GENERAL NOTES:

1) THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY S.G.C. ENGINEERING, LLC PURSUANT TO A PROFESSIONAL SERVICES AGREEMENT BETWEEN BOHLER ENGINEERING, INC. AND SGC ENGINEERING, LLC DATED AUGUST 29, 2003.

2) NORTH AS SHOWN HEREON IS BASED ON LOCUS DEED OF RECORD DEED BOOK 11458, PAGE 221.

3) BOUNDARY AND PLANIMETRIC INFORMATION AS SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY SGC ENGINEERING, LLC BETWEEN SEPTEMBER 3, 2003 AND SEPTEMBER 9, 2003.

4) NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED. DIG SAFE SHOULD BE CALLED PRIOR TO ANY EXCAVATION.

5) 100 YEAR FLOOD LINE "ZONE A" AS SHOWN HEREON IS APPROXIMATE ONLY AS SCALED FROM NATIONAL FLOOD INSURANCE PROGRAM MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, CITY OF PORTLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBERS 230051 0001-0017, EFFECTIVE DATE: JULY 17, 1986" PREPARED BY THE FEDERAL EMERGENCY MANAGMENT AGENCY.

6) ABUTTING PROPERTY OWNER INFORMATION AS SHOWN HEREON WAS OBTAINED FROM CURRENT TOWN OF PORTLAND RECORDS AND REGISTRY RECORD INFORMATION.

MAP REFERENCES:

1) A PLAN ENTITLED "STANDARD BOUNDARY SURVEY WETTERAU, PORTLAND DIVISION, PORTLAND, CUMBERLAND CO., MAINE" BY RAYMOND H. FRANKENBURG DATED MARCH 1989.

2) A PLAN ENTITLED "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR DAVIS-GREENE CO." BY H.I. & E.C. JORDAN – SURVEYORS DATED NOV. 26, 1962 RECORDED IN THE REGISTRY AS PLAN BOOK 61, PAGE 69.

3) A PLAN ENTITLED "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR MILLIKIN-TOMLINSON COMPANY" BY H.I. & E.C. JORDAN SURVEYORS DATED FEB. 5, 1980.

4) A PLAN ENTITLED "EXISTING CONDITIONS AND DEMOLITION PLAN, MECQUIER HILL FARM 66 MILLIKEN STREET, PORTLAND, MAINE" BY MITCHELL & ASSOCIATES DATED FEBRUARY 3, 2000.

5) A PLAN ENTITLED "CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS PRESUMPSCOT NO. MAIN INTERCEPTOR RIGHT-OF-WAY ME. TPK. TO NEAR RANDOLPH ST."

REVISIONS:

NO.	DATE	
0	09/11/03	APPROVED FOR SUBMITTAL

TITLE COMMITMENT:

10) THE LOCUS PARCEL IS SUBJECT TO RIGHTS AND EASEMENT OF CENTRAL MAINE POWER AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY AS SET FORTH IN DEED BOOK 2937, PAGE 381.

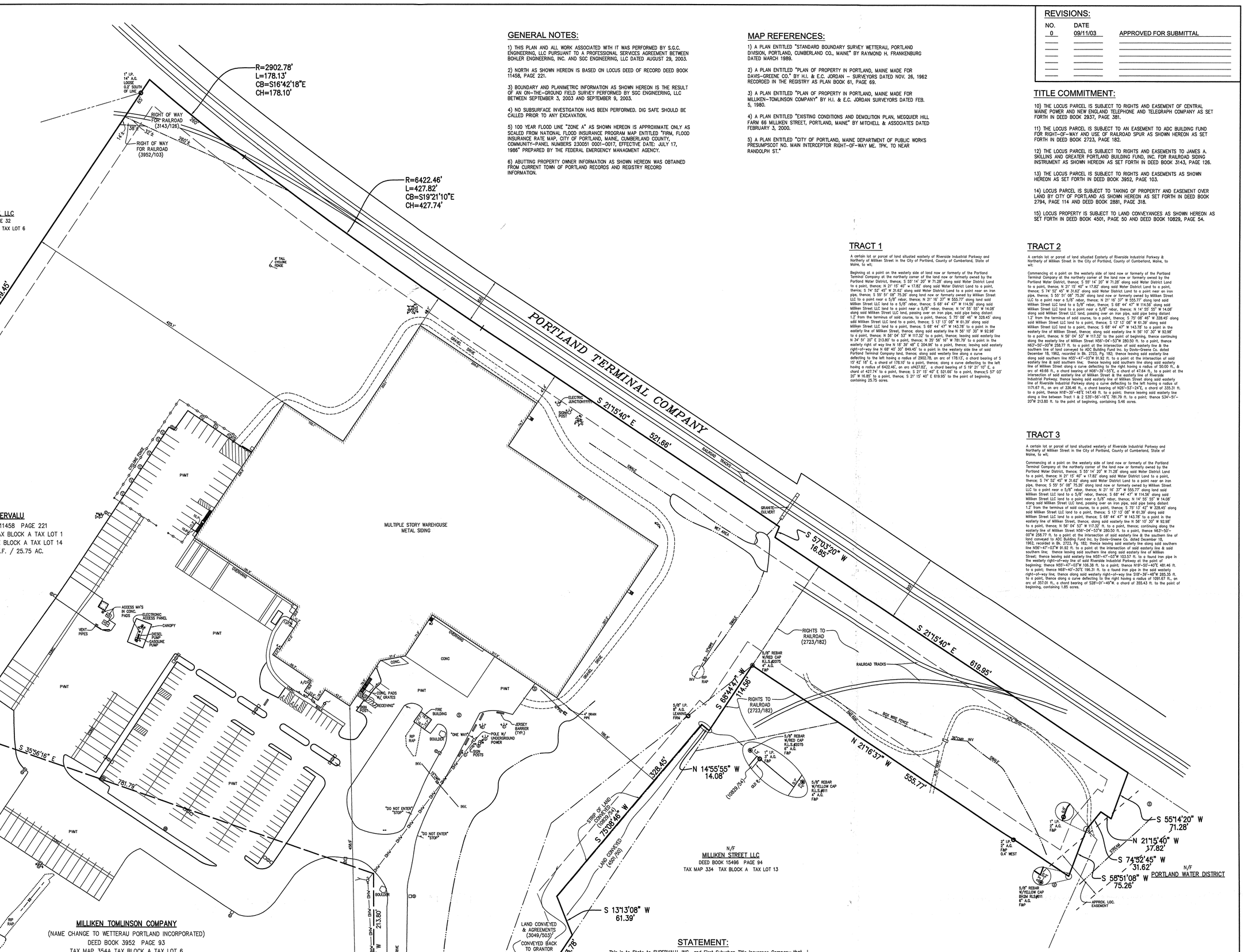
11) THE LOCUS PARCEL IS SUBJECT TO AN EASEMENT TO ADC BUILDING FUND FOR RIGHT-OF-WAY AND USE OF RAILROAD SPUR AS SHOWN HEREON AS SET FORTH IN DEED BOOK 2723, PAGE 182.

12) THE LOCUS PARCEL IS SUBJECT TO RIGHTS AND EASEMENTS TO JAMES A. SKILLINS AND GREATER PORTLAND BUILDING FUND, INC. FOR RAILROAD SIDING INSTRUMENT AS SHOWN HEREON AS SET FORTH IN DEED BOOK 3143, PAGE 126.

13) THE LOCUS PARCEL IS SUBJECT TO RIGHTS AND EASEMENTS AS SHOWN HEREON AS SET FORTH IN DEED BOOK 3952, PAGE 103.

14) LOCUS PARCEL IS SUBJECT TO TAKING OF PROPERTY AND EASEMENT OVER LAND BY CITY OF PORTLAND AS SHOWN HEREON AS SET FORTH IN DEED BOOK 2794, PAGE 114 AND DEED BOOK 2881, PAGE 318.

15) LOCUS PROPERTY IS SUBJECT TO LAND CONVEYANCES AS SHOWN HEREON AS SET FORTH IN DEED BOOK 4501, PAGE 50 AND DEED BOOK 10829, PAGE 54.



ZONING INFORMATION "I-M ZONE"

MINIMUM LOT SIZE	10,000 S.F.
MAXIMUM IMPERVIOUS SURFACE RATIO	75%
MINIMUM BUILDING HEIGHT	75 FEET
MINIMUM SIDE YARDS	1 FOOT FOR EVERY FOOT OF BUILDING HEIGHT, UP TO 25 FEET
MINIMUM REAR YARDS	1 FOOT FOR EVERY FOOT OF BUILDING HEIGHT, UP TO 25 FEET
MINIMUM FRONT YARDS	1 FOOT FOR EVERY FOOT OF BUILDING HEIGHT, UP TO 25 FEET
MINIMUM STREET FRONTAGE	60 FEET
PAVEMENT SETBACK FROM LOT BOUNDARIES	10 FEET

TRACT 1

A certain lot or parcel of land situated easterly of Riverside Industrial Parkway and Northerly of Milliken Street in the City of Portland, County of Cumberland, State of Maine, to wit;

Beginning at a point on the westerly side of land now or formerly of the Portland Terminal Company at the northerly corner of the land now or formerly owned by the Portland Water District, thence; S 55° 14' 20" W 71.28' along said Water District Land to a point, thence; N 21° 15' 40" w 17.82' along said Water District Land to a point, thence; S 74° 52' 45" W 31.62' along said Water District Land to a point near an iron pipe, thence; S 55° 51' 08" 75.26' along land now or formerly owned by Milliken Street LLC to a point near a 5/8" rebar, thence; N 21° 16' 37" W 555.77' along land said Milliken Street LLC land to a 5/8" rebar, thence; S 68° 44' 47" W 114.56' along said Milliken Street LLC land to a point near a 5/8" rebar, thence; N 14° 55' 55" W 14.08' along said Milliken Street LLC land, passing over an iron pipe, said pipe being distant 1.2' from the terminus of said course, to a point, thence; S 75° 08' 46" W 328.45' along said Milliken Street LLC land to a point, thence; S 13° 13' 08" W 61.39' along said Milliken Street LLC land to a point, thence; S 68° 44' 47" W 143.78' to a point in the easterly line of Milliken Street, thence; along said easterly line N 56° 10' 30" W 92.98' to a point, thence; N 56° 04' 53" W 117.32' to a point, thence; leaving said easterly line N 34° 45' 07" E 213.80' to a point, thence; N 20° 56' 16" W 781.79' to a point in the easterly right of way line of 66.00' Riverside Industrial Parkway, thence; leaving said easterly right of way line N 68° 40' 30" E 849.45' to a point, thence; leaving said Portland Terminal Company land, thence; along said westerly line along a curve deflecting to the left having a radius of 2902.78, on arc of 178.13', a chord bearing of S 15° 42' 18" E, a chord of 178.10' to a point, thence; along a curve deflecting to the left having a radius of 6422.46', on arc of427.82', a chord bearing of S 19° 21' 10" E, a chord of 427.74' to a point, thence; S 21° 15' 40" E 521.66' to a point, thence;S 57° 03' 20" W 16.85' to a point, thence; S 21° 15' 40" E 619.95' to the point of beginning, containing 25.75 acres.

TRACT 2

A certain lot or parcel of land situated Easterly of Riverside Industrial Parkway & Northerly of Milliken Street in the City of Portland, County of Cumberland, Maine, to wit:

Commencing at a point on the westerly side of land now or formerly of the Portland Terminal Company at the northerly corner of the land now or formerly owned by the Portland Water District, thence; S 55° 14' 20" W 71.28' along said Water District Land to a point, thence; N 21° 15' 40" w 17.82' along said Water District Land to a point, thence; S 74° 52' 45" W 31.62' along said Water District Land to a point near an iron pipe, thence; S 55° 51' 08" 75.26' along land now or formerly owned by Milliken Street LLC to a point near a 5/8" rebar, thence; N 21° 16' 37" W 555.77' along land said Milliken Street LLC land to a 5/8" rebar, thence; S 68° 44' 47" W 114.56' along said Milliken Street LLC land to a point near a 5/8" rebar, thence; N 14° 55' 55" W 14.08' along said Milliken Street LLC land, passing over an iron pipe, said pipe being distant 1.2' from the terminus of said course, to a point, thence; S 75° 08' 46" W 328.45' along said Milliken Street LLC land to a point, thence; S 13° 13' 08" W 61.39' along said Milliken Street LLC land to a point, thence; S 68° 44' 47" W 143.78' to a point in the easterly line of Milliken Street, thence; along said easterly line N 56° 10' 30" W 92.98' to a point, thence; N 56° 04' 53" W 117.32' to the point of beginning, thence continuing along the easterly line of Milliken Street N06°-04'-53"W 280.50 ft. to a point, thence N63°-50'-00"W 258.77 ft. to a point at the intersection of said easterly line & the southerly line of land now or formerly owned by Rice Street Realty, LLC, as shown on a plan dated December 18, 1962, recorded in Bk. 2723, Pg. 182; thence leaving said easterly line along said southern line N55°-47'-03"W 91.92 ft. to a point at the intersection of said easterly line & said southern line; thence leaving said southern line along said easterly line of Milliken Street along a curve deflecting to the right having a radius of 50.00 ft., & arc of 49.66 ft., a chord bearing of N06°-39'-55"E, a chord of 47.64 ft. to a point at the intersection of said easterly line of Milliken Street & the easterly line of Riverside Industrial Parkway; thence leaving said easterly line of Milliken Street along said easterly line of Riverside Industrial Parkway along a curve deflecting to the left having a radius of 1171.67 ft., on arc of 336.46 ft., a chord bearing of N26°-53'-24"E, a chord of 335.31 ft. to a point, thence N18°-39'-48"E 147.49 ft. to a point; thence leaving said easterly line along a line between Tract 1 & 2 S35°-56'-16"E 781.79 ft. to a point; thence S34°-51'-20"W 213.80 ft. to the point of beginning, containing 5.46 acres.

TRACT 3

A certain lot or parcel of land situated westerly of Riverside Industrial Parkway and Northerly of Milliken Street in the City of Portland, County of Cumberland, State of Maine, to wit;

Commencing at a point on the westerly side of land now or formerly of the Portland Terminal Company at the northerly corner of the land now or formerly owned by the Portland Water District, thence; S 55° 14' 20" W 71.28' along said Water District Land to a point, thence; N 21° 15' 40" w 17.82' along said Water District Land to a point, thence; S 74° 52' 45" W 31.62' along said Water District Land to a point near an iron pipe, thence; S 55° 51' 08" 75.26' along land now or formerly owned by Milliken Street LLC to a point near a 5/8" rebar, thence; N 21° 16' 37" W 555.77' along land said Milliken Street LLC land to a 5/8" rebar, thence; S 68° 44' 47" W 114.56' along said Milliken Street LLC land to a point near a 5/8" rebar, thence; N 14° 55' 55" W 14.08' along said Milliken Street LLC land, passing over an iron pipe, said pipe being distant 1.2' from the terminus of said course, to a point, thence; S 75° 08' 46" W 328.45' along said Milliken Street LLC land to a point, thence; S 13° 13' 08" W 61.39' along said Milliken Street LLC land to a point, thence; S 68° 44' 47" W 143.78' to a point in the easterly line of Milliken Street, thence; along said easterly line N 56° 10' 30" W 92.98' to a point, thence; N 56° 04' 53" W 117.32' to the point of beginning, thence continuing along the easterly line of Milliken Street N06°-04'-53"W 280.50 ft. to a point, thence N63°-50'-00"W 258.77 ft. to a point at the intersection of said easterly line & the southern line of land now or formerly owned by Rice Street Realty, LLC, as shown on a plan dated December 18, 1962, recorded in Bk. 2723, Pg. 182; thence leaving said easterly line along said southern line N55°-47'-03"W 91.92 ft. to a point at the intersection of said easterly line & said southern line; thence leaving said southern line along said easterly line of Milliken Street; thence leaving said easterly line N55°-47'-03"W 103.57 ft. to a found iron pipe in the westerly right-of-way line of said Riverside Industrial Parkway at the point of beginning; thence N55°-47'-03"W 106.38 ft. to a point; thence N19°-50'-40"E 481.46 ft. to a point; thence N68°-40'-30"E 196.31 ft. to a found iron pipe in the said westerly right-of-way line; thence along said westerly right-of-way line S18°-39'-48"W 285.35 ft. to a point, thence along a curve deflecting to the right having a radius of 1091.67 ft., on arc of 357.01 ft., a chord bearing of S28°-01'-49"W, a chord of 355.43 ft. to the point of beginning, containing 1.85 acres.

STATEMENT:

This is to State to SUPERVALU, INC., and First Suburban Title Insurance Company that I have surveyed the property described above according to the requirements for land surveyors in the State of Maine; that this survey was made on the ground according to the field notes shown on this survey; and that this survey is a true representation of the Property and correctly shows the size, location and the exterior boundaries of the Property. The survey also correctly shows by document number all recorded easements described in the commitment for title insurance issued by First Suburban Title Insurance Company No. SUPERVALU (03-898), with effective date of July 24, 2003. Adequate ingress to and egress from the Property is provided by Milliken Street, which are paved and dedicated public rights-of way maintained by City of Portland. Except as shown on the survey the Property does not serve any adjoining property for drainage, ingress and egress or any other purpose. Except as shown on the survey, there are no visible easements or rights-of-way on the Property, and there are no observable, above-ground encroachments (i) on adjoining properties, public road rights-of-way, or easements located on the property by the improvements on the Property or (ii) on the Property by the improvements on adjoining properties or public road rights-of-way. Except as shown on the survey, no portion of the Property lies within a Special Hazard Area, identified as such under the Flood Disaster Protection Act of 1973 or as described on the Flood Insurance Rate Map for the community in which the property is located. I further state that Parcels as shown hereon adjoin each other along their common boundaries without gaps or overlaps. I further state that a map or plat and the survey on which it is based were made (i) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the ALTA/ACSM and NSPS in 1999 subject to the following exceptions: no surface investigation performed and includes Items 2, 3, 4, 6, 7a, 8, 9, 10, 11a, 13, 14, 15, and 16 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA, NSPS, and ACSM and in effect on this date of Standard Detail Requirements and procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle and Distance Requirements for Survey Measurements Which Control Land Boundaries".

Dated: 9/11/03

STATE OF MAINE
JOHN J. CARLSON
2402
LICENSED
LAND SURVEYOR

Professional Land Surveyor
Registration No. 2402
Name: John J. Carlson
Address: 12 Westbrook Common, 2nd Floor
Westbrook, ME 04092
Telephone: (207) 856-0006

LEGEND:

STORM SEWER CATCH BASIN	WATERLINE HOSE BIB	MONUMENT (CONCRETE BOUND)	CONC.	CONCRETE
STORM SEWER MANHOLE	SIGN	MONUMENT (IRON PIPE)	P/MT	PAVEMENT
SANITARY SEWER MANHOLE	LIGHT POLE SINGLE HEAD	MONUMENT (REBAR)	RCP	REINFORCED CONCRETE PIPE
ELECTRIC MANHOLE	BOLLARD		HDPE	HIGH DENSITY POLYETHELENE
WATERLINE VALVE	JERSEY BARRIER	STORM DRAIN PIPE	PVC	POLYVINYL CHLORIDE PIPE
WATERLINE HYDRANT	ELECTRIC OUTLET	OVERHEAD WIRES	CMP	CORREGATED METAL PIPE
WATERLINE MANHOLE	UTILITY POLE	CONCRETE CURBING	F&P	FIRM & PLUMB
WATERLINE POST INDICATOR VALVE	FLAG POLE	EDGE OF PAVEMENT	INV	INVERT
WATERLINE SERVICE SHUT-OFF		EDGE OF CONCRETE		

TITLE:

ALTA/ACSM LAND TITLE SURVEY
SUPERVALU WAREHOUSE SITE
56 MILLIKEN STREET
SUPERVALU OPERATIONS, INC.
TAX MAP 354A TAX BLOCK A TAX LOT 1
TAX MAP 354 TAX BLOCK A TAX LOT 14
DEED BOOK 11458 PAGE 221
MILLIKEN TOMLINSON COMPANY
TAX MAP 354A TAX BLOCK A TAX LOT 6
TAX MAP 354 TAX BLOCK A TAX LOT 16
DEED BOOK 3952 PAGE 93
CITY OF PORTLAND COUNTY OF CUMBERLAND
STATE OF MAINE

PREPARED FOR:

SUPERVALU, INC.
11840 VALLEY VIEW ROAD
EDEN PRAIRIE, MN 53443

ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
S.G.C.
ENGINEERING, LLC
OF NEW ENGLAND
12 Westbrook Common, 2nd Floor
Westbrook, Maine 04092
Phone: 207-856-0006 ◆ Fax: 207-856-0007
E-Mail: sgc@sgceng.com

60 30 0 60 120

DATE: 09/11/03	DRAWN: JJC	JOB NO.: 27900101	SCALE: 1" = 60'
COMP/DESIGN: JJC	CHECK: EFC	DWG NO.: BND_27900101	SHEET 1 OF 1