TRACT I

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 a drill hole found in a stone at the northerly corner of the land now or formerly owned by the Portland Water District;

Thence, South 55° 14' 20" West 71.28 feet along said Water District Land to a point, thence;
Thence, North 21° 15' 40" West, 17.82 feet along said Water District Land to a point;
Thence, South 74° 52' 45" West, 31.62 feet along said Water District Land to a point near an iron pipe;
Thence, South 55° 51' 08" West, 75.26 feet along land now or formerly owned by Milliken Street LLC to a point near a 5/8" rebar;
Thence, North 21° 16' 37" West, 555.77 feet along land said Milliken Street LLC land to a point near a 5/8" rebar;
Thence, South 68° 44' 47" West, 114.56 feet a point near a 5/8" rebar;
Thence, North 14° 55' 55" West, 14.08 feet 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, South 75° 08' 46" West, 328.45 feet along said Milliken Street LLC land to a point;
Thence, South 13° 13' 08" West, 61.39 feet along said Milliken Street LLC land to a point;
Thence, South 68° 44' 47" West, 143.78 feet to a point in the easterly line of Milliken Street;
Thence, leaving said easterly line North 35° 10' 30" West, 92.98 feet to a point;
Thence, North 56° 04' 53" West, 117.32 feet to the TRUE POINT OF BEGINNING;
Thence continuing along the easterly line of Milliken Street North 56° 04' 53" West, 280.50 feet to a point;
Thence, North 63° 50' 00" West, 258.77 feet to a point at the intersection of said easterly line and the southern line of land conveyed to ADC Building Fund Inc. by Davis-Greene Co. dated December 18, 1962, recorded in Book 2723, Page 182;
Thence leaving said easterly line along said southern line; North 55° 47' 03" West, 91.92 feet to a point at the intersection of said easterly line and 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' and arc of 49.66', a chord bearing of North 06° 39' 55" East, a chord of 47.64', to a point at the intersection of said easterly line of Milliken Street and 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', an arc of 336.46, a chord bearing of North 25° 53' 24" East, a chord of 335.31 to a point;
Thence North 18° 39' 48" East, 147.48 feet to a point;
Thence leaving said easterly line along a line between Tract I & II South 35° 56' 16" East, 781.79 feet to a point;
Thence, South 34° 51' 20" West, 213.50 feet to the TRUE POINT OF BEGINNING.

Being Tract II of the premises conveyed to KDJS Partners, LLC by deed of C&S Logistics of Portland LLC, dated as of August 10, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21693, Page 272.

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 MILLIKEN-TOMLINSON COMPANY" BY H.I. & E.C. JORDAN SURVEYORS DATED FEB. 5, 1980.

4) A PLAN ENTITLED "EXISTING CONDITIONS AND DEMOLITION PLAN, MEQUIER 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."

SCHEDULE B2:

COMMONWEALTH TITLE INSURANCE COMPANY
POLICY NUMBER 14030014
EFFECTIVE DATE JULY 20, 2014 AT 4:30 PM (revised 9/3/14)

SCHEDULE B, SECTION 2

1-10) NOT PLOTTABLE

11) NOT PLOTTABLE

12) RIGHTS AND EASEMENTS TO ADC BUILDING FUND, INC. FOR RIGHT-OF-WAY AND USE OF RAILROAD SPUR AS CONTAINED IN DEED FROM ADC BUILDING FUND, INC. TO DAVIS-GREENE CO. DATED DECEMBER 18, 1962 AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 2723, PAGE 162 (TRACT I). PLOTTED HEREON.

13) INTENTIONALLY DELETED.

14) 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 (TRACT I) PLOTTED HEREON.

15) RIGHTS AND EASEMENTS GRANTED TO JAMES A. SKILLINGS AND GREATER PORTLAND BUILDING FUND , INC. BY DAVIS-GREENE CO. FOR RAILROAD SIDING BY INSTRUMENT DATED SEPTEMBER 10, 1970 AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 3143, PAGE 126, AND THE CONDITIONS AND RESERVATIONS SET FORTH THEREIN (TRACT I). PLOTTED HEREON.

16) RIGHTS AND EASEMENTS GRANTED TO THEODORE H. BRODIE AND GLENN A. BRODIE AS TRUSTEES OF BRODIE REALTY TRUST DATED DECEMBER 13, 1976 AND RIVERSIDE BUILDING CO. BY MILLIKEN, TOMLINSON COMPANY BY INSTRUMENT DATED DECEMBER 13, 1976 AND RECORDED IN REGISTRY OF DEEDS IN BOOK 3952, PAGE 103, AND THE CONDITIONS AND RESERVATIONS SET FORTH THEREIN (TRACT I). PLOTTED HEREON.

17) TERMS AND CONDITIONS SET FORTH IN AGREEMENT BY AND BETWEEN MILLIKEN, TOMLINSON COMPANY AND DMC METALS, INC. DATED NOVEMBER 1, 1979 AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 4534, PAGE 205 (TRACT I). PLOTTED HEREON.

18) THE LOCUS PARCEL IS SUBJECT TO THE RIGHTS AND EASEMENT GRANTED TO CENTRAL MAINE POWER AND VERIZON NEW ENGLAND, INC AS SET FORTH IN DEED 22575, PAGE 21 (TRACT I & II). PLOTTED HEREON.

19) NOT PLOTTABLE

20) NOT PLOTTABLE

21) SUCH STATE OF FACTS AS SET FORTH ON THIS SURVEY.

VICINITY MAP: (NOT TO SCALE)

GENERAL NOTES:

1) THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SGC ENGINEERING, LLC PURSUANT TO A PROFESSIONAL SERVICES AGREEMENT BETWEEN PLYMOUTH INDUSTRIAL REIT, INC.AND SGC ENGINEERING, LLC DATED 8/13/2014

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 AND VISUAL FIELD INSPECTIONS PERFORMED ON MARCH 12, 2004, MARCH 22, 2004, OCTOBER 12, 2011, AND AGAIN ON AUGUST 15, 2014.

4) NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED. DIG SAFE 811 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 B, EFFECTIVE DATE: JULY 17, 1986" PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. AT THE TIME OF THE SURVEY NO EXISTING IMPROVEMENTS ARE LOCATED WITHIN ZONE A.

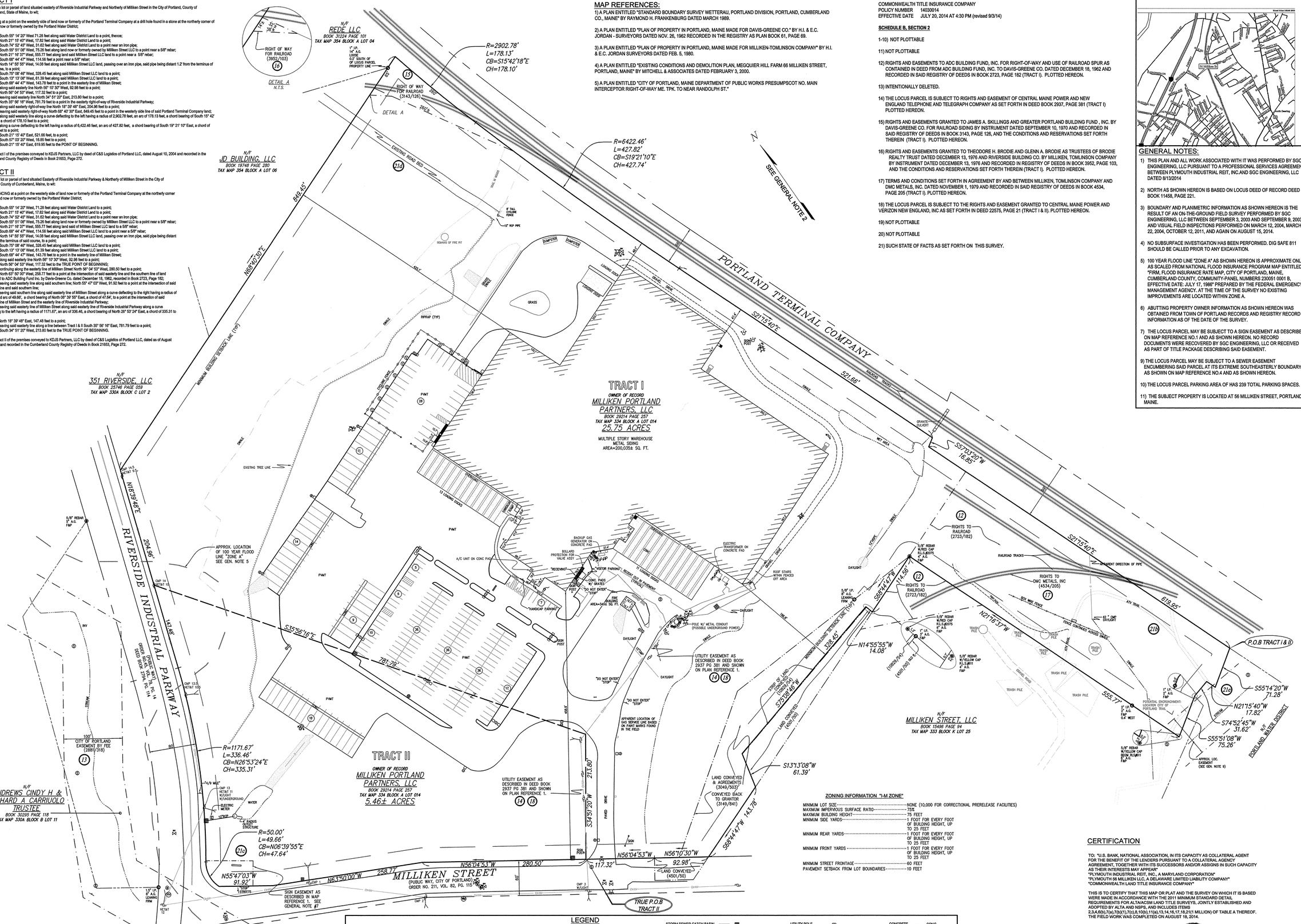
6) ABUTTING PROPERTY OWNER INFORMATION AS SHOWN HEREON WAS OBTAINED FROM TOWN OF PORTLAND RECORDS AND REGISTRY RECORD INFORMATION AS OF THE DATE OF THE SURVEY.

7) THE LOCUS PARCEL MAY BE SUBJECT TO A SIGN EASEMENT AS DESCRIBED ON MAP REFERENCE NO.1 AND AS SHOWN HEREON. NO RECORD DOCUMENTS WERE RECOVERED BY SGC ENGINEERING, LLC OR RECEIVED AS PART OF TITLE PACKAGE DESCRIBING SAID EASEMENT.

9) THE LOCUS PARCEL MAY BE SUBJECT TO A SEWER EASEMENT ENCUMBERING SAID PARCEL AT ITS EXTREME SOUTHEASTERLY BOUNDARY AS SHOWN ON MAP REFERENCE NO.4 AND AS SHOWN HEREON.

10) THE LOCUS PARCEL PARKING AREA OF HAS 239 TOTAL PARKING SPACES.

11) THE SUBJECT PROPERTY IS LOCATED AT 56 MILLIKEN STREET, PORTLAND MAINE.



ZONING INFORMATION: "I-M ZONE"

MINIMUM LOT SIZE	NONE (10,000 FOR CORRECTIONAL PRERELEASE FACILITIES)
MAXIMUM IMPERVIOUS SURFACE RATIO	75%
MAXIMUM 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

LEGEND

LOCUS BOUNDARY LINE
INTERIOR (LOCUS) BOUNDARY LINE
ADJACENT RIGHT OF WAY LINE
ZONING SET BACK LINE
WATER COURSE
FEMA FLOOD ZONE BOUNDARY
OVERHEAD WIRES
TREE LINE
RECORD EASEMENT
LIMIT OF PRIOR CONVEYANCE (WITH REFERENCE)
SCHEDULE B2 ITEM (10)
EDGE OF PAVEMENT
EDGE OF CONCRETE
DRAIN LINE
STORM SEWER CATCH BASIN
STORM SEWER MANHOLE
SANITARY SEWER MANHOLE
ELECTRIC MANHOLE
WATERLINE VALVE
WATERLINE MANHOLE
WATERLINE MARKER
WATERLINE POST INDICATOR VALVE
WATERLINE SERVICE SHUT-OFF
WATERLINE HYDRANT
WATERLINE HOSE BIB
UTILITY POLE
SIGN
LIGHT POLE SINGLE HEAD
LIGHT POLE DOUBLE HEAD
BOLLARD
JERSEY BARRIER
ELECTRIC OUTLET
FLAG POLE
MONUMENT (CONCRETE BOUND)
MONUMENT (IRON PIPE)
MONUMENT (REBAR)
CONCRETE — CONC.
PAVEMENT — PVMT
REINFORCED CONCRETE PIPE — RCP
HIGH DENSITY POLYETHYLENE — HDPE
POLYVINYL CHLORIDE PIPE — PVC
CORRUGATED METAL PIPE — CMP
CONCRETE — F&P
INVERT — INV
POINT OF BEGINNING — P.O.B.
WITH NUMBER INDICATES # OF PARKING SPACES

GRAPHIC SCALE: 1" = 60'
60' 30' 0 60' 120' 180'

CERTIFICATION

TO: "U.S. BANK, NATIONAL ASSOCIATION, IN ITS CAPACITY AS COLLATERAL AGENT FOR THE BENEFIT OF THE LENDERS PURSUANT TO A COLLATERAL AGENCY AGREEMENT, TOGETHER WITH ITS SUCCESSORS AND/OR ASSIGNS IN SUCH CAPACITY AS THEIR INTERESTS MAY APPEAR"
"PLYMOUTH INDUSTRIAL REIT, INC., A MARYLAND CORPORATION"
"PLYMOUTH 56 MILLIKEN LLC, A DELAWARE LIMITED LIABILITY COMPANY"
"COMMONWEALTH LAND TITLE INSURANCE COMPANY"

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2,3,4,6(b),7(a),7(b)(1),7(c),8,10(b),11(a),13,14,16,17,18,21 (1 MILLION) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 18, 2014.

CHRISTOPHER R. MICHAUD, PLS #2385

DATE: 11/20/14

ALTA/ACSM LAND TITLE SURVEY
OF PROPERTY LOCATED ON
#56 MILLIKEN STREET
PORTLAND, ME
PREPARED FOR:
PLYMOUTH INDUSTRIAL REIT, INC.
280 FRANKLIN STREET, 19TH FLOOR - BOSTON, MA 02210

REVISIONS:

NO.	DATE	
0	08-19-2014	PRELIMINARY SUBMITTAL
1	11-19-2014	REVISIONS PER FIELD VISIT AND ATTORNEY REVIEW
2	11-26-2014	REVISIONS PER ATTORNEY REVIEW

CHRISTOPHER R. MICHAUD, PLS #2385 — MICHAUD — 2385 — PROFESSIONAL LAND SURVEYOR — STATE OF MAINE
ONLY VALID WITH ORIGINAL STAMP

SGC ENGINEERING, LLC
• Civil Design & Survey Engineering
• Environmental & Regulatory Permitting
• Electrical Power Systems Engineering
SERVING OUR CLIENTS IN THE U.S.A. & CANADA
101 County Road, Woodbury, Maine 04092, Tel: 207-324-8101, Fax: 207-324-8101
Target Technology Center, 20 Downing Street, Suite 200, Auburn, Maine 04210, Tel: 207-966-5021, Fax: 207-966-5021
69 Bank Street, Suite 13, Lewiston, ME 04240, Tel: 800-863-1178, Fax: 800-863-1178
Formerly Wetterau Inc.

DATE: 08-16-2014 | PROJECT: 1030002 | SHEET 1 OF 1
SCALE: 1" = 60' | DRAWN BY: BSB | CHECK: CRM | FILE: ALTA-1030002