Date: 03/07/16

Locus Deed Reference:

United Realty Co., Inc.

To

Goodwill Industries Of Northern New England

dated March 1, 1995 and recorded March 2, 1995 at the Cumberland County Registry of Deeds in Book 11836, Page 67.

Location Map: Not To Scale

Electronic Stamp

General Notes:

1. This plan is not intended to depict limits or extent of fee title ownership. See Chicago Title Insurance Company Commitment #100212-01 For Title Insurance File #12010167, dated February 22, 2013, revised February 25, 2013, for more information.
2. This office reserves the right to be held harmless by any claims by a third party not listed below in the certification.
3. This survey does not purport to reflect any of the following:
   a. easements other than those that are visible or specifically stated in the referenced documents.
   b. building setback compliance or restrictive covenants.
   c. zoning or other land use regulations.
   d. the location of any underground utilities or structures.
4. This office does not accept any liability for unknown or unobtainable private records which could affect the results of this survey.
5. Reference is made to a "Letter of Agreement", dated October 10, 2012 between Nadeau Land Surveys and the below listed client(s), which shall be considered an integral part of this survey.
6. N/F is an abbreviation for Now or Formerly.
7. All deeds referenced on this plan are recorded at the Cumberland County Registry of Deeds (CCRD).
8. This office does not accept any liability for errors in the Plan References listed hereon, except Plan Reference 11.
9. Locus Parcel is shown on the City of Portland Assessor's Map 23, Block E, as Lot 6, and is listed as 11 Diamond Street.
10. Area of Locus Parcel is 60,540 square feet (1.39 acres).
11. The apparent right of way lines depicted on this plan are based on the Plan References listed hereon and monumentation found in the field, and City of Portland Engineering Street Notes.
12. The Locus Parcel does not scale in a Special Flood Hazard Area per FEMA Flood Insurance Rate Map Community-Panel Number 230051 0013B, index dated December 8, 1998. The parcel scales in Zone C.
13. All building corner offsets to boundary lines are from base of concrete wall. Area of building footprint is 44,660 square feet.
14. Call 1-888-DIGSAFE at least three business days before performing ANY excavation.
15. Diamond Street formerly known as Smith Street.
16. 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 16, 1864 as 50 feet wide. Per City of Portland Records Vol. 1, Page 232, Anderson Street was accepted July 10, 1896 as 60 feet wide.
17. See CCRD Book 2146, Page 443, dated July 24, 1953, CCRD Book 1803, Page 418, dated January 16, 1946, and CCRD Book 1808, Page 367, dated January 16, 1946, for railroad spur track rights.
18. Apparent encroachment of chain link fence into right of way.
19. See CCRD Book 11836, Page 65, dated February 27, 1995, for the release of any interest the abutter (N/F Federick, LLC) may have acquired by adverse 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.
20. Locus Parcel is located in I-Lb Zone (Industrial - Light), which has the following dimensional requirements:
    Minimum Lot Size: None
    Maximum Impervious Surface Ratio: 100%
    Maximum Building Height: 45 ft.
    Minimum Front, Side & Rear Yards: None
    Minimum Street Frontage: 60 ft.
    Pavement Setback From Lot Boundary: 15 ft.
21. No records research or site visits have been performed since the date of Plan Reference 11 shown hereon, November 5, 2012.

Plan References:

1. Plan of Portland and Rochester Ry. Co., dated November 13, 1891, City Plan 188/5.
2. "Plan Of City Stable Lot, Fox Street", dated July 1902, City Plan 108/1.
3. "Plan Of Land In Portland, Maine", dated February 1940 by H.I. Jordan, C.E., City Plan 90/2.
4. "Plan Of Land, Industries Incorporated, Portland, Maine", dated December 25, 1945, last revised March 24, 1946 by W.H. Hinman, Inc., North Anson, Maine, City Plan 616/5.
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.
6. "City Of Portland, Maine Department Of Public Works, Smith Street: Fox St. To Marginal Way", City Plan 557/3.
7. "Songo Shoe Mfg. Corp., Portland, Me", dated May 1971, City Plan 988/31.
8. "Standard Boundary Survey For Tewksbury Industries, Inc., Anderson Street, Portland, Maine", dated August 1994 by Anderson Livingston Engineers, Inc. York, Maine, City Plan 1002/22.
9. "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.I. & E.C. Jordan - Surveyors, South Portland, Maine, recorded September 8, 1997 in CCRD Plan Book 197, Page 389.
10. "Land In Portland, Maine, Portland Terminal Co. To Linda Cardente", dated September 12, 1999 by Gerald Bates, PLS #209, recorded November 17, 1999 in CCRD Plan Book 199, Page 540.
11. "Plan Depicting The Results Of A Boundary Survey Made For Bartlett Island, LLC, Northeasterly Sideline Of Diamond Street, Northwesterly Sideline Of Fox Street, & Westerly Sideline Of Anderson Street, Portland, Maine", dated November 5, 2012 by Nadeau Land Surveys, Portland, Maine.

Metes & 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 United 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 buildings thereon, 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 #5 steel rebar with survey cap #2124 to be set at the intersection of the apparent northeasterly sideline of Diamond Street and the apparent northwesterly sideline of Fox Street at the southerly corner of the herein described parcel, as depicted on a plan entitled " Plan Depicting The Results Of A Boundary Survey Made For Bartlett Island, LLC, Northeasterly Sideline Of Diamond Street, Northwesterly Sideline Of Fox Street, & Westerly Sideline Of Anderson Street, Portland, Maine", dated November 5, 2012 by Nadeau Land Surveys, Portland, Maine;

Thence N48°48'53"E along the northwesterly sideline of Fox Street, a distance of one hundred ninety-eight and two hundredths (198.02') feet to an angle point;

Thence N48°42'53"E continuing along said northwesterly sideline of Fox Street, a distance of twenty and forty-six hundredths (20.46') feet to the intersection of said northwesterly sideline of Fox Street and the apparent westerly sideline of Anderson Street;

Thence N01°32'42"W along said westerly sideline of Anderson Street, a distance of thirty-one and seventy-seven hundredths (31.77') feet to the southeasterly corner of land described in a deed to Maine Muslim Community Center, recorded at the Cumberland County Registry of Deeds in Book 27871, Page 92;

Thence N41°05'35"W along the southwesterly sideline of said land of Maine Muslim Community Center, a distance of two hundred twenty-nine and ninety-eight hundredths (229.98') feet to the northerly corner of the herein described parcel and the easterly corner of land described in a deed to Federick, LLC, recorded at said registry in Book 23280, Page 223;

Thence S48°56'25"W along the southeasterly sideline of said land of Federick, LLC, a distance of two hundred thirty-eight and fifty-six hundredths (238.56') feet to the westerly corner of the herein described parcel and the southerly corner of said land of Federick, LLC, on 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 no hundredths (255.00') feet to the point of beginning.

Total area of the herein described parcel equals 60,540 square feet (1.39 acres). The bearings in this description are based on Grid North, MSPC NAD83, 1802 (West Zone).

Surveyor's Certification:

To Androscoggin Savings Bank, Granite State Economic Development Corporation, U.S. Small Business Administration, A.D. Beaner, LLC, and Chicago Title Insurance Company:
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 1-4, 6b, 7a, 7b(1), 13, 14, and 22 of Table A thereof. The field work was completed on October 30, 2012.

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

Nadeau Land Surveys

James D. Nadeau, P.L.S. #2124 (agent) Date:

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

Bartlett Island, LLC

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

11 Diamond Street, Portland, Maine

PREPARED BY:

Nadeau Land Surveys
Professional Land Surveyors
Certified Floodplain Managers
918 BRIGHTON AVENUE
PORTLAND, ME 04102
PH. (207) 878-7870
FAX (207) 878-7871

RECORD OWNER: Goodwill Industries Of Northern New England, 353 Cumberland Avenue, Portland, Maine 04104	DRAWN BY:	TPB	PLAN DATE:	3/7/2013
	CHECKED BY:	JDN/MLC	SURVEY DATE:	Oct. 2012
	INSTR.	Topcon GPT-3003W & Topcon Hyper II GPS	SCALE:	1" = 20'
FIELD BOOK: FB 399 & Topcon Ranger	JOB No:	2121339ALTA	SHEET No:	SP1 1 of 1