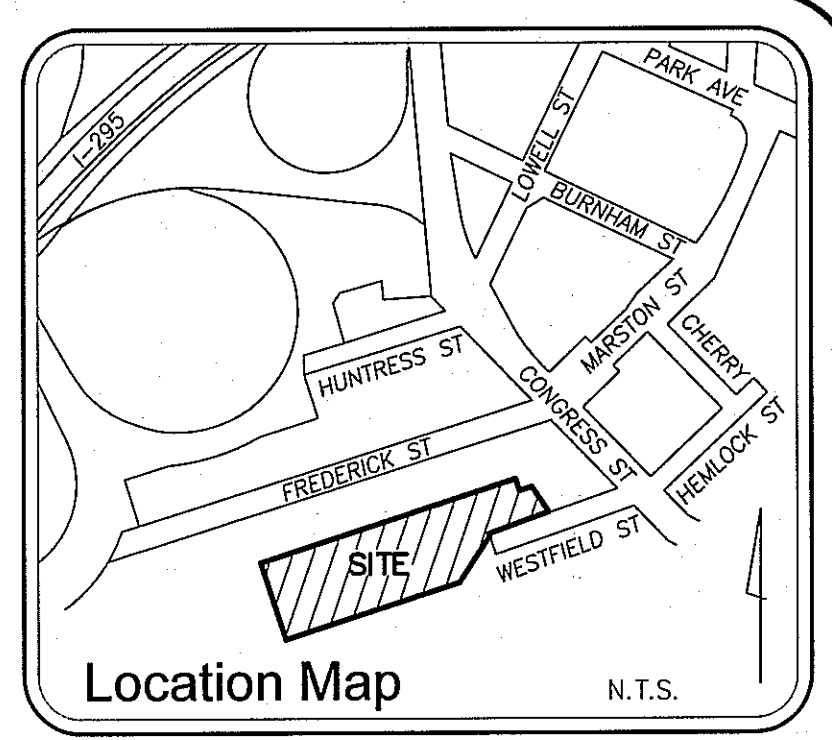
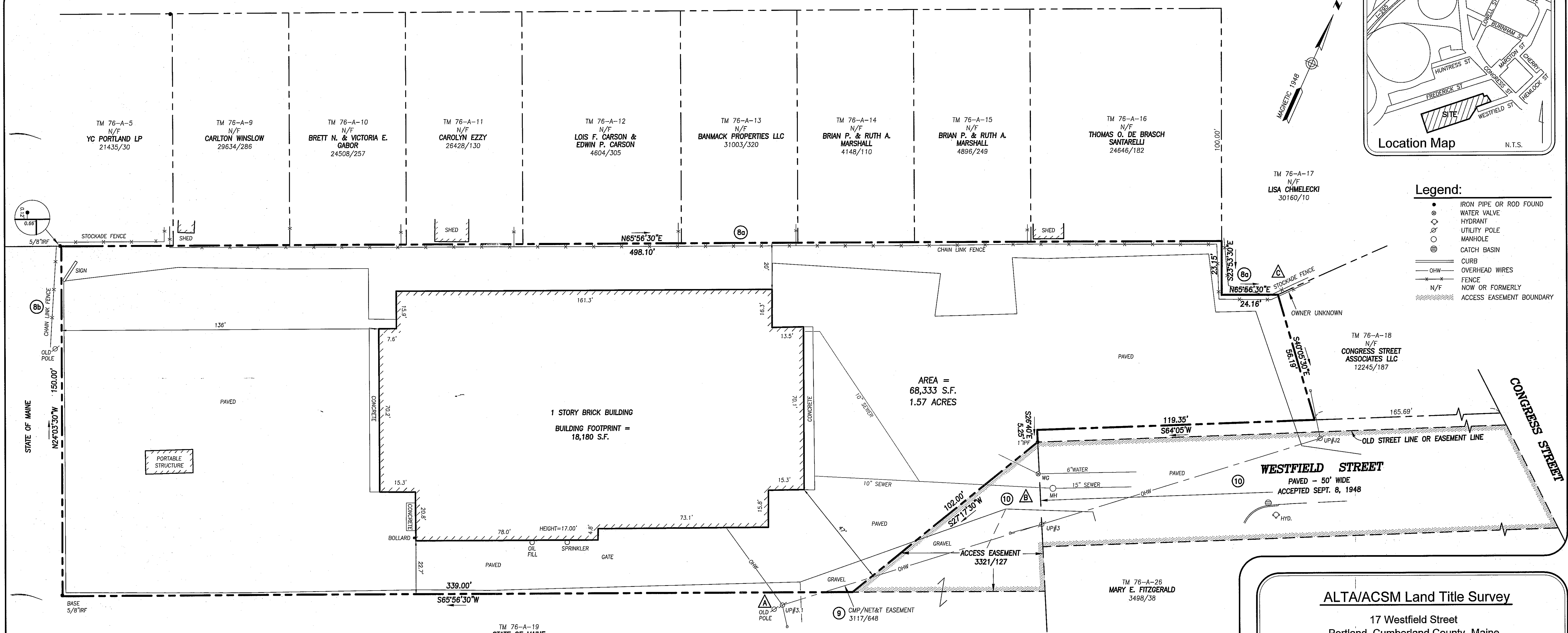


FREDERIC STREET PAVED - PUBLIC



- Legend:**
- IRON PIPE OR ROD FOUND
 - WATER VALVE
 - HYDRANT
 - UTILITY POLE
 - MANHOLE
 - CATCH BASIN
 - CURB
 - OHW OVERHEAD WIRES
 - FENCE
 - N/F NOW OR FORMERLY
 - ACCESS EASEMENT BOUNDARY

Legal Description

EXHIBIT A
 A CERTAIN LOT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATED AT THE WESTERLY TERMINUS OF WESTFIELD STREET IN SAID PORTLAND, BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING ON THE NORTHERLY SIDE OF WESTFIELD STREET AT AN IRON MARKING THE SOUTHWESTERLY CORNER OF THE PARCEL OF LAND CONVEYED BY ETHAN AMES ASSOCIATES TO ALAN PALESTINE ET AL BY INDENTURE DATED MARCH 18, 1964 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2813, PAGE 489; WHICH POINT IS SOUTH 64 DEGREES 05' WEST ONE HUNDRED SIXTY-FIVE AND SIXTY-NINE HUNDRETHS (165.69) FEET FROM THE INTERSECTION OF THE NORTHERLY SIDE OF WESTFIELD STREET AND THE SOUTHWESTERLY SIDE OF CONGRESS STREET; THENCE BY THE NORTHERLY SIDE OF SAID WESTFIELD STREET SOUTH 64 DEGREES 05' WEST ONE HUNDRED NINETEEN AND THIRTY-FIVE HUNDRETHS (119.35) FEET TO AN IRON; THENCE BY THE WESTERLY TERMINUS OF SAID WESTFIELD STREET SOUTH 25 DEGREES 40' EAST A DISTANCE OF FIVE AND TWENTY-FIVE HUNDRETHS (5.25) FEET TO AN IRON; THENCE SOUTH 27 DEGREES 17'30" WEST A DISTANCE OF ONE HUNDRED TWO (102) FEET TO AN IRON; THENCE SOUTH 65 DEGREES 56'30" WEST A DISTANCE OF THREE HUNDRED THIRTY-NINE (339) FEET ALONG LAND OF PORTLAND TERMINAL COMPANY TO AN IRON; THENCE NORTH 24 DEGREES 03'30" WEST A DISTANCE OF ONE HUNDRED FIFTY (150) FEET ALONG LAND OF SAID PORTLAND TERMINAL COMPANY TO AN IRON; SAID IRON BEING ONE HUNDRED (100) FEET, MORE OR LESS, FROM THE SOUTHWESTERLY LINE OF FREDERIC STREET; THENCE BY LAND OF J. H. AND A. B. ROMINSKY, N. S. AND D. S. RIKAS, H. M. AND A. E. DOUGLASS, D. H. AND M. E. BUTEAU, H. S. NEIL, D. T. AND A. M. BOURE, R. T. SMITH, D. T. BOURE, C. C. AND P. G. SAWYER, NORTH 65 DEGREES 56'30" EAST A DISTANCE OF FOUR HUNDRED NINETY-EIGHT AND TEN HUNDRETHS (498.10) FEET TO LAND OF DONALD M. HOWLAND, SAID LINE TO BE PARALLEL TO AND ONE HUNDRED (100) FEET FROM THE SOUTHWESTERLY SIDE OF SAID FREDERIC STREET; THENCE BY LAND OF SAID HOWLAND SOUTH 23 DEGREES 53'30" EAST TWENTY-THREE AND FIFTEEN HUNDRETHS (23.5) FEET TO AN IRON AT THE SOUTHWESTERLY CORNER OF LAND OF SAID HOWLAND; THENCE NORTH 65 DEGREES 56'30" EAST A DISTANCE OF TWENTY-FOUR AND SIXTEEN HUNDRETHS (24.16) FEET TO AN IRON AT THE NORTHWESTERLY CORNER OF LAND OF SAID PALESTINE ET AL; THENCE BY LAND OF SAID PALESTINE ET AL SOUTH 40 DEGREES 05'30" EAST A DISTANCE OF FIFTY-SIX AND NINETEEN HUNDRETHS (56.19) FEET TO THE POINT OF BEGINNING.
 GRANTOR FURTHER QUIT CLAIMS TO GRANTEE A PERMANENT EASEMENT OVER THE PREMISES DESCRIBED AS FOLLOWS:
 ALSO HEREBY CONVEYING A PERMANENT EASEMENT, IN COMMON WITH OTHERS, TO PASS AND REPASS ON FOOT OR IN VEHICLES OVER AND ACROSS THE FOLLOWING DESCRIBED PREMISES:

BEGINNING AT A POINT ON THE SOUTHERLY SIDELINE OF CONGRESS STREET, SAID POINT BEING AT THE INTERSECTION OF SAID SOUTHERLY SIDELINE OF CONGRESS STREET AND THE SOUTHEASTERLY SIDELINE OF THE SECOND EXCEPTED PARCEL OF LAND AS DESCRIBED IN DEED OF FRANKLIN J. ROLLINS TO THE MAINE CENTRAL RAILROAD COMPANY AND THE BOSTON AND MAINE RAILROAD, DATED DECEMBER 26, 1885, AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 523, PAGE 1; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY SIDELINE OF CONGRESS STREET A DISTANCE OF FORTY-NINE AND TWENTY-NINE HUNDRETHS (49.29) FEET, MORE OR LESS, TO THE NORTHWESTERLY SIDELINE OF THE FIRST EXCEPTED PARCEL OF LAND AS DESCRIBED IN THE AFORESAID DEED OF FRANKLIN J. ROLLINS; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY SIDELINE OF SAID FIRST EXCEPTED PARCEL OF LAND A DISTANCE OF THREE HUNDRED SEVEN AND SIXTY-TWO HUNDRETHS (307.62) FEET, MORE OR LESS, TO THE SOUTHWESTERLY SIDELINE OF SAID FIRST EXCEPTED PARCEL OF LAND; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY SIDELINE OF SAID FIRST EXCEPTED PARCEL OF LAND A DISTANCE OF TWENTY (20) FEET, MORE OR LESS, TO A POINT, SAID POINT BEING TWO HUNDRED FIFTY (250) FEET SOUTHEASTERLY FROM, MEASURED AT RIGHT ANGLES TO, THE AFORESAID SOUTHEASTERLY SIDELINE OF FREDERIC STREET; THENCE SOUTHWESTERLY ALONG A LINE PARALLEL WITH AND TWO HUNDRED FIFTY (250) FEET SOUTHEASTERLY OF SAID SOUTHEASTERLY SIDELINE OF FREDERIC STREET A DISTANCE OF EIGHTY-ONE (81) FEET, MORE OR LESS, TO THE SOUTHEASTERLY SIDELINE OF THE PARCEL OF LAND ABOVE DESCRIBED; THENCE NORTHERLY ALONG SAID SOUTHEASTERLY SIDELINE OF THE PARCEL OF LAND ABOVE DESCRIBED; THENCE NORTHERLY ALONG SAID SOUTHEASTERLY SIDELINE A DISTANCE OF ONE HUNDRED TWO (102) FEET, MORE OR LESS, TO A POINT ON THE WESTERLY TERMINUS OF WESTFIELD STREET; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY SIDELINE OF THE AFORESAID PARCEL OF LAND ABOVE DESCRIBED AND ALONG THE SOUTHEASTERLY SIDELINE OF THE SAID PARCEL OF LAND AS DESCRIBED IN THE AFORESAID DEED OF FRANKLIN J. ROLLINS A DISTANCE OF TWO HUNDRED EIGHTY-SEVEN AND THIRTY-NINE HUNDRETHS (287.39) FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
 GRANTOR FURTHER QUIT CLAIMS TO GRANTEE ALL OF THE RIGHT, TITLE AND INTEREST OF GRANTOR IN THE PARCEL CONVEYED TO THE GRANTEE AS DESCRIBED IN QUIT-CLAIM DEED DATED NOVEMBER 2, 1972 FROM THE HENLEY-KIMBALL COMPANY TO GRANTOR RECORDED NOVEMBER 3, 1972 IN BOOK 3321, PAGE 126, REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE, WHICH PARCEL IS FURTHER DESCRIBED IN AGREEMENT DATED OCTOBER 24, 1972 BETWEEN GRANTOR AND THE HENLEY-KIMBALL COMPANY, WHICH AGREEMENT WAS RECORDED NOVEMBER 3, 1972 IN BOOK 3321, PAGE 132, REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE.
 REFERENCE IS MADE TO A CERTAIN PLAN ENTITLED "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR THE HERTZ CORPORATION" DATED SEPTEMBER 12, 1972, WITH LATER ADDITIONS, BY H.I. & E.C. JORDAN WHICH IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 135, PAGE 73.

Schedule B Section 2 Exceptions

- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 COMMITMENT FOR TITLE INSURANCE, TITLE NO. 20414.87
 EFFECTIVE DATE: DECEMBER 6, 2013
- 1-7 NON SURVEY ITEMS
8. THE FOLLOWING WHICH IS DISCLOSED BY A SURVEY ENTITLED "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR THE HERTZ CORPORATION" BY H.I. AND E.C. JORDAN, SURVEYORS, SCALE 1"=20", DATED SEPTEMBER 12, 1972:
- a. POSSIBLE RIGHT, TITLE AND INTEREST OF OTHERS IN THAT PORTION OF THE PREMISES DESCRIBED IN EXHIBIT A HEREOF AS LIES EASTERLY AND NORTHERLY OF SAID PREMISES ON THE EASTERLY AND NORTHERLY BOUNDARY LINE OF SAID PREMISES ON THE EASTERLY AND NORTHERLY BOUNDARY; AND - AS SHOWN ON PLAN
 - b. ENCROACHMENT BY THE FENCE APPURTENANT TO THE PREMISES ONTO THE LAND WESTERLY AND SOUTHERLY OF THE SAID PREMISES - AS SHOWN, SOUTHERLY FENCE NO LONGER EXISTS
9. EASEMENT TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, ESTABLISHED BY INSTRUMENT DATED DECEMBER 2, 1969, RECORDED WITH SAID DEEDS IN BOOK 3117, PAGE 648 - AS SHOWN ON PLAN
10. RIGHTS OF OTHERS, THE CITY OF PORTLAND AND THE PUBLIC GENERALLY IN THE EASEMENT AREA SET FORTH AS APPURTENANT IN EXHIBIT A HEREOF - AS SHOWN ON PLAN

Flood Zone Note:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 23000, WHICH BEARS AN EFFECTIVE DATE OF AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

Apparent Encroachments

- ▲ OVERHEAD WIRE ONTO STATE OF MAINE
- ▲ UTILITIES IN ACCESS EASEMENT
- ▲ CORNER OF STOCKADE FENCE ENCROACHES

Notes:

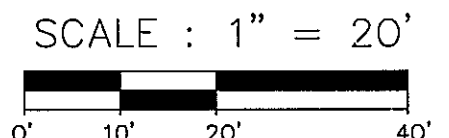
1. OWNER OF RECORD: ERVING H. BICKFORD AND MARILYN P. BICKFORD LIVING TRUST, C.C.R.D. BOOK 28497 PAGE 322.
2. PARCEL IS SHOWN AS LOT 31 ON CITY OF PORTLAND ASSESSORS MAP 76 BLOCK A.
3. BEARINGS ARE MAGNETIC 1948 BASED ON MARKERS FOUND PER PLAN REFERENCE 1.
4. NO EVIDENCE WAS OBSERVED OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OR EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL. NO PROPOSED CHANGES IN STREET LINES ARE KNOWN BY THIS SURVEYOR.
5. THE SURVEY WAS PERFORMED UNDER WINTER CONDITIONS OF SNOW AND ICE.
6. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS AND ARE APPROXIMATE ONLY.
7. PORTIONS OF CHAIN LINK FENCE ON PREMISES IN DISREPAIR AND MAY LEAN OVER PROPERTY LINE.
8. THE 2 FOOT STRIP INCLUDED IN LOCUS DEED AND AS DESCRIBED IN 3321/126 NOT SHOWN.

Plan References:

1. "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR THE HERTZ CORPORATION" DATED SEPT. 12, 1972 REVISED SEPT. 30, 1975 BY H.I. & E.C. JORDAN-SURVEYORS RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 135 PAGE 73.

Zoning Information:

NONE PROVIDED BY TITLE INSURER.



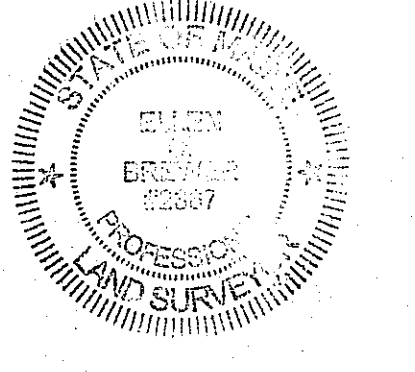
ALTA/ACSM Land Title Survey

17 Westfield Street
 Portland, Cumberland County, Maine
 made for
 Westfield Street Realty LLC
 owner of record
 Erving H. Bickford & Marilyn P. Bickford Living Trust

Surveyor's Certification

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 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 27, 2013.

ELLEN C. BREWER
 PROFESSIONAL LAND SURVEYOR NO. 2367
 IN THE STATE OF MAINE
 DATE OF PLAN: JANUARY 8, 2014
 REVISION DATE:



OHI JOB NO. 2013-222P

OWEN HASKELL, INC.

PROFESSIONAL LAND SURVEYORS
 390 U.S. Route One, Unit #10
 Falmouth, Maine 04105
 Tel. (207)774-0424 Fax (207)774-0511
 www.owenhaskell.com

