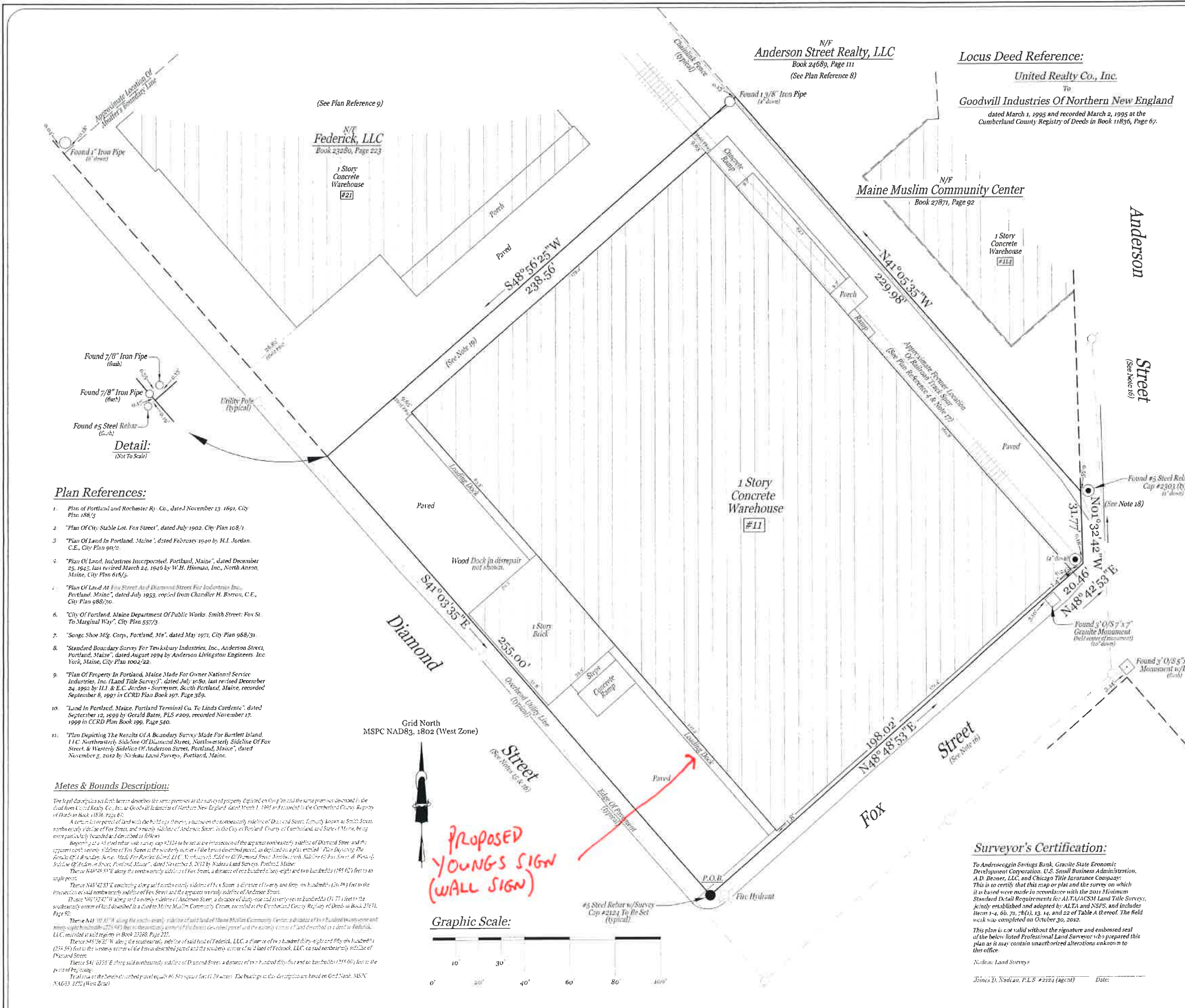


**Location Map:** Not To Scale

**Electronic Stamp**



- General Notes:**
- 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 #12020167, 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:
    - encumbrances other than those that are visible or specifically stated in the referenced documents.
    - building setbacks, easements or restrictive covenants.
    - existing or other fixed 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 "Letter of Agreement", dated October 10, 2010 between Nadeau Land Surveys and the below listed client(s), which shall be considered an integral part of this survey.
  - N/F is an abbreviation for Now 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 herein, except Plan Reference 11.
  - 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.
  - Area of Locus Parcel is 60,340 square feet (1.39 acres).
  - 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.
  - The Locus Parcel does not scale in a Special Flood Hazard Area per FEMA Flood Insurance Rate Map Community-Plan Number 2304131 0013B, issued dated December 8, 1998. The parcel scales in Zone C.
  - All building corner offsets to boundary lines are from base of concrete wall. Area of building footprint is 21,660 square feet.
  - Call 1-888-DIGSAFE at least three business days before performing ANY excavation.
  - Diamond Street formerly known as Smith Street.
  - Per City of Portland Records 22-226, Smith Street was accepted November 2, 1885, at 50 feet wide. Per City of Portland Records 13-473, Fox Street was accepted May 16, 1864 at 50 feet wide. Per City of Portland Records Vol. 4, Page 292, Anderson Street was accepted July 10, 1868 at 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 1808, Page 307, dated January 16, 1946, for railroad spur track rights.
  - Apparent encroachment of chain link fence into right of way.
  - See CCRD Book 1878, Page 45, dated February 27, 1993, 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.
  - Locus Parcel is located in 1-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
    - Permitted Setback 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 Co., dated November 13, 1891, City Plan 186/3
  - "Plan Of City Stable Lot, Fox Street", dated July 1902, City Plan 108/1
  - "Plan Of Land In Portland, Maine", dated February 1940 by H.I. Jordan, C.E., City Plan 94/2
  - "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 618/5
  - "Plan Of Land At Fox Street And Diamond Street For Industries, Inc., Portland, Maine", dated July 1953, copied from Chandler H. Brown, C.E., City Plan 980/20
  - "City Of Portland, Maine Department Of Public Works, Smith Street: Fox St To Marginal Way", City Plan 557/3
  - "Songe Shoe Mfg. Corp., Portland, Me.", dated May 1971, City Plan 968/31
  - "Standard Boundary Survey For Tenksbury 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.I. & 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 Cardinale", dated September 12, 1999 by Gerald Bates, PLS #209, recorded November 17, 1999 in CCRD Plan Book 199, Page 540.
  - "Plan Depicting The Results Of A Boundary Survey Made For Bartlett Island, LLC, Northwestern Sideline Of Diamond Street, Northwestern Sideline Of Fox Street & Western Sideline Of Anderson Street, Portland, Maine", dated November 5, 2012 by Nadeau Land Surveys, Portland, Maine.

**Metes & Bounds Description:**

The legal description set forth herein describes the same premises as the survey 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 as recorded in the Cumberland County Registry of Deeds in Book 24689, Page 111.

A certain lot or parcel of land with the following dimensions, situated on the northerly sideline of Diamond Street, formerly known as Smith Street, northerly 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 located and described as follows:

Beginning at a 3/8" iron pipe (hub) at the intersection of the apparent westerly sideline of Diamond Street and the apparent northerly sideline of Fox Street, as the same is shown and depicted on a plan entitled "Plan Depicting The Results Of A Boundary Survey Made For Bartlett Island, LLC, Northwestern Sideline Of Diamond Street, Northwestern Sideline Of Fox Street & Western Sideline Of Anderson Street, Portland, Maine", dated November 5, 2012 by Nadeau Land Surveys, Portland, Maine;

Thence N48°48'53"E along the northerly sideline of Fox Street, a distance of one hundred (100) feet to an iron pipe;

Thence N48°48'53"E continuing along said northerly sideline of Fox Street, a distance of one hundred (100) feet to the intersection of said northerly sideline of Fox Street and the apparent westerly sideline of Anderson Street;

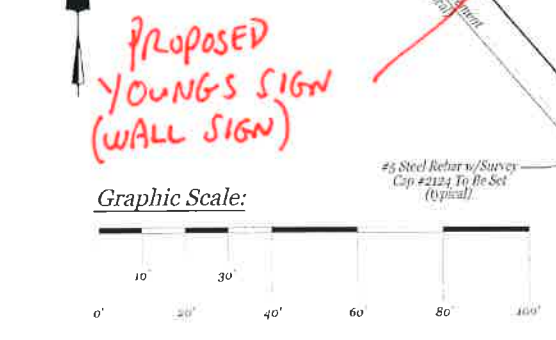
Thence W112°42'11"W along said westerly sideline of Anderson Street, a distance of one hundred (100) feet to the substantially corner of land described in a deed to Maine Muslim Community Center, recorded in the Cumberland County Registry of Deeds in Book 27871, Page 92;

Thence N41°05'35"W along the easterly sideline of said land of Maine Muslim Community Center, a distance of two hundred (200) feet to the intersection of said easterly sideline of said land of Maine Muslim Community Center and the easterly corner of land described in a deed to Federick, LLC, recorded in said registry in Book 23280, Page 223;

Thence S48°56'25"W along the southerly sideline of said land of Federick, LLC, a distance of one hundred (100) feet to the intersection of said southerly sideline of said land of Federick, LLC and the westerly corner of land described in a deed to Federick, LLC, recorded in said registry in Book 23280, Page 223;

Thence S41°03'35"E along said westerly sideline of Diamond Street, a distance of one hundred (100) feet to the point of beginning.

Total area of the lands described herein is 60,340 square feet (1.39 acres). The bearings in this description are based on Grid North, MSPC NAD83, 1802 (West Zone).



**Surveyor's Certification:**

To Andreascogin Savings Bank, Granite State Economic Development Corporation, U.S. Small Business Administration, A.D. Brewer, LLC, and Chicago Title Insurance Company: 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 NSPS, and includes items 1-4, 6, 7, 24(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, PLS #2124 (agc01) Date: \_\_\_\_\_

**Plan Depicting The Results Of An ALTA/ACSM Land Title Survey Made For Bartlett Island, LLC**

Northeasterly Sideline Of Diamond Street, Northwestern Sideline Of Fox Street, & Western 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) 876-7870  
 FAX (207) 878-7871

<b>RECORD OWNER:</b> Goodwill Industries Of Northern New England 333 Cumberland Avenue Portland, Maine 04104	<b>DRAWN BY:</b> TFB <b>CHECKED BY:</b> JDN/MJC <b>INSTR:</b> TFCOM GPT-3002W & TFCOM RPT-11 GPF	<b>PLAN DATE:</b> 3/7/2013 <b>SURVEY DATE:</b> Oct 2012 <b>SCALE:</b> 1" = 20' <b>SHEET No:</b> SP1 of 1
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**FIELD BOOK:** PD 209 & Topcon Ranger