

- Legend:**
- IRON PIPE OR ROD FOUND
 - MONUMENT FOUND
 - WATER VALVE
 - UTILITY POLE
 - MANHOLE
 - CATCH BASIN
 - SLOTLAND
 - ELECTRICAL OR GAS METER
 - CUBED
 - OVERHEAD WIRES
 - FENCE
 - NOW OR FORMERLY DEED BOOK/PAGE
 - IRON PIPE OR ROD FOUND SPACES
 - P.O.C.
 - POINT OF COMMENCEMENT
 - POINT OF BEGINNING
 - SCHEDULE B EXCEPTION
 - INTERIOR DEED LINE
 - PROPERTY LINE

Plan References:

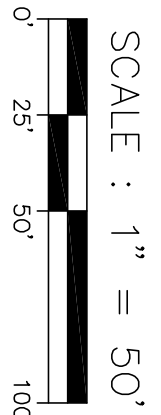
- PLAN OF LAND OF EDWARD L. BROWN, PORTLAND, MAINE" SEPT. 1945 BY H.I. JORDAN CIVIL ENGINEER.
- PLAN OF LAND OF AMERICAN CAN. CO., PORTLAND, MAINE" SEPT. 27, 1918 BY E.C. JOHNSON CO., CIVIL ENGINEERS.
- CITY BLUE SHEETS FOR READ STREET, PROVIDED BY THE CITY OF PORTLAND.

Flood Zone Note:

BEARING PLOTTING ONLY. THIS PROPERTY IS IN ZONE X OF THE FLOOD DAMAGE PREVENTION AND REDUCTION ACT OF 1973. THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

Zoning Information:

NONE PROVIDED BY TITLE INSURER



Possible Encroachments:

▲ ENTRANCE TO ABUTTER CROSSES OVER LOCUS PROPERTY

Notes:

- OWNER OF RECORD: J.B. BROWN & SONS. TAX MAP 147, LOTS B-1, B-2 & B-3 DEED BOOK 3479, PAGE 163
- BEARINGS ARE BASED ON PLAN REFERENCE 1, MAGNETIC, 1945.

Utility Note:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY. 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. THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION PHYSICALLY LOCATED THE UNDERGROUND UTILITIES CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.

Legal Description

A CERTAIN LOT OR PARCEL OF LAND WITH THE BUILDING THEREON SITUATED ON THE SOUTHWESTLY CORNER OF THE INTERSECTION OF CANCO ROAD AND THE WESTERNLY BOUNDARY OF THE LOT DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTLY CORNER OF LAND NOW OR FORMERLY OF GILBERT F. CONGON III ET ALS RECORDED IN DEED BOOK 31249 PAGE 506 AS SHOWN ON PLAIN UNITED 141A/ACSM LAND TITLE SURVEY 150-184 READ STREET, PORTLAND, CUMBERLAND COUNTY, MAINE 2016 BY OWEN HASKELL, INC. (THE "PLAN");

THENCE N 44°45'00" W ALONG THE NORTHERLY LINE OF LAND OF SAID CONGON 373.46 FEET TO SOUTHWESTLY CORNER OF THE LOT HEREBY DESCRIBED LABELED AS "REMAINING LOT #182 - #184 READ ST." AND THE SOUTHWESTLY CORNER OF THE LOT LABELED AS "REMAINING LOT #150 READ ST." AS SHOWN ON SAID PLAN, ALSO BEING THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING N 44°45'00" W CONTINUING ALONG THE NORTHERLY LINE OF LAND OF CONGON 168.84 FEET TO AN ANGLE POINT;

THENCE N 45°42'00" W CONTINUING ALONG THE NORTHERLY LINE OF LAND OF LONGON 282.30 FEET TO THE EASTERNLY LINE OF LAND NOW OR FORMERLY OF PORTLAND TERMINAL COMPANY;

THENCE N 04°23'00" E ALONG THE EASTERNLY LINE OF LAND OF SAID PORTLAND TERMINAL COMPANY 147.70 FEET TO THE SOUTHWESTLY CORNER OF THE LOT HEREBY DESCRIBED AND THE NORTHWESTERLY ANGLE POINT IN SAID SCHEDULE;

THENCE S 45°42'00" E ALONG THE EASTERNLY SIDELINE OF READ STREET 639.23 FEET TO AN ANGLE POINT IN SAID SCHEDULE;

THENCE S 44°45'00" E CONTINUING ALONG THE EASTERNLY SIDELINE OF READ STREET 172.42 FEET TO THE NORTHEASTLY CORNER OF THE LOT HEREBY DESCRIBED AND THE NORTHWESTERLY CORNER OF LAND OF SAID "REMAINING LOT #150 READ ST.";

THENCE S 45°45'00" W ALONG THE WESTERNLY LINE OF THE "REMAINING LOT #150 READ ST." 424.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE EXCLUSIVE RIGHT TO USE, OCCUPY AND CROSS SAID FHTY (60) FOOT SIDE STRIP OF LAND WITH SWITCH RAILROAD TRACKS LOCATED ON THE PREMISES HEREBY COVERED, TOGETHER WITH A CERTAIN PERPETUAL, NON-EXCLUSIVE RIGHT AND EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS AND UTILITY ACCESS TO AND FROM READ STREET IN COMMON WITH OTHERS, AS SHOWN ON SAID PLAN, ALSO BEING THE POINT OF BEGINNING OF SAID "REMAINING LOT #150 READ ST." AND THE SOUTHWESTLY CORNER OF THE LOT LABELED AS "REMAINING LOT #182 & #184";

BEING A PORTION OF THE PREMISES COVERED TO J.B. BROWN & SONS BY AMERICAN CAN COMPANY IN A DEED DATED OCTOBER 29, 1973 AND RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS IN BOOK 3479, PAGE 163.

Schedule B Section 2 Exceptions:

- AMERICAN LAND TITLE ASSOCIATION
COMMENT NUMBER: 16-SHIP/200-182184, EFFECTIVE DATE: FEBRUARY 8, 2016
- TITLE TO AND RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THEREIN IN AND TO THOSE PORTIONS OF THE PUBLIC RIGHTS WHICH WITHIN THE BOUNDS OF ADJACENT STREETS, ROADS, AND WAYS - NON SURVEY ITEM
 - ANY EXCEPTION, RESERVATION, RESTRICTION, EASEMENT OR CONDITION SET OUT IN THE ATTACHED EXHIBIT A. - NON SURVEY ITEM
 - POSSIBLE RIGHTS OF OTHERS IN AND TO THE 50' WIDE STRIP OF LAND ADJACENT TO THE PORTLAND TERMINAL COMPANY AND THE 40' STRIP OF LAND ADJACENT TO THE CONGON PARCEL, AS REFLECTED IN THE MUTUAL RELEASE RECORDED AT BOOK 10288, PAGE 185. - AS SHOWN
 - UTILITY EASEMENT SET FORTH IN AN INSTRUMENT FROM J.B. BROWN & SONS TO THE PORTLAND WATER DISTRICT, DATED AUGUST 6, 1978 AND RECORDED AT BOOK 3893, PAGE 284. - AS SHOWN
 - UTILITY EASEMENT SET FORTH IN AN INSTRUMENT FROM J.B. BROWN & SONS TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE & TELEGRAPH CO. DATED SEPTEMBER 7, 1976 AND RECORDED AT BOOK 3826, PAGE 7. - AS SHOWN
 - UTILITY EASEMENT SET FORTH IN AN INSTRUMENT FROM J.B. BROWN & SONS TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE & TELEGRAPH CO. DATED 1976 AND RECORDED AT BOOK 4239, PAGE 327. - AS SHOWN
 - UTILITY EASEMENT SET FORTH IN AN INSTRUMENT FROM J.B. BROWN & SONS TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE & TELEGRAPH CO. DATED FEBRUARY 20, 1998 AND RECORDED AT BOOK 13705, PAGE 9. - AS SHOWN
 - TERMS AND AGREEMENTS SET FORTH IN THE MUTUAL RELEASE BY AND AMONG J.B. BROWN & SONS AND BARBARA C. LITTLEFIELD, VIRGINIA CONGON & F. GILBERT CONGON, JR. AND ANITA C. SHICKEL, DATED AUGUST 11, 1992 AND RECORDED AT BOOK 10288, PAGE 185. - AS SHOWN
 - NOTES, EASEMENTS AND OTHER MATTERS ATTACHED TITLE WHICH MAY BE SHOWN OR REFERENCED ON THE PLAN ENTITLED "141A/ACSM LAND TITLE SURVEY, 150-184 READ STREET, PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR RECORD OWNER J.B. BROWN & SONS," DATED JANUARY 16, 2016 BY OWEN HASKELL, INC. - SEE REFERENCED PLAN
 - TERMS, CONDITIONS AND AGREEMENTS PERTAINING TO THE USE AND MAINTENANCE OF PERPETUAL EASEMENT SET FORTH IN THE DEED FROM J.B. BROWN & SONS TO SHIPYARD BREWING COMPANY, LIMITED LIABILITY COMPANY, DATED _____, 2016 AND RECORDED AT BOOK _____, PAGE _____

ALTA/ACSM Land Title Survey

150-184 Read Street
Portland, Cumberland County, Maine
Made for Record Owner
J.B. Brown & Sons
36 Danforth Street, Portland, Maine
Surveyor's Certification

TO: J.B. BROWN & SONS, SHIPYARD BREWING COMPANY LLC & CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED, WAS MADE IN ACCORDANCE WITH THE 2011 ANNUAL MEETING REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, IDENTIFY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 7(b), 7(c), 8, 9, 11(a), & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 2015.

RAVON R. LOUBIER
PROFESSIONAL LAND SURVEYOR NO. 2407
DATE OF PLAN: MARCH 2, 2016
REVISION DATE:

OH: JOB NO. 2015-242P

OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 U.S. ROUTE ONE, UNIT 10
FALMOUTH, MAINE 04105
Tel. (207) 774-0424 www.owenhaskell.com