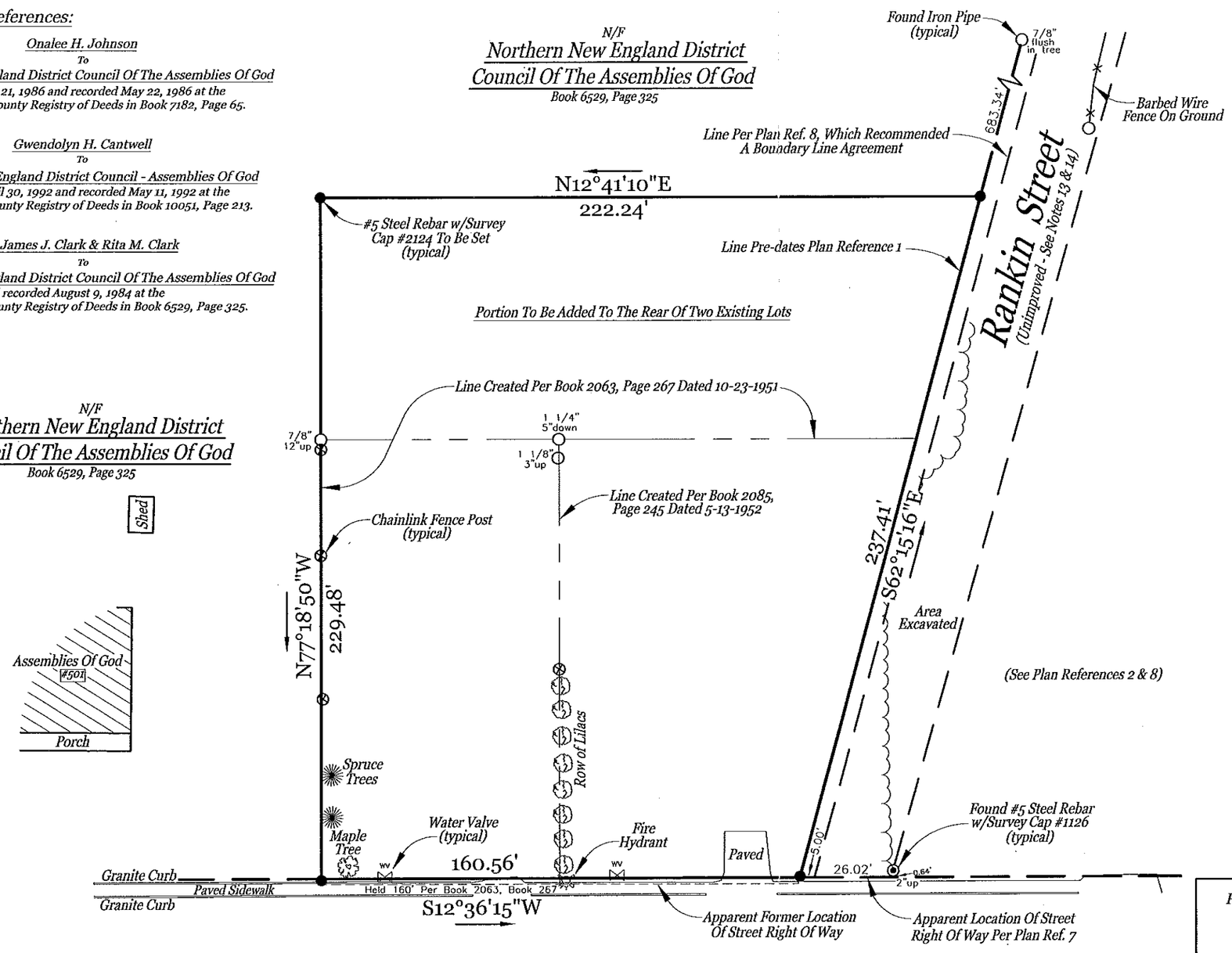
Locus Deed References:

Onalee H. Johnson
To
Northern New England District Council Of The Assemblies Of God
dated May 21, 1986 and recorded May 22, 1986 at the
Cumberland County Registry of Deeds in Book 7182, Page 65.

Gwendolyn H. Cantwell
To
Northern New England District Council - Assemblies Of God
dated April 30, 1992 and recorded May 11, 1992 at the
Cumberland County Registry of Deeds in Book 10051, Page 213.

James J. Clark & Rita M. Clark
To
Northern New England District Council Of The Assemblies Of God
dated and recorded August 9, 1984 at the
Cumberland County Registry of Deeds in Book 6529, Page 325.



Plan References:

1. Richards Standard Atlas Of The City Of Portland, Plate 14, dated 1914.
2. "Riverton Home-Sites, Portland, Maine. Owned By The A.H. Chapman Land Co.", dated July 1924 by E.N. Sheffield, Engineer, recorded July 29, 1924 in CCRD Plan Book 16, Page 11.
3. "City Of Portland, Maine Department Of Public Works Property Aquisition Plan", City Plan 741/5.
4. "City Of Portland, Maine Department Of Public Works Riverside Street 'As Built'", City Plan 709/12.
5. "Clark Plan, Portland, Maine", dated June 1984 by Gerald T. Pillsbury, RLS #72.
6. "Donald O. Butler Subdivision, Riverside Street, Portland, Maine Third Amended Recording Plat", dated April 30, 1996, revised June 11, 1996 by Land Use Consultants, recorded April 4, 1997 in CCRD Plan Book 197, Page 15.
7. "State Of Maine Department Of Transportation Right Of Way Map, State Aid Highway No. 18, Portland, Cumberland County, Federal Aid Project No. M-STP-0607(2)X, DOT File 3-444, dated December 1998, recorded April 29, 2002 in CCRD Plan Book 202, Page 179.
8. "Boundary Survey 'Therio Property' Riverside & Grove Street - Portland, Maine Cumberland County Prepared For Denise Watts", dated December 8, 2015 by SurveyWorks, Inc., Greene, Maine.

General Notes:

1. This plan is not intended to depict limits or extent of fee title ownership. An opinion of title should be rendered by a title attorney.
2. This office reserves the right to be held harmless by all 3rd party claims.
3. This survey does not purport to reflect any of the following:
   a. easements other than those that are visible or specifically stated in the referenced documents.
   b. building setback compliance or restrictive covenants.
   c. zoning or other land use regulations.
   d. the location of any underground utilities or structures.
4. This office reserves the right to be held harmless for unknown or unobtainable private records which could affect the results of this survey.
5. Reference is made to "Letter Of Agreement" dated April 1, 2016 between Nadeau Land Surveys and the below listed client(s), which shall be considered an integral part of this survey.
6. N/F is an abbreviation for Now or Formerly.
7. All deeds referenced on this plan are recorded at the Cumberland County Registry of Deeds (CCRD).
8. This office does not accept any liability for errors which may exist in in the plans listed in the Plan References hereon.
9. Locus Parcel is shown on City of Portland Assessor's Map 312, Block A, as Lots 6, 7, and part of 1, and Map 313, Block J, as Lot 4, and part of 1, and is listed as 473 & 483 Riverside Street.
10. Proposed Area of Locus Parcel is 43,898 square feet (1.01 acres).
11. The apparent right of way lines depicted on this plan are based on the Plan References listed hereon and monumentation found in the field.
12. Riverside Street was formerly known as Old Town House Road and the Road from Deering Poor Farm to Pride's Bridge. This section was relocated December 15, 1924 per Portland Street Records Book 2, Page 192 as 49.5 feet wide, and altered September 8, 1971 per Book 2, Page 347 and widened to 60 feet wide (see CCRD Book 3191, Page 123, of same date for Certificate of Taking of Property). See CCRD Book 14925, Page 41, dated April 14, 1999, for MDOT Notice of Layout and Taking.
13. Per CCRD Book 13326, Page 19, dated September 3, 1997, Order Excepting From Deemed Vacation, Staff Recommended to Continue/ Vacate Rankin Street: "vacate everything beyond second house", of which the extent is unclear.
14. Rankin Street is part of the Riverton Home-Sites subdivision per Plan Reference 2, appears to be of irregular width, and is not dimensioned on said plan. The Locus Parcel does not appear to have any rights or interest in Rankin Street.

Surveyor's Statement:

Nadeau Land Surveys hereby states exclusively to the client listed hereon, 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 Maine Board of Licensure For Professional Land Surveyors Standards of Practice. This plan is not valid without the signature and stamp of the Professional Land Surveyor who prepared this plan as it may contain unauthorized alterations unknown to this office.

Nadeau Land Surveys

James D. Nadeau, P.L.S. #2124 Agent Date: 6-30-16

STATE OF MAINE JAMES D. NADEAU 2124 PROFESSIONAL LAND SURVEYOR

Plan Depicting The Results Of A Boundary Survey Made For

Acadia Lending Group

Easterly Sideline Of Riverside Street &
Northerly Sideline Of Rankin Street
Portland, Maine

MADE BY:

Nadeau Land Surveys

Professional Land Surveyors
Certified Floodplain Managers
918 BRIGHTON AVE. PORTLAND, ME. PH.(207)878-7870

DATE: 6/30/2016 DRAWN BY: TPB
SCALE: 1"= 40' FILE#: 2161662B

Graphic Scale:

0' 20' 40' 60' 80' 100'

Grid North
MSPC NAD83, 1802 (West Zone)