

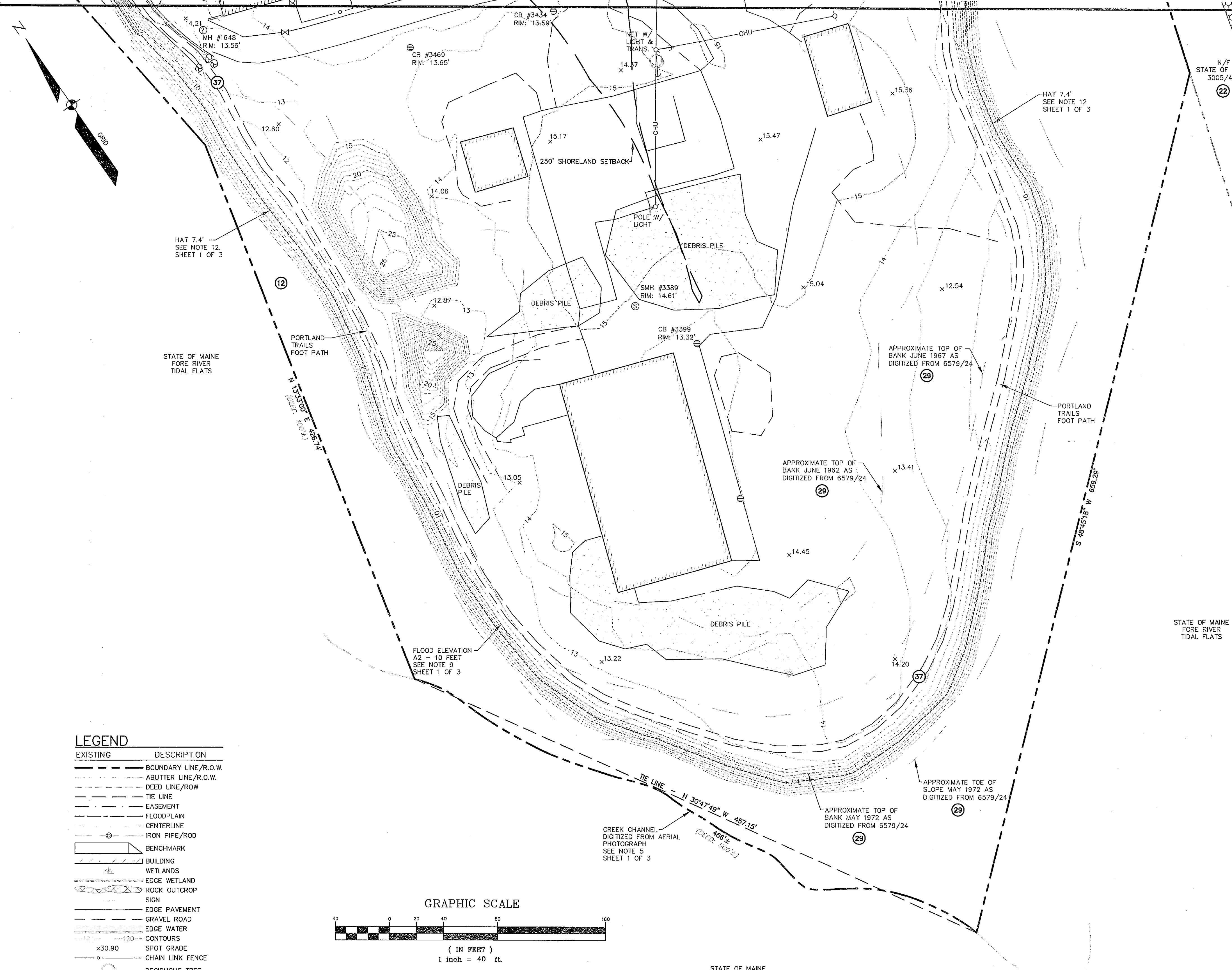
MATCH LINE

SEE SHEET 2

FIRST AMERICAN TITLE INSURANCE COMPANY - FILE NO. 10-5125 - COMMITMENT FOR TITLE INSURANCE

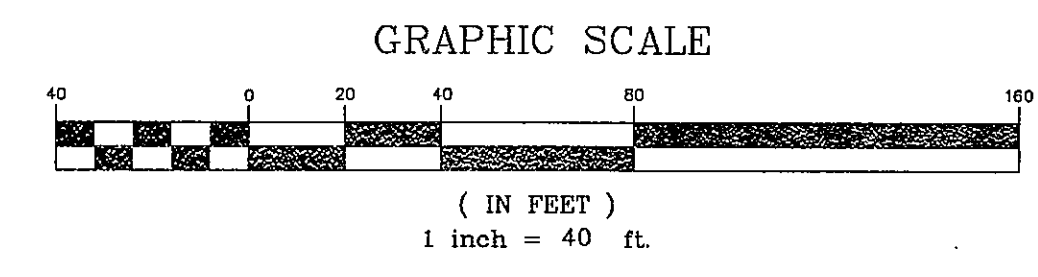
SCHEDULE B - SECTION 2 EXCEPTIONS

- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN IN THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION OF THE LAND.
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN IN THE PUBLIC RECORDS.
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS, OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
- SHORTAGES IN ACRESAGES OR AREA WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
- TITLE TO AND RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THOSE PORTIONS OF THE INSURED PREMISES LYING WITHIN THE BOUNDS OF ADJACENT STREETS, ROADS AND WAYS.
- REAL ESTATE TAXES AND MUNICIPAL CHARGES AS FOLLOWS: SUBJECT TO TAXES AND ASSESSMENTS FOR THE YEAR 2010 AND ALL SUBSEQUENT YEARS.
- TITLE TO THAT PORTION OF THE PROPERTY LYING BELOW THE MEAN HIGH WATER MARK OF THE FORE RIVER.
- RIPARIAN RIGHTS OF OTHERS IN AND TO AN UNNAMED CREEK AS THE SAME PASSES BY OR THROUGH THE INSURED PREMISES.
- RIGHTS OF THE UNITED STATE OF AMERICA, THE STATE OF MAINE, AND THE PUBLIC GENERALLY IN AND TO THAT PORTION OF THE INSURED PREMISES LYING BELOW THE MEAN HIGH WATER MARK OF THE FORE RIVER.
- TITLE TO THOSE PORTIONS OF THE INSURED PREMISES COMPRISING FLOOD LANDS FILLED SUBSEQUENT TO OCTOBER 1, 1975.
- SUCH STATE OF FACTS SHOWN ON THE PLAN ENTITLED "PLAN SHOWING CENTERLINE OF CREEK AND WEST SIDE OF EMBANKMENT AT THOMPSON'S POINT", RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS ON MAY 2, 1907 IN PLAN BOOK 11, PAGE 47.
- RIGHTS AND EASEMENTS FROM UTILITIES DISTRIBUTORS, INC. TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY AS SET FORTH IN AN INSTRUMENT DATED JUNE 16, 1949 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 1966, PAGE 316.
- RIGHTS AND EASEMENTS FROM P.H. AND L.M. BROWN COMPANY TO CENTRAL MAINE POWER COMPANY AS SET FORTH IN AN INSTRUMENT DATED JULY 16, 1951 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2051, PAGE 425.
- RIGHTS AND EASEMENTS EXCEPTED AND RESERVED IN A DEED FROM SUBURBAN-U.D.I. CO. OF MAINE TO PETER A. ANDERSON AND E. MARTIN ANDERSON, DATED AUGUST 18, 1953 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2146, PAGE 304.
- SUBJECT TO AND WITH THE BENEFIT OF THE RIGHTS AND EASEMENTS GRANTED IN A DEED FROM SUBURBAN-U.D.I. CO. OF MAINE TO PETER A. ANDERSON AND E. MARTIN ANDERSON, DATED AUGUST 18, 1953 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2146, PAGE 304.
- RIGHTS AND EASEMENTS FROM E. MARTIN ANDERSON ET AL TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY AS SET FORTH IN AN INSTRUMENT DATED SEPTEMBER 9, 1959 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2525, PAGE 212.
- RIGHTS AND EASEMENTS FROM SUBURBAN PROPANE UTILITY GAS COMPANY TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY AS SET FORTH IN AN INSTRUMENT DATED DECEMBER 20, 1959 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2525, PAGE 256.
- NOTE: A SURVEY MAY DETERMINE THAT THIS EASEMENT DOES NOT ENCUMBER THE SMALL PARCEL LATER CONVEYED BY SUBURBAN PROPANE TO MECAW INDUSTRIES.
- RIGHTS AND EASEMENTS FROM MECAW INDUSTRIES TO PORTLAND GAS LIGHT COMPANY AS SET FORTH IN AN INSTRUMENT DATED MAY 9, 1963 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2673, PAGE 44.
- SUBJECT TO AND WITH THE BENEFIT OF THE RIGHTS AND EASEMENTS EXCEPTED AND RESERVED IN A DEED FROM MECAW INDUSTRIES TO SUBURBAN PROPANE GAS CORPORATION DATED NOVEMBER 24, 1965 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2935, PAGE 236.
- RIGHTS AND EASEMENTS EXCEPTED AND RESERVED IN A DEED FROM SUBURBAN PROPANE GAS CORPORATION TO MECAW INDUSTRIES DATED OCTOBER 22, 1965 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2935, PAGE 239.
- NOTICE OF LAYOUT AND TAKING BY THE STATE OF MAINE DATED JULY 26, 1967 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3005, PAGE 432, INCLUDING CONTROL OF ACCESS, AS DEPICTED ON MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAPS, HIGHWAY "295" DATED MARCH 1967, SHEETS 35, 36, 37 AND 40.
- RIGHTS AND EASEMENTS FROM MECAW INDUSTRIES TO THE CITY OF PORTLAND AS SET FORTH IN AN INSTRUMENT DATED JUNE 9, 1975 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3702, PAGE 229.
- RIGHTS AND EASEMENTS FROM MECAW INDUSTRIES TO PORTLAND WATER DISTRICT AS SET FORTH IN INSTRUMENTS DATED MARCH 9, 1975 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3820, PAGE 348 AND BOOK 3821, PAGE 2, RESPECTIVELY.
- RIGHTS AND EASEMENTS FROM DARTMOUTH REAL ESTATE COMPANY TO PORTLAND WATER DISTRICT AS SET FORTH IN AN INSTRUMENT DATED MAY 7, 1976 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3844, PAGE 246.
- RIGHTS AND EASEMENT FROM MECAW INDUSTRIES TO PORTLAND WATER DISTRICT AS SET FORTH IN AN INSTRUMENT DATED MAY 4, 1977 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 4010, PAGE 159.
- ORDER VACATING PORTION OF DAVIS STREET DATED FEBRUARY 6, 1984 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 6331, PAGE 68.
- ORDER VACATING PORTION OF CREELEY STREET DATED FEBRUARY 6, 1984 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 6431, PAGE 76.
- AFFIDAVIT OF E. MARTIN ANDERSON, CHAIRMAN AND PRESIDENT OF MECAW INDUSTRIES, DATED OCTOBER 1, 1984 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 6579, PAGE 24.
- EASEMENT DEED FROM THOMPSON'S POINT INC. TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH DATED APRIL 5, 1990 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 9153, PAGE 246.
- NOTICE REGARDING BATH, JOSE AND SEWALL STREETS DATED NOVEMBER 25, 1997 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 13459, PAGE 202 AS IT AFFECTS THE PRIVATE RIGHTS OF THE NAMED LOT OWNERS IN AND TO THE INDICATED STREETS.
- TERMS AND CONDITIONS OF A STATE OF MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION "NO FURTHER ACTION ASSURANCE LETTER" DATED FEBRUARY 26, 1999 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 4640, PAGE 294.
- NOTICE OF CONDEMNATION BY THE NORTHERN NEW ENGLAND PASSENGER RAIL AUTHORITY DATED AUGUST 20, 2001 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 16667, PAGE 204.
- SUCH STATE OF FACTS AS SET FORTH ON PLAN ENTITLED "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, PORTLAND INTERMODAL TRANSPORTATION CENTER", DATED MARCH 2001 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 207, PAGE 303.
- SUCH STATE OF FACTS AS SET FORTH ON PLAN ENTITLED "NORTHERN NEW ENGLAND PASSENGER RAIL AUTHORITY PROPOSED LAND TAKING THOMPSON'S POINT" DATED MAY 22, 2001, REVISED THROUGH AUGUST 13, 2001 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 201, PAGE 330.
- TERMS AND CONDITIONS OF A STATE OF MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION ORDER DATED FEBRUARY 9, 2004 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 20909, PAGE 4.
- TRAIL EASEMENT FROM THOMPSON'S POINT INC. TO PORTLAND TRAILS, DATED OCTOBER 6, 2005 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 23265, PAGE 216.
- SUCH STATE OF FACTS AS SET FORTH ON PLAN ENTITLED "THOMPSON'S POINT, INC. COMPILATION SKETCH PLAN", DATED MAY 19, 2006 BY OEST ASSOCIATES.
- NOTICE OF CONDEMNATION BY THE NORTHERN NEW ENGLAND PASSENGER RAIL AUTHORITY, DATED FEBRUARY 2, 2010 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 27577, PAGE 53.
- SUCH STATE OF FACTS AS SET FORTH ON PLAN ENTITLED "PROJECT: LAND ACQUISITION - NORTHERN NEW ENGLAND PASSENGER RAIL AUTHORITY - THOMPSON'S POINT, ME" DATED FEBRUARY 13, 2009, REVISED TO DECEMBER 29, 2009 BY OEST ASSOCIATES, INC., DRAWING NO. G-101, SHEET 1 OF 3.
- RIGHTS OF OTHERS IN AND TO THE USE OF APPURTENANT EASEMENTS INSURED HEREIN AND TERMS AND CONDITIONS RELATIVE TO THE USE THEREOF.



LEGEND

EXISTING	DESCRIPTION
---	BOUNDARY LINE/R.O.W.
---	ABUTTER LINE/R.O.W.
---	DEED LINE/R.O.W.
---	TIE LINE
---	EASEMENT
---	FLOODPLAIN
---	CENTERLINE
○	IRON PIPE/ROD
○	BENCHMARK
▭	BUILDING
▭	WETLANDS
▭	EDGE WETLAND
▭	ROCK OUTCROP
▭	SIGN
---	EDGE PAVEMENT
---	GRAVEL ROAD
---	EDGE WATER
---	CONTOURS
○	SPOT GRADE
○	CHAIN LINK FENCE
○	DECIDUOUS TREE
○	CONIFEROUS TREE
---	GUARDRAIL
---	WATER GATE VALVE
○	HYDRANT
○	SEWER MH
○	CATCH BASIN
○	DRAINAGE MH
○	UNIDENTIFIED MH
---	OVERHEAD UTILITY
---	ELECTRIC METER BOX
---	LIGHT POLE
---	UTILITY POLE
---	GUY
---	RIPRAP
---	BOULDER
○	SCHEDULE B - SECTION 2 EXCEPTIONS

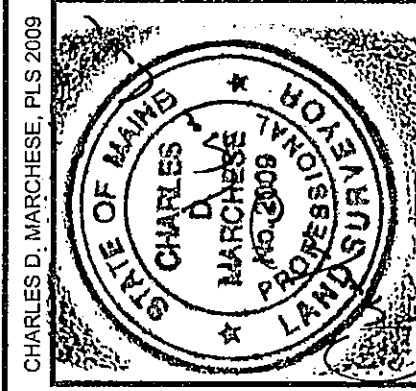


CERTIFICATION:

TO FIRST AMERICAN TITLE INSURANCE COMPANY AND THOMPSON'S POINT DEVELOPMENT COMPANY, INC. FILE NO. 10-5125:

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 DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6a, 6b, 8, 11a, 11b, 13, 15, 16, 17, 18, 19, 20a OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 26, 2011.

Charles D. Marchese 11-29-2011
 CHARLES D. MARCHESE, MAINE PLS 2009 DATE
 SEBAGO TECHNICS, INC.



REV.	BY	DATE	STATUS
E	CDM	11-29-2011	EDITS TO PLAN NOTES REFLECTING DATUM CHANGE
D	CDM	11-29-2011	CONVERT PROJECT FROM NAD83 TO NAD83/20
C	CDM	10-05-11	EDITS TO ADDRESS CITY COMMENTS DATED JULY 25, 2011
B	CDM	09-01-11	FINAL PLAN ISSUED TO CLIENT
A	CDM	05-27-11	ISSUED TO CLIENT FOR REVIEW

Sebago Technics
 Engineering Expertise You Can Build On
 250 Goddard Rd., Suite B
 Lewiston, ME 04240
 Tel: (207) 783-5656
 www.sebago-technics.com

PROJECT NO. 11122
 FIELD BOOK DESIGN CHKD DRAWN CDM
 705A CDM IMME

ALTA/ACSM LAND TITLE SURVEY
 OF:
 1 THOMPSON'S POINT
 END OF SEWALL STREET
 PORTLAND, MAINE 04102
 FOR:
 THOMPSON'S POINT DEVELOPMENT CO., INC.
 55 LEBRON STREET
 LEWISTON, MAINE 04240

RECORD OWNER:
 SEE NOTE 1

DATE SCALE
 MAY 27, 2011 1" = 40'

SHEET 3 OF 3