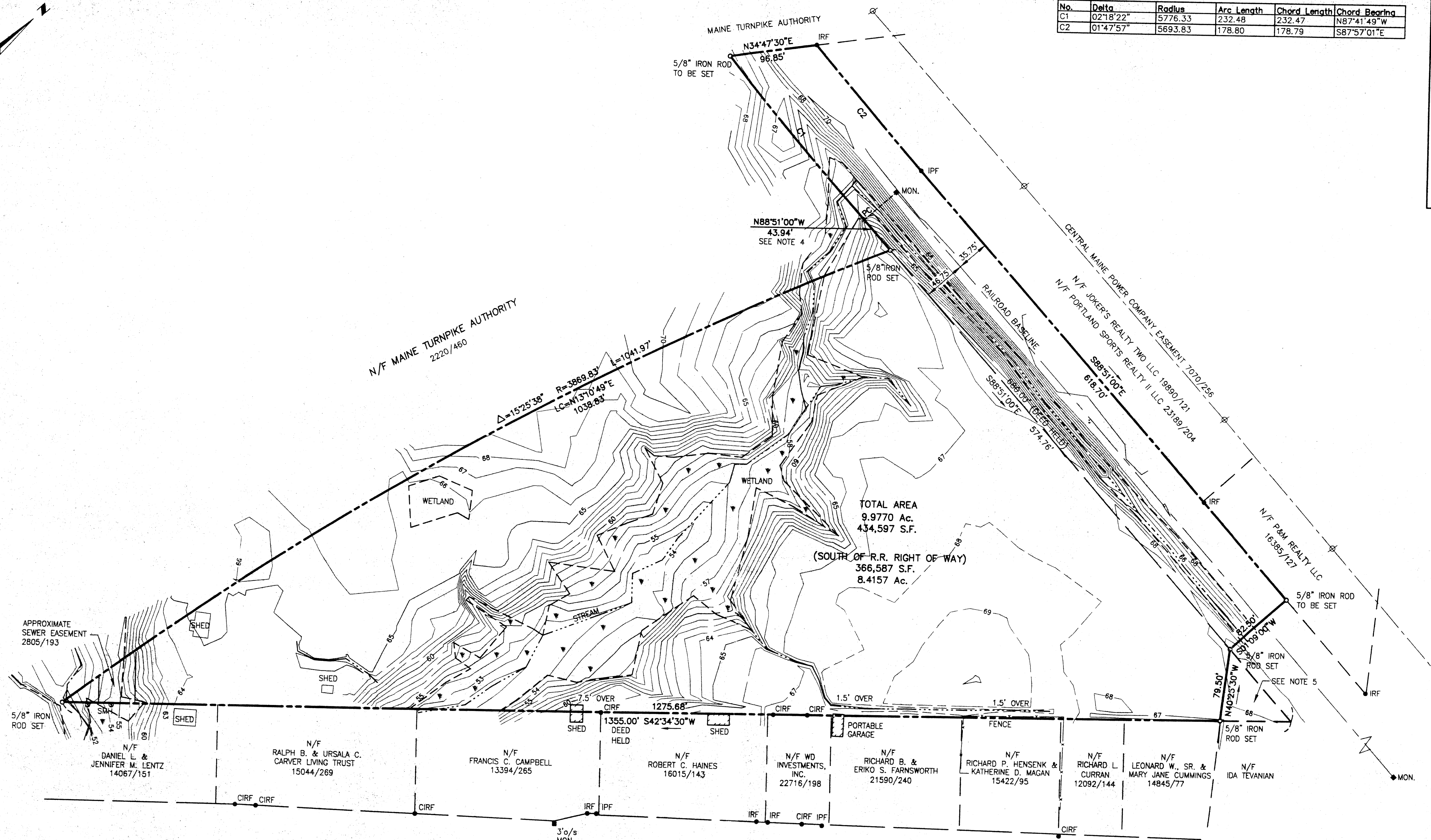
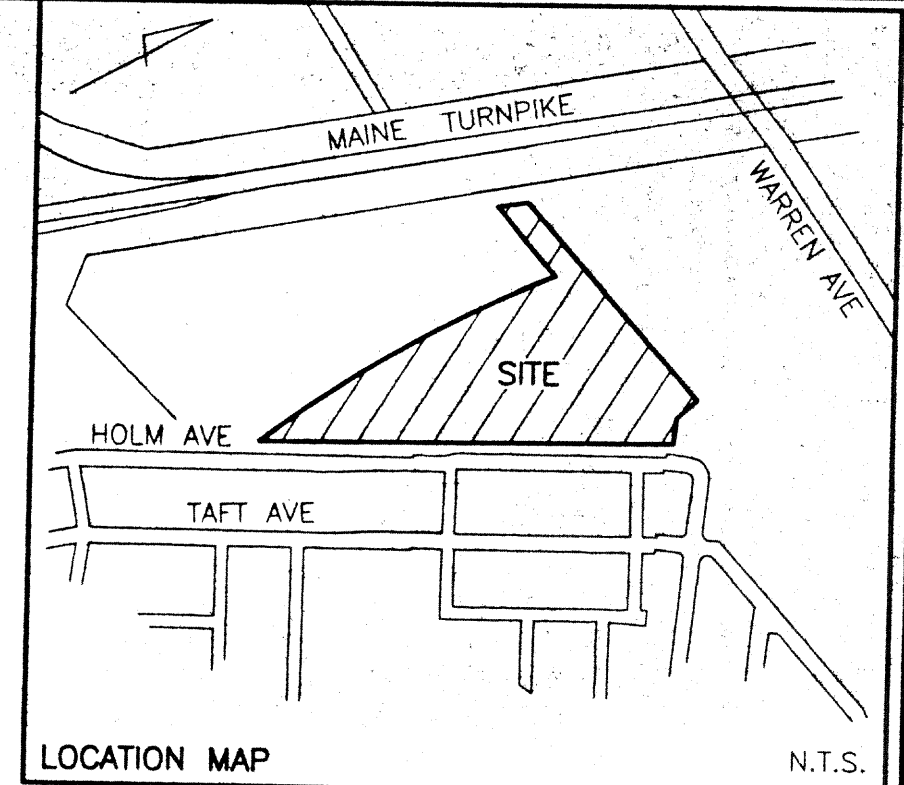


No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	02°18'22"	5776.33	232.48	232.47	N87°41'49"W
C2	01°47'57"	5693.83	178.80	178.79	S87°57'01"E



NOTES:

- OWNER OF RECORD: PORTLAND SPORTS REALTY II, LLC 512 WARREN AVENUE, PORTLAND, MAINE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 23669 PAGE 205.
- BEARINGS ARE MAGNETIC 1926 AS BASED ON MARKERS FOUND AS SHOWN ON PLAN REFERENCE 4.
- THE DEED OF THE PREMISES IS VAGUE AND IS APPARENTLY NOT THE RESULT OF AN ACTUAL SURVEY. A BOUNDARY AGREEMENT IS RECOMMENDED WITH THE MAINE TURNPIKE AUTHORITY.
- THE DIMENSION FROM THE P.C. OF THE RAILROAD TO THE PROPERTY CORNER IS SHOWN AS 64.0 FEET ON PLAN REFERENCE 5, WHICH DOES NOT APPEAR TO HAVE BASED ON AN INSTRUMENT SURVEY OF THIS PARCEL.
- THERE IS A QUESTION AS TO OWNERSHIP OF THIS TRIANGLE WHICH WILL NEED TO BE RESOLVED WITH THE HELP OF AN ATTORNEY. THE RAILROAD PLAN SHOWS IT AS PART OF THE RAILROAD AND PLAN REFERENCE 6 AND THE CITY ASSESSORS MAP SHOW IT AS NOT PART OF THE RAILROAD. PRIOR DEED DESCRIPTIONS WERE NOT CONCLUSIVE TO THIS SURVEYOR.
- THE RAILROAD PLAN NOTES THE RAILROAD RIGHT OF WAY TO THE NORTH OF THIS PREMISES AS HAVING BEEN ACQUIRED BY ADVERSE POSSESSION. THIS SURVEYOR DOES NOT KNOW IF THAT IS FOR THE FREE OWNERSHIP OR AN EASEMENT. A PARCEL OF THE RAILROAD RIGHT OF WAY TO THE EAST, IN BOOK 228 PAGE 393, SAYS THE CONVEYANCE IS ONLY FOR RAILROAD USE AND ONLY AS LONG AS THE LAND IS USED AS A RAILROAD.
- THIS PLAN DOES NOT SHOW BROOKS, DITCHES OR WETLANDS ON THE PREMISES.
- FURTHER WORK WILL BE NECESSARY TO ACCURATELY DETERMINE THE LOCATION OF THE CITY SEWER EASEMENT.
- TOPOGRAPHIC INFORMATION AND WETLANDS TAKEN FROM PLAN PROVIDED BY CITY OF PORTLAND ENGINEERING DEPARTMENT. NO VERIFICATION HAS BEEN DONE BY THIS FIRM.

HOLM AVENUE

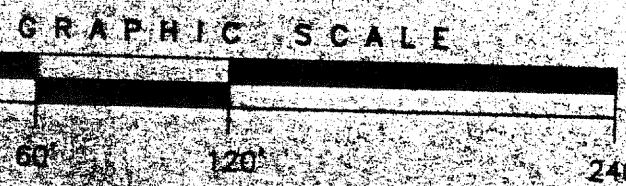
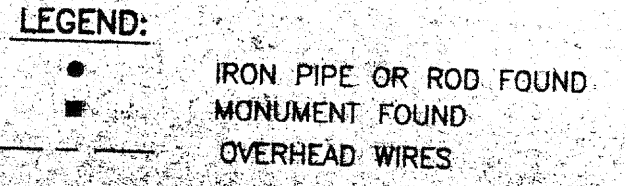
PLAN REFERENCES:

- "PORTLAND GARDENS IN CITY OF PORTLAND MAINE OWNED BY J.W. WILBUR JULY 1, 1912 A.E. ELIOT C.E." PLAN BOOK 12 PAGE 23.
- "RIGHT OF WAY AND TRACK MAP PORTLAND TERMINAL OPERATED BY THE PORTLAND TERMINAL COMPANY STATION 187+80.0 TO 240+64.0 JUNE 30, 1916 VI-B/2".
- CITY OF PORTLAND RIGHT OF WAY BLUE SHEETS FOR HOLM AVENUE.
- "BOUNDARY SURVEY AT 512 WARREN AVENUE, PORTLAND, MAINE MADE FOR M.T.S., LLC MARCH 25, 2003 OWEN HASKELL, INC. JOB NO. 2003-042P" PLAN BOOK 203 PAGE 201.
- "MAINE TURNPIKE SECTION 2-PORTLAND TO AUGUSTA SUPPLEMENTAL SHEET NO. 15 MARCH 1955 HOWARD, NEEDLES, TAMEN & BERGENDOFF REVISED AUG. 1963".
- "PLAN OF PROPERTY SUNSET HEIGHTS SECTION E JORDAN & HAMMOND APRIL 1967" PLAN BOOK 74 PAGE 39.
- "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR KATHERINE D. MAGAN RICHARD P. HANSON DEC. 5, 1988 H.I. & E.C. JORDAN - SURVEYORS".
- "STANDARD BOUNDARY SURVEY MADE FOR JACK H. CAMPBELL, FRANCIS C. CAMPBELL APRIL 28, 1989" H.I. & E.C. JORDAN - SURVEYORS.

CERTIFICATION:

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

5-24-2006 DATE
 John C. Schwanda
 JOHN C. SCHWANDA, PLS. #1252



REV. 1 05-17-06 ADD TOPOGRAPHY, NEW OWNER

BOUNDARY SURVEY
 ON
 HOLM AVENUE, PORTLAND, MAINE
 MADE FOR
JOKER'S REALTY
 WARREN AVENUE, PORTLAND, MAINE

OWEN HASKELL, INC.
 18 CASCO ST., PORTLAND, ME 04101 (207) 774-0424
 PROFESSIONAL LAND SURVEYORS

Drawn By: JCS	Date: 05-30-2006	Job No.: 2005-307P
Trace By: JLW	Scale:	Drawn No.:
Check By: JCS	Book No.: 1027	