

General Notes:

- This plan is not intended to depict limits or extent of fee title ownership. See Assessor's Map 23, Block E, as last amended, for information on fee title ownership. For more information, see Assessor's Map 23, Block E, as last amended, dated February 29, 2013.
- 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:
 - concerns other than those that are visible or specifically stated in the plan;
 - 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 omission or undetectable private records which could affect the results of this survey.
- Reference is made to a "Letter of Agreement" dated October 19, 2012 between Nadeau 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 E, as last amended, and is listed as 11 Diamond Street.
- Area of Lexus Parcel is 60,540 square feet (1.39 acres).
- The apartment right-of-way lines depicted on this plan are based on the plan of the apartment building shown in the field.
- The Lexus Parcel does not scale in a Special Flood Hazard Area per FEMA dated December 8, 1998. The parcel scales in Zone C.
- All building corner offsets to boundary lines are from base of concrete wall, except for building footprint is 44,080 square feet from base of concrete foundation.
- Apparent corner offsets to boundary lines are from base of concrete foundation.
- Diamond Street formerly known as Smith Street.
- Per City of Portland Records 22-226, Smith Street was surveyed November 2, 1885 as 30 feet wide. Per City of Portland Records 13-463, Fox Street was accepted May 16, 1864 as 30 feet wide. Per City of Portland Records Vol. 1, Page 524, Anderson Street was accepted July 16, 1899 as 60 feet wide.
- See CCRD Book 2146, Page 443, dated July 24, 1953, CCRD Book 1803, dated January 16, 1945, and CCRD Book 1808, Page 987, dated January 16, 1945 for railroad spur track rights.
- Apparent encroachment of chain link fence into right-of-way.
- See CCRD Book 18186, Page 65, dated February 27, 1992, for the release of any interest the abutter (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.
- Lotus Parcel is located in 1-L1a Zone (Industrial - Light), which has the following dimensional requirements:
 - Minimum Lot Size: None
 - Maximum Impervious Surface Ratio: 100%
 - Maximum Front Setback: 60 ft.
 - Minimum Street Frontage: 60 ft.
 - Payment Strickland 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.

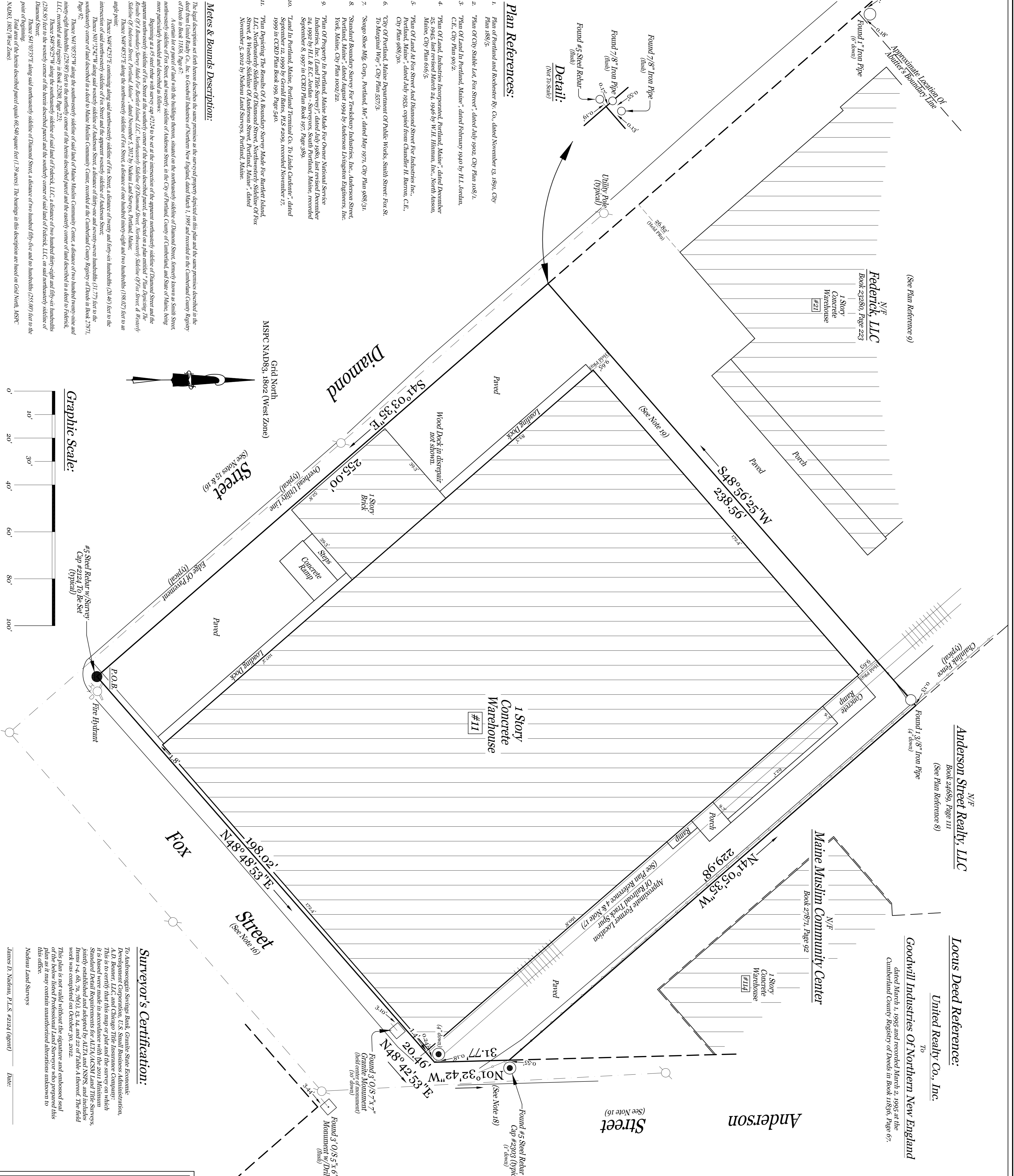
Plan Depicting The Results Of An ALTA/ACSM Land Title Survey
 Made For
Bartlett Island, LLC
 Northeastly Sideline Of Diamond Street, Northeastly Sideline
 Of Fox Street, & Westerly Sideline Of Anderson Street
 11 Diamond Street, Portland, Maine



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 Certified Professional Surveyors

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RECORD/DRAWN:	GOODHILL INDUSTRIES OF NORTHERN NEW ENGLAND
DRAWN BY:	TPB
CHECKED BY:	JIN/MJC
INSR. & TOPON HPT: H.D.S.	INSR. & TOPON HPT: H.D.S.
FIELD BOOK:	TPB 3624 B
DATE:	SEP 24, 2012
SCALE:	1" = 20'
SHEET NO.:	SF 1 OF 1



Meters & 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 Goodhill 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 northeastly sideline of Diamond Street, formerly known as Smith Street, and the westery sideline of Fox 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 northeastly sideline of Diamond Street and the apparent northeastly 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, Northeastly Sideline of Diamond Street, Northeastly 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 northeastly sideline of Fox Street, a distance of two hundred fifty-nine and five-hundredths (259.09) feet to an angle point.

Thence, N48°48'53"E continuing along said northeastly sideline of Fox Street, a distance of twenty and five-hundredths (20.48) feet to the intersection of said northeastly sideline of Fox Street and the apparent westerly sideline of Anderson Street.

Thence, W12°42'42" along said westerly sideline of Anderson Street, a distance of thirty-one and seven-hundredths (31.07) feet to the westerly corner of land described on a deed to Maine Station Community Center recorded at the Cumberland County Registry of Deeds in Book 27971, Page 22.

Thence, N47°03'15"W along the southeasterly sideline of said land of Maine Station Community Center, a distance of two hundred twenty-nine and one-hundredths (229.09) feet to the westerly 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, Northeastly Sideline of Diamond Street, Northeastly Sideline of Fox Street, & Westerly Sideline of Anderson Street, Portland, Maine," dated November 5, 2012 by Nadeau Land Surveys, Portland, Maine.

Thence, S41°03'35"E along said northeastly sideline of Diamond Street, a distance of two hundred fifty-nine and five-hundredths (259.09) feet to the point of beginning.

The 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).

