A CERTAIN LOT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATED AT MORRILL'S CORNER SO-CALLED, IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

WESTERLY BY FOREST AVENUE: NORTHWESTERLY BY ALLEN AVENUE, EASTERLY BY A LINE WHICH FORMERLY MARKED THE WESTERLY LINE OF THE LOCATION OF THE MAINE CENTRAL RAILROAD COMPANY (NOW THE PORTLAND TERMINAL COMPANY); SOUTHWESTERLY BY A LINE WHICH WAS FORMERLY THE NORTHEASTERLY LINE OF THE LOCATION OF THE PORTLAND & ROCHESTER RAILROAD COMPANY (NOW THE LOCATION OF SAID PORTLAND TERMINAL COMPANY).

EXCEPTING FROM THE ABOVE-DESCRIBED PREMISES SUCH PORTION THEREOF AS WAS TAKEN BY VIRTUE OF A NOTICE OF LAYOUT AND TAKING BY THE STATE OF MAINE DEPARTMENT OF TRANSPORTATION, DATED JUNE 26, 2002 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 18020, PAGE 286.

A CERTAIN LOT OR PARCEL OF LAND SITUATED ON THE EASTERLY SIDE OF FOREST AVENUE IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDELINE OF FOREST AVENUE AT THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF WOK INN DESCRIBED IN BOOK 6875, PAGE 46;

THENCE N 87° 18' 40" E ALONG LAND OF SAID WOK INN 213.76 FEET TO A POINT;

THENCE SOUTHEASTERLY ACROSS LAND OF PORTLAND TERMINAL COMPANY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1513.12 FEET AND AN ARC LENGTH OF 134.62 FEET TO A POINT 22 FEET FROM AND NORMAL TO BASELINE STATION 138+36.89 FROM VALUATION SECTION 1-B WHICH CURVE HAS A CHORD OF S 43° 30′ 16″ E AND 134.58 FEET;

THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1273.00 AN ARC DISTANCE OF 303.04 FEET TO A POINT ON THE EASTERLY SIDELINE OF FOREST AVENUE WHICH POINT IS 22 FEET FROM AND NORMAL TO BASELINE STATION 141+34.78 FROM VALUATION SECTION 1-B WHICH CURVE HAS A CHORD OF N 78° 38′ 44″ W AND 302.35 FEET;

THENCE N 19° 08' 02" W ALONG THE EASTERLY SIDELINE OF FOREST AVENUE 29.70 FEET TO THE POINT OF BEGINNING.

Utility Service Information

	GAS SERVICE BAY STATE GAS COMPANY, PO BOX 3586 PORTLAND, MAINE 04104	RICK BELLEMARE	207-797-8002 X6246
	ELECTRIC CENTRAL MAINE POWER, 162 CANCO ROAD PORTLAND, MAINE 04103	TOM ATWOOD	207-791-1022
	WATER PORTLAND WATER DISTRICT, 225 DOUGLASS STREET PO BOX 3553 PORTLAND, MAINE 04104-35		207-774-5961 X3072
	PHONE AT & T, 45 FOREST AVENUE PORTLAND, MAINE 04101	ALICE COUGHLAN	207-879-5050
	VERIZON/FAIRPOINT MARTIN B. PEASE 5 DAVIS FARM ROAD PORTLAND, MAINE 04103	KATHLEEN DUMAINE	603-645-3343
*	CABLE TIME WARNER 118 JOHNSON ROAD PORTLAND, MAINE 04102	DON JOHNSON	207-253-2291

Title Notes

REFERENCE SHOULD BE MADE TO FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE; FILE NO.: NCS-683589-NAS; EFFECTIVE DATE: AUGUST 8, 2014.

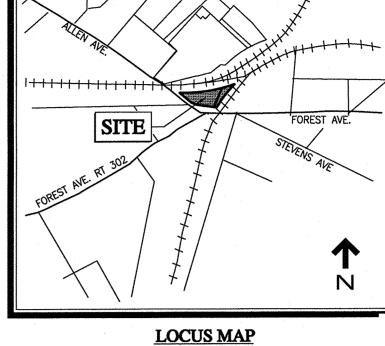
SCHEDULE B-2 EXCEPTIONS

- RIGHTS AND EASEMENTS GRANTED TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY AS SET FORTH IN AN INSTRUMENT FROM COMMUNITY OIL COMPANY, INC., DATED OCTOBER 7, 1955 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2276, PAGE 291. NOT ABLE TO PLOT.
- RIGHTS AND EASEMENTS GRANTED TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY AS SET FORTH IN AN INSTRUMENT FROM FOX & GINN MOVING & STORAGE CO., DATED AUGUST 11, 1969 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3106, PAGE 592. AS SHOWN ON PLAN.
- RIGHTS AND EASEMENTS GRANTED TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY AS SET FORTH IN AN INSTRUMENT FROM HERBERT E. GINN AND ADAH P. GINN, DATED OCTOBER 29, 1976 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3943, PAGE 301. AS SHOWN ON PLAN.
- NOTICE OF LAYOUT AND TAKING BY THE STATE OF MAINE DEPARTMENT OF TRANSPORTATION FOR A PORTION OF STATE HIGHWAY "14" AGAINST WOK INN, ET AL., DATED JUNE 26, 2002 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 18020, PAGE 286 AS DEPICTED ON A PLAN ENTITLED 'STATE OF MAINE DEPARTMENT OF TRANSPORTATION STATE HIGHWAY "14" (MORRILLS CORNER), DATED DECEMBER 2001 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 204, PAGES 485 AND 486. AS SHOWN ON PLAN.
- SUCH STATE OF FACTS AS SHOWN ON A PLAN OF TAKING RECORDED IN THE RECORDS OF THE COUNTY COMMISSIONERS FOR THE COUNTY OF CUMBERLAND IN VOLUME 5, PAGE 49, AS REFERENCED IN THE DEED FROM HERBERT E. GINN AND ROBERT E. GINN TO WOK INN, DATED AUGUST 15, 1985 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 6875, PAGE 46. NOT ABLE TO PLOT-PLAN NOT FOUND. NOTE: SAID PLAN IS NO LONGER LOCATED IN THE OFFICE OF THE COUNTY COMMISSIONERS.
- TERMS AND CONDITIONS OF A RELEASE DEED FROM PORTLAND TERMINAL COMPANY TO SS MORRILLS, LLC DATED MARCH 24, 2005 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 22477, PAGE 21. AS SHOWN ON PLAN.
- SUCH STATE OF FACTS AS SHOWN ON A PLAN ENTITLED "PLAN OF LAND" ON FOREST AVENUE, PORTLAND, MAINE TO BE CONVEYED TO SS MORRILLS, LLC" DATED MARCH 23, 2005 BY OWEN HASKELL, INC. AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 205, PAGE 199. AS SHOWN ON PLAN.
- MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF RIGHTS AND FINANCING STATEMENT FROM BVM PORTLAND, LLC TO BATH SAVINGS INSTITUTION IN THE ORIGINAL PRINCIPAL AMOUNT OF \$500,000.00 DATED MARCH 19, 2014 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 31396, PAGE 325. NOT ABLE TO PLOT.
- ASSIGNMENT OF LEASES AND RENTS FROM BVM PORTLAND, LLC TO BATH SAVINGS INSTITUTION DATED MARCH 19, 2014 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 31397, PAGE 1. NOT ABLE TO PLOT.

Possible Encroachments

GREASE TRAP OVER EASTERLY BOUNDARY LINE 5.5'. RAILROAD CROSSING SIGN ON NORTHWESTERLY BOUNDARY 2.2'. HIGHWAY ROUTE SIGN ON SOUTHWESTERLY BOUNDARY 1.6'.

D ACCESS FOR RAILROAD ON SECOND PARCEL.



(NOT TO SCALE)

General Notes

- 1. THE OWNER OF RECORD AT THE TIME OF THE SURVEY IS: BVM PORTLAND, LLC BOOK 31396, PAGE 322
- 2. THE PROPERTY LINES SHOWN WERE DETERMINED BY VHB FROM AN ACTUAL FIELD SURVEY CONDUCTED IN FEBRUARY 2015.
- 3. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AERIAL MAPPING FROM 2008 SUPPLEMENTED BY AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VANASSE HANGEN BRUSTLIN, INC. IN FEBRUARY 2015 AND FEBRUARY 2016.
- 4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND DESIGN PLANS. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
- 5. BEARINGS ARE BASED ON MAINE STATE PLANE WEST.
- 6. THE SITE LIES ENTIRELY WITHIN ZONE X (AREA OUTSIDE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR CITY OF PORTLAND, MAP NUMBER 2300510007C, EFFECTIVE DATE DECEMBER 8, 1998.
- 7. THE SITE LIES PARTIALLY WITHIN THE INDUSTRIAL-LOW IMPACT ZONING DISTRICT (IL) AND THE BUSINESS COMMUNITY (B2) AS DEFINED BY THE CITY OF PORTLAND ZONING BYLAWS - AS AMENDED JULY 23, 2012. DIMENSIONAL REQUIREMENTS FOR A COM DISTRICT AT THE TIME OF THIS SURVEY ARE AS FOLLOWS:

i ollo iio.		
	(IL)	(B2)
MINIMUM LOT AREA		NONE
MINIMUM LOT FRONTAGE	100 FEET	20 FEET
MINIMUM FRONT YARD SETBACK	25 FEET	NONE
MINIMUM SIDE YARD SETBACK	25 FEET	NONE*
MINIMUM REAR YARD SETBACK	25 FEET	10 FEET*
MAXIMUM BUILDING HEIGHT	45 FEET	45 FEET
* 5 FEET FOR ACCESSORY STRUCT	TURES	

- 8. 49 PAINTED PARKING SPACES WERE OBSERVED ON LOT 1.
- 9. CONTOURS AND SPOT ELEVATIONS SHOWN ARE BASED UPON N.A.V.D. 1988.
- 10. NO WETLANDS WERE OBSERVED ON SITE.
- 11. MANHOLE INVERT ELEVATIONS ARE ANNOTATED IN A CLOCKWISE DIRECTION, ENDING WITH THE INVERT OUT.
- 12. NO CEMETERIES WERE OBSERVED ON SITE.

COMPANY:

FEBRUARY 2015 AND FEBRUARY 2016.

13. NO EVIDENCE OF CURRENT EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED AT THE TIME OF THIS SURVEY.

AUTOZONE DEVELOPMENT CORPORATION; AND FIRST AMERICAN TITLE INSURANCE

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 IN 2011, AND INCLUDES ITEMS 2-6(a), 7(a), 8,9, 11(b), 13, 16-18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN

Vanasse Hangen Brustlin, Inc.

Transportation Land Development **Environmental Services**

2 Bedford Farms Drive, Suite 200 Bedford, New Hampshire 03110 603.391.3900 • FAX 603.518.7495

Legend

DRAIN MANHOLE ■ CATCH BASIN S SEWER MANHOLE © ELECTRIC MANHOLE **TELEPHONE MANHOLE** MANHOLE BOLLARD WATER GATE FIRE HYDRANT GAS GATE

 □ LIGHT POLE -O- UTILITY POLE GUY POLE GUY WIRE

- STREET SIGN

MONITORING WELL WELL WELL

F.F.E.=45.27' FINISHED FLOOR ELEVATION EDGE OF PAVEMENT CONCRETE CURB VERTICAL GRANITE CURB SLOPED GRANITE EDGE BITUMINOUS BERM BITUMINOUS CURB DOUBLE YELLOW LINE SINGLE WHITE LINE GUARD RAIL-STEEL POST GUARD RAIL-WOOD POST --- STOCKADE FENCE DRAINAGE LINE ---- OVERHEAD WIRE ----E UNDERGROUND ELECTRIC T TELEPHONE LINE - G - GAS LINE

OOOOOOO STONE WALL

TREE LINE

SURVEYED SNOW OBSCURED AREAS Designed by CAD checked by Scale None

Project Title Proposed AutoZone #3879

1201 and 1207 Forest Avenue Portland, Maine 04103 Issued for

ALTA/ACSM Land Title Survey

Existing Conditions Plan of Land - Notes

Drawing Number

February 23, 2015

Project Number 52359.00

52359EX.DWG