

EASEMENTS

PHASE II OF III

The following easements are reserved for the benefit of Phase II & III real estate:

1. The right to connect to, use, repair, replace and maintain the drainage pipes on Phase I and Phase II land leading to the retention pond.
2. A right of way, which is the same as a 50 foot wide strip on which is centered the roadway shown on the plat, for all purposes, including but not limited to the right of ingress for pedestrians and vehicles, the right to improve the street, the right to connect to, make use of, or repair, maintain and replace all utilities within the right of way.
3. The right to use, connect to, maintain, repair or replace the pumping station.

The above easements are more particularly described in the Parson's Pond at North Deering Condominium Declaration, Exhibit C.

Additionally, an easement is reserved for any and all utility purposes on the aforementioned 50 foot wide strip for the benefit of utility companies who have been or may be granted a right of way.

NOTES

PHASE II AND III

1. The roadway, sewer system and storm drainage will be privately owned and maintained.
 2. All or any of the buildings and improvements on Phases IIB, C and III land need not be built, except as noted below in number 3. All of the buildings and land on Phases IIB, C and III are subject to development rights as specified in the Parson's Pond at North Deering Condominium Declaration.
 3. The clubhouse, tot lot and jogging path on Phase II land must be built during Phase II.
- Phase IIB, C and III land may be withdrawn from the condominium.

FIRST FLOOR LIVING SPACE ELEVATION *
BY BUILDING NUMBER DESIGNATION

Building and Unit	Elevation
1-01, 02, 03	133.0
2-01, 02, 03	133.0
3-01, 02, 03	133.0
4-01, 02, 03	133.0
5-01, 02	129.75
6-01, 02	129.75
7-01, 02	129.45
7-03, 04	129.75
7-05, 06	130.0
8-01, 02	129.75
9-01, 02, 03, 04, 05	132.00
10-01, 02, 03, 04, 05	132.00
11-01, 02, 03, 04	132.50
12-01, 02, 03	133.0
13-01, 02, 03	133.0
14-01, 02, 03	133.0
15-01, 02, 03	133.0
16-01, 02, 03, 04, 05, 06	133.0
17-01, 02, 03	133.0
18-01, 02, 03	133.0
19-01, 02, 03	133.0
20-01, 02, 03	134.0
21-01, 02, 03, 04	134.0
22-01, 02, 03, 04	135.0
23-01, 02, 03, 04	136.0
24-01, 02, 03, 04	136.0
25-01, 02, 03, 04	135.0
26-01, 02, 03, 04	135.0
27-01, 02	133.0
28-01	134.0
28-02, 03	136.0
29-01	136.0
29-02, 03	136.0
29-04	138.0
30-01	144.0
30-02, 03	143.5
31-01, 02, 03	144.5
32-01, 02	144.0
32-03	143.0
33-01, 02, 03	140.5
34-01, 02, 03	134.0
35-01, 02, 03, 04	131.0
36-01, 02, 03, 04	131.0
37-01, 02	131.0
38-10, 02, 03	131.0
39-01, 02, 03	131.0
40-01, 02, 03	131.0
41-01, 02, 03, 04	132.0
42-01, 02, 03, 04, 05, 06	131.0
43-01, 02, 03, 04, 05, 06	130.0
44-01, 02, 03	132.0
45-01, 02, 03	132.0

* All units within one building are the same elevation except as noted

NOTE: PHASE II AMENDMENT: SUBPHASING FOR SECTIONAL RECORDING

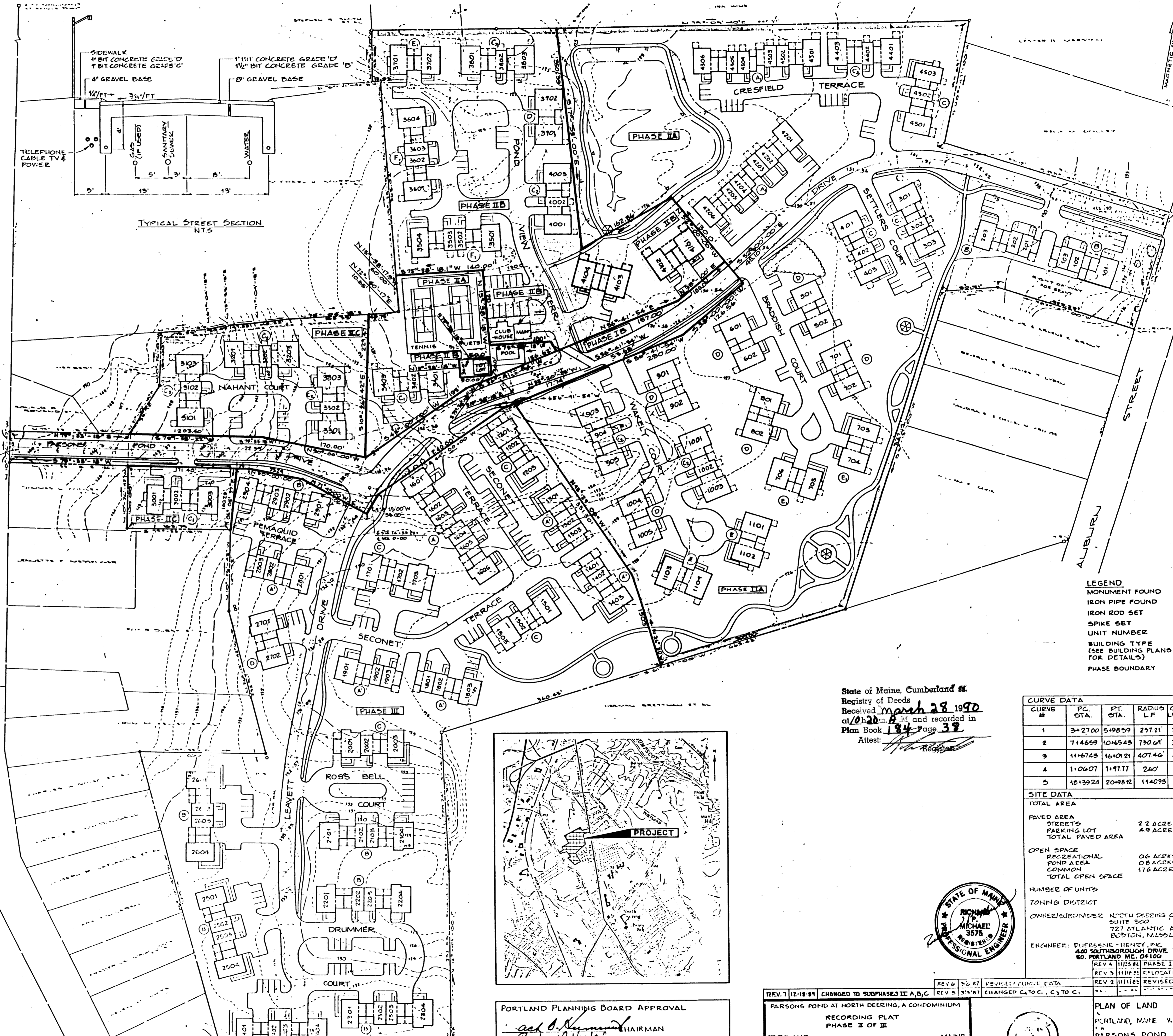
On March 31, 1987, the Planning Board executed the Recording Plat for all of Phase II. The Plat was recorded on July 14, 1987 in the Registry of Deeds in Plan Book 164, Page 6. The Planning Board voted on January 9, 1990 to modify the Plan for Phase II to allow for further sectional recording of Phase II.

THE APPROVAL OF THIS RECORDING BY THE PLANNING BOARD IS FOR PHASE II SUBPHASE IIA ONLY. SUBPHASES IIB, IIC, SHALL NOT BE BUILT UNTIL RECORDING PLATS FOR THE SUBPHASES ARE EXECUTED BY THE PLANNING BOARD, BONDED AND RECORDED.

PORTLAND PLANNING BOARD APPROVAL

Barbara V. Verrill CHAIRMAN
John J. ... VICE-CHAIRMAN
 January 9, 1990
 APPROVAL DATE
 PHASE IIA ONLY

PENCH MARK:
TOP OF 3" CEMENT MONUMENT
AT ADJUTANT CORNER OF
AUBURN STREET & JACKSON
STREET ELEV 140.44 BASED
ON CITY DATUM.



NOTE: HOUSE AT 568 AUBURN STREET TO BE DEMOLISHED AS PART OF THIS PROJECT

- LEGEND**
- MONUMENT FOUND
 - IRON PIPE FOUND
 - IRON ROD SET
 - SPIKE SET
 - UNIT NUMBER
 - BUILDING TYPE (SEE BUILDING PLANS FOR DETAILS)
 - PHASE BOUNDARY

State of Maine, Cumberland #
 Registry of Deeds
 Received March 28 1990
 at 10:20 A.M. and recorded in
 Plan Book 184 Page 37
 Attest: *[Signature]*

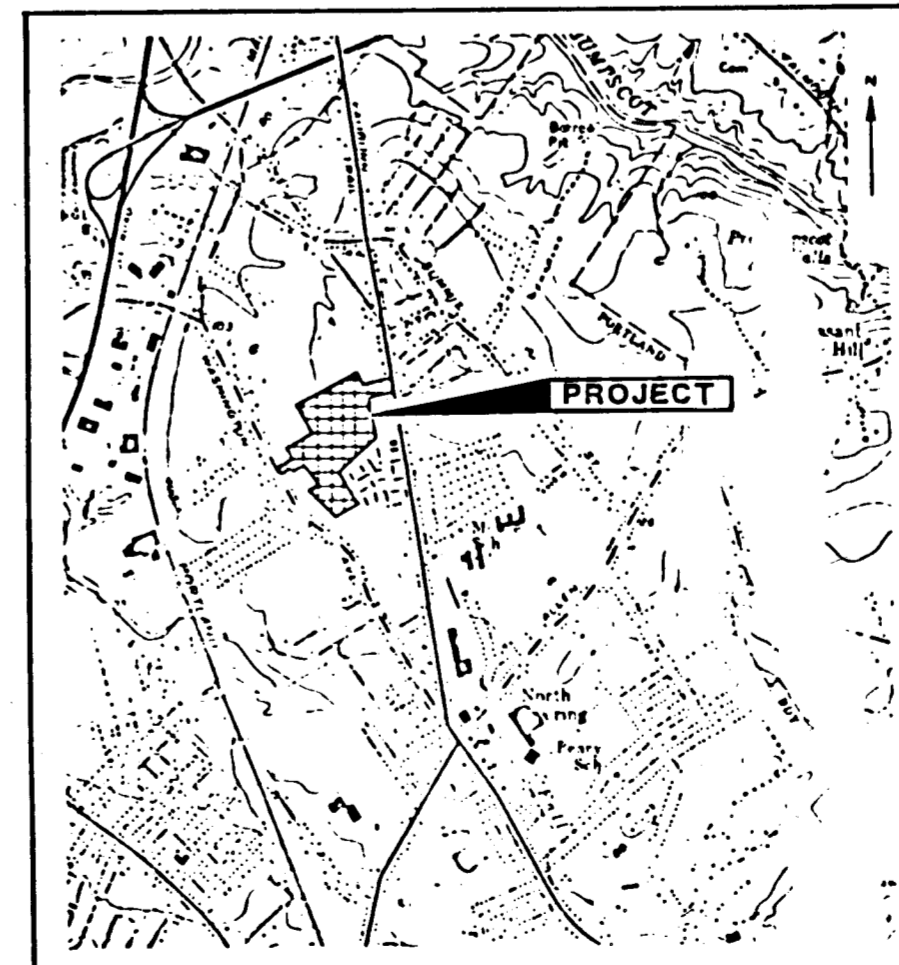
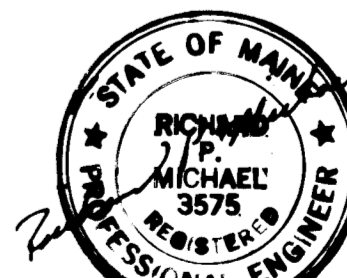
CURVE DATA

CURVE #	P.C. STA.	P.T. STA.	RADIUS	CURVE LENGTH	INTERIOR ANGLE
1	3+27.00	5+98.59	257.21'	271.59'	60° 30'
2	7+46.59	10+45.43	130.61'	318.84'	75° 00' 00"
3	11+67.43	16+01.21	407.46'	433.78'	60° 51' 50"
4	11+00.71	1+17.77	280'	11.70'	20° 12' 28"
5	10+39.24	20+98.82	1140.95'	250.88'	15° 00' 00"

SITE DATA

TOTAL AREA	311 ACRES
PAVED AREA	22 ACRES
STREETS	4.9 ACRES
PARKING LOT	74 ACRES
TOTAL PAVED AREA	74 ACRES
OPEN SPACE	06 ACRES
RECREATIONAL	08 ACRES
COMMON	176 ACRES
TOTAL OPEN SPACE	190 ACRES
NUMBER OF UNITS	156
ZONING DISTRICT	R-3

OWNER/SUBDIVIDER: NORTH DEERING COMMONS ASSOCIATION
 SUITE 300
 727 ATLANTIC AVENUE
 BOSTON, MASSACHUSETTS 02102
 ENGINEER: DUFFESNE - HENRY, INC.
 440 SOUTHBOROUGH DRIVE
 80 PORTLAND, ME. 04102



PORTLAND PLANNING BOARD APPROVAL
Barbara V. Verrill CHAIRMAN
John J. ... VICE-CHAIRMAN
 APPROVAL DATE 3/3/87
 PHASE II ONLY

REVISIONS

REV.	DATE	DESCRIPTION
REV. 1	12-18-89	CHANGED TO SUBPHASES IIA, IIB, IIC
REV. 2	03-27-90	REVISED CURVE DATA
REV. 3	03-27-90	CHANGED C.A.C., C.S. TO C.
REV. 4	11-25-90	PHASE I LINE AMENDED
REV. 5	11-25-90	ELEVATED BLOSS 1 & 2
REV. 6	11-25-90	REVISED LAYOUT

PLAN OF LAND
 PORTLAND, MAINE WASHINGTON AVENUE
 PARSONS POND AT A CONDOMINIUM
 Owen Haskell, Inc.