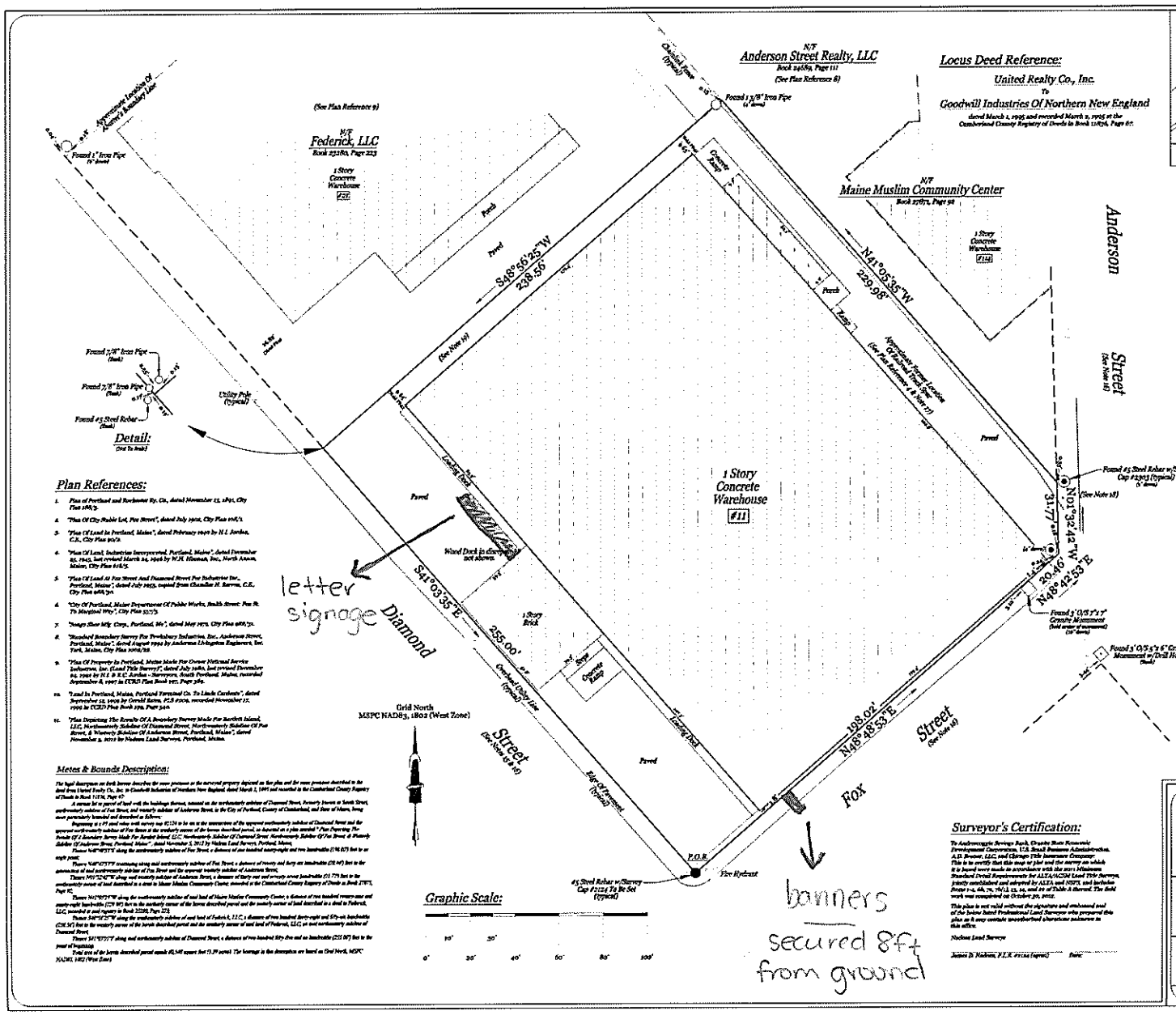

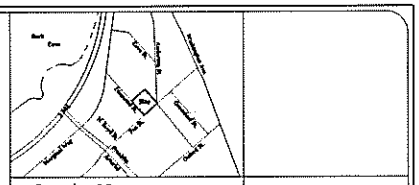

General Notes:

1. This plan is not intended to depict limits or extent of fee title ownership. See Chicago Title Insurance Company Commitment #0001916 For Title Insurance Plan #1200067, 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 undetectable 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 New 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 herein, 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 61,341 square feet (1.39 acres).
11. The apparent right of way lines depicted on this plan are based on the Plan References listed herein and measurements found in the field, and City of Portland Engineering Street Notes.
12. The Locus Parcel does not reside in a Special Flood Hazard Area per FEMA Flood Insurance Rate Map Community Panel Number 230051 0013B, dated December 8, 1998. The parcel resides in Zone C.
13. All building corner offsets to boundary lines are from base of exterior wall. Area of building footprint is 24,860 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 03-206, Smith Street was accepted November 2, 1887 as 50 feet wide. Per City of Portland Records 13-163, Fox Street was accepted May 16, 1872 as 50 feet wide. Per City of Portland Records Vol. 1, Page 232, Anderson Street was accepted July 21, 1896 as 60 feet wide.
17. See CCRD Book 2146, Page 223, dated July 22, 1953, CCRD Book 1873, Page 408, dated January 18, 1946, and CCRD Book 1808, Page 368, dated January 16, 1946, for railroad spur track rights.
18. Apparent encroachment of chain link fence into right of way.
19. See CCRD Book 10878, Page 66, dated February 27, 1992, for the release of any interest the adjoiner (N/F Federick, LLC) may have required 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 adjoiner's business.
20. Locus Parcel is located in I-Ls 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.
    Permanent Setback From Lot Boundary: 15 ft.
21. No records research or site visits have been performed since the date of Plan Reference 12 above herein, November 5, 2012.

Plan References:

1. Plan of Portland and Rockmont Ry. Co., dated November 13, 1891, City Plan 188/3.
2. "Plan Of City Stable Lot, Fox Street", dated July 1902, City Plan 108/1.
3. "Plan Of Land in Portland, Maine", dated February 1925 by H.I. Jordan, C.E., City Plan 90/2.
4. "Plan Of Land, Industrial Incorporated, Portland, Maine", dated December 22, 1945, last revised March 24, 1966 by W.H. Hinman, Inc., North Anson, Maine, City Plan 116/3.
5. "Plan Of Land At Fox Street and Diamond Street For Industrial Inc., Portland, Maine", dated July 1953, copied from Chandler H. Barron, C.E., City Plan 206/30.
6. "City Of Portland, Maine Department Of Public Works, Smith Street: Fox St. To Marginal Way", City Plan 33/75
7. "Sungo Shoe Mfg. Corp., Portland, Me", dated May 1973, City Plan 188/72.
8. "Boundary Survey For Prosthetics Industries, Inc., Anderson Street, Portland, Maine", dated August 1994 by Anderson Livingston Engineers, Inc. York, Maine, City Plan 206/38.
9. "Plan Of Property In Portland, Maine Made For Owner National Service Industries, Inc. (Land Title Survey)", dated July 1980, last revised December 22, 1980 by H.L. & R.C. Jordan - Surveyors, South Portland, Maine, recorded September 8, 1987 in CCRD Plan Book 187, Page 362.
10. "Land In Portland, Maine, Portland Terminal Co. To Linda Cardente", dated September 12, 1990 by Gerald Bates, P.L.S 2109, recorded November 13, 1990 in CCRD Plan Book 198, Page 340.
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 9, 2012 by Nadeau Land Surveys, Portland, Maine.

Metes & Bounds Description:

The legal descriptions set forth herein describe 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 11876, Page 67.

A certain lot or parcel of land with the buildings thereon, situated on the northwesterly 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 in the intersection of the apparent northwesterly sideline of Diamond Street and the apparent northwesterly sideline of Fox Street at the westerly corner of the locus 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 9, 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 N10°32'42"W along said westerly sideline of Anderson Street, a distance of three-hundred seventy-one and twenty-one hundredths (371.21') feet to the northwesterly corner of land described in a deed to Maine Muslim Community Center, recorded at the Cumberland County Registry of Deeds in Book 27071, Page 98;

Thence N41°05'35"W along the northwesterly 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 southerly corner of the locus described parcel and the westerly corner of land described in a deed to Federick, LLC, recorded at said registry in Book 23180, Page 223;

Thence S48°56'25"W along the southeasterly sideline of said land of Federick, LLC, a distance of two-hundred forty-eight and fifty-six hundredths (238.56') feet to the westerly corner of the locus described parcel and the southerly corner of said land of Federick, LLC, at said northwesterly sideline of Diamond Street;

Thence S41°03'35"E along said northwesterly 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 locus described parcel equals 61,341 square feet (1.39 acres). The bearings in the description are based on Grid North, MSPC NAD83, 1802 (West Zone).

Surveyor's Certification:

To Andrescoggin Savings Bank, Granite State Economic Development Corporation, U.S. Small Business Administration, A.D. Denner, 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), 8, 9, and 10 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 unverified observations unknown to this office.

Nadeau Land Surveys

James D. Nadeau, P.L.S. #1124 (signed) 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

918 BRIGHTON AVENUE
PORTLAND, ME 04102

Professional Land Surveyors
Certified Floodplain Managers

PH. (207) 878-0810
FAX (207) 878-7875

RECORD OWNER:	DRAWN BY: TPB	PLAN DATE: 3/7/2013	
Goodwill Industries Of Northern New England 225 Cumberland Avenue Portland, Maine 04101	CHECKED BY: JDN/MLC	SURVEY DATE: Oct. 2012	
	Topcon GPT-3003W & Topcon Hyper II GPS	SCALE: 1" = 20'	
FIELD BOOK: FB 300 & Topcon Ranger	JOB No: 11-1-2012ALTA	SHEET No: SP1 1 of 1	