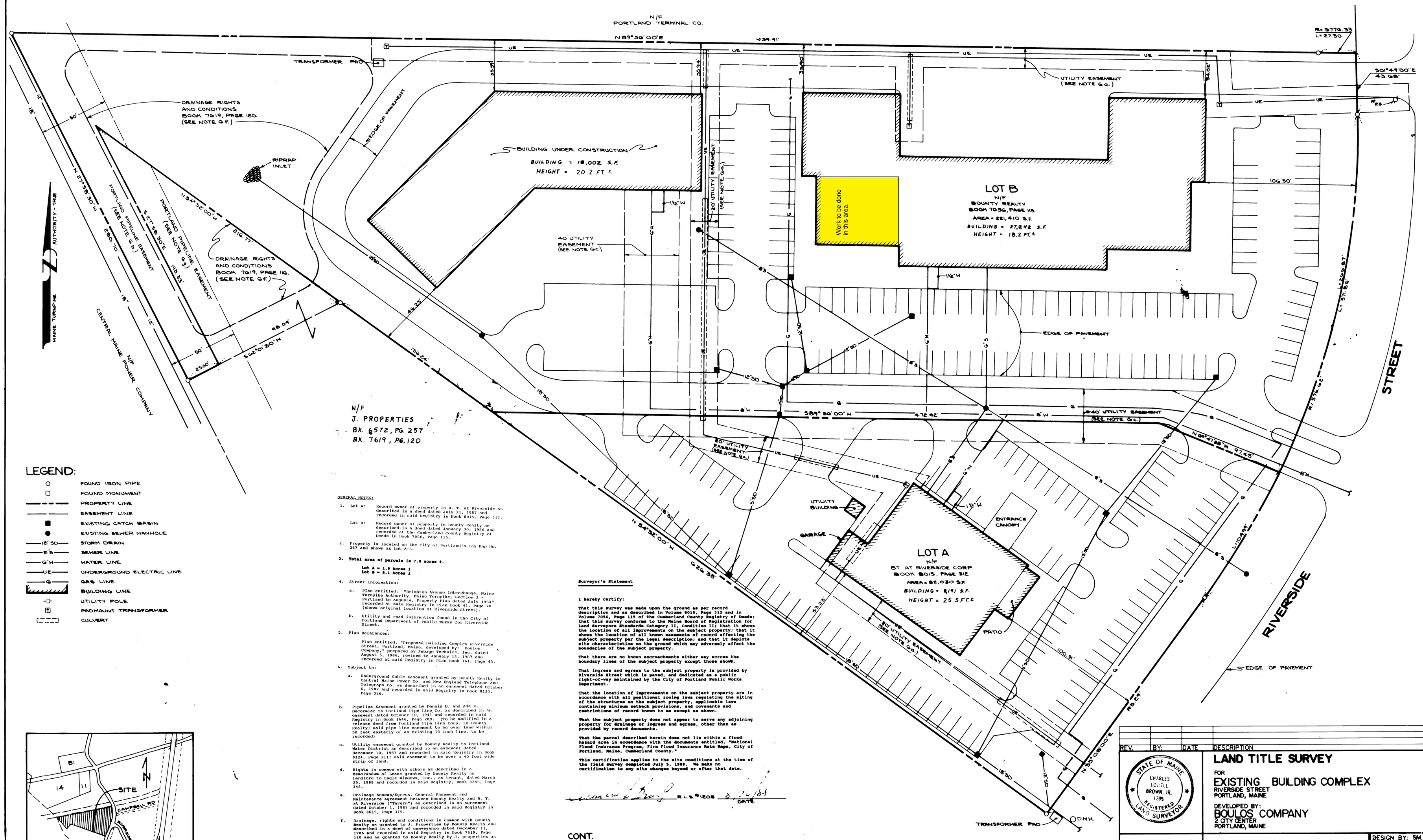
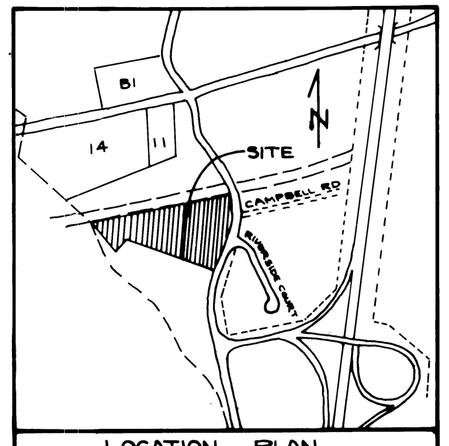


LEGEND:

- 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
- PADMOUNT TRANSFORMER
- CULVERT



LOCATION PLAN
SCALE: 1"=800'±

GENERAL NOTES:

1. Lot A: Record owner of property is B. T. at Riverside as described in a deed dated July 21, 1987 and recorded in said Registry in Book 8015, Page 312.

   Lot B: Record owner of property is Bounty Realty as described in a deed dated January 30, 1986 and recorded at the Cumberland County Registry of Deeds in Book 7056, Page 115.

2. Property is located on the City of Portland's Tax Map No. 267 and shown as Lot A-5.

3. **Total area of parcels is 7.0 acres ±.**

   Lot A = 1.9 Acres ±
   Lot B = 5.1 Acres ±

4. Street Information:

   a. Plan entitled: "Brighton Avenue Interchange, Maine Turnpike Authority, Maine Turnpike, Section 2 - Portland to Augusta, Property Plan dated July 1954" recorded at said Registry in Plan Book 41, Page 70 (show 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 References:

   Plan entitled, "Proposed Building Complex Riverside Street, Portland, Maine, developed by: Boulos Company," prepared by Sebago Technics, Inc. dated August 5, 1986, revised to January 12, 1987 and recorded at said Registry in Plan Book 161, Page 45.

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 October 6, 1987 and recorded in said Registry in Book 8123, Page 326.

   b. Pipeline Easement granted by Dennis D. and Ada E. Decormier to Portland Pipe Line Co. as described in an easement dated October 10, 1941 and recorded in said Registry in Book 1646, Page 289. (To be modified in a release deed from Portland Pipe Line Corp. to Bounty Realty; said pipe line easement to be over land within 50 feet easterly of an existing 18 inch line, to be recorded)

   c. Utility easement granted by Bounty Realty to Portland Water District as described in an easement dated December 10, 1987 and recorded in said Registry in Book 8124, Page 211; 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 Eagle Windows, Inc., as tenant, dated March 25, 1988 and recorded in said Registry, Book 8255, Page 348.

   e. Drainage Access/Egress, General Easement and Maintenance Agreement between Bounty Realty and B. T. at Riverside ("Tavern") as described in an agreement dated October 1, 1987 and recorded in said Registry in Book 8015, Page 315.

   f. Drainage, rights and conditions in common 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 7619, Page 120 and as granted to Bounty Realty by J. properties as described in a deed of conveyance dated January 30, 1987 and recorded in said Registry in Book 7619, Page 116.

   g. Pipe line easement over land within 50 feet easterly of an existing 12 inch line as described in a release deed from Portland Pipe Line Corp. to J. Properties, dated December 5, 1984 and recorded in said Registry in Book 6636, Page 3.

Surveyor's Statement

I hereby certify:

That this survey was made upon the ground as per record description and as described in Volume 8015, Page 312 and in Volume 7056, Page 115 of the Cumberland County Registry of Deeds; that this survey conforms to the Maine Board of Registration for Land Surveyors Standards Category II, Condition II; that it shows the location of all improvements on the subject property; that it shows the location of all known easements of record affecting the subject property per the legal description; and that it depicts site characteristics 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 positional 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 5, 1988. We make no certification to any site changes beyond or after that date.

R.L.S. #1205 — DATE

CONT.

7. **Perimeter information is based on a plan for Mauro D. Danforth by N. I. & E. C. Jordan Co. dated August 16, 1979. Internal division lines and topographic information provided by Sebago Technics, Inc.**

8. **Property is located in the B2 Business Zone.**

9. **Property is not located in the flood plain.**

10. **All easement information shown on a plan entitled "Proposed Building Complex Riverside Street, Portland, Maine developed by: Boulos Company, 2 City Center, Portland, Maine" dated August 5, 1986 prepared by Sebago Technics, Inc. and recorded in said Registry in Plan Book 161, Page 45, that affect the property is shown on this survey.**

11. **The total number of existing parking spaces is 225. 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. 1205 — REGISTERED LAND SURVEYOR

LAND TITLE SURVEY

FOR

EXISTING BUILDING COMPLEX

RIVERSIDE STREET
PORTLAND, MAINE

DEVELOPED BY:
BOULOS COMPANY
2 CITY CENTER
PORTLAND, MAINE

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

DESIGN BY: SM.F
DRAWN BY: S.L.B
CHECKED BY: CL.B
DATE: 7-5-88
SCALE: 1"=30'
FIELD BK: 113
PROJ. NO: 8604
SHEET 1 OF 1