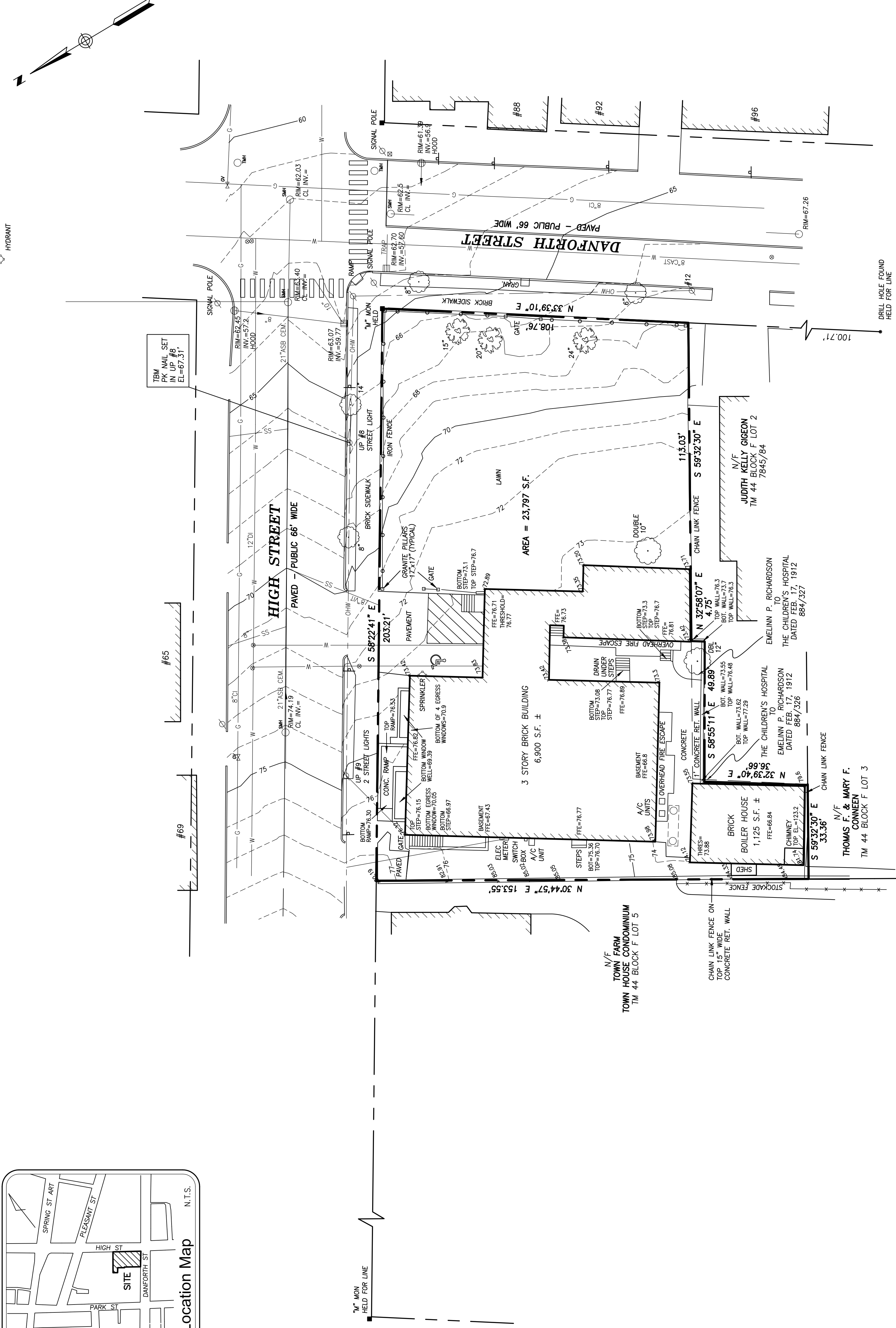


Utility Note:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. IF THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, THE SURVEYOR DOES NOT WARRANT THAT THE LOCATION ACCURACY AS POSSIBLE FROM INFORMATION AVAILABLE TO THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.

Legend:

- DRILL HOLE
- GRANITE MONUMENT FOUND
- WATER VALVE
- ⊗ GAS VALVE
- ⊕ HYDRANT
- ⊖ UTILITY POLE
- ⊗ MANHOLE
- ⊕ CATCH BASIN
- ⊖ SIGN
- CURB
- OVERHEAD WIRES
- SS SANITARY SEWER
- SD STORM DRAIN
- W WATER LINE
- G GAS LINE
- FENCE
- N/F NOW OR FORMERLY
- 1' CONTOUR
- SPOT ELEVATION



Plan References:

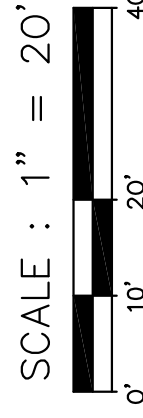
1. "CONDOMINIUM PLAT, OLIVER B. DORRANCE HOUSE, 99-101 DANFORTH ST., PORTLAND, MAINE, MADE FOR 99-101 DANFORTH ST. ASSOCIATES," DATED AUG. 06, 2001 AND RECORDED IN PLAN BOOK 201 PAGES 394, 395.
2. SECOND AMENDED SURVEY, THE CARROLL MANSION A CONDOMINIUM, 77 PARK STREET, PORTLAND, MAINE DATED 6-20-84 (REVISED 3-20-85) AND RECORDED IN REGISTRY OF DEEDS PLAN BOOK 146 PAGE 60.
3. PLAN OF TOWN FARM TOWNHOUSE CONDOMINIUM, HIGH & PLEASANT ST., PORTLAND, MAINE MADE FOR PLEASANT STREET DEVELOPMENT ASSOCIATES DATED 8-2-84 AND RECORDED IN REGISTRY OF DEEDS PLAN BOOK 145 PAGE 46.
4. BOUNDARY & TOPOGRAPHIC SURVEY AT 87-93 DANFORTH ST., 56-70 HIGH ST., PORTLAND, MAINE MADE FOR USM FACILITIES, MANAGEMENT DATED JANUARY 02, 2007 BY OWEN HASKELL, INC.

Notes:

1. OWNER OF RECORD: UNIVERSITY OF MAINE SYSTEM TM 44 BLOCK F LOT 1 BOOK 9983/183
2. BEARING ORIENTATION IS BASED UPON PLAN REFERENCE 1.
3. ELEVATIONS HEREON ARE BASED ON CITY OF PORTLAND DATUM. BENCHMARK IS THE TOP OF A GRANITE MONUMENT AT SOUTHWEST CORNER OF DANFORTH AND PARK STREET ELEVATION 73.95'.
4. THE PROPERTY LIES IN ZONE R-6 RESIDENTIAL ZONE.

Zoning:

BY GRAPHIC PLOTTING ONLY, PROPERTY IS LOCATED WITHIN ZONE R-6. SHOWING OF THE FLOOD INSURANCE COMMUNITY PANEL NO. 230051 0013 IS EFFECTIVE DATE JULY 17, 1988.



Legal Description

A CERTAIN LOT OR PARCEL OF LAND WITH THE BUILDINGS THEREON SITUATED IN PORTLAND, MAINE AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDELINE OF DANFORTH STREET WITH THE WESTERLY SIDELINE OF HIGH STREET; THENCE RUNNING SOUTHWESTWARDLY BY SAID DANFORTH STREET, ONE HUNDRED ELEVEN FEET (111'), MORE OR LESS, TO LAND CONVEYED TO EMELENN P. RICHARDSON BY HENRY PREBLE ET AL. BY DEED DATED MAY 25, 1908, AND RECORDED IN THE REGISTRY OF DEEDS FOR CUMBERLAND COUNTY IN BOOK 826, PAGE 63, SAID POINT BEING FORTY-ONE (41) FEET, MORE OR LESS FROM THE EASTERLY CORNER OF LAND OWNED OR OCCUPIED BY ELIZABETH M. DYER; THENCE NORTHWESTWARDLY BY SAID RICHARDSON LAND ONE HUNDRED SIXTY-TWO (162) FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER THEREOF; THENCE AGAIN SOUTHWESTWARDLY BY SAID RICHARDSON LAND FORTY-ONE (41) FEET, MORE OR LESS, TO LAND NOW OR FORMERLY OF J. EMELINN P. RICHARDSON, BEING THE NORTHWEST CORNER OF SAID LAND NOW OR FORMERLY OF C. HITCHINGS; THENCE NORTHWESTWARDLY BY SAID HITCHINGS LAND TO THE WESTERLY SIDE OF HIGH STREET; THENCE SOUTHEASTWARDLY BY SAID HIGH STREET TO THE POINT OF BEGINNING; SAID LOT IS NUMBERED 87 TO 93, BOTH INCLUSIVE, ON SAID DANFORTH STREET AND 56 TO 70, BOTH INCLUSIVE, ON SAID HIGH STREET, ACCORDING TO ASSESSOR'S PLANS OF SAID PORTLAND, AND IS GENERALLY KNOWN AS THE HOMESTEAD OF THE LATE JOHN MUSSEY, DECEASED.

BEING THE SAME PREMISES CONVEYED BY PORTLAND TRUST COMPANY TO THE CHILDREN'S HOSPITAL BY WARRANTY DEED DATED DECEMBER 2, 1948, RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS, BOOK 823, PAGE 465, EXCEPTING AND RESERVING FROM THE ABOVE DESCRIBED PREMISES A SMALL STRIP THEREOF CONVEYED BY THE CHILDREN'S HOSPITAL TO EMELENN P. RICHARDSON BY DEED DATED FEBRUARY 17, 1912 AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS, BOOK 884, PAGE 326. ALSO CONVEYING A SMALL STRIP ADJOINING THE ABOVE DESCRIBED PREMISES AND BEING THE SAME STRIP CONVEYED BY EMELENN P. RICHARDSON TO THE CHILDREN'S HOSPITAL BY DEED DATED FEBRUARY 17, 1912 AND DULY RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS, BOOK 684, PAGE 327.

BEING THE SAME PREMISES CONVEYED TO THE SALVATION ARMY BY THE CHILDREN'S HOSPITAL BY WARRANTY DEED DATED JULY 22, 1948, RECORDED IN SAID REGISTRY OF DEEDS, BOOK 1923, PAGE 180; SUBSEQUENTLY CONVEYED TO PORTLAND UNIVERSITY BY WARRANTY DEED DATED JULY 28, 1960, AND RECORDED IN THE SAID CUMBERLAND COUNTY REGISTRY OF DEEDS, BOOK 2555, PAGE 212; AND SUBSEQUENTLY CONVEYED TO THE UNIVERSITY OF MAINE, A PREDECESSOR CORPORATION OF GRANTEE BY WARRANTY DEED DATED SEPTEMBER 15, 1961 AND RECORDED IN SAID CUMBERLAND COUNTY REGISTRY OF DEEDS, BOOK 2631, PAGE 166.

ALTA/ACSM Land Title Survey

87-93 Danforth Street & 56-70 High Street
Portland, Cumberland County, Maine

Children's Hospital Housing Project, LP

Surveyor's Certification

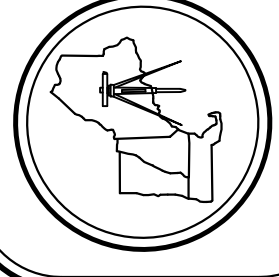
THIS IS TO CERTIFY TO:

THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDESIGNED 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.

JOHN W. SWAN
PROFESSIONAL LAND SURVEYOR NO. 1038
IN THE STATE OF MAINE

DATE OF SURVEY: APRIL 8, 2010
REVISION DATE:

OHJ NO. 2010-027P
FIELD BOOK: 1066



OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 U.S. Route One, Unit #10
Falmouth, Maine 04105
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