Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 11/06/14

American National

Commercial Real Estate
Due Diligence Management

3465 South Arlington Rd Suite E#183
Akron, OH 44312

866.290.8121
www.amnational.net

ALTA/ACSM Land Title Survey

Marginal Way,ME

Surveyor Certification

425 Marginal Way
Portland, ME
County of Cumberland

To: Amerco Real Estate Company, a Nevada corporation; Five SAC Self-Storage Corporation, a Nevada corporation; U-Haul Co. of Maine; First American Title Insurance Company; and American National, LLC, 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 includes Items 1, 2, 3, 4, 5, 6b, 7a, 7b1, 7c, 8, 9, 11b, 13, 16, 17, 18 of Table A thereof. The field work was completed on 07-01-13.

Name of Surveyor: Bruce W. Martinson

Land Surveyor Number: 2137
In state of: Maine
Date of Plat or Map: 07-24-13
Date of last revision: 09-17-14
Date of this Printing: 09-17-14

Network reference #20130363-1

Survey Prepared By:
Sitelines, P.A.
8 Cumberland Street
Brunswick, ME 4011
1743.12

STATE OF MAINE
BRUCE
W.
MARTINSON
#2137
PROFESSIONAL
LAND SURVEYOR

Legal Description

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:
REAL PROPERTY IN THE CITY/TOWN OF PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE, DESCRIBED AS FOLLOWS:

PARCEL ONE:

A CERTAIN LOT OR PARCEL OF LAND, SITUATED IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY SIDE LINE OF MARGINAL WAY AT THE POINT OF CURVE OF THE FIRST CURVE IN MARGINAL WAY NORTHERLY OF PLOWMAN STREET; THENCE SOUTHERLY ALONG THE EASTERLY SIDE LINE OF MARGINAL WAY, A DISTANCE OF SEVENTY-SIX AND SEVEN TENTHS (76.7) FEET TO ANOTHER POINT OF CURVE, BEING THE JUNCTION OF THE EASTERLY SIDE LINE OF MARGINAL WAY WITH THE NORTHERLY SIDE LINE OF PLOWMAN STREET; THENCE SOUTHERLY AND EASTERLY, ALONG A CURVE IN THE NORTHERLY SIDE LINE OF PLOWMAN STREET, A DISTANCE OF SEVENTY-SIX AND NINETY-SEVEN ONE-HUNDREDTHS (76.97) FEET, MEASURED ON THE ARC, TO THE POINT OF TANGENT OF THE AFOREMENTIONED CURVE; THENCE EASTERLY ALONG THE NORTHERLY SIDE LINE OF PLOWMAN STREET, A DISTANCE OF ONE HUNDRED THIRTY (130) FEET, MORE OR LESS, TO THE WESTERLY SIDE LINE OF LAND OF THE PORTLAND TERMINAL COMPANY, HEREINAFTER CALLED "RAILROAD LOCATION;" THENCE NORTHERLY ALONG THE WESTERLY SIDE LINE OF SAID RAILROAD LOCATION, A DISTANCE OF SEVENTY-THREE (73) FEET, MORE OR LESS, TO A POINT OF CURVE IN THE WESTERLY SIDE LINE OF SAID RAILROAD LOCATION; THENCE NORTHERLY ALONG THE WESTERLY SIDE LINE OF SAID RAILROAD LOCATION, FOLLOWING A CURVE THEREON, A DISTANCE OF ONE HUNDRED FIFTY-SEVEN AND EIGHT ONE-HUNDREDTHS (157.08) FEET, MORE OR LESS, TO THE POINT OF TANGENT OF THE AFOREMENTIONED CURVE; THENCE NORTHERLY ALONG THE WESTERLY SIDE LINE OF SAID RAILROAD LOCATION, A DISTANCE OF TWO HUNDRED NINETEEN AND NINETY-THREE ONE-HUNDREDTHS (219.93) FEET, MORE OR LESS, TO THE EASTERLY SIDE LINE OF LAND OF THE STATE OF MAINE; THENCE SOUTHWESTERLY, MAKING AN INCLUDED ANGLE OF 25° 30 THROUGH THE SOUTH WITH THE SOUTHERLY DIRECTION OF THE LAST DESCRIBED COURSE AND ON THE LINE OF LAND OF THE STATE OF MAINE, A DISTANCE OF SEVENTY AND FOUR TENTHS (70.4) FEET TO A GRANITE MONUMENT; THENCE SOUTHWESTERLY, MAKING A DEFLECTION ANGLE OF 23° 06 TO THE RIGHT AND ALONG THE LINE OF LAND OF THE STATE OF MAINE, A DISTANCE OF FORTY-SIX AND NINE TENTHS (46.9) FEET TO A POINT; THENCE WESTERLY, MAKING A DEFLECTION ANGLE OF 23° 51 TO THE RIGHT, A DISTANCE OF SIXTY-ONE AND THIRTY-EIGHT ONEHUNDREDTHS (61.38) FEET TO THE EASTERLY SIDE LINE OF MARGINAL WAY; THENCE SOUTHERLY ALONG THE EASTERLY SIDE LINE OF MARGINAL WAY, A DISTANCE OF ONE HUNDRED SIXTY-TWO AND ELEVEN ONE HUNDREDTHS (162.11) FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

ALSO ANOTHER PARCEL OF LAND, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN A CURVE ON THE NORTHERLY SIDE LINE OF PLOWMAN STREET, DISTANT TWENTY-EIGHT AND SEVENTY-FIVE ONE-HUNDREDTHS (28.75) FEET, MORE OR LESS, FROM THE POINT OF CURVE OF SAID CURVE IN THE NORTHERLY SIDE LIEN OF PLOWMAN STREET NEAREST ITS JUNCTION WITH THE WESTERLY SIDE LINE OF ANDERSON STREET; THENCE EASTERLY ALONG THE CURVE IN SAID NORTHERLY SIDE LINE OF PLOWMAN STREET TO THE WESTERLY SIDE LINE OF ANDERSON STREET; THENCE ALONG THE WESTERLY SIDE LINE OF ANDERSON STREET TO LAND OF THE STATE OF MAINE; THENCE WESTERLY BY LAND OF THE STATE OF MAINE TO A GRANITE MONUMENT; THENCE WESTERLY FROM SAID MONUMENT AND ON THE SAME COURSE TO THE EASTERLY SIDE LINE OF LAND OF THE PORTLAND TERMINAL COMPANY; THENCE SOUTHERLY BY LAND OF THE PORTLAND TERMINAL COMPANY TO THE NORTHERLY SIDE LINE OF PLOWMAN STREET AT THE POINT OF BEGINNING: EXCEPTING FROM THE ABOVE DESCRIBED PREMISES SUCH PORTION THEREOF AS WAS CONVEYED BY THE MAINE AUTOMOBILE ASSOCIATION TO THE STATE OF MAINE BY DEED DATED NOVEMBER 28, 1973, AND RECORDED IN SAID REGISTRY IN BOOK 3488, PAGE 279.

THE ABOVE DESCRI9BED PARCEL IS THE SAME PARCEL AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: NCS-617904-ATL, BEARING AN EFFECTIVE DATE OF JULY 08, 2013 AT 4:30 P.M.

Legend of Symbols & Abbreviations

- OR ■ — IRON PIPE OR MONUMENT
- ○ — 5/8" REBAR W/ CAP TO BE SET
- BENCH MARK (SEE NOTES)
- TRAVERSE STATION
- CATCH BASIN
- SEWER MANHOLE
- FIRE HYDRANT
- WV — WATER GATE VALVE
- WATER SHUT-OFF
- D — DRAINAGE MANHOLE
- W — WELL
- UTILITY POLE
- LIGHT POLE
- PAVEMENT PAINT MARKINGS
- RIGHT IF WAY
- PROPERTY LINE
- EASEMENTS
- SETBACK/BUFFER
- CULVERT
- CURB
- EDGE OF PAVEMENT
- BUILDING
- 12"SD — STORM DRAIN(SEE PLAN FOR SIZE)
- 6"S — SEWER LINE(SEE PLAN FOR SIZE)
- 6"FM — SEWER FORCE MAIN(SEE PLAN FOR SIZE)
- 8"W — WATER LINE(SEE PLAN FOR SIZE)
- G — NATURAL GAS LINE(SEE PLAN FOR SIZE)
- U — UTILITIES LINE(SEE PLAN FOR SIZE)
- x100.00 — SPOT ELEVATION
- 100 — CONTOURS
- TREE LINE
- TREE 6"+

General Notes

GN1 ACCESS TO THE PROPERTY VIA PUBLIC RIGHT OF WAYS OF EAST COMMERCIAL STREET AND PLOWMAN STREET

GN2 THERE ARE 37 REGULAR PARKING SPACES AND 1 HANDICAP SPACE FOR A TOTAL OF 38 PARKING SPACES ON THE SUBJECT PROPERTY.

GN3 CITY PARCEL NUMBER: 008 A005

GN4 ON DATE OF FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUIDLING ADDITIONS WITHIN RECENT MONTHS.

GN5 ON DATE OF THE FIELD SURVEY THERE WAS NOT OBSERVABLE EVIDENCE OF SITE USE AS A SOILD WASTE DUMP, SUMP OR SANITARY LANDFILL.

GN6 TBM IS NAIL SET IN POLE CMP#1. ELEVATIONS PER PLAN REFERENCE #4.

Plan References

1) "STANDARD BOUNDARY SURVEY, LAND IN PORTLAND, MAINE – ANDERSON ST., PLOWMAN STREET, & MARGINAL WAY, MADE FOR PORTLAND TERMINAL COMPANY TO WILLIAM I. McKENZIE" DATED MAY 4, 2001, PREPARED BY STEPHEN J. MARTIN, PLS.

2) "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE HIGHWAY 295, PORTLAND, CUMBER, LAND COUNTY, FED. AID PROJECT I-295-3(30)," DATED DEC. 1967, SHEET 69 OF 73, S.H.C. FILE NO. 3-185, RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 112, 71.

3) "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, PORTLAND, STATE HIGHWAY 295, TUKEYS BRIDGE, FED. AID PROJECT I-295-3(4)" DATED JAN. 1958, SHEETS 1-4 OF 8, S.H.C. FILE NO. 3-122, RECORDED AT SAID REGISTRY IN PLAN BOOKS 64, PAGES 44-50.

4) "WASHINGTON AVENUE SIDE PATH – ANDERSON ST. RAMP & PLOWMAN ST., EXISTING SITE CONDITIONS" DATED MAY 16, 2012, BY CITY OF PORTLAND, MAINE PUBLIC SERVICES DEPOARTMENT, ENGINEERING DIVISION, PLAN NUMBER 881/36.

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map,Community Panel No. 230051 0007 C ,which bears an effective date of 12/08/98 and is not in a Special Flood Hazard Area.

Encroachment Statement

A THE SUBJECT PROPERTY PAVEMENT PROJECTS ONTO ADJOINING PROPERTY OF 2.54 FEET

STRUCTURE DATA:

DMH#1
RIM: 13.04
INV.IN: 5.21
INV.OUT: 5.26

CB#2
RIM: 9.69
INV.OUT: 8.13

CB#3
RIM: 10.81
INV.OUT: 7.05

DMH#4
RIM: 12.98
INV.IN: 7.98 DMH#6
INV.IN: 8.25
INV.OUT: 7.88

CB#5
RIM: 11.93
INV.IN: 8.55
INV.OUT: 8.65

DMH#6
RIM: 18.23
INV.IN: 11.68
INV.OUT: 11.68

CB#7
RIM: 17.49
INV.IN: 11.84
INV.OUT: 11.83

DMH#8
RIM: 11.25
INV.IN: 5.90 DMH#4
INV.IN: 6.43
INV.OUT: 5.57

CB#9
RIM: 8.98
INV.OUT: 2.60

CB#10
RIM: 8.72
INV.IN: 5.98
INV.OUT: 5.85

SMH#11
RIM: 9.60
INV.IN: 6.86
INV.OUT: -0.28

SMH#12
RIM: 10.18
INV.IN: 5.58 CB#13
INV.IN: 5.08
INV.OUT: 4.38

CB#13
RIM: 9.78
INV.OUT: 7.58

CB#14
RIM: 9.64
INV.IN: 3.87
INV.OUT: 3.89

CB#15
RIM: 9.59
INV.OUT: 3.74

CB#16
RIM: 9.87
INV.IN: 4.32
INV.OUT: 4.07

CB#17
RIM: 10.96
INV.IN: 5.06 CB#18
INV.IN: 5.86
INV.OUT: 5.11

CB#18
RIM: 11.08
INV.IN: 5.23 FROM 18" UNKOWN
INV.IN: 5.28 FROM 8" UNKOWN
INV.IN: 4.98FROM CB#16
INV.OUT: 4.71 TO CB#17

CB#19
RIM: 12.36
INV.IN: 5.06
INV.OUT: 5.01

SMH#20
RIM: 13.72
INV.IN: -0.10
INV.OUT: -0.33

SMH#21
RIM: 10.37
INV.IN: 0.79
INV.OUT: 0.29

Utility Notes

UN1 THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OT SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

UN2 FROM OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, ELECTRIC, STORM SEWER, SANITARY SEWER, TELEPHONE, AND WATERLINES AND/OR SERVICES IS AVAILABLE FOR SUBJECT PROPERTY WITHIN PUBLIC RIGHT OF WAY OF EAST COMMERCAIL STREET AND/OR PLOWMAN STREET.

UN3 SUBSURFACE UTILITY INFORMATION ZONE IS BASED ON INFORMATION FROM MULTIPLE SOURCES. CONNECTIONS BETWEEN SEWER AND DRAINAGE STRUCTURES IS INTERPRETED FROM THE AVAILABLE INFORMATION. WHILE EVERY EFFORT HAS BEEN MADE TO DEPICT THE UTILITY INFORMATION ACCURATELY, SITELINES PA MAKE NO WARRANTY AS TO THE ACCURACY OF THE UTILITY INFORMATION SHOWN.

Notes Corresponding to Schedule B

10 LAYOUT AND NOTICE OF TAKING AGAINST INDUSTRIES, INC. ET AL, DATED APRIL 30, 1958 AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2407, PAGE 418, AS DEPICTED ON RIGHT OF WAY MAP, STATE HIGHWAY "295", TURKEYS BRIDGE, PORTLAND, FEDERAL AID PROJECT I-295-3(4), DATED JANUARY 1958, SHEETS 1 AND 3, AS AFFECTED BY A RECEIPT AND CONFIRMATION OF TAKING DATED OCTOBER 10, 1961, AND RECORDED IN SAID REGISTRY IN BOOK 2636, PAGE 351. [SAME NOTE AS 13]

11 SEWER EASEMENTS DESCRIBED IN A DEED FROM INDUSTRIES, INC. TO MAINE AUTOMOBILE ASSOCIATION DATED AUGUST 2, 1962, AND RECORDED IN SAID REGISTRY IN BOOK 2693, PAGE 286. [AFFECTS LOCUS, PLOTTED]

12 RIGHTS AND EASEMENTS FROM MAINE AUTOMOBILE ASSOCIATION TO PORTLAND WATER DISTRICT AS SET FORTH IN AN INSTRUMENT DATED OCTOBER 11, 1962, AND RECORDED IN SAID REGISTRY IN BOOK 2710, PAGE 492. [AFFECTS LOCUS, PLOTTED]

13 SUCH STATE OF FACTS AS SHOWN ON A RIGHT OF WAY MAP, STATE HIGHWAY "95", PORTLAND, FEDERAL AID PROJECT NO. I-295-3 (30), DATED DECEMBER 1967, SHEET 69, INCLUDING WITHOUT LIMITATIONS, CONTROLLED ACCESS LIMITS SHOWN ON SAID PLAN. [PLAN SHOWS CURRENT RIGHT OF WAY LOCATION, AFFECTS LOCUS, PLOTTED]

14 TO THE EXTENT THE LEASE IS STILL IN EFFECT, TERMS AND CONDITIONS OF A LEASE FROM AAA NORTHERN NEW ENGLAND TO 425 MARGINAL WAY ASSOCIATES, LLC, A MEMORANDUM OF WHICH IS DATED OCTOBER 1, 2002, RECORDED IN SAID REGISTRY IN BOOK 18169, PAGE 330. [NON-SURVEY]

15 TO THE EXTENT THE LEASE IS STILL IN EFFECT, TERMS AND CONDITIONS OF A LEASE FROM 425 MARGINAL WAY ASSOCIATES, LLC TO EVERETT ENTERPRISES, A MEMORANDUM OF WHICH IS DATED SEPTEMBER 27, 2002, AND RECORDED IN SAID REGISTRY IN BOOK 18169, PAGE 335, AS AFFECTED BY A SUBORDINATION, NON-DISTURBANCE, ATTORNMENT AND ESTOPPEL AGREEMENT WITH BANKNORTH, N.A. DATED FEBRUARY 7, 2003, AND RECORDED IN SAID REGISTRY IN BOOK 19387, PAGE 70. [NON-SURVEY]

16 LEASEHOLD MORTGAGE AND SECURITY AGREEMENT FROM 425 MARGINAL WAY ASSOCIATES, LLC TO BANKNORTH, N.A., IN THE PRINCIPAL AMOUNT OF $250,000.00, DATED FEBRUARY 7, 2003, AND RECORDED IN SAID REGISTRY IN BOOK 18843, PAGE 37. [NON-SURVEY]

17 COLLATERAL ASSIGNMENT OF LEASES AND RENTS FROM 425 MARGINAL WAY ASSOCIATES, LLC TO BANKNORTH, N.A., DATED FEBRUARY 7, 2003, AND RECORDED IN SAID REGISTRY IN BOOK 18843, PAGE 58. [NON-SURVEY]

18 TO THE EXTENT THE LEASE IS STILL IN EFFECT, TERMS AND CONDITIONS OF A LEASE DATED SEPTEMBER 18, 2002 FROM 425 MARGINAL WAY ASSOCIATES, LLC TO PIERRE'S SCHOOL OF COSMETOLOGY AS REFERENCED IN AND AFFECTED BY A SUBORDINATION, NON-DISTURBANCE, ATTORNMENT AND ESTOPPEL AGREEMENT WITH BANKNORTH, N.A. DATED FEBRUARY 5, 2003, AND RECORDED IN SAID REGISTRY IN BOOK 19387, PAGE 64. [NON-SURVEY]

19 TO THE EXTENT THE LEASE IS STILL IN EFFECT, TERMS AND CONDITIONS OF A LEASE DATED OCTOBER 21, 2002 FROM 425 MARGINAL WAY ASSOCIATES, LLC TO PORTLAND QUEST CENTER AS REFERENCED IN AND AFFECTED BY A SUBORDINATION, NON-DISTURBANCE, ATTORNMENT AND ESTOPPEL AGREEMENT WITH BANKNORTH, N.A. DATED JUNE 10, 2003, AND RECORDED IN SAID REGISTRY IN BOOK 20051, PAGE 89. [NON-SURVEY]

Zoning Information

ZONING CLASSIFICATION: B5 – URBAN COMMERCIAL MIXED USE ZONE
PERMITTED USE: YES
MINIMUM LOT SIZE: NONE
MINIMUM LOT FRONTAGE: NONE
MINIMUM YARD SETBACKS: FRONT=NONE, SIDE=NONE, REAR=NONE
MAXIMUM STREET SETBACK: 10 FT
MAXIMUM LOT COVERAGE: 100%
MAXIMUM BUILDING HEIGHT: 65 FT
MINIMUM BUILDING HEIGHT: SHALL NOT BE LESS THAN THREE (3) FLOORS
PARKING RATIO: 1 SPACE PER EVERY 400 SF OF FLOOR AREA
SOURCE: PORTLAND CODE OF ORDINANCES
NOTE: AS OF JULY 30TH 2013 SURVEYOR HAS NOT BEEN PROVIDED WITH ZONING INFORMATION BY CLIENT.

Vicinity Map

SCALE : 1 =40'
0' 20' 40' 80'