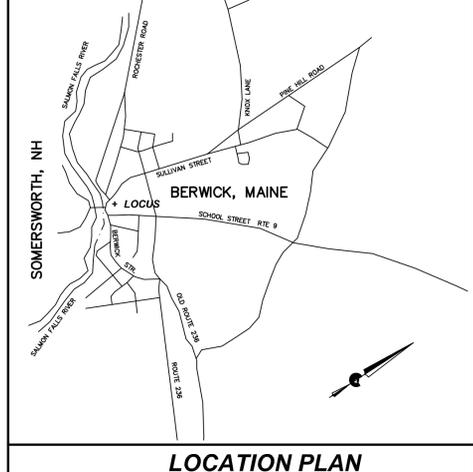


NOTES:

- 1) BEARINGS, DISTANCES AND COORDINATES AS SHOWN HEREON ARE BASED ON THE MAINE STATE PLANE COORDINATE SYSTEM, NAD83 WEST ZONE, (CORS96-EPOCH 2002.0000) DERIVED FROM THE FOLLOWING BASE STATIONS: BOSTON WAAS 1 CORS ARP, BARTLETT CORS ARP AND BRUNSWICK 2 CORS ARP. TO SCALE GRID DISTANCES TO GROUND DISTANCES, MULTIPLY BY AN AVERAGE COMBINED SCALE FACTOR OF 0.99999867.
- 2) FIELD SURVEY WAS CONDUCTED WITH A COMBINATION OF PRECISE G.P.S. EQUIPMENT AND AN ELECTRONIC TOTAL STATION DURING THE PERIOD JANUARY 18, 2007 TO FEBRUARY 12, 2007. DURING THIS PERIOD THE GROUND WAS OBSCURED BY 4" TO 12" OF SNOW COVER. CONDITIONS HIDDEN BY SNOW MAY NOT BE DEPICTED HEREON.
- 3) SCHOOL STREET (ROUTE 9) IS A STATE MAINTAINED PUBLIC HIGHWAY OF VARIABLE WIDTH. SEE COUNTY LAYOUTS AT YORK COUNTY COMMISSIONERS' RECORDS, VOLUME 23, PAGE 308; VOLUME 23, PAGE 567 AND VOLUME 17, PAGE 24. SEE ALSO REFERENCE PLAN 1 AND RECORD AT YORK COUNTY REGISTRY OF DEEDS VOLUME 1467, PAGE 8. THE SIDELINE OF SCHOOL STREET AS SHOWN HEREON WAS RETRACED AS FOLLOWS: a) THE BASELINE AS SHOWN ON REF. PLAN 1 WAS RETRACED BY HOLDING THE PLAN GEOMETRY AND FOUND HIGHWAY MONUMENTS LOCATED AT STATION 3+96.59 (WEST) AND 21+64.41 (WEST); b) FROM STATION 2+85 TO STATION 4+38 THE BASELINE OFFSETS WERE HELD AS PER Y.C.R.D. VOLUME 1467, PAGE 8; c) FROM STATION 4+38 TO STATION 11+75 THE COUNTY LAYOUTS WERE RETRACED BASED ON THE LINES AS SHOWN ON REF. PLAN 1 - A 22 FOOT OFFSET AT STATION 4+38, HELD BUILDING FACE AT STATION 5+00, A 23 FOOT OFFSET AT STATION 6+22.13 AND A 24 FOOT OFFSET AT STATION 11+75 (ANGLE 89°49'32.5").
- 4) WILSON STREET IS A TOWN MAINTAINED, PUBLIC ROAD, 50 FEET WIDE. FOR THE TOWN LAYOUT, SEE THE TOWN OF BERWICK CLERK'S RECORDS, VOLUME 6, PAGES 186 AND 185 (1873). NO RECORD MONUMENTATION RELATING TO THE BOUNDARIES OF THIS ROAD EASEMENT WERE FOUND. THE SIDELINES AS SHOWN HEREON WERE DERIVED AS FOLLOWS: a) THE INTERSECTION POINT OF THE NORTHWESTERLY SIDELINE OF ROUTE 9 AND THE SOUTHERLY SIDELINE OF WILSON STREET WAS ESTABLISHED AT AN OFFSET OF 24 FEET FROM ROUTE 9 BASELINE STATION 11+75 (ANGLE 89°44'32.5"); b) THE DIRECTION OF THE WILSON STREET SIDELINE WAS MADE PARALLEL TO THE LONG STANDING CHAIN LINK FENCE ALONG THE NORTHERLY LINE OF THE PRIME TANNING COMPANY PROPERTY. AN ANALYSIS OF THE ROAD BEARING AS GIVEN IN THE LAYOUT SUPPORTS THIS CONSTRUCTION; c) THE NORTHERLY SIDELINE OF WILSON STREET WAS POSITIONED 50 FEET NORTH OF, AND PARALLEL TO THE SOUTHERLY SIDELINE.
- 5) SULLIVAN STREET IS A TOWN MAINTAINED, PUBLIC ROAD OF VARIABLE WIDTH. FOR LAYOUT SEE YORK COUNTY COMMISSIONERS' RECORDS, VOLUME 17, PAGE 91 (3 RDS., 48.5 FEET WIDE) AND BERWICK TOWN CLERK'S RECORDS, VOLUME 5, PAGE 173 (ALSO 3 RDS.). THESE LAYOUTS CANNOT BE RELIABLY RETRACED ON THE FACE OF THE EARTH. THE ROAD SIDELINE AS SHOWN HEREON IS BASED ON THE LINE OF OCCUPATION AS IT EXISTED CIRCA 1980 AND AS SHOWN ON REFERENCE PLAN 3. THAT ROAD SIDELINE APPEARS TO FOLLOW THE FACE OF THE PRIME TANNING COMPANY BUILDING AS IT EXISTED IN 1980 AND THE LONG STANDING CHAIN LINK FENCE. THE LINE AS SHOWN ON REFERENCE PLAN 3 WAS RETRACED BY HOLDING THE PLAN GEOMETRY AND FITTING THE SAME TO REMAINING MONUMENTS AS DEPICTED ON THE PLAN (MONUMENTS A, B AND C).
- 6) INTERNAL PARCEL BOUNDARIES ARE APPROX. AND ARE SHOWN TO AID IN HISTORICAL INTERPRETATION.
- 7) THE ON SITE UNDERGROUND SEWER AND DRAINAGE SYSTEMS WERE COMPILED FROM PLANS OBTAINED FROM THE PRIME TANNING FACILITIES MANAGER AND SURVEYED LOCATIONS OF SURFACE VISIBLE STRUCTURES, DRAINAGE, WATER AND SEWER UTILITIES OFF SITE WERE COMPILED FROM DATA OBTAINED FROM THE BERWICK WATER AND SEWER DISTRICTS AND FROM SURVEYED LOCATIONS OF SURFACE VISIBLE STRUCTURES. ELECTRIC POWER AND COMMUNICATIONS UTILITY LOCATIONS WERE COMPILED FROM SURVEYED LOCATIONS OF SURFACE VISIBLE STRUCTURES. THE PRIME TANNING FACILITIES MANAGER BELIEVES THAT THERE ARE NO SUBSURFACE ELECTRIC OR COMMUNICATIONS TRANSMISSION LINES LOCATED UNDERGROUND ON THE SITE WHICH CONNECT THE FACILITIES TO THE PUBLIC UTILITIES. PRIOR TO CONSTRUCTION ON OR AROUND THIS SITE, DIGSAFE SHOULD BE CONSULTED.

LEGEND:

- TREELINE OR SHRUB ROW
- WATER MAIN
- SANITARY SEWER
- UNDERGROUND DRAIN PIPE
- APPROX. PARCEL BOUNDARY
- POST & RAIL FENCE
- CHAIN LINK FENCE
- PAINTED OF ASPH. PAVEMENT
- EDGE OF ASPH. PAVEMENT
- OVERHEAD WIRE
- UNDERGROUND ELECTRIC/COMMUNICATION
- CURB
- UTILITY POLE (CENTRAL MAINE POWER)
- PROPERTY BOUND AS NOTED
- IRON PIPE OR ROD FOUND AS NOTED
- 5/8 DIA. IRON ROD TO BE SET
- FIRST FLOOR ELEVATION
- PARCEL IDENTIFIER
- Y.C.R.D.
- YORK COUNTY REGISTRY OF DEEDS
- GUY WIRE
- SIGN
- FLAG POLE
- BUSH/SHRUB
- DECIDUOUS TREE
- SEWER MANHOLE
- CONCRETE PAD
- BOLLARD
- DRAIN MANHOLE
- WATERGATE
- TELEPHONE MANHOLE
- CATCH BASIN
- FIRE HYDRANT
- EMERGENCY SHOWER
- SPRINKLER COUPLER
- TRANSFORMER
- ELECTRICAL OUTLET



NOTES:

- 8) BERWICK STREET (ROUTE 9) IS A STATE MAINTAINED PUBLIC HIGHWAY OF VARIABLE WIDTH. FOR THE ORIGINAL LAYOUT SEE THE BERWICK CLERK'S RECORDS, VOLUME 3, PAGE 260 (1801) - THREE RDS (49.5 FEET) WIDE. REFERENCE PLANS 1, 2 & 5 SHOW NO ALTERATION TO THE ORIGINAL SIDELINE EXCEPT AT THE 34' RADIUS CURVE. REFERENCE PLAN 1 SHOWS THE ROAD SIDELINE AT THE ROADSIDE FACE OF THE BUILDING WHICH FORMERLY STOOD AT THE CORNER OF SCHOOL STREET AND BERWICK STREET. PLANS 3 AND 9 REFLECT THIS SAME CONFIGURATION. CIVIL CONSULTANTS HAS RETRACED THIS ROAD LINE BASED ON REFERENCE PLAN 9 AND REFERENCE PLAN 3. SEE ALSO NOTICE OF LAYOUT AND TAKING RECORDED AT YORK COUNTY REGISTRY OF DEEDS VOLUME 1483, PAGE 435.
- 9) LOTS ALONG THE EASTERLY SIDE OF SULLIVAN STREET APPEAR TO HAVE THEIR ORIGIN IN A PARCEL OF LAND CONVEYED BY SAMUEL LORD TO THOMAS B. PARKS DATED MARCH 6, 1826 RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS. THE AREA WAS LOTTED AND SHOWN ON AN UNRECORDED PLAN OF LAND OF PARKS AND HARRIS AS DRAWN BY SAMUEL TWOMBLY, DATED AUGUST 18, 1847. NO COPY WAS FOUND. SEE DEED AT YORK COUNTY REGISTRY OF DEEDS VOLUME 277, PAGE 413 FOR REFERENCE. BACK STREET AND PARK LANE ARE REFERENCED IN MANY OF THE DEEDS ORIGINATING FROM THIS PLAN WITH RIGHTS GRANTED FOR USE. NO LAYOUT FOR THESE ROADS WAS FOUND ON RECORD AT THE BERWICK TOWN OFFICES. NO SPECIFIC NORTH OF THE LIMITS OF PARK LANE WAS FOUND IN THE CHAIN OF TITLE TO THE EXTENT THE SAME WAS DEVELOPED. NO RECORD SPECIFYING A WIDTH FOR PARK LANE WAS FOUND. THE NORTH/SOUTH PORTION OF BACK STREET HAS A RECORD WIDTH OF 14 FEET AS PER DEED AT Y.C.R.D. VOLUME 271, PAGE 326. BACK STREET IS PRESENTLY MAINTAINED BY THE TOWN OF BERWICK.
- 10) KNOWN UTILITIES ON SITE OR SERVING THE SITE CONSIST OF THE FOLLOWING:
 - a) ELECTRIC POWER - CENTRAL MAINE POWER COMPANY
 - b) WATER - BERWICK WATER DISTRICT
 - c) SEWER - BERWICK SEWER DISTRICT
 - d) COMMUNICATIONS - PUBLIC TELEPHONE AND CABLE SERVICE
 - e) DRAINAGE AS SHOWN
 - f) LP GAS - PRIVATE ON SITE STORAGE, BULK TANK
 - g) FUEL OIL - PRIVATE ON SITE STORAGE, BULK TANKS.
- 11) THE SUBJECT PROPERTY IS PART OF THE AREA DEPICTED ON NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 230144 0006 B, DATED AUGUST 5, 1991. ON THAT MAP MOST OF 20 SULLIVAN STREET IS SHOWN TO BE IN FLOOD ZONE AE (AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN). A PORTION OF 20 SULLIVAN STREET IS SHOWN TO BE IN FLOOD ZONE AE (AREAS INUNDATED BY 100 YEAR FLOOD - BASE FLOOD ELEVATION DETERMINED). THE BOUNDARY BETWEEN THE TWO ZONES AS SHOWN HEREON IS BASED ON THE GRAPHICAL DEPICTION OF THE SAME BOUNDARY AS SHOWN ON THE FLOOD INSURANCE RATE MAP. GEO-REFERENCED TO STREET LOCATION. BASED ON A REVIEW OF THE DETAILED FLOOD STUDY, FLOOD PROFILES, THE FLOOD ELEVATIONS SHOWN ON THE F.I.R.M. AND ELEVATION MEASUREMENTS PERFORMED AS A PART OF THIS SURVEY, FEMA ISSUED A LOMA FOR 20 SULLIVAN STREET AND REMOVED THE ENTIRE PARCEL FROM THE SPECIAL FLOOD HAZARD ZONE.

REFERENCE PLANS:

- 1) MAINE STATE HIGHWAY COMMISSION, RIGHT OF WAY MAP, STATE HIGHWAY 6, BERWICK, YORK COUNTY, FEDERAL AID PROJECT NO. F-06(14), S.H.C. FILE NO. 16-135, DATED MARCH 1961, RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 34, PAGES 46 AND 47.
- 2) STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SULLIVAN SQUARE, BERWICK, YORK COUNTY, FEDERAL AID PROJECT NO. M-4353(1), DOT FILE NO. 16-323, P.I.N. 002805.00, DATED FEBRUARY 1990, RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 198, PAGE 31.
- 3) PLAN OF PROPERTY IN BERWICK, MAINE MADE FOR PRIME TANNING CO. INC., (A) PROPERTY ACQUISITION PLAN, (B) BUILDING AND YARD PLAN, BY H.I. & E.C. JORDAN - SURVEYORS, PLAN FILE 3802, DATED NOVEMBER 17, 1980, UNRECORDED.
- 4) PLAN OF PROPERTY IN BERWICK, MAINE MADE FOR PRIME TANNING CO. INC., RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 69, PAGE 27.
- 5) MAINE STATE HIGHWAY COMMISSION, RIGHT OF WAY MAP, STATE HIGHWAY 6, BERWICK, YORK COUNTY, FEDERAL AID PROJECT NO. F-U-027-1(6), S.H.C. FILE NO. 16-148, DATED JULY 1962, RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 45, PAGE 19.
- 6) PLAN OF PROPERTY IN BERWICK, MAINE MADE FOR PRIME TANNING COMPANY, BY H.I. & E.C. JORDAN - SURVEYORS, PLAN FILE 3802-A, DATED DECEMBER 4, 1979, RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 103, PAGE 17.
- 7) UNTITLED, UNDATED PLAN OF PROPOSED RIGHT-OF-WAY FROM SULLIVAN STREET, ACROSS MAP-3, LOT 9, TO MAP U-4, LOT 142 WHICH SHOWS LOT BOUNDARIES OF MAP U-4, LOT 133, COPY OBTAINED FROM THE BERWICK TOWN OFFICE.
- 8) PLAN OF PROPERTY IN BERWICK, MAINE MADE FOR PRIME TANNING COMPANY, BY H.I. & E.C. JORDAN - SURVEYORS, PLAN FILE 3802, DATED AUGUST 8, 1974, RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 72, PAGE 34.
- 9) PLAN OF PROPERTY IN BERWICK, MAINE MADE FOR PRIME TANNING COMPANY, BY H.I. & E.C. JORDAN - SURVEYORS, PLAN FILE 3802, DATED JANUARY 12, 1977, RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 84, PAGE 17.
- 10) PLAN OF PROPERTY IN BERWICK, MAINE MADE FOR PRIME TANNING COMPANY, BY H.I. & E.C. JORDAN - SURVEYORS, PLAN FILE 3802, DATED NOVEMBER 16, 1976, RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 79, PAGE 35.
- 11) STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE ROUTE 6, BERWICK, YORK COUNTY, FEDERAL AID PROJECT NO. F-STP-006P (20), DOT FILE NO. 16-341, P.I.N. 004994.00, DATED JUNE 1993, RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 220, PAGE 3.

CERTIFICATION:

THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. FIELD WORK WAS COMPLETED IN FEBRUARY OF 2007.

CHRISTOPHER H. MENDE, PLS 1302
FEBRUARY 27, 2007
CIVIL CONSULTANTS

PROJECT NUMBER: 14-254.00

20 SULLIVAN STREET
N/F PRIME TANNING CO., INC.
LOT = 342,038 S.F.
MAP U-4/LOT 146

SOURCE DEEDS:

PLAN IDENTIFIER	SOURCE DEEDS
iiia & iiib	2096/248
iiia & iiib	1739/438 & 2039/797
iiic	2114/155
iiid	5645/307
iiie	1531/431
iiib	1531/430 & 1998/604
iiic	1531/429
iiid	1130/133
iiie	1490/433
iiif	1130/131
v	2064/361
vi	1130/132
vii	1130/132 & 2122/558
viii	2212/44
viii	2122/558 (B)
ix	1490/433
x	1490/433
xia	1885/398 (A) & 1998/604
xib	1885/398 (B) & 1998/604
xic	1885/398 (C) & 1998/604
xii	1490/433
xiii	1110/158
xiv	1142/51
xv	1132/451 & 1998/604
xvi	1490/433
xvii	1490/433
xviii	1526/253
xix	1506/215
xx	1522/236
xxi	1502/410 & 1998/604

ONE & TWO STORY INDUSTRIAL BUILDING CONSTRUCTED AT VARIOUS DATES. CONSTRUCTION IS OF A VARIETY OF TYPES AND MATERIALS INCLUDING MASONRY BLOCK, WOOD FRAME AND PRE-FORMED CONCRETE PANELS

NO DEED TO PRIME TANNING FOUND

SEE SEWER EASEMENT AT Y.C.R.D. 2078/873

SEE EASEMENT AT Y.C.R.D. 2025/553

SEE EASEMENT AT Y.C.R.D. 2025/553

SCHOOL STREET - STATE ROUTE 9

MAP U-4/LOT 148
N/F BERWICK SEWER DISTRICT & THE MUNICIPALITY OF BERWICK
Y.C.R.D. 2025/553 & 2078/873
(SEE ALSO Y.C.R.D. 2066/397)

MAP U-4/LOT 2
N/F ROLAND P. & NOREEN T. LONG
Y.C.R.D. 14450/795

MAP U-4/LOT 3
N/F DAVID DROLET
Y.C.R.D. 14647/713

MAP U-4/LOT 4
F/ DENNIS A. & DEBRA A. DUPUIS
Y.C.R.D. 12588/101

MAP U-4/LOT 5
F/ SULLIVAN SQUARE, LLC
Y.C.R.D. 14038/142

MAP U-4/LOT 145
N/F JOHN LAPIERRE ET AL
Y.C.R.D. 15654/801

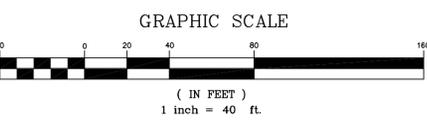
MAP U-4/LOT 144
N/F PAULINE B. SWETT
Y.C.R.D. 1999/856

MAP U-4/LOT 143
N/F TANYA PINARD
Y.C.R.D. 15777/695

MAP U-4/LOT 149
N/F JESSICA TAYLOR
Y.C.R.D. 15638/991

MAP U-4/LOT 150
N/F PRIME TANNING CO., INC.
Y.C.R.D. 5645/307 (REMAINDER)

STATE OF MAINE
YORK COUNTY ss. REGISTRY OF DEEDS
RECEIVED _____, 20
AT _____, m., AND RECORDED IN
PLAN BOOK _____, PAGE _____
ATTEST _____ REGISTER



DATE	REVISION	APPROV.
FEBRUARY 27, 2007		CHM
PROJECT NO. 14-254.00		CHM
DRAWN BY: CHM		CHM
CHECKED BY: MPP	2. NEW TITLE BLOCK	9/09/14 CHM
SCALE: 1" = 40'	1. UPDATED ABUTTERS, REFORMATTED	9/09/14 CHM
SHEET NO. 1 OF 1	NO.	REVISION
		DATE
		APPROV.

CIVIL CONSULTANTS
Engineers
Planners
Surveyors
P.O. Box 100
South Berwick
Maine
03906
207-384-2500
civilcon@civilcon.com

OWNER'S MAILING ADDRESS:
PRIME TANNING CO., INC.
C/O BERNSTEIN SHUR
PO BOX 9729
PORTLAND, ME 04104-0529
PREPARED FOR:
THE FUND OF JUPITER, LLC
(TANNERY ROW SUBDIVISION)
TAX MAP U-4, LOT 146

BOUNDARY PLAN OF LAND OF PRIME TANNING CO., INC.
20 SULLIVAN STREET
BERWICK, YORK COUNTY, MAINE

J:\g00\2014\1425400\CARLSON\DRAWING\BOUNDARY-PLAN-SHEET2.DWG 09/09/2014 10:00