

REFERENCES

- 1) Parcel of Property made for John J. Nissen Co. by Titcomb Associates and No. 101 Washington Ave. made for John J. Nissen Co. by Titcomb Associates, dated February 21, 1983, not recorded.
- 2) Standard Boundary Survey 123, Sheldon St. made for Titcomb Associates, dated February 21, 1983, not recorded.
- 3) Plan of Property in Portland made for John J. Nissen Baking Co. by H.I. & C.C. Jordan, dated December 17, 1926, not recorded.
- 4) Plan of Property in Portland made for John J. Nissen Baking Co. by H.I. & C.C. Jordan, dated June 25, 1963, not recorded.
- 5) Plan of Property in Portland made for John J. Nissen Baking Co. by H.I. & C.C. Jordan, dated June 25, 1963, not recorded.
- 6) Plan of Property in Portland made for John J. Nissen Baking Co. by H.I. & C.C. Jordan, dated June 25, 1963, not recorded.
- 7) Plan of Property in Portland made for John J. Nissen Baking Co. by H.I. & C.C. Jordan, dated June 25, 1963, not recorded.
- 8) Plan of Property in Portland made for John J. Nissen Baking Co. by H.I. & C.C. Jordan, dated June 25, 1963, not recorded.
- 9) Plan of Property in Portland made for John J. Nissen Baking Co. by H.I. & C.C. Jordan, dated June 25, 1963, not recorded.
- 10) Plan of Property in Portland made for John J. Nissen Baking Co. by H.I. & C.C. Jordan, dated June 25, 1963, not recorded.
- 11) Plan of Property in Portland made for John J. Nissen Baking Co. by H.I. & C.C. Jordan, dated June 25, 1963, not recorded.
- 12) Plan of Property in Portland made for John J. Nissen Baking Co. by H.I. & C.C. Jordan, dated June 25, 1963, not recorded.
- 13) Plan of Property in Portland made for John J. Nissen Baking Co. by H.I. & C.C. Jordan, dated June 25, 1963, not recorded.
- 14) Plan of Property in Portland made for John J. Nissen Baking Co. by H.I. & C.C. Jordan, dated June 25, 1963, not recorded.
- 15) Plan of Property in Portland made for John J. Nissen Baking Co. by H.I. & C.C. Jordan, dated June 25, 1963, not recorded.

EASEMENTS AND ENCUMBRANCES

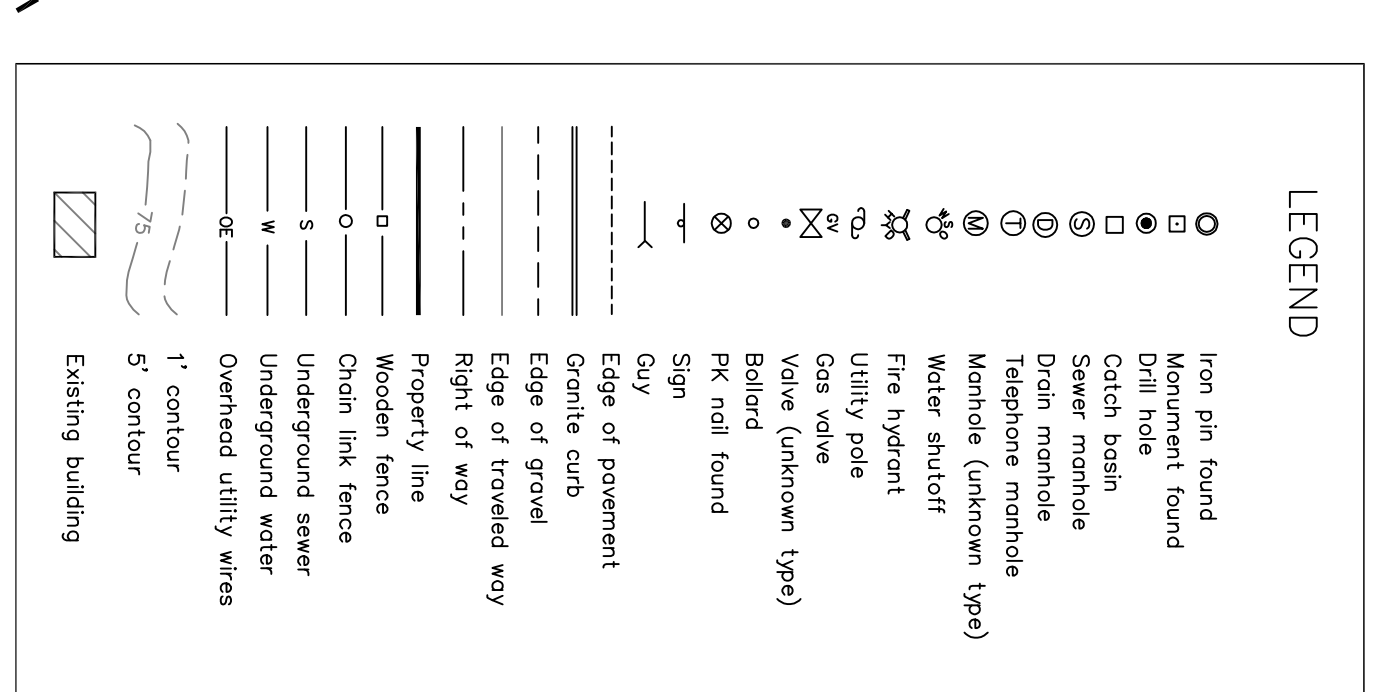
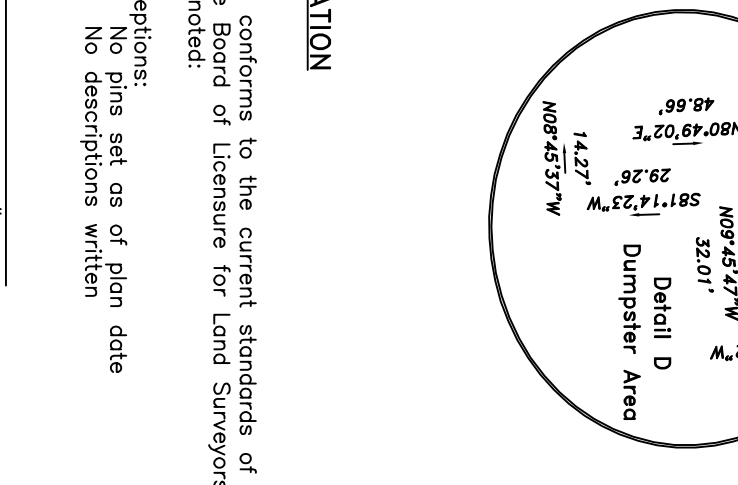
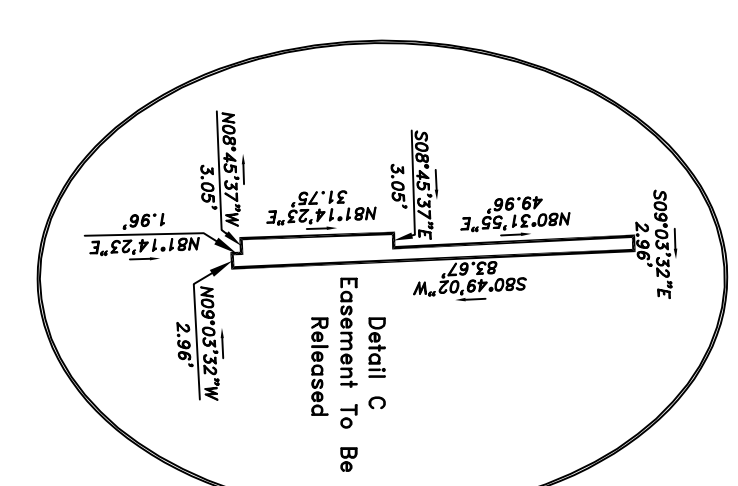
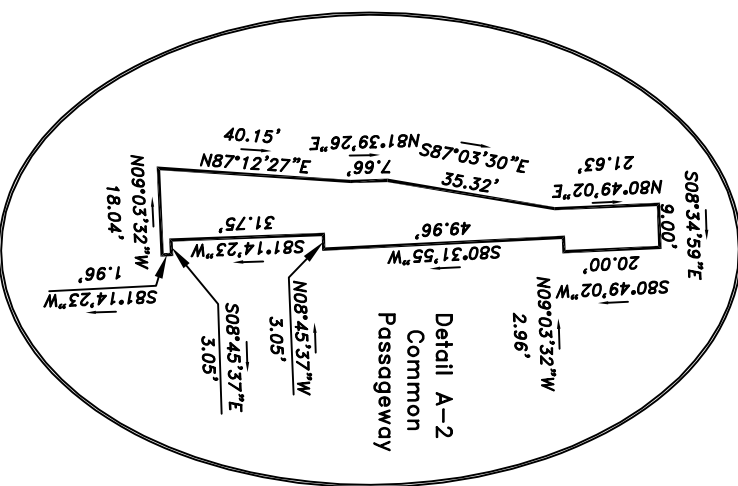
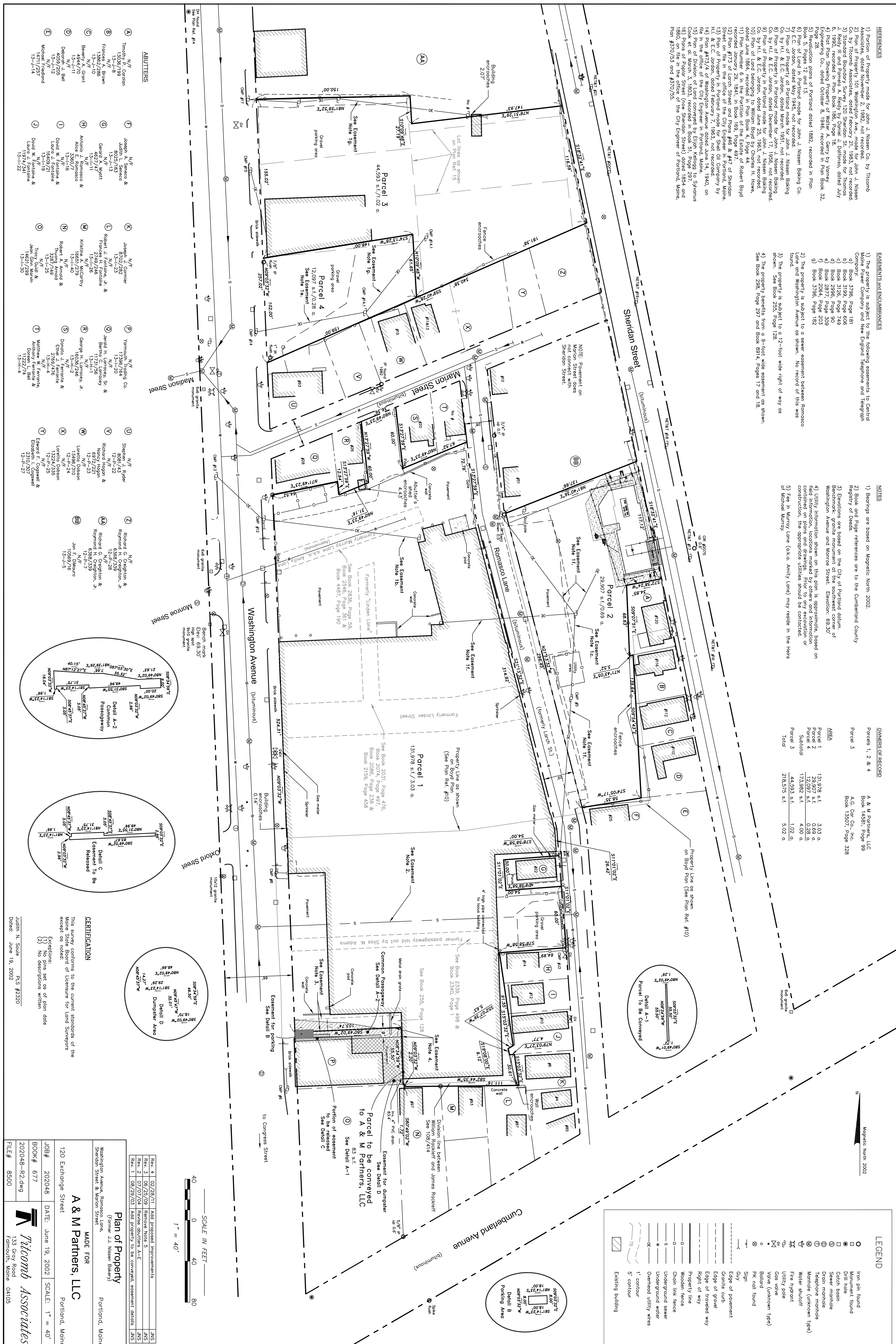
- 1) The property is subject to the following easements to Central Company:
 - a) Book 3796, Page 181
 - b) Book 3796, Page 181
 - c) Book 3796, Page 181
 - d) Book 2877, Page 309
 - e) Book 2877, Page 309
 - f) Book 2084, Page 203
 - g) Book 3796, Page 182
- 2) The property is subject to a sewer easement between Romasco Lane and Washington Avenue as shown. No record of this was found.
- 3) The property is subject to a 12-foot wide right of way as shown. See Book 255, Page 128.
- 4) The property benefits from a 9-foot wide easement as shown. See Book 298, Page 297 and Book 8914, Pages 17 and 18.

NOTES

- 1) Bearings are based on Magnetic North 2002.
- 2) Book and Page references are to the Cumberland County Registry of Deeds.
- 3) Easements are based on the City of Portland datum. Benchmark: granite monument of the southwest corner of Washington Avenue and Monroe Street. Elevation: 69.30'
- 4) 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.
- 5) Fee in Murray Lane (aka. Amity Lane) may reside in the heirs of Michael Murray.

OWNERS OF RECORD

Parcel 1, 2 & 4	A & M Partners, LLC Book 14581, Page 99
Parcel 3	A.G. Corp., Inc. Book 15571, Page 328
AREA	
Parcel 1	131,978 s.f.
Parcel 2	23,607 s.f.
Parcel 3	173,982 s.f.
Subtotal	44,593 s.f.
Total	218,575 s.f. 5.02 a.



CERTIFICATION

This survey conforms to the current standards of the Maine State Board of Licensure for Land Surveyors except as noted.

Exceptions:
 (1) No pins set on site plan date
 (2) No easements within

Judith N. Scoble PLS #2320
 Dated: June 19, 2002

Plan of Property
 (Frame J.L. Nissen Baker)
 Washington Avenue, Romasco Lane,
 Sherman Street & Marion Street

MAD FOR
A & M Partners, LLC
 Portland, Maine

120 Exchange Street
 JOB# 202048 DATE: June 19, 2002 SCALE: 1" = 40'
 BOOK# 677
 202048-R2.dwg
 FILE# 8500

Titcomb Associates
 133 Gray Road
 Farmington, Maine 04105

Rev. 4 02/28/01 Add proposed improvements
 Rev. 3 07/02/04 Revised utilities A-E
 Rev. 2 07/02/04 Revised utilities A-E
 Rev. 1 08/29/03 Add property to be conveyed, assessment details, SNS

