

**Plan References:**

1. PLAN MADE FOR LAFAYETTE TOWN HOUSE BY E.C. JORDAN DATED APRIL 18, 1966.
2. PLAN OF PROPERTY IN PORTLAND, MAINE, MADE FOR PORTLAND WEST NEIGHBORHOOD PLANNING COUNCIL (FORMER ROSA TRUE SCHOOL) LAND TITLE SURVEY DATED AUG. 31, 1988 REVISED THROUGH JAN. 27, 1993 BY H.I. AND E.C. JORDAN SURVEYORS.
3. ALTA/ACSM LAND TITLE SURVEY, 130 PARK STREET, PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR LAFAYETTE SQUARE LIMITED BY OWEN HASKELL, INC. REVISIONS DATED SEPTEMBER 27, 2011 REVISED FEBRUARY 9, 2012 BY OWEN HASKELL, INC.

**Notes:**

1. OWNER OF RECORD: ROSA TRUE LIMITED PARTNERSHIP 181 BRACKETT STREET, PORTLAND, MAINE DEED BOOK 187 PAGE 31 AND DEED BOOK 189 PAGE 18
2. PARCEL IS SHOWN AS LOT 6 BLOCK A ON CITY OF PORTLAND'S ASSESSORS MAP 45.
3. BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM MAINE WEST NAD83. CITY POINT 1124-25-1215 AND 1124-25-1230 HELD.
4. THE SOUTHEAST CORNER OF SPRING AND STATE ELEVATION 116.32.

**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. THE SURVEYOR HAS MADE REASONABLE ATTEMPTS TO LOCATE ALL UTILITIES SHOWN IN THE EXISTING INFORMATION INDICATED. THE SURVEYOR CERTIFIES THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLY FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.

**Flood Zone Note:**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 0013B, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**Zoning Information:**

NONE PROVIDED BY TITLE INSURER

**Possible Encroachments:**

NONE OBSERVED

**Legend:**

- IRON PIPE OR ROD FOUND
- WATER VALVE
- GAS VALVE
- HYDRANT
- UTILITY POLE
- MANHOLE
- SIGN
- ELECTRIC OR GAS METER
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- CURB
- OVERHEAD WIRES
- FENCE
- SANITARY SEWER
- WATER LINE
- UNDERGROUND CABLE
- LIGHT POLE
- GAS LINE
- OVERHEAD WIRES
- N/F
- 000/000 NON OR FORMERLY DEED BOOK/PAGE

**Legal Description**

A CERTAIN LOT OR PARCEL OF LAND WITH THE BUILDINGS THEREON, SITUATED ON THE SOUTHWESTERLY SIDE OF PARK STREET, IN THE CITY OF PORTLAND, AND BEING BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDELINE OF SAID PARK STREET AT THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF STRATFORD MANAGEMENT ASSOCIATES; THENCE ALONG THE SOUTHWESTERLY SIDELINE OF PARK STREET ON A BEARING OF S 39° 03' 40" E EIGHTY-NINE AND 54/100 FEET (89.54') TO THE NORTHEASTERLY CORNER OF LAND NOW FORMERLY OF THE CATHEDRAL CHURCH OF SAINT LUKE; THENCE S 49° 44' 45" W ALONG THE SOUTHWESTERLY SIDELINE OF SAID PARK STREET ON A BEARING OF S 49° 44' 45" W ALONG THE SOUTHWESTERLY SIDELINE OF SAID PARK STREET AND THE POINT OF BEGINNING.

BEING A PORTION OF THE PREMISES DESCRIBED IN A WARRANTY DEED FROM JOSEPH B. GARDNER TO THE CITY OF PORTLAND DATED OCTOBER 1, 1844, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 189, PAGE 18 AND DEED BOOK 187 PAGE 31 AND DEED BOOK 189 PAGE 18, THE CITY OF PORTLAND DATED AUGUST 31, 1988, RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 187, PAGE 131. EXCEPTING AND RESERVING THEREFROM AN OUT-CONVEYANCE OF A PARCEL OF LAND DESCRIBED IN A DEED FROM THE CITY OF PORTLAND TO THE TRUSTEES OF THE DIOCESEAN FUNDS IN THE DIOCESE OF PORTLAND DATED FEBRUARY 15, 1886 AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 544, PAGE 127.

**Schedule B Section 2 Exceptions:**

FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT FOR TITLE INSURANCE  
EFFECTIVE DATE: MAY 11, 2015

1-6. NON SURVEY ITEMS

7. ANY EXCEPTION, RESERVATION, RESTRICTION, EASEMENT OR CONDITION SET OUT IN THE ATTACHED EXHIBIT A.

8. SUCH STATE OF FACTS AS DEPICTED ON A PLAN ENTITLED "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR PORTLAND WEST NEIGHBORHOOD PLANNING COUNCIL" (FORMER ROSA TRUE SCHOOL) BY H.I. AND E.C. JORDAN DATED AUGUST 31, 1988. AS SHOWN ON SAID PLAN.

**ALTA/ACSM Land Title Survey**

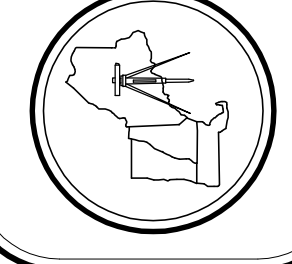
140 Park Street  
Portland, Cumberland County, Maine  
made for  
Rose True LP  
140 Park Street, Portland, Maine

**Surveyor's Certification**

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MAINE SURVEYING AND DEEDING REQUIREMENTS FOR ALTA/ACSM SURVEYS. THIS CERTIFICATION IS VALID AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON JUNE 12, 2015.

JOHN W. SWAN  
PROFESSIONAL LAND SURVEYOR NO. 1038  
IN THE STATE OF MAINE  
DATE OF PLAN: JUNE 18, 2015  
REVISION DATE:

OHI JOB NO. 2015-089P



**OWEN HASKELL, INC.**  
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