

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B - SECTION II - EXCEPTIONS

Title No.: 14-CULLEY-ANDROSCOGG

Locate No.: 14-CULLEY-ANDROSCOGG

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

Note: As used herein "recorded" shall mean recorded with the Cumberland County Maine Registry of Deeds.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights of parties in possession.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate survey and inspection of the Land.
4. Any lien, or right to a lien, for services, labor or materials, heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Unpaid real estate taxes and assessments, if any, that are not yet the subject of a recorded lien.
6. ~~Title to and rights of the public and others entitled thereto in and to any portion of the insured premises located within the bounds of adjacent streets, roads and ways~~ Intentionally Omitted.
7. The final Policy will not insure the accuracy of any statements of area, including acreage representations, appearing in the insured description.
8. IF THE PREMISES IS A CONDOMINIUM: Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title, created by the Unit Ownership Act of the State of Maine, Chapter 10 of Title 33 of the Maine Revised Statutes of 1964, as amended and the Maine Condominium Act, Chapter 31 of Title 33 of the Maine Revised Statutes of 1964, as amended, or set forth: in the Declaration of Condominium, in the amendments thereto, restatements of condominium or other instruments amending said Declaration; in the related By-Laws; in any instrument creating the estate or interest insured by the Policy; and in any other allied instrument referred to in any of the instruments aforesaid.
9. Easements, restrictions and all other encumbrances set forth in Exhibit A attached hereto and made a part hereof.
10. Matters depicted on Plan Depicting A Proposed Subdivision Made For Redfern Munjoy, LLC of MUNJOY HEIGHTS, Sheridan Street, East Cove Street and Walnut Street, Portland Maine, by Nadeau Land Surveys dated December 6, 2013.
11. Title to and rights of the public and others entitled thereto in and to any portion of the insured premises located within the bounds of adjacent streets, roads and ways. Note this Policy affirmatively insures against the exercise of those rights of lot owners over Sheridan and East Cove Streets that are within the bounds of the Munjoy Heights subdivision, subject to the provisions of Schedule B-II, Section 1, Paragraph 8.