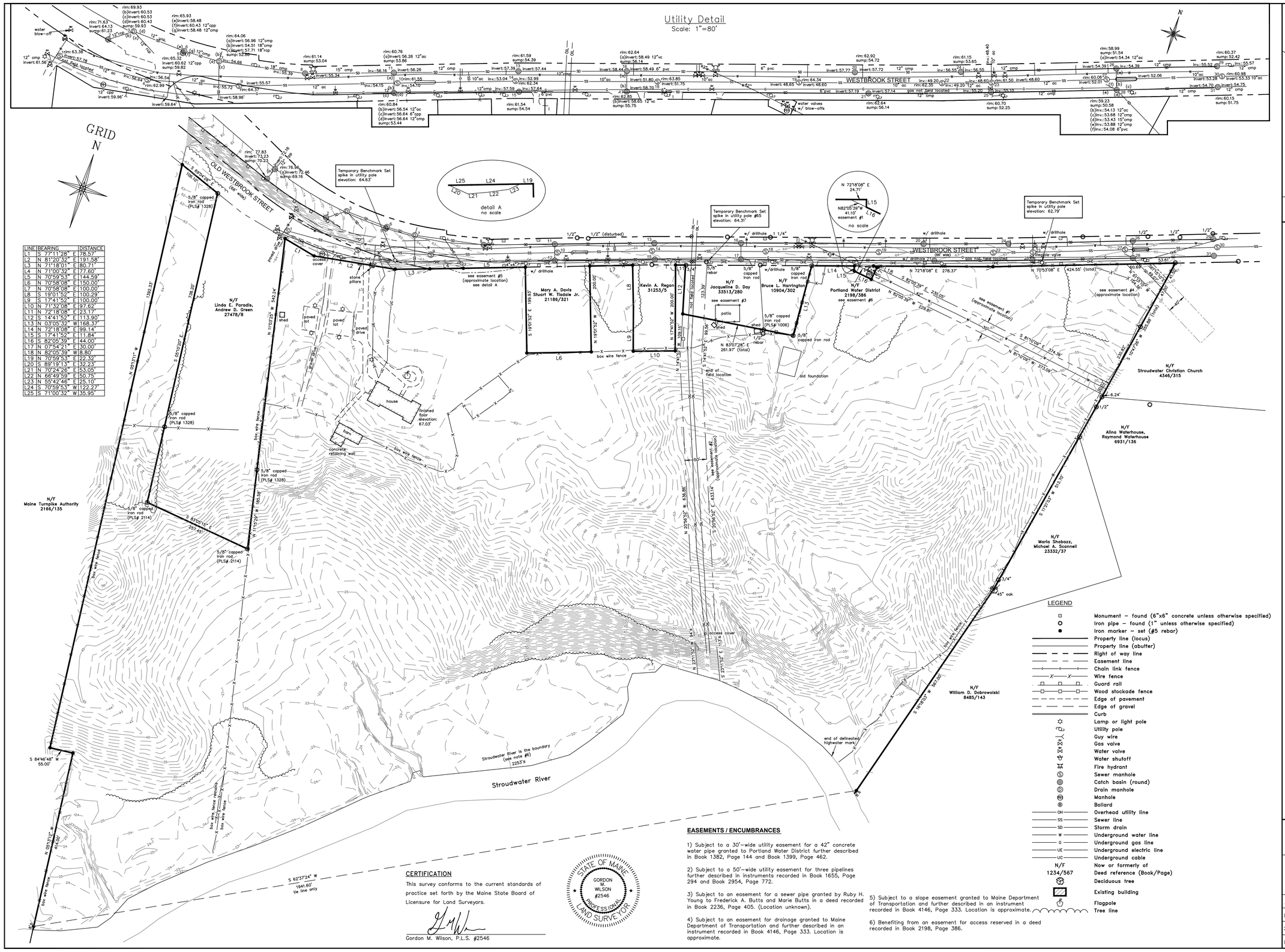
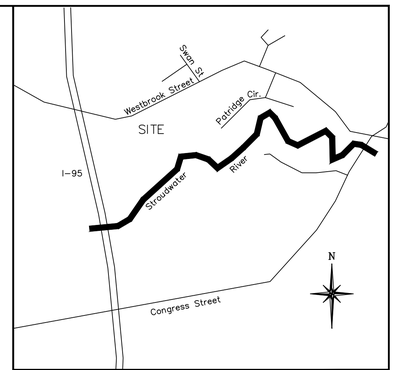


LINE	BEARING	DISTANCE
L1	S 77°11'28" E	78.57'
L2	N 81°20'32" E	191.58'
L3	N 71°18'01" E	80.71'
L4	N 71°00'32" E	77.60'
L5	N 70°59'53" E	144.59'
L6	N 70°58'08" E	150.00'
L7	N 70°58'08" E	100.00'
L8	S 19°01'52" E	100.29'
L9	S 17°41'52" E	100.00'
L10	N 71°32'08" E	97.62'
L11	N 72°18'08" E	23.17'
L12	S 14°41'52" E	113.90'
L13	N 03°05'32" W	168.37'
L14	N 72°18'08" E	99.14'
L15	S 17°41'52" E	11.84'
L16	S 82°05'39" E	44.00'
L17	N 07°54'21" E	30.00'
L18	N 82°05'39" W	8.80'
L19	N 70°59'53" E	22.32'
L20	S 89°19'13" E	32.23'
L21	N 70°24'26" E	53.05'
L22	N 66°49'59" E	50.75'
L23	N 55°42'46" E	25.10'
L24	S 70°59'53" W	122.27'
L25	S 71°00'32" W	35.95'



VICINITY MAP

No Scale

NOTES

1) Book and Page references are to the Cumberland County Registry of Deeds.

2) Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.

3) Elevations are based on NAVD88 datum. Benchmarks are as shown.

4) Utility information on this plan is approximate, based on location of visible features and information contained on plans and drawings provided by others. DigSafe and/or the appropriate utilities should be contacted prior to any construction.

5) Property lies within Zone X and Zone A based on FIRM Community #230051 Panel #0012 C, dated December 8, 1998. Zone X is defined as an area of 500-year flood; area of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood. Zone A is an area with no base flood elevation determined.

6) The location of the highwater mark on northerly side of Stroudwater River was delineated by others and located by Titcomb Associates. The location of the southerly side of Stroudwater River is approximate based on aerial imagery.

7) The two crude oil lines were marked out by Portland Pipe Line and located by Titcomb Associates. Titcomb Associates makes no guarantee or warranty as to the accuracy of the pipeline elevation data.

PLAN REFERENCES

1) Plan of a Standard Boundary Survey made for Onex Company by Nadeau & Lodge, Inc., dated February 21, 2003 and revised through October 9, 2003.

2) Second Amended Subdivision Plat of Portland Technology Park made for City of Portland by SGC Engineering LLC, dated September 29, 2011, revised through March 8, 2016 and recorded in Plan Book 216, Page 63.

3) Portland Water District 42" Concrete Pipe Line Right of Way Plans prepared by Harry Fuller, dated August 1931 and recorded in Plan Book 20, Page 39. (Location is approximate).

4) Portland Pipe Line Co. Survey of Property of Ruby H. Young, dated October 8, 1941 prepared by Francis A. Griffin and recorded in Plan Book 27, Page 37. (Location is approximate).

5) Stroudwater Woods made for S.&E. Cimino by Owen Haskell, Inc. dated October 25, 1979 and recorded in Plan Book 125, Page 21.

6) Partial Boundary Survey for Andrew D. Green by Lewis & Wasina, Inc. dated December 10, 2004 and revised through December 14, 2004 and recorded in Plan Book 205, Page 299.

7) Plan of Property made for Advent Christian Church of Portland by H.I. & E.C. Jordan dated October 18, 1979 and recorded in Plan Book 125, Page 10.

8) Plan of Property made for Theodore and Therese Barris by Wayne T. Wood dated January 1994 and revised through January 27, 1994, unrecorded.

AREA

2,408,245 square feet, 55.3 acres

OWNERS OF RECORD

Onex Company
14598/346

Diversacorp
33834/269

LEGEND

- Monument – found (6"x6" concrete unless otherwise specified)
- Iron pipe – found (1" unless otherwise specified)
- Iron marker – set (#5 rebar)
- Property line (locus)
- Property line (abutter)
- Right of way line
- Easement line
- Chain link fence
- Wire fence
- Guard rail
- Wood stockade fence
- Edge of pavement
- Edge of gravel
- Curb
- Lamp or light pole
- Utility pole
- Guy wire
- Gas valve
- Water valve
- Water shutoff
- Fire hydrant
- Sewer manhole
- Catch basin (round)
- Drain manhole
- Manhole
- Bollard
- OH — Overhead utility line
- SS — Sewer line
- SD — Storm drain
- W — Underground water line
- G — Underground gas line
- UE — Underground electric line
- UC — Underground cable
- N/F — Now or formerly of
- 1234/567 — Deed reference (Book/Page)
- Deciduous tree
- Existing building
- Flagpole
- Tree line

SCALE IN FEET

100 0 100 200

1" = 100'

EASEMENTS / ENCUMBRANCES

1) Subject to a 30'-wide utility easement for a 42" concrete water pipe granted to Portland Water District further described in Book 1382, Page 144 and Book 1399, Page 462.

2) Subject to a 50'-wide utility easement for three pipelines further described in instruments recorded in Book 1655, Page 294 and Book 2954, Page 772.

3) Subject to an easement for a sewer pipe granted by Ruby H. Young to Frederick A. Butts and Marie Butts in a deed recorded in Book 2236, Page 405. (Location unknown).

4) Subject to an easement for drainage granted to Maine Department of Transportation and further described in an instrument recorded in Book 4146, Page 333. Location is approximate.

5) Subject to a slope easement granted to Maine Department of Transportation and further described in an instrument recorded in Book 4146, Page 333. Location is approximate.

6) Benefiting from an easement for access reserved in a deed recorded in Book 2198, Page 386.

CERTIFICATION

This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

Gordon M. Wilson, P.L.S. #2546

STATE OF MAINE
GORDON M. WILSON
#2546
PROFESSIONAL LAND SURVEYOR

PLAN OF

Existing Conditions of Camelot Farm

1700 Westbrook Street — Portland, Maine

MADE FOR

Diversacorp LLC

5 Stone Pony Circle — Saco, Maine

JOB #216100	DATE: 06/16/17	SCALE: 1" = 100'
BOOK #897		
216100.dwg		
FILE #9856		

Titcomb Associates
133 Gray Road, Falmouth, Maine 04105
(207)797-9199 www.titcombsurvey.com