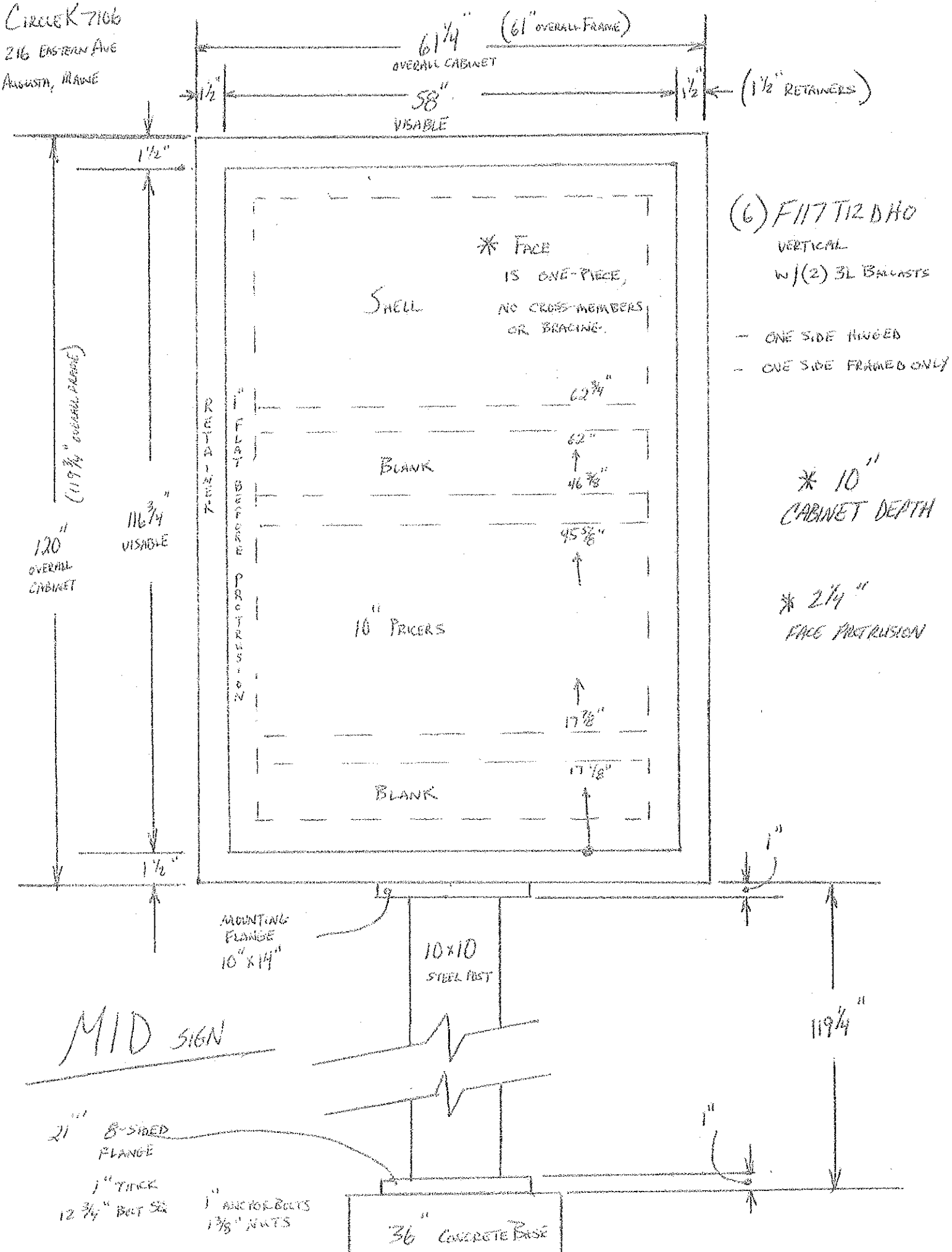
CIRCLE K 7106
216 EASTERN AVE
AUGUSTA, MAINE



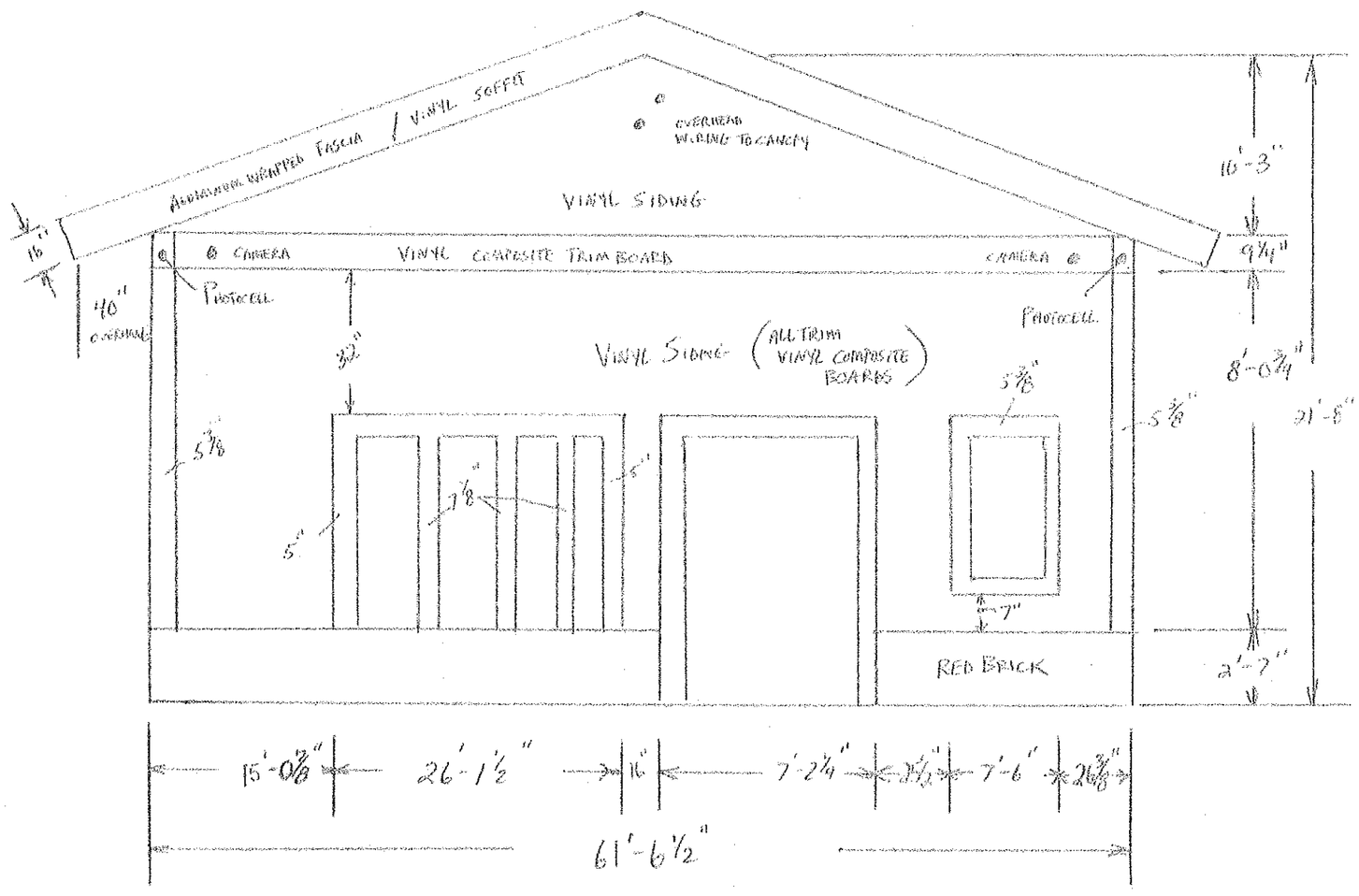
MID SIGN

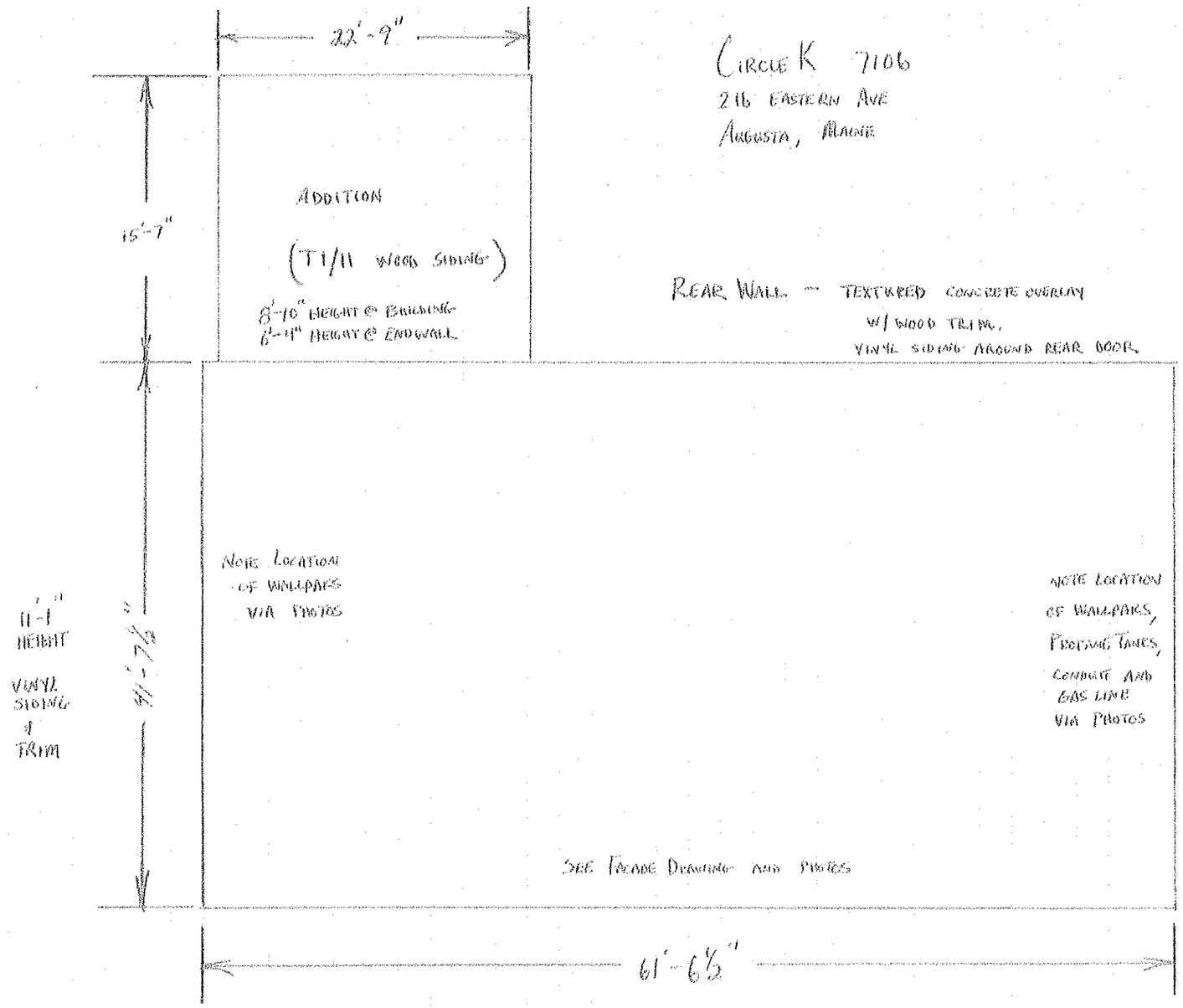
Circle K 7106

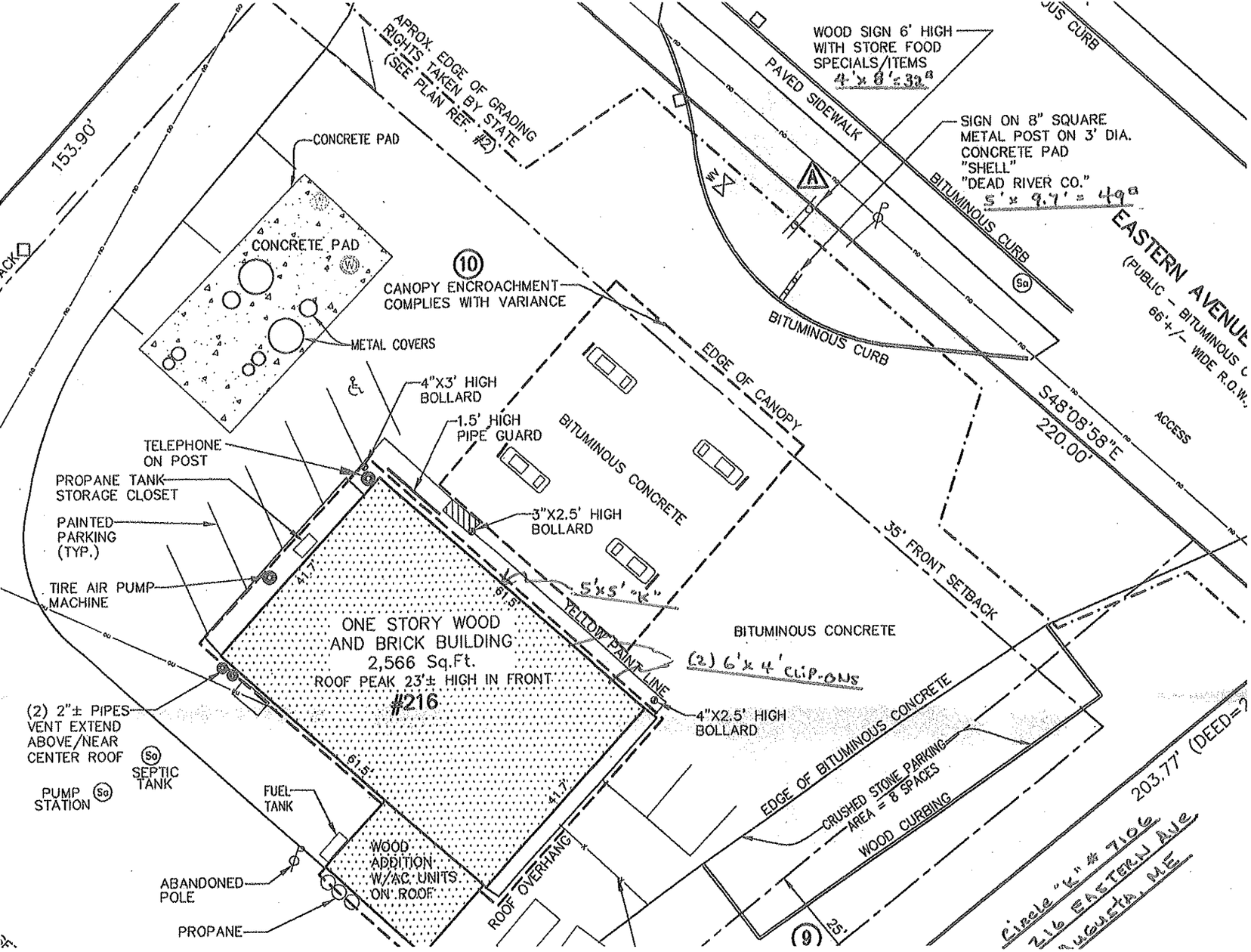
216 Eastern Ave

Augusta, Maine

Building Frame




22'-9"
CIRCLE K 7106
216 EASTERN AVE
AUGUSTA, MAINE
ADDITION
(T1/11 WOOD SIDING)
8'-10" HEIGHT @ BUILDING
6'-4" HEIGHT @ END WALL
15'-7"
REAR WALL - TEXTURED CONCRETE OVERLAY
W/ WOOD TRIM.
VINYL SIDING AROUND REAR DOOR.
NOTE LOCATION
OF WALLPARS
VIA PHOTOS
NOTE LOCATION
OF WALLPARS,
PROPANE TANKS,
COMPUTE AND
GAS LINE
VIA PHOTOS
11'-1"
HEIGHT
VINYL
SIDING
&
TRIM
41'-7 1/2"
SEE FACADE DRAWING AND PHOTOS
61'-6 1/2"

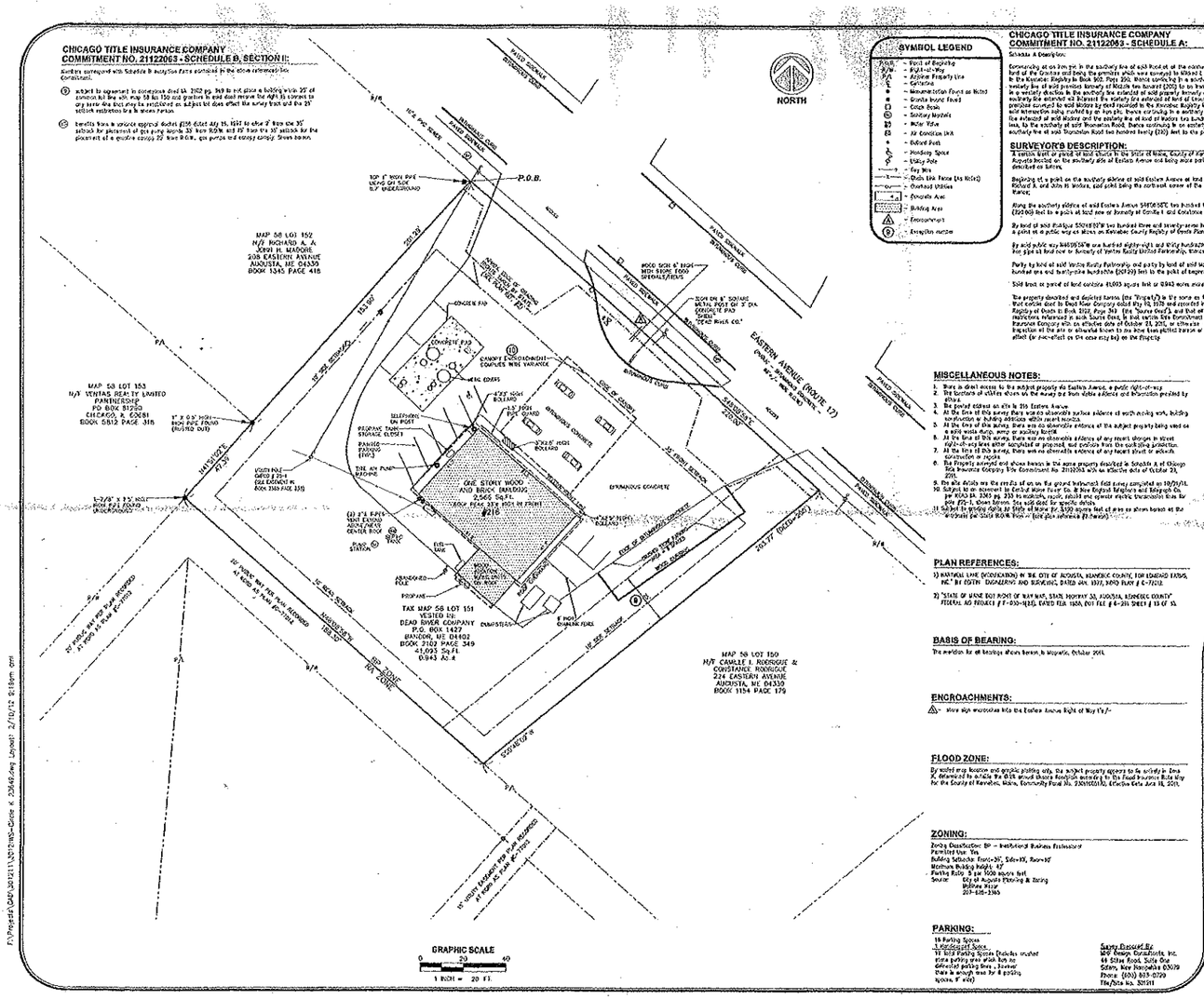

APROX. EDGE OF GRADING RIGHTS TAKEN BY STATE (SEE PLAN REF. #2)
WOOD SIGN 6' HIGH WITH STORE FOOD SPECIALS/ITEMS
4'x 8' = 32ᵃ
PAVED SIDEWALK
SIGN ON 8" SQUARE METAL POST ON 3' DIA. CONCRETE PAD "SHELL" "DEAD RIVER CO."
5' x 9.7' = 49ᵃ
BITUMINOUS CURB
EASTERN AVENUE
(PUBLIC - BITUMINOUS
66'+/- WIDE R.O.W.
153.90'
CONCRETE PAD
CONCRETE PAD
(10)
CANOPY ENCROACHMENT COMPLIES WITH VARIANCE
METAL COVERS
4"X3' HIGH BOLLARD
1.5' HIGH PIPE GUARD
EDGE OF CANOPY
BITUMINOUS CURB
S48°08'58"E
220.00'
ACCESS
TELEPHONE ON POST
PROPANE TANK STORAGE CLOSET
PAINTED PARKING (TYP.)
BITUMINOUS CONCRETE
3"X2.5' HIGH BOLLARD
35' FRONT SETBACK
TIRE AIR PUMP MACHINE
5'x5' "K"
YELLOW PAINT LINE
ONE STORY WOOD AND BRICK BUILDING
2,566 Sq.Ft.
ROOF PEAK 23'± HIGH IN FRONT
#216
BITUMINOUS CONCRETE
(2) 6'x 4' CLIP-ONS
4"X2.5' HIGH BOLLARD
(2) 2"± PIPES VENT EXTEND ABOVE/NEAR CENTER ROOF
SEPTIC TANK
PUMP STATION
FUEL TANK
EDGE OF BITUMINOUS CONCRETE
CRUSHED STONE PARKING AREA = 8 SPACES
WOOD CURBING
203.77' (DEED=?
WOOD ADDITION W/AC UNITS ON ROOF
ABANDONED POLE
PROPANE
ROOF OVERHANG
(9)
Circle "K" # 7106
216 EASTERN Ave
Augusta, ME

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 21122063 - SCHEDULE B, SECTION II:

Exceptions corresponding with Schedule B exception items contained in the above referenced title commitment.

(9) subject to agreement in conversion deed bk 2102 pg. 349 to not place a building within 25' of common lot line with map 58 lot 150 and grantors to and their heirs for right to convert to any same use that may be prohibited as subject but does effect the survey tract and the 25' setback restrictions for a business parcel.

(10) benefits from a variance approval decision #256 dated July 15, 1997 to allow 2' from the 35' setback for placement of gas pump islands 35 from ROW and 15' from the 35' setback for the placement of a gasoline canopy 22' from ROW, gas pumps and canopy canopy. Shown hereon.



SYMBOL LEGEND

- Point of Beginning
- Right-of-Way
- Adjoiner Property Line
- Centerline
- Monumentation Found as Noted
- Granite Bound
- Concrete Bound
- Sanitary Manhole
- Water Valve
- Air Conditioner Unit
- Bollard Posts
- Handicap Space
- Utility Pole
- Guy Wire
- Chain Link Fence (As Noted)
- Overhead Utilities
- Concrete Area
- Building Area
- Encroachment
- Exception number

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 21122063 - SCHEDULE A:

Schedule A Description:

Commencing at an iron pin in the southerly line of said Road at the northwesterly corner of other land of the Grantors and being the premises which were conveyed to Alfonse E. Mahoney by deed recorded in the Kennebec Registry in Book 902, Page 390. Thence continuing in a southerly direction along the westerly line of said premises formerly of Mahoney two hundred (200) feet to an iron pin, thence continuing in a westerly direction the southerly line extended of said property formerly of Mahoney to where said southerly line extended will intersect the easterly line extended of land of Maurice Mathers, being premises conveyed to said Mathers by deed recorded in the Kennebec Registry in Book 604, Page 48, said intersection being marked by an iron pin, thence continuing in a southerly direction in said easterly line extended of said Mathers and the easterly line of land of Mathers two hundred (200) feet, more or less, to the southerly of said Transportation Road, thence continuing in an easterly direction along the southerly line of said Transportation Road two hundred twenty (220) feet to the point of beginning.

SURVEYOR'S DESCRIPTION:

A certain lot or parcel of land situate in the Cities of Hallowell, County of Kennebec and City of Augusta located on the southerly side of Eastern Avenue and being more particularly bounded and described as follows:

Beginning at a point on the southerly sideline of said Eastern Avenue at land now or formerly of Richard A. and John H. Madore, said point being the northeast corner of the within described premises, thence;

Along the southerly sideline of said Eastern Avenue S49°05'50"E two hundred twenty and no hundredths (220.00) feet to a point at land now or formerly of Camille E. and Constance Rodrigue, thence;

By land of said Rodrigue S30°18'00"W two hundred three and twenty-seven hundredths (203.27) feet to a point at a public way set forth on Kennebec County Registry of Deeds Plan #2-3002, thence;

By said public way N49°05'50"W one hundred eighty-eight and thirty hundredths (188.30) feet to and the pipe at land now or formerly of Ventas Realty Limited Partnership, thence;

Partly by land of said Ventas Realty Partnership and partly by land of said Madore N15°55'00"E two hundred one and twenty-five hundredths (201.25) feet to the point of beginning.

Said tract or parcel of land contains 41,093 square feet or 0.943 acres more or less.

The property described and depicted herein (the "Property") is the same as the property described in that certain deed to Dead River Company dated May 10, 1978 and recorded in the Kennebec County Registry of Deeds in Book 2102, Page 349. The "Same Parcel" and that all easements, covenants and restrictions referenced in Schedule B, Section Two, of that certain Title Commitment issued by Chicago Title Insurance Company with an effective date of October 31, 2011, or otherwise approved from a physical inspection of the site or otherwise known to me from actual knowledge or otherwise noted as that effect (or non-effect) on the same may be) on the Property.

VICINITY MAP
NOT TO SCALE

MISCELLANEOUS NOTES:

1. There is direct access to the subject property via Eastern Avenue, a public right-of-way.
2. The locations of utilities shown on the survey are from visible evidence and information provided by others.
3. No parking stripes on site in the Eastern Avenue.
4. At the time of this survey there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
5. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, nor evidence that the contiguous jurisdiction.
7. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
8. The Property surveyed and shown hereon is the same property described in Schedule A of Chicago Title Insurance Company Title Commitment No. 21122063 with an effective date of October 31, 2011.
9. The site details are the results of an on the ground horizontal field survey completed on 10/19/11. Not subject to an easement in favor of Central Maine Power Co. & New England Telephone and Telegraph Co. per book 84, 2301 pg. 233 to maintain, repair, rebuild and operate electric transmission lines for poles #72-1, shown hereon. See said deed for specific details.
10. Subject to parking ratio of State of Maine Dr. 3,100 square feet of area as shown hereon at the minimum per State Book Plan — Site plan reference (7 Parcels).

PLAN REFERENCES:

1) NATURAL LAKE DEVELOPMENTS IN THE CITY OF AUGUSTA, KENNEBEC COUNTY, FOR EDWARD FARRIS, INC. BY COSTIN ENGINEERING AND SURVEYING, DATED JAN. 1977, BOOK PLAN # C-7(22).

2) "STATE OF MAINE DOT RIGHT OF WAY MAP, STATE HIGHWAY 32, AUGUSTA, KENNEBEC COUNTY" FEDERAL AID PROJECT # F-010-(1)(3), DATED FEB. 1956, DOT FILE # 4-211 SHEET # 13 OF 32.

BASIS OF BEARING:

The meridian for all bearings shown hereon is magnetic, October 2011.

ENCROACHMENTS:

⚠ - Wire sign encroaches into the Eastern Avenue Right of Way 1'+/-

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to be entirely in Zone X, determined to be outside the 0.2% annual chance floodplain according to the Flood Insurance Rate Map for the County of Kennebec, Maine, Community Panel No. 2301130010D, Effective Date June 16, 2011.

ZONING:

Zoning Designation: BP – Institutional Business Professional
Permitted Use: Yes
Building Setbacks: Front=30', Side=10', Rear=10'
Maximum Building Height: 40'
Parking Ratio: 3 per 1000 square feet
Source: City of Augusta Planning & Zoning
Melissa Kirzy
207-626-2365

PARKING:

18 Parking Spaces
1 Handicapped Space
19 Total Parking Spaces (Includes required stone parking area which lies on adjacent parking lots, however there is enough room for 8 parking spaces 9' x 18')

Survey Prepared By:
NEW Design Consultants, Inc.
44 Stinson Road, Suite One
Scarborough, New Hampshire 03079
Phone: (603) 883-0799
File/Job No. 30191

CERTIFICATION:

To: Kite's Foundation Stores LLC, Chicago Title Insurance Company, Greater Title Company, LLC and Dead River Company

This is to certify that this map or plat and the survey on which it is based was made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/NSPS 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, 9, 10, 13(c), 13, 16, 17 & 18 of Table A thereof. The field work was completed on October 31, 2011.

Date of Plat or Map: February 3, 2012

STATE OF MAINE
DONALD
R.
HOLDEN JR.
2059
PROFESSIONAL
LAND SURVEYOR

Donald R. Holden, Jr.
Maine Professional Surveyor #2059

FEB. 10, 2012

ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:

CIRCLE K GREAT LAKES
935 E. TALLMADGE AVENUE
AKRON, OHIO 44310
PHONE: 330-630-5300 EXT. 1155

Site Number 5940
216 Eastern Avenue
City of Augusta
County of Kennebec
State of Maine

Drawn By: TJH	Project Manager: RDH
Date: 11/18/11	Scale: 1"=20'
Checked: CMF/RDH	Sheet: 1 of 1

REVISION NOTES

By	Date	Comment
DJH	11/7/11	Client comments
DJH	12/21/11	Client comments
DJH	2/1/12	Client comments

www.MILLMANLAND.com
Phone: (330) 342-6231
Fax: (330) 342-6224
US Site Map: 33610

CORPORATE HEADQUARTERS:
1742 Cottageview Road, Suite H
Hudson, Ohio 44236

National Real Estate Due Diligence