

General Notes:

- This plan is not intended to depict limits or extent of fee title ownership, easements, or other interests in land. For more information, see the applicable insurance file #2020105, dated February 22, 2013; revised February 25, 2013, for more information.
- This office reserves the right to be held harmless by any claims by a third party not listed below in the certification.
- This survey does not purport to reflect any of the following:
 - assessments and taxes that are visible or specifically stated in the certification and from
 - building setback compliance or restrictive covenants
 - zoning or other land use regulations
 - the location of any underground utilities or structures.
- This office does not accept any liability for unknown or unobtainable private records which could affect the results of this survey.
- Reference is made to a "Notice of Assessor's Map" dated October 19, 2012 between National Land Surveys and the below listed clients, which shall be considered an integral part of this survey.
- N/L is an abbreviation for New or Formerly.
- All deeds referenced on this plan are recorded at the Cumberland County Registry of Deeds (CCRD).
- This office does not accept any liability for errors in the Plan References listed hereon, except Plan Reference 11.
- Lexus Parcel is shown on the City of Portland Assessor's Map 23, Block E2, Lot 6, and is listed as 11 Diamond Street.
- Area of Lexus Parcel is 60,540 square feet (1.39 acres).
- The apparent right-of-way lines depicted on this plan are based on the plan references and are not necessarily shown in the field and City of Portland Engineering Street Notes.
- The Lexus Parcel does not sit in a Special Flood Hazard Area per FEMA dated December 8, 1998. The parcel sits in a Zone C.
- All building corner offsets to boundary lines are from base of concrete excavation.
- Call #888-845ASAP or visit www.dps.maine.gov for performing A/VY excavation.
- Per City of Portland Records 22-226, Smith Street was accepted November 2, 1885 as 50 feet wide. Per City of Portland Records 13-463, Fox Street was accepted May 10, 1864 as 50 feet wide. Per City of Portland Records 101-1, Page 524, Anderson Street was accepted July 10, 1899 as 60 feet wide.
- See CCRD Book 2146, Page 443, dated July 24, 1953; CCRD Book 1803, Page 418, dated January 16, 1946, and CCRD Book 1608, Page 395, dated January 16, 1946, for related spot mark rights.
- Apparent encroachment of chain link fence into right of way.
- See CCRD Book 1186, Page 65, dated February 27, 1995, for the release of any interest the shunter (N/L) Federick, LLC may have acquired by address possession, prescriptive use or otherwise, in and to portions of the premises which have been used for parking and other uses associated with the operation of the abutter's business.
- Following dimensional requirements:
 - Minimum lot Size: None
 - Maximum Impervious Surface Ratio: 100%
 - Minimum Front Setback: 5 feet
 - Minimum Front, Side & Rear Yards: None
 - Minimum Street Frontage: 60 ft.
 - Payments checked from Lot Boundary: 15 ft.
- No records research or site visits have been performed since the date of Plan Reference 11 shown hereon, November 5, 2012.

Plan References:

- Plan of Portland and Rochester N.Y., dated November 13, 1891, City Plan 1889/5.
- Plan of City Stable Lot, Fox Street", dated July 1902, City Plan 1001/1, C.L., City Plan 901/2.
- Plan of Land in Portland, Maine", dated February 1940 by H.L. Jordan, Maine, City Plan 1002/22.
- Plan of Land, Industries Incorporated, Portland, Maine", dated December 25, 1945, last revised March 24, 1946 by W.H. Himmus, Inc., North Anson, Maine, City Plan 016/5.
- Plan of Land At Fox Street And Diamond Street For Industries Inc., Portland, Maine", dated July 1953, copied from Chandler H. Barron, C.E., City Plan 988/30.
- City of Portland, Maine Department Of Public Works, Smith Street, Fox St. To Marginal Way", City Plan 557/3.
- "Saugo Shoe Mfg. Corp., Portland, Me.", dated May 1971, City Plan 988/31.
- Standard Boundary Survey For Tenaskany Industries, Inc., Anderson Street, Portland, Maine", dated August 1994 by Anderson Livingston Engineers, Inc., York, Maine, City Plan 1002/22.
- Plan Of Property in Portland, Maine Made For Owner National Service Industries, Inc. (Land Title Survey)", dated July 1980, last revised December 24, 1992 by H.L. & E.C. Jordan - Surveyors, South Portland, Maine, recorded September 8, 1997 in CCRD Plan Book 197, Page 389.
- Land in Portland, Maine, Portland Terminal Co. To Linda Gardner", dated September 12, 1999 by Gerald Bates, PLS #2009, recorded November 17, 1999 in CCRD Plan Book 199, Page 540.
- Plan Pertaining The Results Of A Boundary Survey Made For Portland Island, LLC, Northeastery Sideline Of Diamond Street, Northeastery Sideline Of Fox Street, & Westerly Sideline Of Anderson Street, Portland, Maine", dated November 5, 2012 by Nadeau Land Surveys, Portland, Maine.

Notes & Bounds Description:

The legal description set forth hereon describes the same premises as the surveyed property depicted on this plan and the same premises described in the deed from Land Realty Co., Inc. to Goodwill Industries of Northern New England, dated March 1, 1995 and recorded in the Cumberland County Registry of Deeds in Book 11836, Page 67.

A certain lot or parcel of land with the following dimensions, situated on the northeasterly sideline of Diamond Street, formerly known as Smith Street, northwesterly sideline of Fox Street, and westerly sideline of Anderson Street, in the City of Portland, County of Cumberland, and State of Maine, being more particularly bounded and described as follows:

Beginning at a 45 steel rebar with survey cap #2124 to be set at the intersection of the apparent northeasterly sideline of Diamond Street and the apparent northeasterly sideline of Fox Street at the southerly corner of the herein described parcel, as depicted on plan entitled "Plan Depicting The Results Of A Boundary Survey Made For Portland Island, LLC, Northeastery Sideline Of Diamond Street, Northeastery Sideline Of Fox Street, & Westerly Sideline Of Anderson Street, Portland, Maine", dated November 5, 2012 by Nadeau Land Surveys, Portland, Maine, recorded September 8, 1997 in CCRD Plan Book 197, Page 389.

Thence N48°53'53"E along the southeasterly sideline of Fox Street 4 distance of ten hundred fifty-eight and five hundredths (10858.47) feet to an angle point.

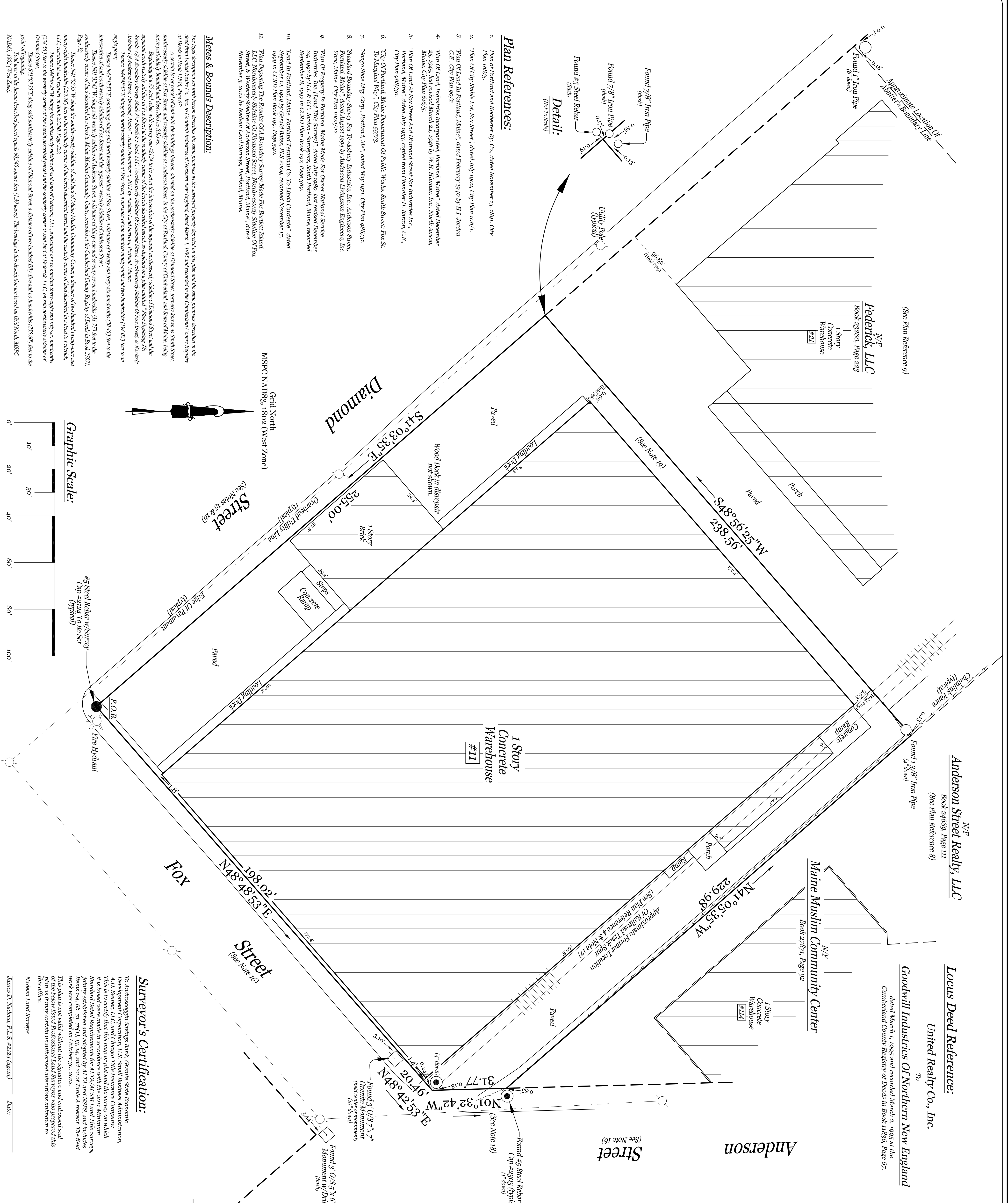
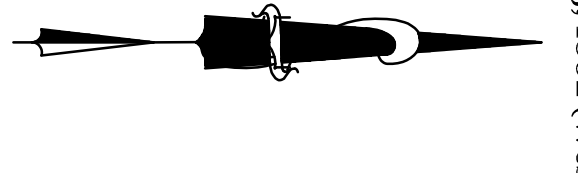
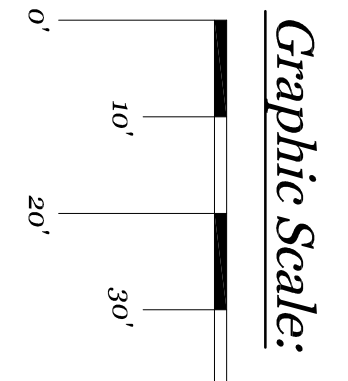
Thence N48°05'35"W continuing along said southeasterly sideline of Fox Street, a distance of twenty and five six hundredths (20.48) feet to the intersection of said southeasterly sideline of Fox Street and the apparent westerly sideline of Anderson Street.

Thence N48°05'35"W along said westerly sideline of Anderson Street, a distance of thirty-seven hundredths (37) feet to the westerly corner of land described on a deed to Maine Muslim Community Center recorded at the Cumberland County Registry of Deeds in Book 23971, Page 92.

Thence N41°05'35"W along the southeasterly sideline of said land of Maine Muslim Community Center, a distance of two hundred twenty-nine and ninety-eight hundredths (239.98) feet to the westerly corner of the herein described parcel and the westerly corner of land described in a deed to Federick, LLC, recorded as said survey in book 23290, Page 223, filed in the Registry of Deeds in the County of Cumberland, State of Maine, recorded December 23, 1993, 238,901 feet to the westerly corner of the herein described parcel and the southerly corner of said land of Federick, LLC, so said northeasterly sideline of Diamond Street.

Thence S41°03'35"E along said northeasterly sideline of Diamond Street, a distance of two hundred fifty-five and one hundredths (255.00) feet to the point of beginning.

Then east of the herein described parcel equals 80.549 square feet (1.39 acres). The bearings in this description are based on Grid North, MSPC NAD83, 1802 (West Zone).



Surveyor's Certification:

To Authenticate Surveyor Bank, Granite State Economic Development Corporation, U.S. Small Business Administration, This is to certify that this map or plan 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 NSRS, and includes work completed on or after July 1, 2012.

This plan is not valid without the signature and embossed seal of the licensor, Professional Land Surveyor who prepared this plan as if it may contain unauthorized alterations unknown to this office.

James D. Nadeau, P.L.S. #2124 (gen'l) Date: _____

Plan Depicting The Results Of An ALTA/ACSM Land Title Survey Made For

Bartlett Island, LLC

Northeasterly Sideline Of Diamond Street, Northeastery Sideline Of Fox Street, & Westerly Sideline Of Anderson Street

11 Diamond Street, Portland, Maine

Nadeau Land Surveys

Professional Land Surveys
Certified Topographic Managers

918 BRINGTON AVENUE
PORTLAND, ME 04102

PH: 360-888-8888
FAX: 360-888-8888

RECORD/OWNER: Goodwill Industries Of Northern New England
353 Cumberland Avenue
Portland, Maine 04104

PREPARED BY: JDN

DR/MAN BY: TPB	PLAN DATE: 3/7/2013
CHECKED BY: JDN/MJC	SURVEY DATE: Oct. 2012
INSR: Topsis GPT-3003W & Topsis HPT-11-015	SCALE: 1" = 20'
FIELD BOOK: TPLN 10887	SHEET NO: SH 1 of 1