

**Robert G. Yandow, Town Manager
Town of York, Maine
186 York Street
York, Maine 03909**

RE: York Police Station

Dear Rob:

At your request I have reviewed the survey and findings for the proposed police station lot on Ridge Road completed by BH2M of Gorham, Maine. As part of this project I reviewed the following documents:

- Purchase and sale agreement between the Town of York and the Horns dated 5/28/10
- Quitclaim deed from the Horns to the inhabitants of the Town of York dated 5/28/10
- 2 surveys by BH2M titled "Standard Boundary Survey Plan" dated November 2011, drawing 2 of 2. One showing the land described in the above referenced quitclaim deed and one showing a proposed land swap between the Town of York and Patrick J. Cragin Living Revocable Trust.
- Proposed master plan York police station figure 4 dated 3/3/10 by SMRT of Portland, Maine.
- Surveyor's opinion letter dated September 12, 2012 from Robert C. Libby, Jr. PLS# 2190 of BH2M to Robert G. Yandow, Town Manager.

Based on my review of the documents outlined above it is my professional opinion the survey plan dated November 2011 titled "Standard Boundary Survey Plan" by BH2M listed above correctly depicts the property conveyed to the Town of York by the Horns by deed dated 5/28/10 and recorded in the York County Registry of Deeds in book 15871, page 326-328.

My opinion is based on the following facts:

The boundary line in question is described as on "the south and west by the southwesterly sideline of a proposed road crossing the land of the grantors as shown on a plan entitled Proposed Master Plan, York Police Station" dated 3/3/10 by SMRT, a copy of which is

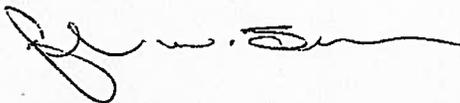
attached hereto as Exhibit A and incorporated herein by reference". The Exhibit A attached to the recorded deed is of poor quality and not really readable, but the full sized color copy provided is of high quality. The master plan clearly shows the proposed access road referenced to in the deed.

Although there is no mathematical data attached to the proposed access road the Exhibit is drawn to scale and we believe BH2M has the proposed road properly located on their survey.

Based on the fact that the grantors reserved an easement 50 feet in width along "the southwesterly sideline of the within conveyed premises" tells us (1) that they know they were conveying the fee in their strip to the Town and (2) there is a 50 foot wide right of way associated with the proposed road. This indicates to us that the southwesterly property line should be the southwesterly sideline of the right of way not the edge of the proposed traveled way.

After reviewing this report please feel free to contact me if you have questions or need additional information.

Very truly yours,
OWEN HASKELL, INC.



John W. Swan
PLS#1038

