

1. BEARING AND DISTANCE OF BOUNDARY SURVEY, FOR TEKKSBURY INDUSTRIES, INC., ANDERSON STREET, PORTLAND, MAINE, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.), PARCEL IS IDENTIFIED BY CITY OF PORTLAND TAX ASSESSORS PLAN NO. XX BLOCK X LOT X.

2. BEARINGS ARE BASED UPON MAINE STATE COORDINATE SYSTEM (2-ZONE PROJECTION), WGS 84 DATUM, USING THE NAD1983 (HARN) DATUM AND THE U.S. SURVEY FOOT AS THE UNIT OF MEASURE. THE SURVEY WAS PERFORMED UTILIZING THE FOLLOWING EQUIPMENT:
 LIETZ SOKKISHA SET 4 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.
 (SEE NOTE 9, BELOW FOR MAINE STATE COORDINATE SYSTEM POINTS USE.)

3. AREA OF SUBJECT PARCEL: 117,523.6 SQ. FT., 2.70 ACRES

4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 a.) STANDARD BOUNDARY SURVEY, FOR TEKKSBURY INDUSTRIES, INC., ANDERSON STREET, PORTLAND, MAINE, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS FILE NO. 5433 PLAN NO. 1198.940801, DATED AUGUST 1894.
 b.) PLAN OF RELIEF SEWER ANDERSON STREET, FOX STREET TO MADISON STREET, CITY OF PORTLAND, ENGINEERING VAULT DATED MARCH 5, 1960.
 c.) AS-BUILT PLAN AND PROFILE OF A 60-INCH REINFORCED CONCRETE PIPE AND OVERFLOW CHAMBER DATED MAY 31, 1981 FROM CITY OF PORTLAND ENGINEERING VAULT DRAWER 488/4. IN FOX STREET FROM ANDERSON STREET TO DIAMOND STREET.
 d.) AS-BUILT PLAN AND PROFILE OF FOX STREET STATION 10+00 TO 14+00 DATED JANUARY 1981 FROM CITY OF PORTLAND ENGINEERING VAULT DRAWER 942/7.
 e.) BOUNDARY SURVEY/TOPOGRAPHIC SITE PLAN AT 122 ANDERSON STREET PORTLAND MAINE ARCHITECTS DATED AUGUST 10, 2008 BY BACK BAY BOUNDARY INC. PORTLAND MAINE. UNRECORDED THIS TIME.

5. THERE WERE APPARENT EASEMENTS AND RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY:
 a.) EXCEPTING AND RESERVING THE RIGHT OF INDUSTRIES, INC., ITS SUCCESSORS AND AS-TO LOCATE A SPUR RAILROAD TRACK ACROSS THE NORTHWESTERLY CORNER OF THE LOT, NORTHWESTERLY OF SIDE TRACK NO. 33 AS RELOCATED.
 b.) A RIGHT TO MAINTAIN A GASOLINE TANK NEAR THE NORTHEASTERLY LINE OF THE PREMISES TO THE EXTENT NOW IN FORCE AND APPLICABLE.
 c.) THE RIGHT TO MAINTAIN TRACK NO. 33 ACROSS A PORTION OF THE REMAINING LAND OF INDUSTRIES, INC. SITUATED NORTHWESTERLY OF SAID FRANK B. GORDON'S LAND AND CONNECT TO THE LINE OF THE PORTLAND TERMINAL COMPANY (NOW STATE OF MAINE), TO THE EXTENT NOW IN FORCE AND APPLICABLE.
 d.) ALL OF THE RIGHTS TITLE AND INTEREST IN ANY APPURTENANT RIGHTS WHICH MAY CONSTITUTE BENEFIT THE PREMISES.

6. THE BOUNDARY LINE TO THE NORTHERLY END OF SUBJECT PROPERTY IS BASED UPON AN ELEVATION RENDERED BY WILLIAM C. SHIPPEN, PLS #2118, DATED 9/16/2005, AND A QUICCLAIM WITH CO DEED FROM SLEEPY HOLLOW DEVELOPMENT, INC., TO CHADBALLS, INC., DATED AUGUST 25, 2000 RECORDED IN C.C.R.D. BOOK 23077 PAGE 198.

7. THE CATCHBASINS SHOWN HEREON AND LOCATED ON ANDERSON STREET ARE EQUIPPED WITH TRAPS* POLLUTION CONTROL DEVICES. THE INVERT SHOWN FOR EACH CATCHBASIN IS THE TOP OF STANDING WATER IN EACH CATCHBASIN. THE ACTUAL INVERT OF THE PIPE WAS NOT OBTAINABLE. THE SEWER LINE SHOWN IN ANDERSON STREET IS A 44" EGG SHAPED BRICK SEWER LINE. THE STORM WATER LINE RUNNING FROM EACH CATCH BASIN DOWN ANDERSON STREET IS A 27" REINFORCED CONCRETE PIPE. EACH UNDERGROUND UTILITY WAS PLOTTED FROM THE AVAILABLE STRUCTURES BY THE FIELD AND FROM PLANS GATHERED FROM THE CITY OF PORTLAND ENGINEERING VAULT EACH OF WHICH IS REFERENCED ABOVE IN NOTE 4.

8. ELEVATIONS ARE BASED UPON AN ELEVATION SUPPLIED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT OF A GRANITE MONUMENT FOUND AT THE CORNER OF LANCASTER AND ANDERSON SAID MONUMENT REPORTED TO HAVE AN ELEVATION OF 19.57' H.G.V.D. 1929 CITY OF PORTLAND.

9. MAINE STATE COORDINATE SYSTEM POINTS USED:
 a.) CONTROL POINT NEAREST TO PROJECT SITE: T102-77-2; COORDINATES: 2929187.900E, 303502.357N
 b.) AZIMUTH POINT: T102-78-103; AZIMUTH S 67°34'35" E; COORDINATES: 2929322.508E, 303416.858N.

ZONING:

ZONE: I1B - INDUSTRIAL (LOW IMPACT) ZONE
 SETBACKS: FRONT - NONE
 REAR - NONE (25 FT ABUTTING RESIDENTIAL)
 SIDE - NONE (25 FT ABUTTING RESIDENTIAL)
 PARKING LOTS AND DRIVEWAYS: 15 FT FROM BOUNDARY
 MINIMUM LOT SIZE: NONE
 MINIMUM LOT WIDTH (STREET FRONTAGE): 60 FT
 MAXIMUM BUILDING HEIGHT: 45 FT
 MAXIMUM LOT COVERAGE (IMPERVIOUS SURFACE RATIO): 100%

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE 'C' OF THE FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 230051 13B, WHICH BEARS AN EFFECTIVE DATE OF JULY 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

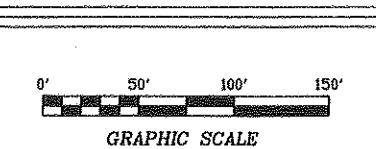
| | | | |
|--------|--------------------|----------|---------------------------------------|
| MONF □ | Monument Found | (50.00') | Distance from reference Plan or deed. |
| IPF ○ | Iron Pipe Found | N/F | Now Or Formerly |
| SMH ● | Sewer Manhole | 12345/99 | Deed Book/Page of Local Registry |
| WG ● | Water Gate | | |
| CB ● | Catch Basin | | |
| --- | Abutter Line | --- | Edge of traveled way |
| --- | Property Line | --- | Overhead Utility |
| --- | Street Line | --- | Utility Pole |
| --- | Setback Line | --- | Direction of Bearing |
| --- | Old Lot Line | --- | Indicates Ownership in Common |
| --- | Contour Line | --- | |
| --- | RR Spur Centerline | --- | |
| --- | Water Line | --- | |
| --- | Gas Line | --- | |

BOUNDARY SURVEY/TOPOGRAPHIC SITE PLAN
 AT 122 ANDERSON STREET, PORTLAND, MAINE
 FOR: **CARDENTE REAL ESTATE**

REVISIONS:

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| REVISION 2: 11-19-2007; CHANGED OWNER; MOVED TO STATE COORDS. |
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STATE OF MAINE, CUMBERLAND 66
 REGISTRY OF DEEDS
 RECEIVED 2007
 AT 11:41 A.M. AND RECORDED IN



CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 2001 WITH THE FOLLOWING EXCEPTIONS:
 a.) NO WRITTEN REPORT
 b.) NO NEW DESCRIPTION

PREPARED BY:
BACK BAY BOUNDARY, INC.
 LAND SURVEYING
 643 FOREST AVENUE
 PORTLAND, MAINE 04103

DRAWN BY: P
 CHECKED BY: J
 SCALE: 1" = 40'
 DATE OF SURVEY: 11-19-07
 JOB NUMBER: 07-001