Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 10/10/13

Plan References:

1. "Plan Of Property In Portland, Maine Made For Estate Of Rufus H. Jones", dated June 10, 1977 by H.I. & E.C. Jordan - Surveyors, Portland, Maine, recorded June 29, 1977 in CCRD Plan Book 116, Page 79.
2. "Turnpike Industrial Park, Riverside Street, Portland Me.", dated March 25, 1986, last revised September 9, 1986 by Land Use Consultants, Portland, Maine, recorded September 17, 1986 in CCRD Plan Book 157, Page 61.
3. "Turnpike Industrial Park, Industrial Way, Portland, Maine Plat Plan", dated June 8, 1988, last revised July 20, 1988 by Survey Inc., North Windham, Maine, recorded September 27, 1988 in CCRD Plan Book 174, Page 25.
4. "Land Of Heldco, Inc., 779 Riverside Street, Portland, Maine", dated December 6, 1995 by Herbert P. Gray, South Portland, Maine, recorded December 8, 1995 in CCRD Plan Book 195, Page 401.
5. "State Of Maine Department Of Transportation Right Of Way Map, Riverside Street, Portland, Cumberland County, Federal Aid Project No. STP-6701(00)X D.O.T. File No. 3-437", Sheets 1-3 of 16, dated September 1997, recorded March 12, 2003 in CCRD Plan Book 203, Pages 113-115.

Locus Deed Reference:

B&G Management Corporation
To
AIM One Industrial Way, LLC

dated and recorded April 22, 2005 at the Cumberland County Registry of Deeds in Book 22554, Page 115.

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 October 15, 2012 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 in the Plan References listed hereon.
9. Locus Parcel is shown on the City of Portland Assessor's Map 327A, Block A, as Lot 1, and is listed as 1 Industrial Way.
10. Area of Locus Parcel is 74,656 square feet (1.71 acres). See Note 15.
11. The apparent right of way lines depicted on this plan are based on the Plan References listed hereon, monumentation found in the field, and City of Portland Engineering Street Notes.
12. The Locus Parcel does not scale in a Special Flood Hazard Area per FEMA Flood Insurance Rate Map Community-Panel Number 230051 0001B, index dated December 8, 1998. The parcel scales in Zone C.
13. All building corner offsets to boundary lines are from metal building corners and not building foundation.
14. Call 1-888-DIGSAFE at least three business days before performing ANY excavation.
15. See CCRD Book 13755, Page 184, dated April 1, 1998, for Notice Of Layout And Taking by Maine Department of Transportation as depicted on Plan Reference 5 listed hereon. The sideline of Riverside Street shown hereon is based on centerline layout information provided by the Maine Department of Transportation Survey and Right-of-Way.
    In evaluating the data it was found that a 0.7' variation in common locations exists between features as compared to the data provided by the Maine Department of Transportation. Therefore, we recommend for the purpose of determining building setbacks from the sideline of Riverside Street as shown hereon that the client add 1.0' to any front building setback requirement.
16. See CCRD Book 8175, Page 130, dated February 4, 1988, from Portland Venture Partners III to City of Portland, Maine, for conveyance of sixty (60') foot-wide right of way known as Industrial Way as depicted on Plan Reference 2 hereon.
17. Apparent encroachment - no record easement found.

Graphic Scale:

0' 10' 20' 30' 40' 60' 80' 100'

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 embossed seal of the below listed 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:

Revised 12/24/2012 - Revised plan title to include current owner information and current property address.
Revised 12/10/2012 - Adjusted R/W along Riverside Street based on MDOT data provided per Plan Reference 5.

Plan Depicting The Results Of A Boundary Survey
Made For

One Industrial Way Condos
1 Industrial Way
Portland, Maine

Current Owner: AIM One Industrial Way, LLC, 531 E. Chapman Avenue, Orange, CA 92866

PREPARED BY:

Nadeau Land Surveys

918 BRIGHTON AVENUE
PORTLAND, ME 04102

Professional Land Surveyors
Certified Floodplain Managers

PH. (207) 878-7870
FAX (207) 878-7871

RECORD OWNER: AIM One Industrial Way, LLC, 531 E. Chapman Ave., Orange, CA 92866	DRAWN BY:	TPB/BRB	PLAN DATE:	11/8/2012
	CHECKED BY:	JDN/MLC	SURVEY DATE:	Oct. 2012
	INSTR.	Topcon GPT-3003W & Topcon Hyper II GPS	SCALE:	1" = 20'
FIELD BOOK:	FB 399 & Topcon Ranger	JOB No:	2121340B	SHEET No:	1 of 1