

Property made for John J. Nissen Co. by Titcomb Associates, dated February 21, 1983, not recorded.
 Boundary Survey 120 Sheridan St. made for Thomas and Pamela A. Reby by Daniel J. Dalton, dated July 1984, recorded in Plan Book 186, Page 18.
 Showing Property of Walter A. Gerry by Varnsey Co., dated October 8, 1946, recorded in Plan Book 32.
 Easement plans of Portland dated 1882, recorded in Plan Book 12 and 13.
 Plan of Land in Portland made for John J. Nissen Baking Co. by H.L. & E.C. Jordan, dated May 1945, not recorded.
 Plan of Property in Portland made for John J. Nissen Baking Co. by H.L. & E.C. Jordan, dated March 1951, not recorded.
 Plan of Property in Portland made for John J. Nissen Baking Co. by H.L. & E.C. Jordan, dated December 17, 1956, not recorded.
 Plan of Property in Portland made for John J. Nissen Baking Co. by H.L. & E.C. Jordan, dated June 25, 1963, not recorded.
 Plan of Land belonging to William Bond by Charles H. Howe, dated June 1864, recorded in Plan Book 4, Page 44.
 Plan Number 6 in the Partition of the Estate of Robert Boyd recorded January 29, 1841, in Book 169, Page 497.
 Plan #173 of Lorch Street and Plans #45 & #47 of Sheridan Street on file in the office of the City Engineer in Portland, Maine.
 Plan of Property in Portland made for Shell Oil Company by H.L. & E.C. Jordan, dated June 14, 1940, on file in the office of the City Engineer in Portland, Maine.
 Plan #473/4 of Washington Avenue dated February 7, 1983, not recorded.
 Plan of Division of Land conveyed by Elijah Kellogg to Sylvanus Cook et al. March 3, 1803, recorded in Book 51, Page 297.
 Plans of Polar Street (now Sheridan Street) dated 1854 and 1860, on file in the office of the City Engineer of Portland, Maine, Plan #370/53 and #370/55.

EASEMENTS and ENCUMBRANCES

- The property is subject to a sewer easement between Romasco Lane and Washington Avenue as shown. No record of this was found.
- The property is subject to a 12-foot wide right of way as shown. See Book 255, Page 128.
- The property benefits from a 5-foot wide easement as shown. See Book 298, Page 297 and Book 8914, Pages 17 and 18.
- Parcels 1, 2 and 4 are subject to an underground line easement benefiting Central Maine Power Company and Verizon New England, Inc. as described in Book 19017, Page 137.
- Reference is made to a release deed of Central Maine Power Company to A & M Partners, LLC as described in Book 28248, Page 127 removing easement rights.
- Parcel 1 benefits from and is subject to a supplemental boundary line agreement as described in Book 20147, Page 190.
- The parcel of land now or formerly of New Day Farm is subject to a snow storage easement drainage covenant benefiting Parcel 3 as described in Book 31016, Page 299.
- Proposed units 1-E through 1-G are based on interior walls which were not located by Titcomb Associates. The location of the associated limited common elements for these units, as shown herein, is therefore approximate.

NOTES

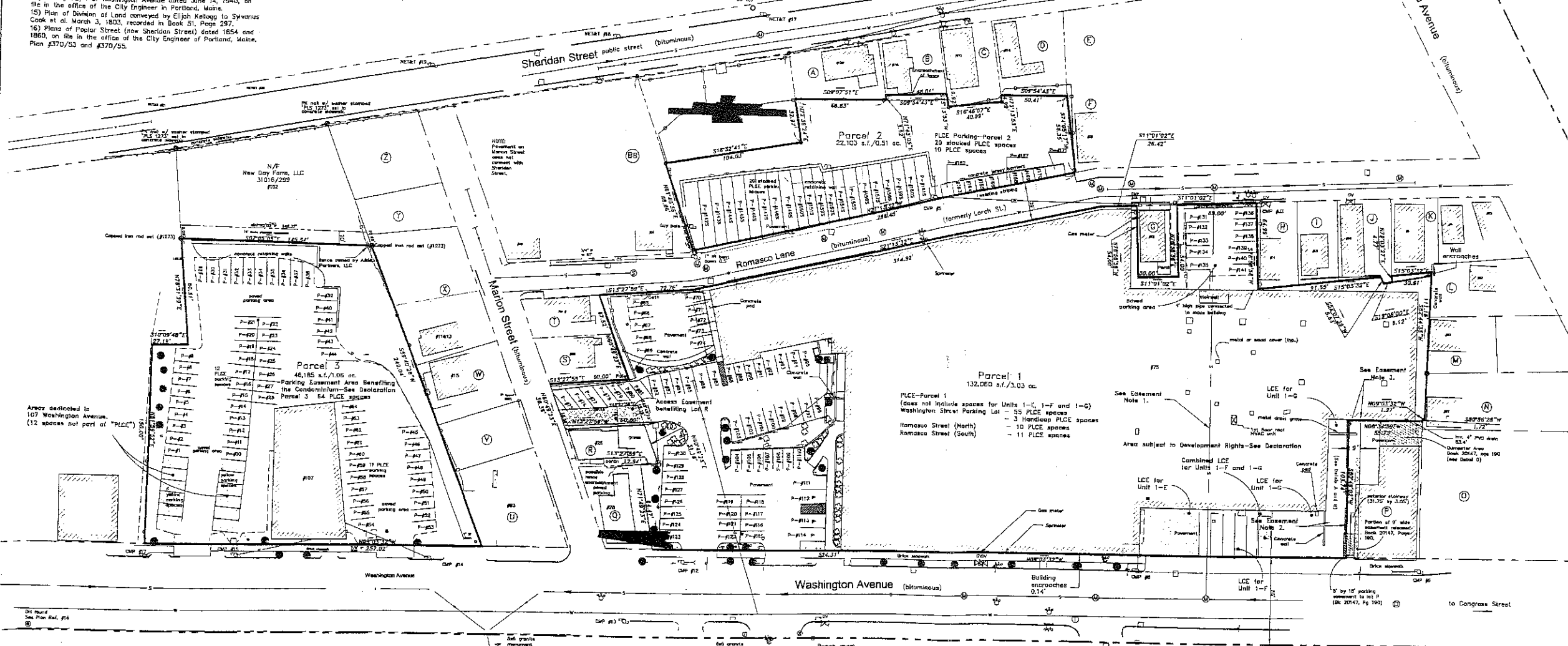
- Bearings are based on Magnetic North 2002.
- Book and Page references are to the Cumberland County Registry of Deeds.
- Elevations are based on the City of Portland datum. Benchmark granite monument at the southwest corner of Washington Avenue and Monroe Street. Elevation: 69.30'
- Utility information shown on this plan is approximate, based on field information, locations marked by others and information contained on plans and drawings. Prior to any excavation or construction, the appropriate utilities should be contacted.
- Lotus parcel was covered by snow and ice at the time of the survey. All readily discernible features were located.
- All Limited Common Element Parking spaces are assigned or are subject to assignment - See Declaration.

AREA

| | | |
|--------------|---------------------|-----------------|
| Parcel 1 | 132,060 s.f. | 3.03 ac. |
| Parcel 2 | 22,103 s.f. | 0.51 ac. |
| Parcel 3 | 46,185 s.f. | 1.05 ac. |
| Total | 200,348 s.f. | 4.60 ac. |

LEGEND

- Iron pin found
- Monument found
- Drill hole
- Catch basin
- Sewer manhole
- Drain manhole
- Telephone manhole
- Manhole (unknown type)
- Water shutoff
- Fire hydrant
- Utility pole
- Gas valve
- Valve (unknown type)
- Ballard
- PK nail found
- Sign
- Guy
- Bush
- Deciduous tree
- Deciduous tree
- Light post
- Handicap parking space
- Edge of pavement
- Granite curb
- Right of way
- Property line
- Abutter's line (approximate)
- Wooden fence
- Chain link fence
- Underground sewer
- Underground water
- Overhead utility wires
- LCE
- PLCE
- Limited Common Element
- Parking Limited Common Element
- Existing building
- Rooftop HVAC unit



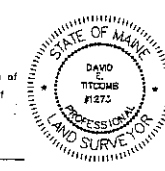
ABUTTERS

| | | | | | | | | | |
|---|---|---|--|---|---|---|--|---|--|
| A | N/F Timothy P. Corbin 15036/199 13-3-B 120 Sheridan Street | F | N/F Jovanna M. Seward 6225/183 13-3-13 25 Romasco Lane | K | N/F Forest City Ratliff Estate LLC 30948/288 13-3-23 6 Romasco Lane | P | N/F Bortlett Island, LLC 20147/188 12-3-22 43 Washington Avenue | U | N/F Stephen & Ryder 6081/43 12-3-22 93 Washington Avenue |
| B | N/F Garrett A. Smith 24615/227 13-3-10 116 Sheridan Street | G | N/F Carroll A. Murrill 4627/47 13-3-11 22 Romasco | L | N/F Thomas F. Wayne 29482/144 13-3-26 87 Cumberland Street | D | N/F Zoro Herrmann 24822/202 13-3-1 28 Marion Street | V | N/F Nancy Nepon 6672/221 12-3-23 19 Marion Street |
| C | N/F 16-18 Washington Street, Inc. 2894/29 13-3-11 112 Sheridan Street | H | N/F Alexander W. Pike 30655/701 13-3-16 14 Romasco Lane | M | N/F Michael D'Amboise 30864/281 13-3-40 93 Cumberland Street | R | N/F A&M Partners, LLC 30322/230 20147/236 26 Marion Street | W | N/F Shane Deason 23075/103 12-3-24 17 Marion Street |
| D | N/F Deborah J. Bell 4059/205 13-3-12 110 Sheridan Street | I | N/F Nicholas J. Derris 27199/300 13-3-15 12 Romasco Lane | N | N/F Peter C. Bugas Antoine's Antiques 30478/113 13-3-22 97 Cumberland Street | S | N/F Salvad A. Brent Clary M. Liberatore 28249/183 13-3-4 20 Marion Street | X | N/F Shane Deason 23075/100 12-3-25 13 Marion Street |
| E | N/F David M O'Donnell 13-3-14 106 Sheridan Street | J | N/F David W. Fontaine & Laura J. Fontaine 19794/541 13-3-22 10 Romasco Lane | O | N/F Gin Portland LLC 29452/330 13-3-30 21 Washington Avenue | T | N/F Edward E. Cogswell & 21283/281 12-3-27 7 Marion Street | Y | N/F Richard C. Craighton & Raymond H. Craighton, Jr. 6368/238 12-3-28 Sheridan Street |

| | | | | | |
|---|--|----|--|----|--|
| Z | N/F Richard C. Craighton & Raymond H. Craighton, Jr. 6368/238 12-3-28 Sheridan Street | AA | N/F Richard C. Craighton & Raymond H. Craighton, Jr. 6368/238 12-3-28 Sheridan Street | BB | N/F Shirley M. Fried 10309/203 12-3-5 10 Marion Street |
|---|--|----|--|----|--|

**State of Maine, Cumberland ss
 Registry of Deeds
 Received _____ 20
 at _____ M and recorded in
 Plan Book _____ Page _____
 Attest: _____
 Register**

CERTIFICATION
 This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.
 David E. Titcomb, P.L.S. #1273



OWNERS OF RECORD

| | |
|----------|--|
| Parcel 1 | A & M Partners, LLC Book 14581, Page 99 Book 20147, Page 190 |
| Parcel 2 | A & M Partners, LLC Book 14581, Page 99 |
| Parcel 3 | A & M Partners, LLC Book 25070, Page 32 Book 14581, Page 99 |

| | | |
|------------------|---|-----|
| Rev. 12/03/06/14 | Address corrections, parking space renumbering | JNS |
| Rev. 12/03/07/14 | Address corrections | JNS |
| Rev. 11/02/21/14 | Minor Code Boundary updates, parking spaces | JNS |
| Rev. 10/02/17/11 | Minor City Farm lot corrections, easement changes | JNS |
| Rev. 9/06/13/13 | Improvements surface conditions, renumbered lot, some notes | JNS |
| Rev. 8/08/01/13 | Improvements surface conditions, renumbered lot | JNS |
| Rev. 7/07/10/13 | Updated research for proposed connection, lot division | JNS |
| Rev. 6/09/07/11 | Add decks & concrete to #112 Sheridan St. | JNS |
| Rev. 5/08/29/11 | Add Parcel A & B, remove CMP easements | JNS |
| Rev. 4/10/28/11 | Add easements, improvements | JNS |
| Rev. 3/08/25/09 | Remove Note 5 | JNS |
| Rev. 2/07/07/04 | Revise abutters A-E | JNS |
| Rev. 1/08/28/03 | Add property to be conveyed, easement details | JNS |

Nissen Building Condominium Plat
 Washington Avenue, Romasco Lane,
 Sheridan Street & Marion Street
 Portland, Maine

MADE FOR
A & M Partners, LLC
 380 Warren Avenue
 Portland, Maine

JOB# 202048 DATE: June 19, 2002 SCALE: 1" = 40'
 BOOK# 677
 DWG# R12
 FILE# 8500

Titcomb Associates

3/13/14