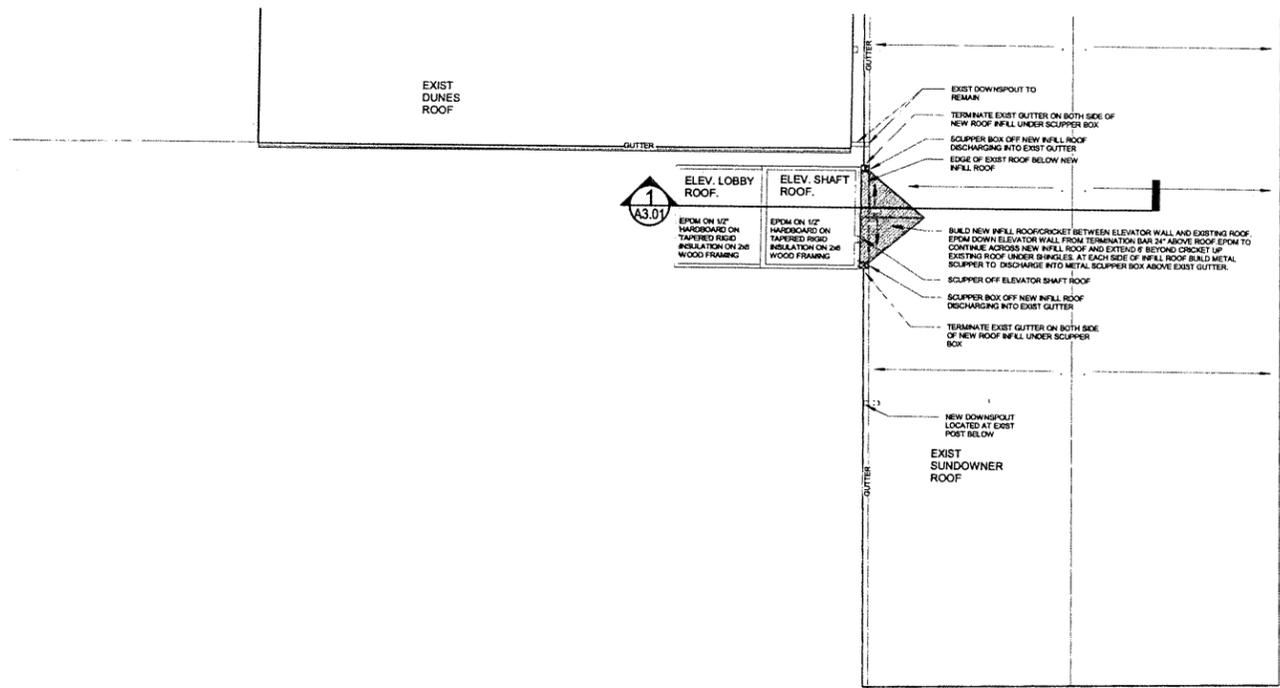
PLISGA & DAY
 LAND SURVEYORS
 72 MAIN STREET
 BANGOR, MAINE
 DATE: MAY 17, 2002
 PROJ. NO. 02107_S

SCALE: 1" = 20'

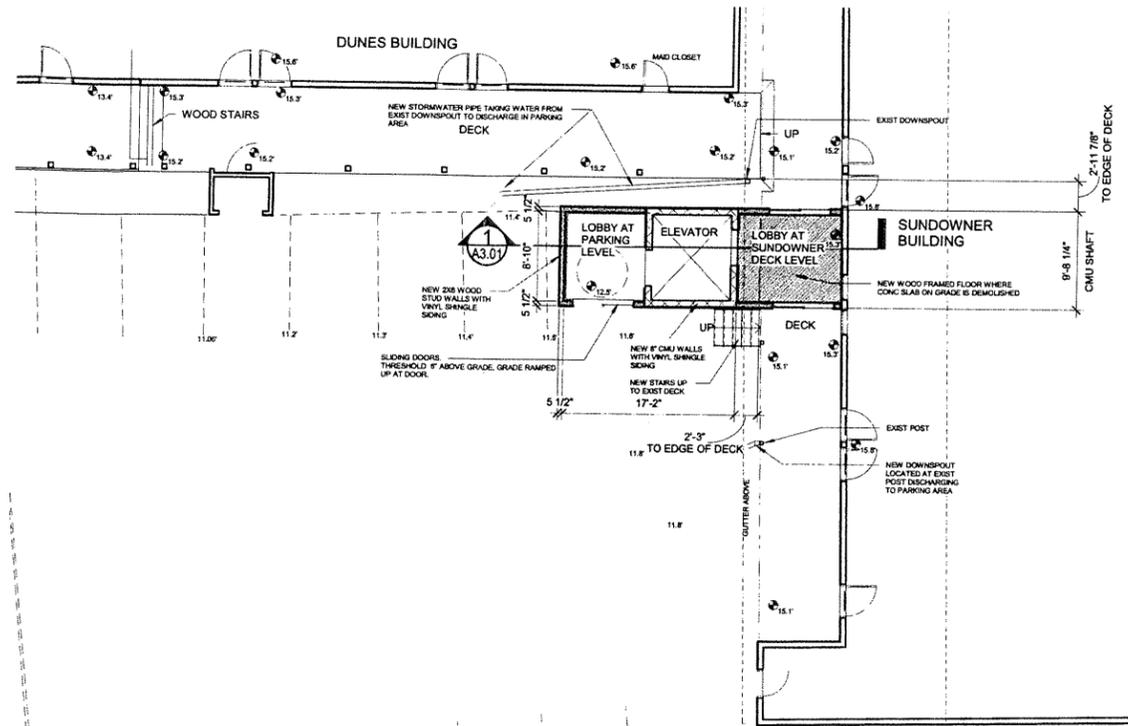


ALTA/ACSM LAND TITLE SURVEY
 PROPERTY OF
NORSEMAN
 YORK COUNTY REGISTRY OF DEEDS
 VOLUME 2137, PAGE 384
 VOLUME 2366, PAGE 289
 BEACH STREET - VILLAGE OF OGUNQUIT
 WELLS, MAINE
 FOR
LAFAYETTE OGUNQUIT, LLC

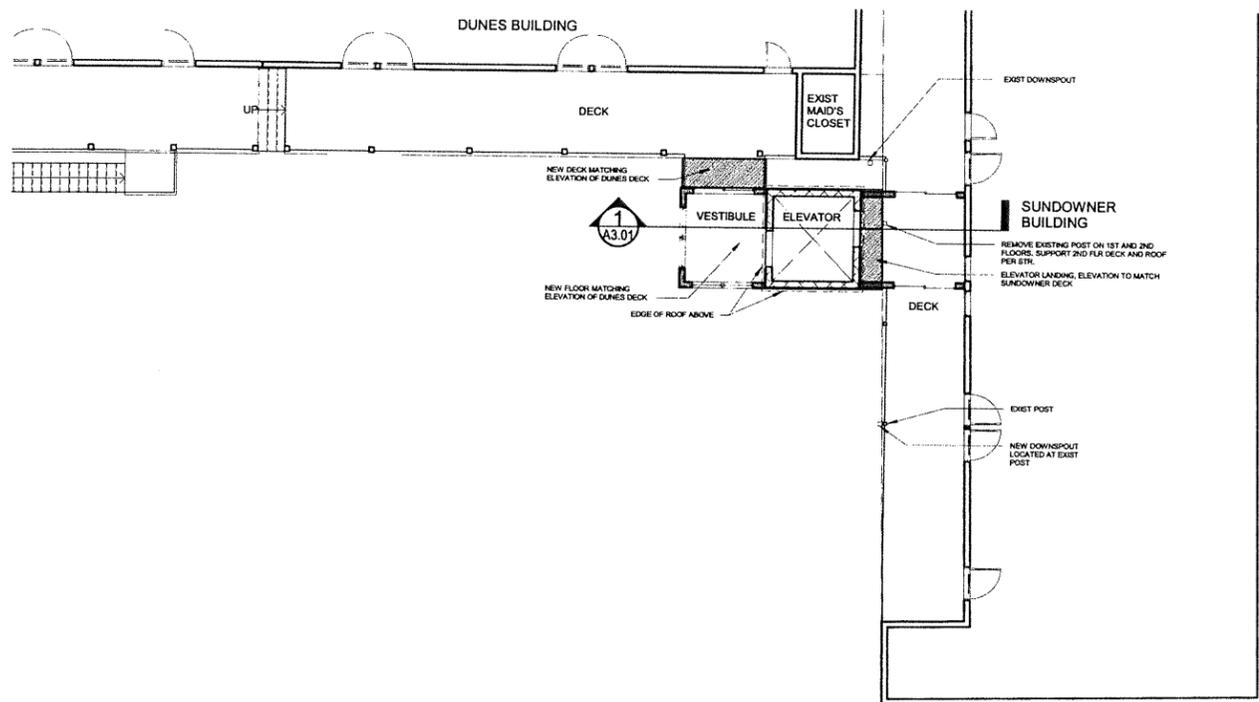
MONITOR SYSTEMS CORPORATION (11) 1 800 5 3333 - 408 9 88114 MODE (P) 88114003



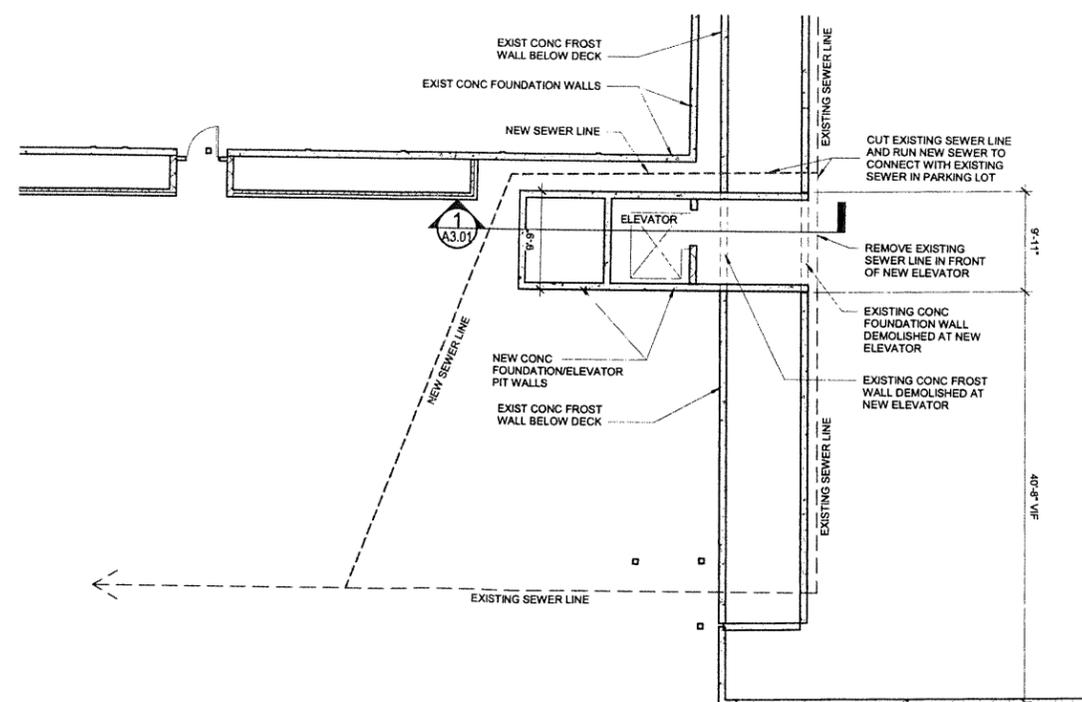
4 | ROOF
1/8" = 1'-0"



2 | 1ST FLOOR
1/8" = 1'-0"



3 | 2ND FLOOR
1/8" = 1'-0"



1 | LOWER LEVEL
1/8" = 1'-0"

Prepared For:

Owner

Consultant:

Architect:
ARCHETYPE
architects
48 Union Wharf - Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEA.COM

Project:
NORSEMAN HOTEL

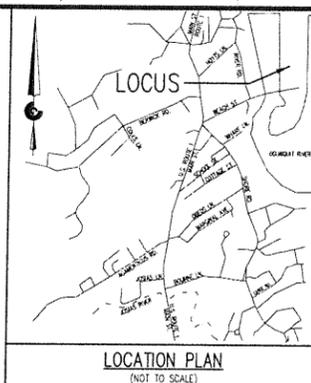
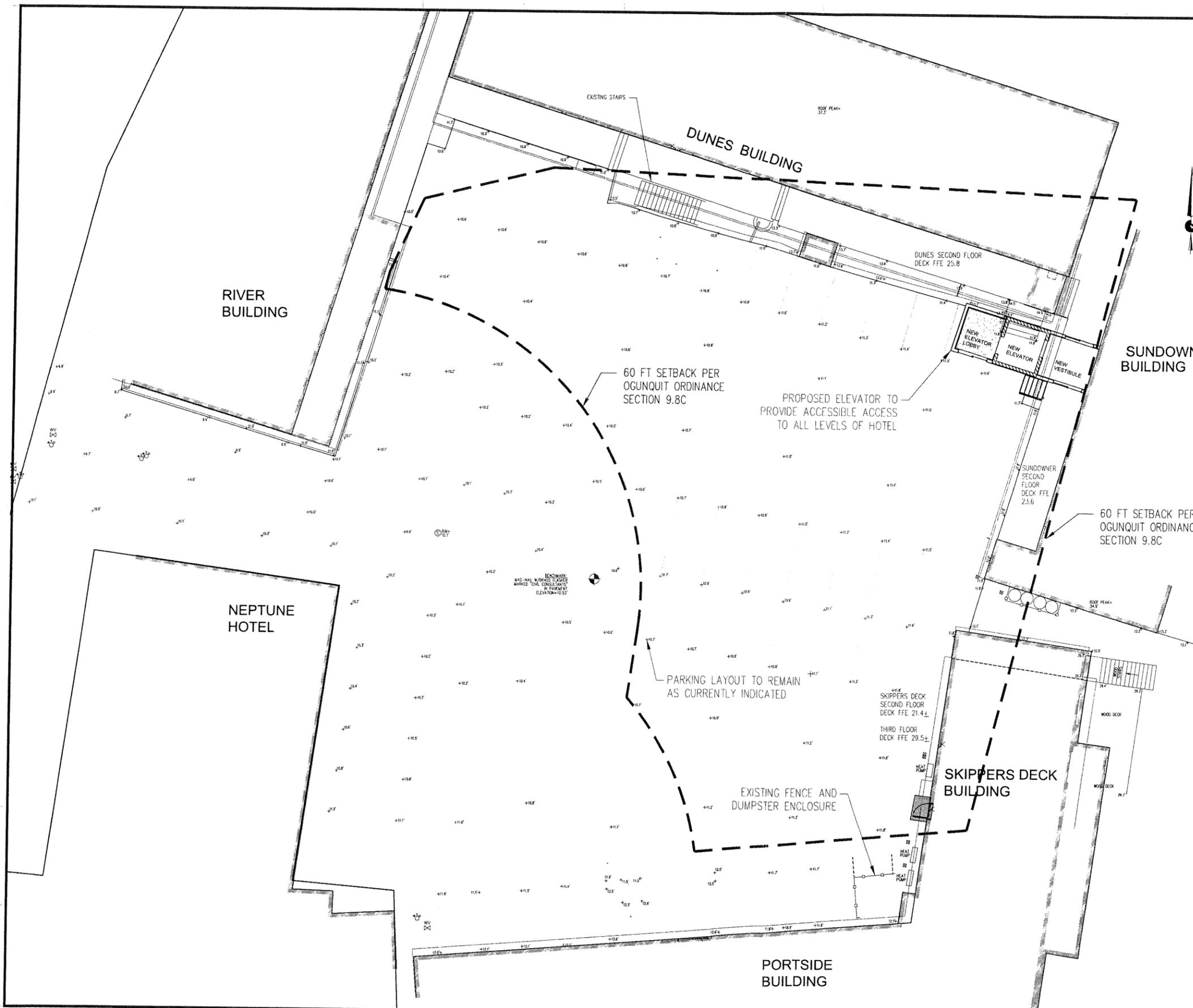
Revisions:

Date: DECEMBER 4
Scale: 1/8" = 1'-0"

ELEVATOR PLANS

OGUNQUIT ME

A1.01



PREPARED FOR:
TOWN OF OGUNQUIT
REVIEW
1/11/2019

© CIVIL CONSULTANTS

CIVIL CONSULTANTS
Engineers
Planners
Surveyors
P.O. Box 100
South Berwick
Maine
03908
207-384-2550
www.civcon.com

NO.	REVISONS	INT.	DATE
1			

RECORD OWNER:
LAFAYETTE OGUNQUIT, LLC
ADDRESS:
155 LITTLEFIELD AVENUE
BANGOR, ME 04401

**COURTYARD ELEVATOR - COVERED ACCESS
SITE PLAN**
LAFAYETTE OGUNQUIT LLC
135 BEACH STREET, TAX MAP 7, LOT 87-89
OGUNQUIT, YORK COUNTY, MAINE

PREPARED FOR:
CIVIL ADDRESS:
LAFAYETTE OGUNQUIT, LLC
155 LITTLEFIELD AVENUE, BANGOR, ME 04401

1" = 10'
0' 10'

DATE: 01/11/19
DRAWN BY: NJR/DRC
CHECKED BY: GRA
APPROVED BY: GRA

**PROPOSED
SITE PLAN**

PROJECT NO: 1425706

L1

SHEET: 1 OF 2

PROJECT SCOPE:

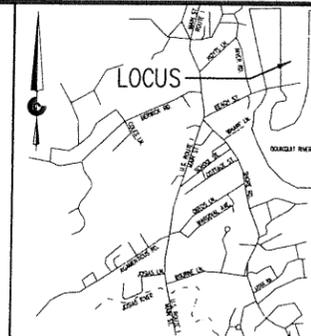
1. THIS PROJECT IS TO PROVIDE ACCESSIBLE ACCESS TO ALL PORTIONS OF THE HOTEL.
2. THE FIRST PORTION IS TO CONSTRUCT AN ELEVATOR IN THE NORTHEAST CORNER OF THE INTERIOR COURTYARD. THE ELEVATOR WILL PROVIDE ADA ACCESS TO THE SECOND FLOOR LEVELS OF THE SUNDOWNER AND DUNE'S BUILDINGS.
3. THE SECOND PORTION OF THE PROJECT WILL BE TO CONSTRUCT NEW COVERED DECK ACCESS FROM THE SUNDOWNER BUILDING TO THE SKIPPER'S DECK AND PORTSIDE BUILDINGS. THIS WILL INVOLVE THE CONSTRUCTION OF NEW FRAMING AND ENTRANCES TO THE EXISTING HOTEL UNITS. NEW STAIRS WILL BE CONSTRUCTED TO MEET CODE REQUIREMENTS TO PROVIDE FIRE ACCESS FROM THE STRUCTURES.
4. A NEW MAIN VESTIBULE WILL BE CONSTRUCTED AT THE MAIN COURTYARD ENTRY OF THE HOTEL ALONG THE PORTSIDE BUILDING.
5. INTERIOR COURTYARD SITE WORK WILL BE MINIMAL WITH THE REDUCTION OF 1-3 PARKING SPACES DUE TO THE ELEVATOR FOOTPRINT AND NEW INTERIOR COURTYARD ACCESS.

NOTES:

1. THIS PLAN DEPICTS THE REQUIRED SITE MODIFICATION TO INSTALL A NEW COMMERCIAL ELEVATOR SHAFT AND ASSOCIATED PLATFORMS AND LOBBY ENCLOSURE. THE AREA TO BE MODIFIED IS CURRENTLY FULLY DEVELOPED AND WILL NOT CREATE ANY ADDITIONAL DISTURBANCE TO THE SITE. THE ELEVATOR WILL PROVIDE ADA ACCESSIBILITY TO THE FIRST AND SECOND FLOOR OF THE EXISTING HOTEL.
2. ELEVATIONS DEPICTED HEREON ARE REFERENCED TO NAVD83, DERIVED FROM THE ABOVE REFERENCED GPS SURVEY.
[TO CONVERT NAVD83 ELEVATIONS TO NGVD29 ELEVATIONS ADD 0.74']
3. RECORD OWNER: LAFAYETTE OGUNQUIT, LLC
4. DEED REFERENCE: YORK COUNTY REGISTRY OF DEEDS BOOK 1164B, PAGE 9
5. ASSESSOR'S INFORMATION: TOWN OF OGUNQUIT ASSESSOR'S MAP 7, LOT 87-89
6. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIGSAFE AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. WATER AND SEWER CONNECTIONS WERE NOT LOCATED.

REFERENCE PLANS:

1. "LIMITED EXISTING CONDITIONS SURVEY OF LAND OF LAFAYETTE OGUNQUIT LLC, 135 BEACH STREET, TAX MAP 7, LOT 87-89, OGUNQUIT, YORK COUNTY, MAINE" PREPARED BY CIVIL CONSULTANTS, DATED APRIL 14, 2017. UNRECORDED.
2. "ALTA/ACSM LAND TITLE SURVEY, PROPERTY OF, NORSEMAN" PREPARED BY PLUSGA & DAY LAND SURVEYORS, DATED MAY 17, 2002. UNRECORDED.



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 Engineers
 Planners
 Surveyors
 P.O. Box 100
 South Berwick
 Maine
 03908
 207-384-2550
 www.civcon.com

NO.	REVISIONS	INT.	DATE
1			

RECORD OWNER:
 LAFAYETTE OGUNQUIT, LLC
 ADDRESS:
 155 LITTLEFIELD AVENUE
 BANGOR, ME 04401

COURTYARD ELEVATOR - COVERED ACCESS
SITE PLAN
 LAFAYETTE OGUNQUIT LLC
 135 BEACH STREET, TAX MAP 7, LOT 87-89
 OGUNQUIT, YORK COUNTY, MAINE
 PREPARED FOR: LAFAYETTE OGUNQUIT, LLC
 CLIENT ADDRESS: 155 LITTLEFIELD AVENUE, BANGOR, ME 04401

EXISTING COVERAGE INFO

EXISTING BUILDING	
LOT AREA	59,613 SF
BUILDINGS/COVERED PORCH	18,825 SF
SECOND FLOOR DECK	5,300 SF
STAIRS	272 SF
CONCRETE/WOOD WALK	5,745 SF
PAVEMENT	23,678 SF
SAND/DUNE	5,593 SF
TOWN OF OGUNQUIT BUILDING COVERAGE	30,142/59,613 = 50.6%

PROPOSED COVERAGE INFO WITH ELEVATOR

EXISTING BUILDING	
LOT AREA	59,613 SF
BUILDINGS/COVERED PORCH	18,825 SF
ELEVATOR	200 SF
SECOND FLOOR DECK	5,300 SF
STAIRS	272 SF
CONCRETE/WOOD WALK	5,745 SF
PAVEMENT	23,678 SF
SAND/DUNE	5,593 SF
TOWN OF OGUNQUIT BUILDING COVERAGE	30,342/59,613 = 50.9%

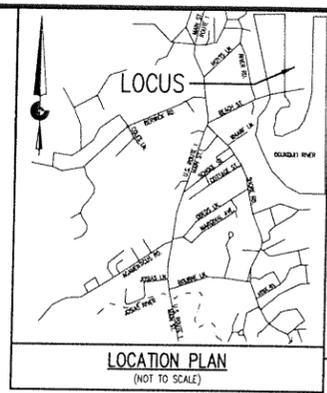
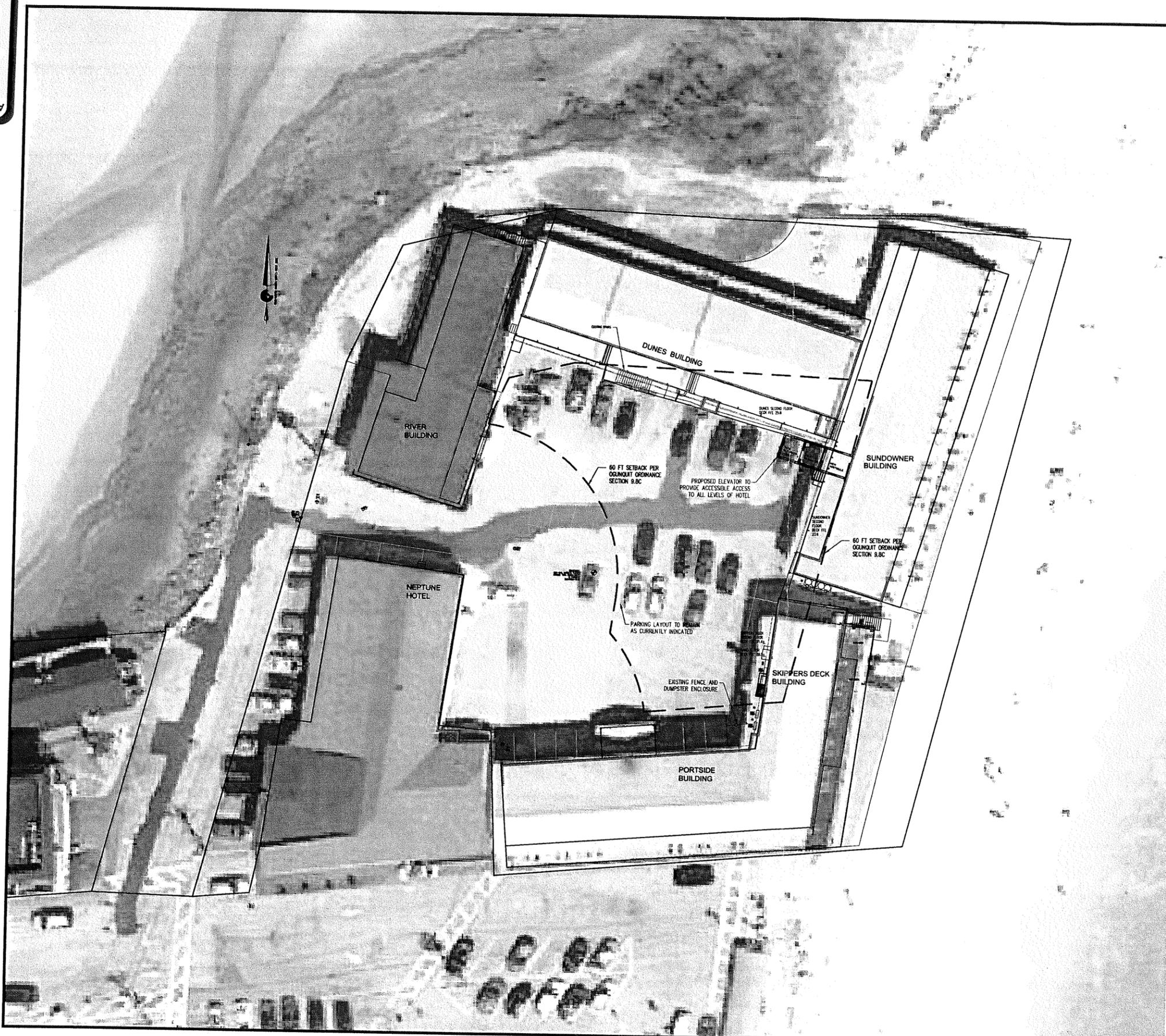
1" = 10'
 0' 10'

DATE: 12/20/18
 DRAWN BY: DRC
 CHECKED BY:
 APPROVED BY:

EXISTING SITE PLAN

PROJECT NO: 1425706

L2



PROJECT NO: 1425706
DATE: 01/11/19
DRAWN BY: DRA
CHECKED BY: CRA
APPROVED BY: CRA

NO.	REVISED LOT COVERAGE	INT.	DATE
1	UPDATED LOT COVERAGE		CRA, 2/22/19

RECORD OWNER:
LAFAYETTE OGNQUIT, LLC
ADDRESS:
135 LITTLEFIELD AVENUE
BANGOR, ME 04401

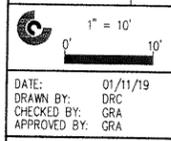
COURTYARD ELEVATOR - COVERED ACCESS SITE PLAN
LAFAYETTE OGNQUIT LLC
135 BEACH STREET, TAX MAP 7, LOT 87-89
OGNQUIT, YORK COUNTY, MAINE
PREPARED FOR:
CLIENT ADDRESS:
LAFAYETTE OGNQUIT, LLC
135 LITTLEFIELD AVENUE, BANGOR, ME 04401

EXISTING COVERAGE INFO

EXISTING BUILDING	
LOT AREA	59,613 SF
BUILDINGS/COVERED PORCH	18,825 SF
SECOND FLOOR DECK	5,300 SF
STAIRS/RAMPS	272 SF
CONCRETE/WOOD WALK	5,745 SF
PAVEMENT	23,878 SF
SAND/DUNE	5,593 SF
BUILDING COVERAGE	30,142/59,613 = 50.6%
SHORELAND BUILDING COVERAGE	54,020/59,613 = 90.6%

PROPOSED COVERAGE INFO WITH ELEVATOR

EXISTING BUILDING	
LOT AREA	59,613 SF
BUILDINGS/COVERED PORCH	18,825 SF
ELEVATOR	200 SF
SECOND FLOOR DECK	5,300 SF
STAIRS/RAMPS	203 SF
CONCRETE/WOOD WALK	5,745 SF
PAVEMENT	23,747 SF
SAND/DUNE	5,593 SF
BUILDING COVERAGE	30,273/59,613 = 50.8%
SHORELAND BUILDING COVERAGE	54,020/59,613 = 90.6%



DATE: 01/11/19
DRAWN BY: DRA
CHECKED BY: CRA
APPROVED BY: CRA

EXISTING SITE PLAN
PROJECT NO: 1425706
L2