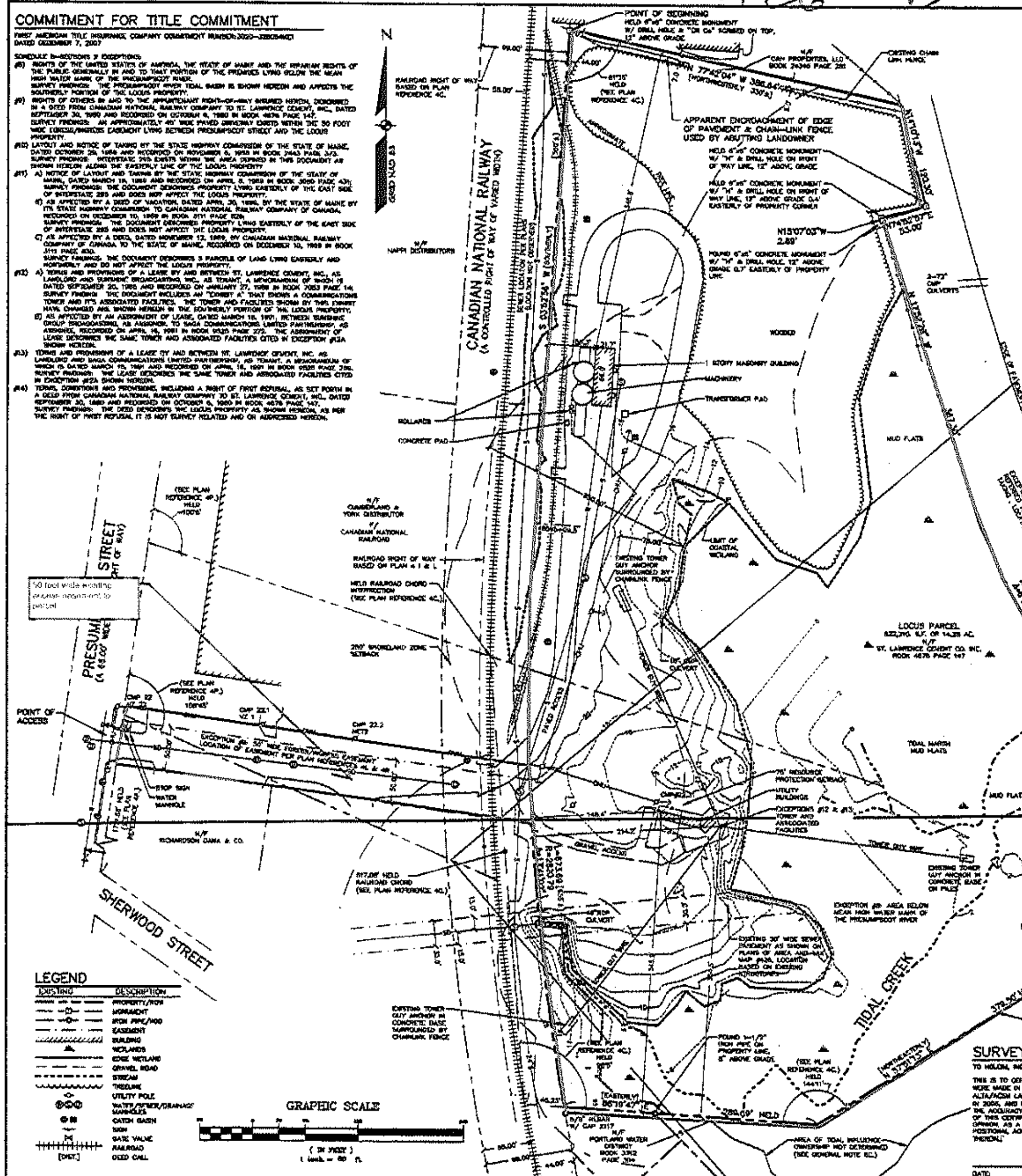
421-B-005
426-B-1-7

11/9/10, 01:03 P

COMMITMENT FOR TITLE COMMITMENT



DEED DESCRIPTION

(AS RECORDED IN BOOK 4676 PAGE 147 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS)

A CERTAIN LOT OR PARCEL OF LAND OFF OF THE EASTERLY SIDE OF PRESUMPSCOT STREET BUT NOT ADJACENT THERETO, IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE SOUTHWESTERLY CORNER OF THE PROPERTY OF CONSOLIDATED RENDERING COMPANY ON THE EASTERLY SIDELINE OF THE CANADIAN NATIONAL RAILWAY RIGHT-OF-WAY;

THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY A DISTANCE OF 660 FEET, MORE OR LESS, TO A POINT 44 FEET EASTERLY OF AND NORMAL TO THE POINT OF CURVATURE OF THE RAILROAD BASELINE STATION 6600+00.8, AS SHOWN ON THE PLAN ENTITLED "DEERING STATION MAP, ATLANTIC AND ST. LAWRENCE RAILROAD, DATED JUNE 20, 1917, VALUATION 26, SHEET 21;"

THENCE CONTINUING SOUTHERLY ALONG THE ARC OF THE CURVE TO THE LEFT ALONG THE EASTERLY RIGHT OF WAY A DISTANCE OF 658 FEET, MORE OR LESS, TO A POINT MARKING THE SO-CALLED "MARK JORDAN LINE" AS SHOWN ON SAID RAILROAD PLAN;

THENCE EASTERLY ALONG SAID "MARK JORDAN LINE" A DISTANCE OF 289.00 FEET TO A POINT;

THENCE CONTINUING ALONG SAID "MARK JORDAN LINE" IN A NORTHEASTERLY DIRECTION WITH AN INCLUDED ANGLE OF 144°11', A DISTANCE OF 378.5 FEET TO A POINT;

THENCE CONTINUING ALONG SAID "MARK JORDAN LINE" IN A MORE NORTHERLY DIRECTION WITH AN INCLUDED ANGLE OF 140°54', A DISTANCE OF 125 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY SIDELINE OF OF THE RIGHT OF WAY OF INTERSTATE ROUTE I-295;

THENCE FOLLOWING THE WESTERLY SIDELINE OF THE RIGHT-OF-WAY OF INTERSTATE I-295 IN A NORTHWESTERLY DIRECTION TO A POINT AT ITS INTERSECTION WITH THE SOUTHERLY LINE OF THE PROPERTY OF CONSOLIDATED RENDERING COMPANY;

THENCE NORTHWESTERLY ALONG SAID SOUTHERLY PROPERTY LINE A DISTANCE OF 330 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

MEANING AND INTENDING TO CONVEY THREE PARCELS OF LAND OWNED BY THE CANADIAN NATIONAL RAILWAY COMPANY AS PARCELS NUMBERED 6, 7 AND 11 ON SAID VALUATION PLAN EXCEPTING THOSE PORTIONS PREVIOUSLY CONVEYED TO THE STATE OF MAINE DEPARTMENT OF TRANSPORTATION FOR CONSTRUCTION OF INTERSTATE ROUTE I-295.

TOGETHER WITH A MEANS OF EGRESS AND INGRESS FROM PRESUMPSCOT STREET OVER A FIFTY (50) FOOT RIGHT OF WAY LOCATED BETWEEN PROPERTY NOW OR FORMERLY OWNED BY CUMBERLAND AND YORK DISTRIBUTORS AND E.T. SNYDER CO., SAID RIGHT OF WAY TO BE USED IN COMMON WITH GRANTOR AND SUCH OTHERS WHO MAY HAVE A RIGHT TO USE SAID RIGHT OF WAY OR MAY BE SUBSEQUENTLY GIVEN SUCH RIGHT BY THE GRANTOR, ITS SUCCESSORS OR ASSIGNS.

AREA TABLE

TOTAL PARCEL	622,210. S.F.	14.28 AC.
WETLANDS (TIDAL)	280,420. S.F.	6.43 AC.
WETLANDS (NON-TIDAL)	4,160. S.F.	0.07 AC.
UPLANDS*	338,640. S.F.	7.78 AC.

* AREA INCLUDES PROPERTY WITHIN ZONING SETBACKS

LOCATION MAP

N.T.S.

GENERAL NOTES

SURVEYOR STATEMENT

TO HOLCIM, INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2-4,6,8,10-11(A),13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MAINE, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE | SIGNED MAINE PLS 2017 | (SEAL)

Sebago Technics

PROJECT NO.	FIELD BOOK	DESIGN	CHK'D	DRAWN
6242	ELECT	.	DCS	DCS

ALTA/ACSM LAND TITLE SURVEY

OF:
ST. LAWRENCE CEMENT INC.
FOR
HOLCIM, INC.

DATE	SCALE
11-07-08	1"=60'

SHEET 1 OF 1