

RECORD LEGAL DESCRIPTION:

Beginning at a stone monument west of the highway, approximately eighty-five (85) feet in a southerly direction from the face of the southerly abutment of the bridge leading across the Great Works river near the so-called 'Yeaton's Mills Water Privilege'; thence in a straight line in a westerly direction to an iron pin set in a large stone forming a part of an old stone wharf or wall on the river's bank; thence in a northerly direction across said river in a straight line towards a large willow tree on the river's bank to mean high tide level; thence easterly by contour of mean high tide level, approximately seventy-eight (78) feet to the foundation wall of the present saw and grist mill; thence southerly by said foundation wall to the south-west corner of said foundation wall; thence easterly by said foundation wall sixty-nine (69) feet, nine (9) inches; thence northerly in a straight line, dividing the saw mill, to a stone bound beside the present drive way to the grist mill; thence easterly in a straight line to a stone monument beside the highway; thence by said highway in a southerly direction to the bound first begun at, being in all one and one half acres, more or less.

GENERAL SURVEY NOTES:

1. BASIS OF BEARING IS MAGNETIC OBSERVATION TAKEN ON JANUARY 5, 2009.
2. FIELD LOCATIONS WERE MADE BY A NORTH EASTERLY SURVEYING, INC. FIELD CREW ON JANUARY 5 & 6, 2009. NOTE: SEVERAL INCHES OF SNOW AND ICE WERE ON THE GROUND AT THE TIME OF THE SURVEY.
3. THE SUBJECT PARCEL WAS CREATED BY A DEED FROM PERLEY G. VARNEY & C. DEAN VARNEY ON SEPTEMBER 30, 1920 CALLING FOR MONUMENTS, MILL FOUNDATION, OLD DRIVEWAY AND A BRIDGE. WE WERE UNABLE TO LOCATE EVIDENCE OF THESE CALLS WHICH APPEAR TO NO LONGER EXIST, EXCEPT A SMALL PORTION OF THE MILL FOUNDATION. THE PLAN REFERENCES LISTED ARE THE BEST AVAILABLE EVIDENCE AS TO THE WHEREABOUTS OF THESE ORIGINAL CALLS.
4. THE SUBJECT PARCEL HAS THE RIGHT OF WAY OVER THE EASTERLY CORNER OF TAX MAP 22 LOT 5 AND THE RIGHT TO EXCAVATE AND MAINTAIN THE TAIL RACE WHERE IT EXTENDS WESTERLY OF THE PREMISES AS CONVEYED BY PERLEY G. VARNEY, et al to BERWICK & SALMON FALLS ELECTRIC COMPANY AND RECORDED IN YORK COUNTY REGISTRY OF DEEDS BOOK 655 PAGE 172, SEE DEED FOR FURTHER DETAILS.
5. VINE STREET RIGHT OF WAY IN THE VICINITY OF THE BRIDGE AND DAM IS 3 RDS IN WIDTH (49.5 FEET) BASED UPON AN ALTERATION OF LAYOUT DATED OCTOBER 3, 1922 AND ON FILE AT THE YORK COUNTY COMMISSIONERS OFFICE IN VOLUME 27 PAGES 143 - 146. IT IS UNCLEAR IF THE FEE INTEREST WAS RETAINED BY THE BERWICK & SALMON FALLS ELECTRIC COMPANY FOR THE INSTALLATION OF THE DAM AND ACCESSORIES.

TITLE COMMITMENT NOTES:

- (RELATIVE TO ALTA COMMITMENT FOR TITLE INSURANCE BY CHICAGO TITLE INSURANCE COMPANY, SCHEDULE B - SECTION 2, EXCEPTIONS, COMMITMENT NO. 33333333, EFFECTIVE DATE SEPTEMBER 29, 2008, ITEMS PERTAINING TO 66 VINE STREET, SOUTH BERWICK, MAINE.)
- TITLE TO AND RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THOSE PORTIONS OF THE INSURED PREMISES LYING WITHIN THE BOUNDS OF ADJACENT STREETS, ROADS, AND WAYS OR ANY PORTION OF THE PREMISES LYING BEYOND THE HIGH WATER MARK OF ANY ADJUTING BODY OF WATER. SEE GENERAL SURVEY NOTE #5 FOR DETAILS.
- RESTRICTIONS, COVENANTS AND CONDITIONS SET FORTH IN THE INSTRUMENT DATED OCTOBER 3, 1996 AND RECORDED IN YORK COUNTY REGISTRY OF DEEDS IN BOOK 8135, PAGE 62. THIS INSTRUMENT IS A MERGER BETWEEN CONSOLIDATED HYDRO MAINE, INC. AND RIDGEWOOD MAINE HYDRO PARTNERS, L.P.
- TERMS, CONDITIONS AND RESTRICTIONS RELATIVE TO THE FLOWAGE RIGHTS INSURED HEREIN AS SET FORTH OR REFERRED TO IN (a) QUITCLAIM WITH COVENANT DEED FROM REMA POSS TO BERWICK & SALMON FALLS ELECTRIC COMPANY DATED MAY 19, 1922 AND RECORDED IN YORK COUNTY REGISTRY OF DEEDS IN BOOK 705, PAGE 319; (b) QUITCLAIM WITH COVENANT DEED FROM WALTER S. TATTERSON AND EMILY J. TATTERSON TO BERWICK & SALMON FALLS ELECTRIC COMPANY DATED MAY 21, 1922 AND RECORDED IN YORK COUNTY REGISTRY OF DEEDS IN BOOK 697, PAGE 201; (c) WARRANTY DEED FROM NEWICHAWANICK COMPANY TO BERWICK & SALMON FALLS ELECTRIC COMPANY DATED DECEMBER 14, 1922 AND RECORDED IN YORK COUNTY REGISTRY OF DEEDS IN BOOK 710, PAGE 502; (d) WARRANTY DEED FROM ELIZABETH R. GOODWIN TO BERWICK & SALMON FALLS ELECTRIC COMPANY DATED JULY 28, 1922 AND RECORDED IN YORK COUNTY REGISTRY OF DEEDS IN BOOK 693, PAGE 155; (e) QUITCLAIM DEED FROM MARY GEORGIA PARSONS TO BERWICK & SALMON FALLS ELECTRIC COMPANY DATED MAY 4, 1922 AND RECORDED IN YORK COUNTY REGISTRY OF DEEDS IN BOOK 697, PAGE 202. THESE ITEMS PERTAIN TO FLOWAGE RIGHTS EASTERLY OF THE DAM MAKING UP THE LEIGHS MILL POND.
- RIGHTS OR OBLIGATIONS UNDER A CERTAIN UNRECORDED AGREEMENT BETWEEN THE BERWICK & SALMON FALLS ELECTRIC COMPANY AND THE BRIDGE COMMITTEE OF TOWN OF SOUTH BERWICK DATED AUGUST 1, 1922, REFERRED TO IN A DEED FROM CENTRAL MAINE POWER COMPANY TO GREAT WORKS HYDRO CO., DATED MARCH 29, 1965 AND RECORDED IN YORK COUNTY REGISTRY OF DEEDS IN BOOK 1645, PAGE 149. MANY ATTEMPTS WERE MADE TO LOCATE THIS DOCUMENT AT THE YORK COUNTY COURTHOUSE, TOWN OF SOUTH BERWICK AND PHONE CALLS WITH THE SOUTH BERWICK HISTORICAL SOCIETY, RIDGEWOOD MAINE HYDRO PARTNERS, L.P. AND CENTRAL MAINE POWER WITH NO AVAIL.
- COMMON LAW RIPARIAN RIGHTS OF OWNERS OF PREMISES DOWNSTREAM OF THE PREMISES INSURED HEREIN. NO DOCUMENTS PROVIDED.
- EASEMENTS, RESTRICTIONS, EXCEPTIONS, RESERVATIONS, COVENANTS, TERMS AND CONDITIONS SET FORTH OR REFERRED TO IN DEED FROM CENTRAL MAINE POWER COMPANY TO GREAT WORKS HYDRO CO., DATED MARCH 29, 1965 AND RECORDED IN YORK COUNTY REGISTRY OF DEEDS IN BOOK 1645, PAGE 149. THIS DOCUMENT INCLUDES ANY INTEREST CENTRAL MAINE POWER COMPANY HAD IN AND TO THE LAND ON WHICH THE DAM, POWER HOUSE, HEADWORKS AND ANY OTHER APPURTENANCES ARE LOCATED, IF NOT LOCATED ON THE PREMISES. ALSO, ANY RIGHTS OF THE PUBLIC IN AND TO PUBLIC WAYS LOCATED WITHIN THE BOUNDARIES OF THE PREMISES, SEE GENERAL SURVEY NOTE #5 FOR FURTHER DETAILS.
- FURTHER REFERENCE IS MADE TO OTHER ITEMS IN SCHEDULE B - SECTION 2 OF THE SAID TITLE COMMITMENT (1 - 5, 11 & 12) WHICH APPEAR TO RELATE TO MORTGAGES, LIENS, TAXES AND MISCELLANEOUS INFORMATION WHICH CAN NOT BE LOCATED BY SURVEY.

LIST OF POSSIBLE ENCROACHMENTS:

The following list of encroachments is only the opinion of this surveyor and should not be interpreted as complete listing.

NONE APPARENT

SURVEYOR'S CERTIFICATE:

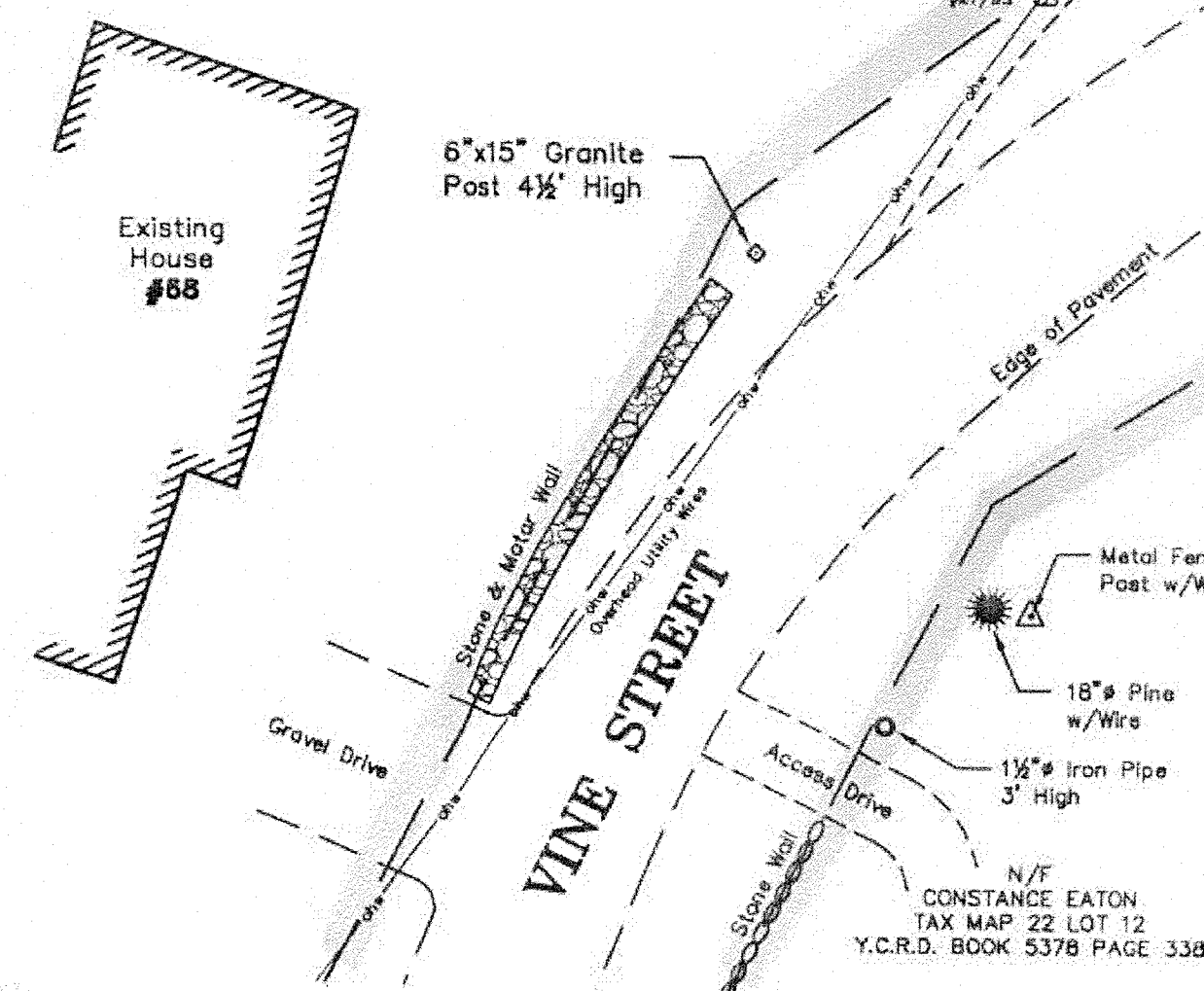
January 25, 2009

This survey is made for the benefit of:
Smith-Roberts National Corporation, Chicago Title Insurance Company & Ridgewood Maine Hydro Partners, L.P.

I, Raymond A. Bisson, Professional Land Surveyor do hereby certify to the aforesaid parties, as of the date set forth above that I have made a careful survey of a tract of land described hereon:

1. 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 1, 2, 3, 4, 6, 7(a)(b)(c), 8, 9, 10 and 11(a) 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.
2. The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with laws and/or Minimum Standards of the State of Maine.
3. The property described hereon is the same as the property described in Chicago Title Insurance Company Commitment No. 235224325 with an effective date of September 29, 2008 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
4. Said described property is located within an area having a Zone Designations 'C', 'A' & 'A' by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 230157 0011 C, with a date of identification of June 5, 1985, for the Community of the Town of South Berwick, in York County, State of Maine, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
5. The Property has direct access to Vine Street, a dedicated public street or highway.

Raymond A. Bisson, PLS
Maine Professional Land Surveyor No. 2388



SALMON FALLS RIVER

GREAT WORKS RIVER

LEIGHS MILL POND

VINE STREET

PLAN REFERENCES:

1. "SHEET A - GENERAL SURVEY," "SHEET B - SURVEY OF TAIL RACE," "SHEET C - GENERAL PLAN" & "SHEET G - PLAN SHOWING RELOCATION OF BRIDGE ROADWAY" OF THE "HYDRO ELECTRIC DEVELOPMENT, LEES MILL - GREAT WORKS, MAINE, BERWICK & SALMON FALLS ELEC. CO., BOSTON, MASS." PREPARED BY I.W. JONES & CO. ENGINEERS DATED JULY 1922.
2. "SHEET D - SURVEY OF FLOWAGE" OF THE "HYDRO ELECTRIC DEVELOPMENT, GREAT WORKS, ME., TWIN STATE GAS & ELECTRIC CO., BOSTON, MASS." PREPARED BY I.W. JONES & CO. ENGINEERS DATED MAY 1920.

ZONING INFORMATION:

Zoning District:	R-1 (North Side of Great Works River) R-3 (South Side of Great Works River)
Minimum Land Area:	R-1: 40,000 Square Feet R-3: 80,000 Square Feet
Minimum Lot Frontage:	R-1: 100 Feet R-3: 200 Feet
Setbacks:	Front: R-1: 20 Feet R-3: 50 Feet Side: R-1: 15 Feet R-3: 25 Feet Rear: R-1: 15 Feet R-3: 25 Feet
Maximum Lot Coverage:	R-1: 30 Percent R-3: 20 Percent
Maximum Height Limitation:	R-1: 35 Feet R-3: 35 Feet

Zoning Source: Chapter 140, Article IV, §140-19, Table B, Dimensional Requirements as cited in the 'Zoning Ordinance of the Town of South Berwick, Maine'

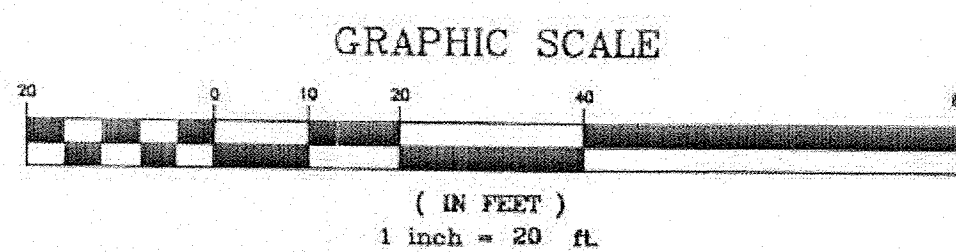
OWNER OF RECORD:

RIDGEWOOD MAINE HYDRO PARTNERS, L.P.
Y.C.R.D. BOOK 13059 PAGE 124
DATED JUNE 19, 2003

REFERENCE DEED:
BERWICK & SALMON FALLS ELECTRIC COMPANY
Y.C.R.D. BOOK 655 PAGE 172
DATED SEPTEMBER 30, 1920
FROM PERLEY G. VARNEY & C. DEAN VARNEY

LAND AREA:

68,300± Square Feet or 1.57± Acres
Area to Approximate High Water and Includes Submerged Land and Vine Street Right of Way



COORDINATED BY:
SMITH-ROBERTS
NATIONAL CORPORATION
100 NE 5th Street
OKLAHOMA CITY, OK 73104
800.411.2010
www.smith-roberts.com

ALTA/ACSM LAND TITLE SURVEY
FOR
RIDGEWOOD MAINE HYDRO PARTNERS, L.P.
GREAT WORKS RIVER & LEIGHS MILL POND
66 VINE STREET
SOUTH BERWICK, YORK COUNTY, MAINE

No.	REVISIONS	Date

North
W EASTERLY
SURVEYING, Inc.
191 STATE ROAD, SUITE #1. KITTERY, MAINE 03904
Phone: (207) 439-6333 Fax: (207) 439-1354

Scale	Project No.	Date	Sheet No.	Drawn By	Checked By	Traverse Closure	Field Book
1" = 20'	06769	1-8-09	1 of 1	RAB	RAB	1 in 21,502	"South Berwick #4"

Tax Map 22 Lot 6