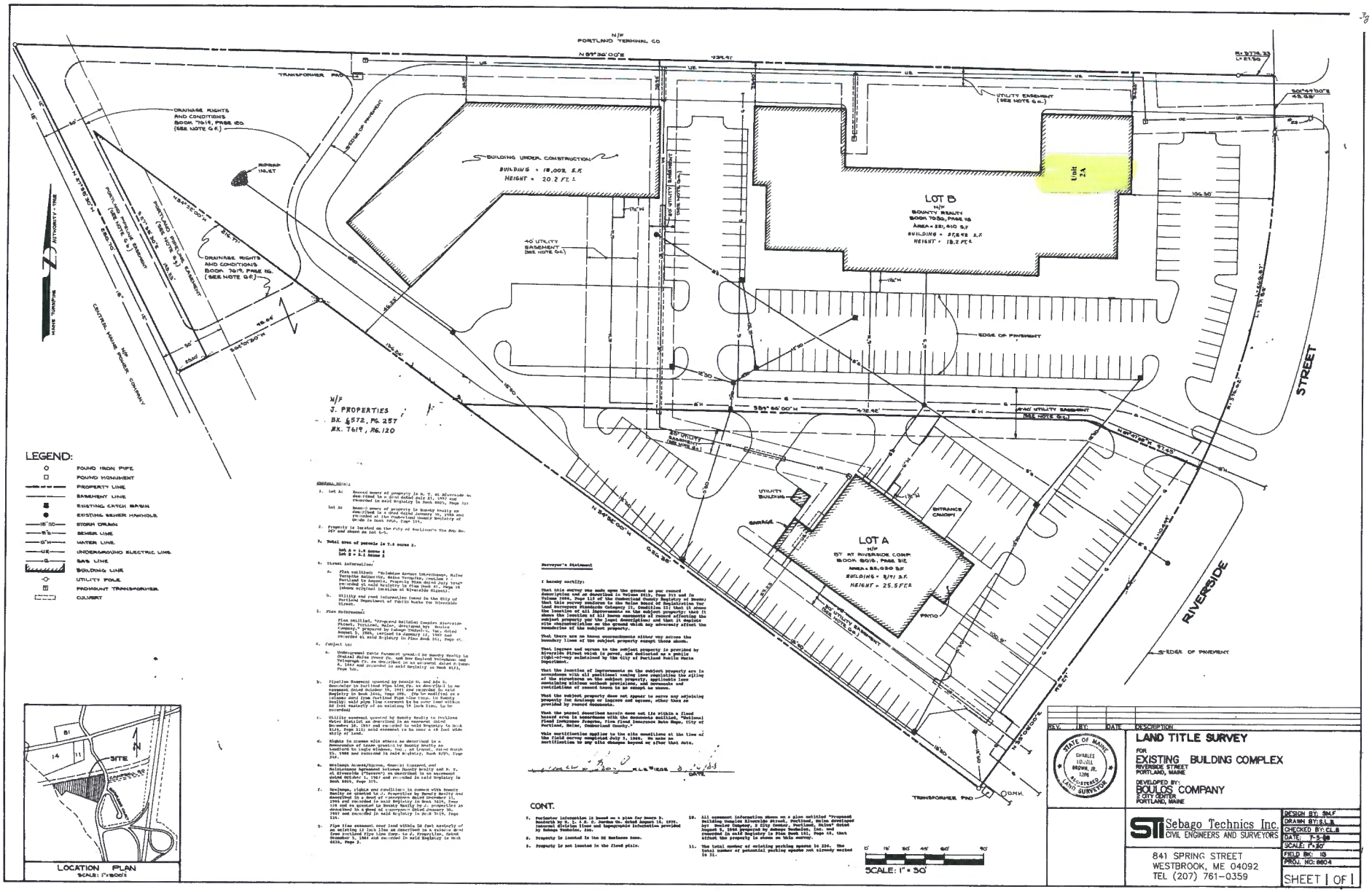

LEGEND:

- FOUND IRON PIPE
- FOUND MONUMENT
- PROPERTY LINE
- EASEMENT LINE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- 18" SD — STORM DRAIN
- 8"S — SEWER LINE
- 6"W — WATER LINE
- UE — UNDERGROUND ELECTRIC LINE
- G — GAS LINE
- BUILDING LINE
- UTILITY POLE
- PROPOSED TRANSFORMER
- CULVERT

LOCATION PLAN
SCALE: 1"=800'

General Notes:

1. Lot A: Record owner of property is M. T. Al Riverside as described in a deed dated July 21, 1997 and recorded in said Registry in Book 6016, Page 312.

   Lot B: Record owner of property is Bounty Realty as described in a deed dated January 16, 1986 and recorded at the Cumberland County Registry of Deeds in Book 7030, Page 114.

2. Property is located on the City of Portland's Tax Map No. 257 and shown as Lot A-5.

3. Total area of parcels is 7.6 acres ±.
   Lot A = 1.9 Acres ±
   Lot B = 5.7 Acres ±

4. Street information:
   a. Plan validated "Riverside Avenue Interchange, Maine Turnpike Authority, Maine Turnpike, Section 1 Portland to Augusta, Property Plan dated July 1946" revised to May 1, 1947 and filed with the Maine Turnpike Authority. Original location of Riverside Street.
   b. Utility and road information found in the City of Portland Department of Public Works for Riverside Street.

5. Plan Reference:
   Plan entitled, "Proposed Building Complex Riverside Street, Portland, Maine" prepared by Charles Brown Company, prepared by Sebago Technics, Inc. dated August 5, 1988, revised to January 12, 1989 and recorded at said Registry in Plan Book 161, Page 47.

6. Subject to:
   a. Underground Cable Easement granted by Bounty Realty to Central Maine Power Co. and New England Telephone and Telegraph Co. as described in an easement dated March 8, 1974 and recorded in said Registry in Book 4171, Page 326.
   b. Pipeline Easement granted by Bounty Realty and Lot A-Remainder to Portland Pipe Line Co. as described in an easement dated October 15, 1941 and recorded in said Registry in Book 2464, Page 289. (To be modified as a result of relocation of Riverside Street as shown on this survey; said plan also conveys to the grantee the right within 50 feet easterly of an existing 14 inch line, to be recorded).
   c. Utility easement granted by Bounty Realty to Portland Water District as described in an easement dated December 18, 1987 and recorded in said Registry in Book 6141, Page 311; said easement to be over a 40 foot wide strip of land.
   d. Rights in common with others as described in a Memorandum of Lease granted by Bounty Realty as Landlord to Ingle Windows, Inc., as Tenant, dated March 31, 1988 and recorded in said Registry, Book 6375, Page 326.
   e. Drainage Access/Egress, Easement Easement and Maintenance Agreement granted by Bounty Realty and M. T. Al Riverside ("Parcel A") to be developed by Bounty Realty dated October 1, 1987 and recorded in said Registry in Book 6016, Page 315.
   f. Drainage, rights and conditions in connect with Bounty Realty as granted to J. Properties by Bounty Realty and described in a deed of conveyance dated December 11, 1986 and recorded in said Registry in Book 5614, Page 178 and an agreement in Bounty Realty by J. Properties as described in a deed of conveyance dated December 30, 1987 and recorded in said Registry in Book 6141, Page 134.
   g. Plan title statement over land within 50 feet easterly of the existing 14 inch line of Portland Pipe Line Co. as found Portland Pipe Line Corp. to J. Properties, dated December 3, 1987 and recorded in said Registry in Book 6141, Page 2.

Surveyor's Statement

I hereby certify:

That this survey was made upon the ground as per record description and as described in Volume 6572, Page 257 and in Volume 7619, Page 117 of the Cumberland County Registry of Deeds; that this survey conforms to the Maine Board of Registration for Land Surveyors Standards Category 1B, Condition II; that it shows the location of all improvements on the subject property; that it shows all visible easements and rights-of-way affecting the subject property per the legal descriptions; and that it shows all site conspicuities on the ground which may adversely affect the boundaries of the subject property.

That there are no known encroachments either way across the boundary lines of the subject property except those shown.

That ingress and egress to the subject property is provided by Riverside Street which is paved, and dedicated as a public right-of-way maintained by the City of Portland Public Works Department.

That the location of improvements on the subject property are in accordance with all applicable zoning laws regulating the siting of the structures on the subject property, applicable laws containing minimum setback provisions, and covenants and restrictions of record known to me except as shown.

That the subject property does not appear to serve any adjoining property for drainage or ingress and egress, other than as provided by record documents.

That the parcel described herein does not lie within a flood hazard area in accordance with the documents entitled, "National Flood Insurance Program, Firm Flood Insurance Rate Maps, City of Portland, Maine, Cumberland County."

This certification applies to the site conditions at the time of the field survey completed July 7, 1988. We make no certification to any site changes beyond or after that date.

_____ R.L.S. #1626 _____ DATE

CONT.

7. Perimeter information is based on a plan for Bounty By, dated August 15, 1975, Internal division lines and topographic information provided by Sebago Technics, Inc.

8. Property is located in the B3 Business Zone.

9. Property is not located in the flood plain.

10. All assessment information shown on a plan entitled "Proposed Building Complex Riverside Street, Portland, Maine developed for: Boulos Company, 2 City Center, Portland, Maine" dated August 5, 1988, revised to January 12, 1989 and recorded in said Registry in Plan Book 161, Page 47, that affect the property is shown on this survey.

11. The total number of existing parking spaces is 226. The total number of potential parking spaces not already marked is 31.

0' 15' 30' 45' 60' 90'
SCALE: 1" = 30'

REV.	BY:	DATE	DESCRIPTION

STATE OF MAINE — CHARLES LOWELL BROWN, JR. 1376 — REGISTERED LAND SURVEYOR

LAND TITLE SURVEY

FOR
EXISTING BUILDING COMPLEX
RIVERSIDE STREET
PORTLAND, MAINE

DEVELOPED BY:
BOULOS COMPANY
2 CITY CENTER
PORTLAND, MAINE

Sebago Technics Inc.
CIVIL ENGINEERS AND SURVEYORS
841 SPRING STREET
WESTBROOK, ME 04092
TEL (207) 761-0359

DESIGN BY: SMF	
DRAWN BY: S.L.B.	
CHECKED BY: C.L.B.	
DATE: 7-5-88	
SCALE: 1"=30'	
FIELD BK: 13	
PROJ. NO: 8804	
SHEET 1 OF 1	