Plan References:

1. "Plan Of Property In Portland, Maine Made For Estate Of Rufus H. Jones", dated June 10, 1977 by H.L. & E.C. Jordan - Surveyors, Portland, Maine, recorded June 29, 1977 in CCRD Plan Book 116, Page 76.
2. "Turnpike Industrial Park, Riverside Street, Portland Me.", dated March 25, 1988, last revised September 9, 1988 by Land Use Consultants, Portland, Maine, recorded September 27, 1988 in CCRD Plan Book 157, Page 61.
3. "Turnpike Industrial Park, Industrial Way, Portland, Maine Plot 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 Ebben, 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. BTP-6000(102) D.O.T. File No. 3-457", Sheets 1-3 of 18, dated September 1997, recorded March 12, 2013 in CCRD Plan Book 215, Pages 113-115.

Locus Deed Reference:

B&G Management Corporation

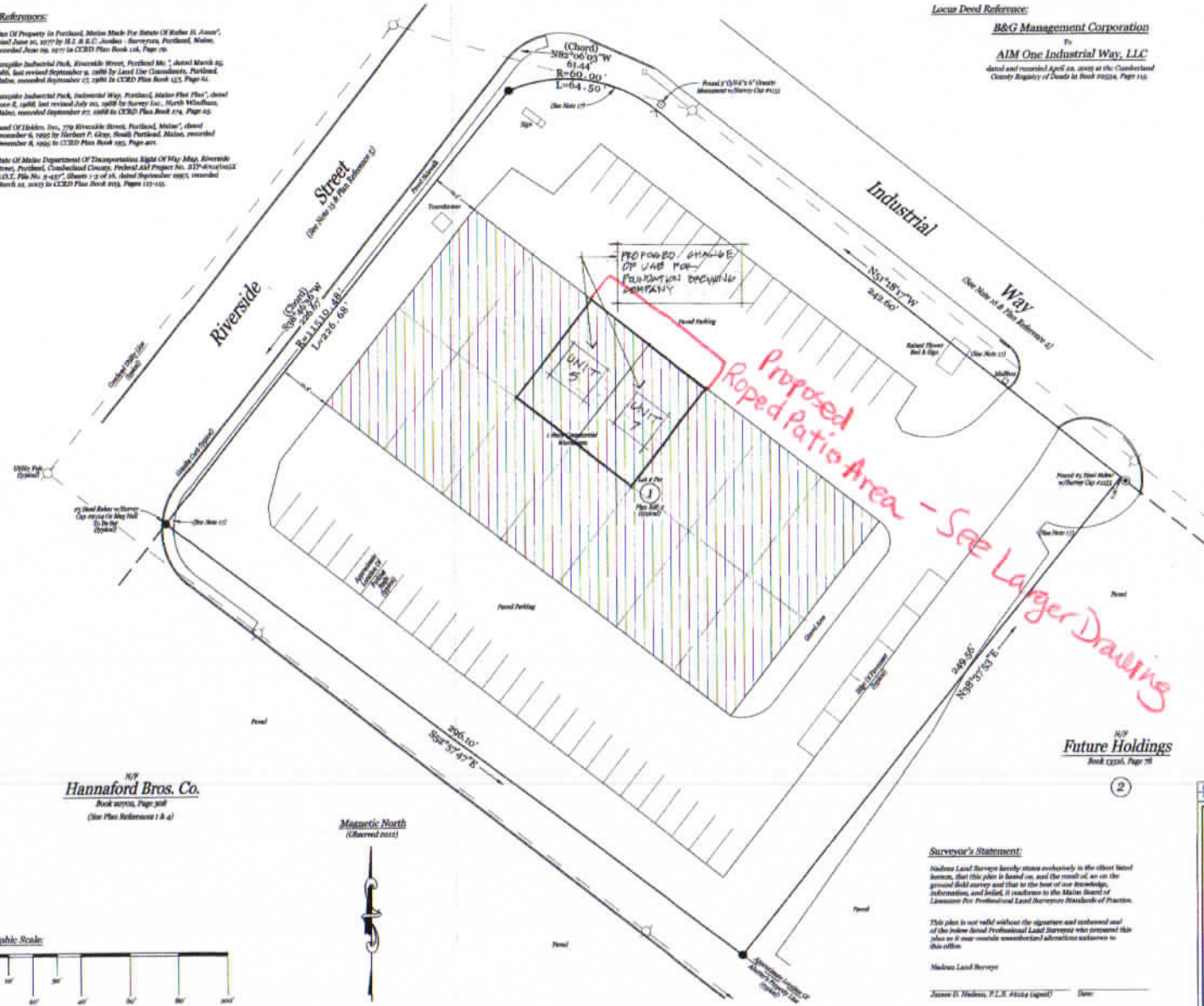
To

AIM One Industrial Way, LLC

dated and recorded April 22, 2005 at the Cumberland County Registry of Deeds in Book 22534, 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 13, 2022 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 herein.
9. Locus Parcel is shown on the City of Portland Assessor's Map 323B, Block A, as Lot 1, and is listed as 1 Industrial Way.
10. Area of Locus Parcel is 74,638 square feet (1.71 acres). See Note 14.
11. The apparent right of way lines depicted on this plan are based on the Plan References listed herein, monumentation found in the field and City of Portland Engineering Street Notes.
12. The Locus Parcel does not reside in a Special Flood Hazard Area per FEMA Flood Insurance Rate Map Community-Panel Number 230051 0001B, index dated December 8, 1998. The parcel resides in Zone C.
13. All building corner offsets to boundary lines are from outer building corners and not building foundation.
14. Call 1-888-DIGSAFE at least three business days before performing ANY excavation.
15. See CCRD Book 15733, Page 184, dated April 1, 1998, for Notice Of Layout And Taking by Maine Department of Transportation as depicted on Plan Reference 5 listed herein. The sideline of Riverside Street shown herein 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 0.5' variation in common location 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 herein that the closer will 1.0' to any front building setback requirement.
16. See CCRD Book 8179, Page 130, dated February 4, 1988, from Portland Venture Partners III to City of Portland, Maine, for easement w/sixty (60') foot-wide right of way known as Industrial Way as depicted on Plan Reference 2 herein.
17. Apparent encroachment - no record easement found.



Surveyor's Statement:

Nadeau Land Surveys hereby states exclusively to the client listed herein, 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 or it may contain unauthorized alterations unknown to this office.

Nadeau Land Surveys

Jason D. Nadeau, P.L.S. #1124 (agent) Date:

Revised 10/24/2022 - Revised plan title to include owner owner information and current property address.
Revised 10/17/2022 - 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

518 BRIGHTON AVENUE
PORTLAND, ME 04102

Professional Land Surveyors
Certified Floodplain Managers

TEL (207) 878-8876
FAX (207) 878-9871

RECORD OWNER: AIM One Industrial Way, LLC, 531 E. Chapman Ave, Orange, CA 92866	DRAWN BY: TPB/BKB	PLAN DATE: 12/8/2022	
	CHECKED BY: JDN/MLC	SURVEY DATE: Oct. 2022	
	JOB#: Topo: GPS-200918 & Topo: Hyne II GPS	SCALE: 1" = 20'	
FIELD BOOK: PB 199 & Topo: Ranger	JOB No: 2022-0018	SHEET No: 1 of 1	