NOTES

1. OWNER OF RECORD: H.P. HOOD & SONS, INC. 500 RUTHERFORD AVENUE, BOSTON, MA 02129 9555/137, LEASE DATED 8-1-67 BETWEEN THE PORTLAND TERMINAL COMPANY AND H.P. HOOD AND SONS, INC.
2. LOCUS IS SHOWN AS BLOCK D LOT 1 ON THE CITY OF PORTLAND ASSESSORS MAP 66.
3. BEARINGS ARE BASED ON CONTROL POINTS FOUND AND USED IN CONJUNCTION WITH THE SURVEY PERFORMED FOR PLAN REFERENCE 1.
4. THE LOCATION OF "OLD" ST. JAMES STREET AS SHOWN IS BASED ON TIES TO THE SIDELINE AND CENTERLINE OF SAID STREET ON FILE WITH THE CITY OF PORTLAND'S ENGINEERING DEPT.
5. "OLD" ST. JAMES STREET WAS DISCONTINUED "FOR HIGHWAY PURPOSES" BY THE CITY COUNCIL OF THE CITY OF PORTLAND, ME. IN BOOK 8882 PAGE 11. A PUBLIC EASEMENT MAY EXIST WITHIN THE LIMITS OF THE LOCATION OF SAID STREET.
6. PORTLAND TERMINAL COMPANY ENTERED INTO AN UNRECORDED LEASE AGREEMENT FOR DRIVEWAY PURPOSES DATED AUGUST 1, 1967 WITH H.P. HOOD AND SONS, INC. THE AREA LABELED LEASE AREA IS SHOWN.
7. THE 6' CHAIN LINK FENCE AND GUARDRAIL LOCATED WITHIN THE LEASED PREMISES AS DESCRIBED ABOVE (SEE NOTE 6) VIOLATE SECTION 1 OF SAID LEASE ("IT IS HEREBY UNDERSTOOD AND AGREED THAT THE LEASEE MAY NOT ERECT BUILDINGS OR OTHER STRUCTURES UPON THE PREMISES HEREBY LEASED").
8. THE UNDERGROUND TANK FILL PIPE IS LOCATED WITHIN THE LEASED PREMISES. THE LOCATION OF THE TANK ITSELF IS UNKNOWN. ALTHOUGH IT APPEARS THAT IT VIOLATES SECTION 1 OF SAID LEASE ("IT IS HEREBY UNDERSTOOD AND AGREED THAT THE LEASEE MAY NOT ERECT BUILDINGS OR OTHER STRUCTURES UPON THE PREMISES HEREBY LEASED").
9. REFERENCE IS MADE TO THE THREE CONDITIONS OF THE PORTLAND TERMINAL COMPANY IN ITS DEED OF A TRIANGULAR PARCEL TO H.P. HOOD AND SONS, INC. IN BOOK 1725 PAGE 49.
10. REFERENCE IS MADE TO LAWYERS TITLE INSURANCE CORPORATION TITLE COMMITMENT FILE NO. 14002-P4 EFFECTIVE DATE 6-17-99 WHICH HAS BEEN REVIEWED BY THIS SURVEYOR.
11. REFERENCE IS MADE TO RESTRICTIONS, COVENANTS AND CONDITIONS SET FORTH IN BOOK 1725, PAGE 49.

NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND:

- IRON ROD TO BE SET
- MONUMENT FOUND
- HYDRANT
- WATER VALVE
- GAS VALVE
- UTILITY POLE W/GUY
- MANHOLE
- CATCH BASIN
- SIGN
- OHW — OVERHEAD WIRE
- GRANITE CURB
- GUARD RAIL
- CHAIN LINK FENCE
- EDGE OF PAVEMENT

GRAPHIC SCALE

0 15' 30' 60' 120'

PLAN REFERENCES

1. "ALTA/ACSM LAND TITLE SURVEY ON PARK AVENUE AND MARSTON STREET PORTLAND, MAINE FOR CHALET SUSSE INTERNATIONAL, INC." DATED DEC. 31, 1993 REVISED 2-4-94 BY OWEN HASKELL, INC.
2. "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR GREATER PORTLAND COUNCIL OF GOVERNMENTS PORTLAND BALE STATION SITE DATE 7-9-1974" BY H.I. & E.C. JORDAN – SURVEYORS.
3. "PLAN OF LAND IN PORTLAND, MAINE FOR HUTCHINS TRANSPORTATION CO. DATED 4-10-84" REVISED 2-25-85 BY OWEN HASKELL, INC.
4. "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY "295" PORTLAND CUMBERLAND COUNTY DATE MAY 1967 SHC FILE NO. 3-185" FILED IN PLAN BOOK 142 PAGE 10.
5. "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY "295" PORTLAND CUMBERLAND COUNTY DATE MAY 1967 SHC FILE NO. 3-185, FILED IN PLAN BOOK 112 PAGE 51.
6. "PLANT ELECTRICAL SYSTEM FLOOD PLANS AND ONE LINE DIAGRAM" H.P. HOOD AND SONS ENGINEERING DEPT. DWG NO. 1970-F1 FILE NO. 81.
7. "H.P. HOOD, INC. PROPOSED BUILDING EXPANSION, MINOR SITE PLAN" DATED 5-9-89 BY DUFRESNE-HENRY, SHEET 1 OF 1.
8. "PLAN OF PART OF DOUGLAS FARM" DATED FEB. 1910 BY E.C. JORDAN.
9. "CITY OF PORTLAND, MAINE, DEPARTMENT OF PUBLIC WORKS, ST. JAMES STREET RELOCATION."
10. "LAND TITLE SURVEY ON ST. JAMES STREET, PORTLAND, MAINE, MADE FOR W. GOODMAN AND SONS, INC." DATED APRIL 26, 1995 BY OWEN HASKELL, INC.
11. "RIGHT OF WAY AND TRACK MAP, PORTLAND TERMINAL OPERATED BY THE PORTLAND TERMINAL COMPANY V-1-A/1.
12. "PLAN OF PROPERTY IN PORTLAND, MAINE, BELONGING TO THE J.B. BROWN AND SONS CORP. AND THE HEIRS OF ST. JOHN SMITH" BY E.C. JORDAN CO.

CERTIFICATION TO:

LAWYERS TITLE INSURANCE CORPORATION
FLEET NATIONAL BANK
AND H.P. HOOD AND SONS, INC.

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS FOR A CATEGORY II, CONDITION II, SURVEY WITH THE FOLLOWING EXCEPTIONS:

1) NO NEW DESCRIPTION WRITTEN
2) NO WRITTEN REPORT
3) IRONS NOT SET TO DATE

3-6-2000
DATE

WILLIAM C. SHIPPEN, PLS NO. 2118

3-6-00 ADDED BLDG DIMEN. ON WEST SIDE

12/02/99	PROPOSED REFRIGERATED ADDITION ADDED
8/11/99	P.O.B. & DEED 1725/49 & CERTIFICATE REVISED
7/19/99	UPDATED-BLDG-NOTES ADDED
9/15/97	ADDED PROPOSED TANK INFORMATION
3/14/96	REVISED CERTIFICATION

LAND TITLE SURVEY

ON

PARK AVENUE, PORTLAND, MAINE

MADE FOR

H.P. HOOD & SONS, INC.

349 PARK AVENUE, PORTLAND, MAINE

OWEN HASKELL, INC.
16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drwn By	RTG	Date	Job No.
Trace By	JLW	JAN. 26, 1996	96002P
Check By	WCS	Scale	Drwg. No.
Book No.	764	1" = 30'	1

Inspection Division
Date: 12/26/13
Mon Nov 06 14:38:27 2000