

Owner of Record

MERCY HOSPITAL, 144 STATE STREET, PORTLAND, MAINE

PARCEL II (102 STATE STREET)
 LOT 1 BOOK 2337, PAGE 148
 LOT 2 BOOK 2842, PAGE 436
 LOT 3 BOOK 2849, PAGE 180
 LOT 4 BOOK 2857, PAGE 271
 LOT 5 BOOK 2869, PAGE 105
 LOT 6 BOOK 2863, PAGE 456
 LOT 7 BOOK 2911, PAGE 334
 LOT 8 BOOK 2924, PAGE 258
 LOT 9 BOOK 2932, PAGE 500
 LOT 10 BOOK 3121, PAGE 446
 LOT 11 BOOK 3145, PAGE 383
 LOT 12 BOOK 4925, PAGE 317

PARCEL V (144 STATE STREET)
 A. BOOK 1914, PAGE 495
 B. BOOK 1930, PAGE 450
 C. BOOK 1989, PAGE 3
 D. BOOK 2103, PAGE 238
 E. BOOK 2156, PAGE 232
 F. BOOK 2773, PAGE 347
 G. BOOK 2821, PAGE 441
 H. BOOK 2833, PAGE 323
 I. BOOK 2932, PAGE 498
 J. BOOK 2942, PAGE 39
 K. BOOK 3892, PAGE 343
 L. BOOK 3779, PAGE 204

PARCEL III (148 STATE STREET)
 BOOK 3779, PAGE 204

Encroachments

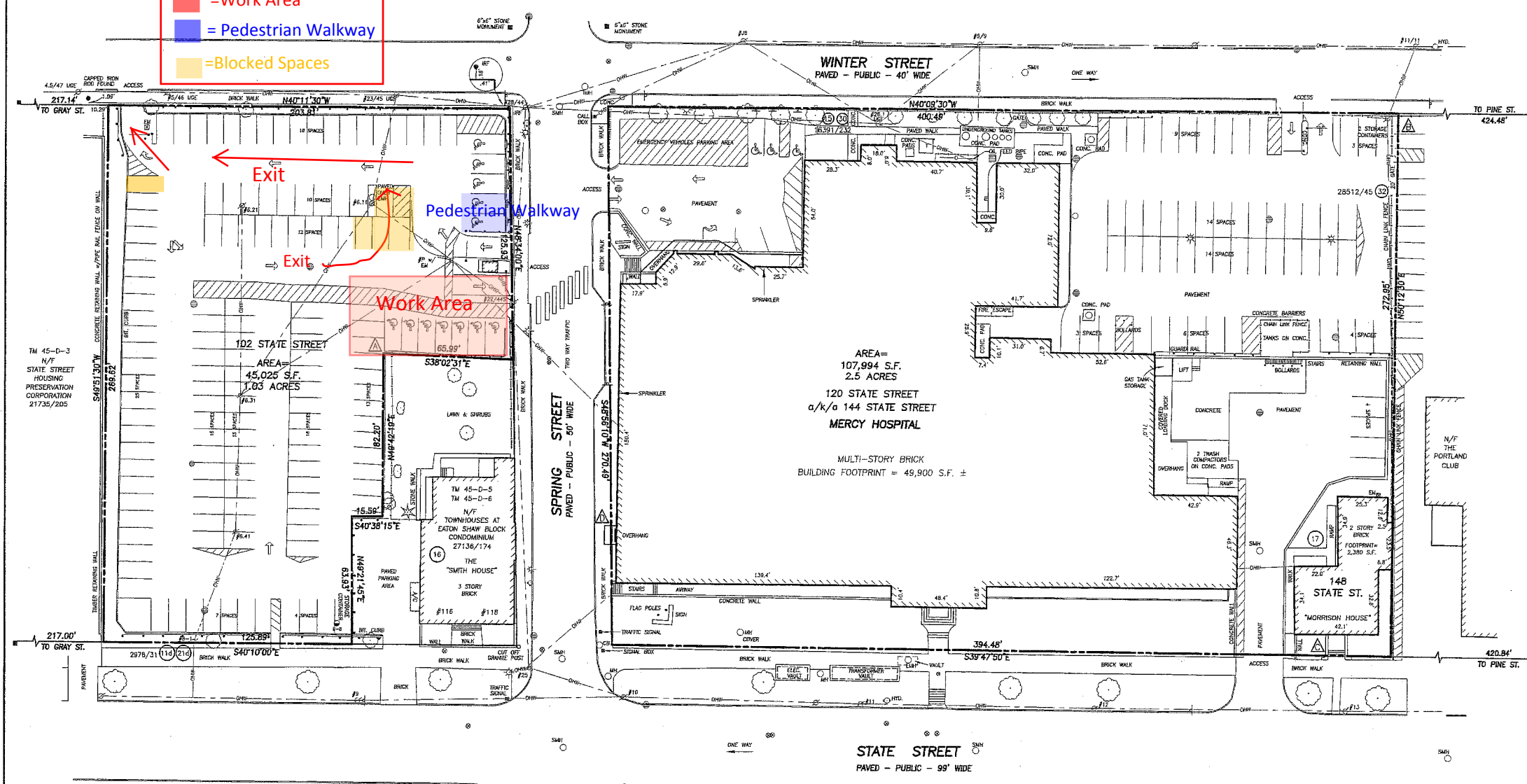
- ▲ - PAVEMENT AND CURBING 0.5'± ONTO ABUTTER
- ▲ - PAVEMENT AND PARKING 3'± ONTO SURVEYED PREMISES
- ▲ - GRANITE WALL 2.2'± INTO STATE STREET
- ▲ - OVERHANG INTO 3'± SPRING STREET

Legal Description

SEE SHEET 2 OF 2

Legend:

- = Work Area
- = Pedestrian Walkway
- = Blocked Spaces



Schedule B Section 2 Exceptions:

FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 13-4478
EFFECTIVE DATE: MARCH 18, 2013

PARCEL II (102 STATE STREET):

10. INTENTIONALLY DELETED.
11. RIGHTS AND EASEMENTS POSSIBLY AFFECTING THE INSURED PREMISES AS SET FORTH IN AN INSTRUMENT FROM MERCY HOSPITAL TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY DATED AUGUST 22, 1966 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2978, PAGE 31. - 11A, 11B, 11C, POLES NOT FOUND; 11D SHOWN ON SURVEY; 11E POLE NOT FOUND.
12. RIGHTS AND EASEMENTS SET FORTH IN AN INSTRUMENT FROM MERCY HOSPITAL TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY DATED MARCH 5, 1968 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3045, PAGE 716. - POLES NOT FOUND.
13. EASEMENT DEED FROM MERCY HOSPITAL TO CENTRAL MAINE POWER COMPANY DATED NOVEMBER 21, 1977 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 4171, PAGE 66. - POLES NOT FOUND.
14. TERMS AND CONDITIONS, RIGHTS AND EASEMENTS SET FORTH IN A DEED FROM THE CITY OF PORTLAND TO MERCY HOSPITAL DATED DECEMBER 16, 1980 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 4825, PAGE 317. - NON SURVEY ITEM.
15. INTENTIONALLY DELETED.
16. THE FOLLOWING MATTERS SHOWN ON PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY, 103, 144 AND 148 STATE STREET, PORTLAND, MAINE MADE FOR MERCY HOSPITAL AND EASTERN MAINE HEALTHCARE SYSTEMS" DATED FEBRUARY 27, 2013 BY OWEN HASKELL, INC.:
 1. PAVEMENT AND CURBING ENDOACH 0.5 FEET ± ONTO NORTHERLY ABUTTER.
 2. OVERHEAD WIRES CROSSING PREMISES FROM WINTER AND SPRING STREETS.
 3. NOTE 3 REGARDING LOCATION OF UTILITIES.

PARCEL V (144 STATE STREET A/K/A 120 STATE STREET):

21. INTENTIONALLY DELETED.
22. RIGHTS AND EASEMENTS FROM MERCY HOSPITAL TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY AS SET FORTH IN AN INSTRUMENT DATED MARCH 6, 1968 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3045, PAGE 716. - POLES NOT FOUND.
23. NON-SURVEY ITEM.
24. EASEMENT DEED FROM MERCY HOSPITAL TO CENTRAL MAINE POWER COMPANY DATED NOVEMBER 21, 1977 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 4171, PAGE 66. - POLES NOT FOUND.
25. INTENTIONALLY DELETED.
26. INTENTIONALLY DELETED.
27. NON-SURVEY ITEM.
28. EASEMENT AND MEMORANDUM OF AGREEMENT BY AND BETWEEN MERCY HOSPITAL AND TIME WARNER CABLE OF MAINE DATED NOVEMBER 18, 1988 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 18391, PAGE 232. - AS SHOWN ON SURVEY.
29. NON-SURVEY ITEM.
30. CORPORATION EASEMENT DEED FROM MERCY HOSPITAL TO CENTRAL MAINE POWER COMPANY AND VERIZON NEW ENGLAND, INC. DATED MAY 24, 2001 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 18391, PAGE 232. - AS SHOWN ON SURVEY.
31. NON-SURVEY ITEM.
32. EASEMENT FROM MERCY HOSPITAL TO CENTRAL MAINE POWER COMPANY AND NORTHERN NEW ENGLAND TELEPHONE OPERATIONS LLC DATED SEPTEMBER 4, 2010 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 28512, PAGE 45. - AS SHOWN ON PLAN.
- 32A. THE FOLLOWING MATTERS SHOWN ON PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY, 103, 144 AND 148 STATE STREET, PORTLAND, MAINE MADE FOR MERCY HOSPITAL AND EASTERN MAINE HEALTHCARE SYSTEMS" DATED FEBRUARY 27, 2013 BY OWEN HASKELL, INC.:
 1. PAVEMENT AND PARKING ENDOACH 3 FEET ± ONTO INSURED PREMISES ON NORTHERLY BOUNDARY.
 2. OVERHANG 3 FEET ± INTO SPRING STREET.
 3. OVERHEAD WIRES CROSS ONTO PREMISES FROM SPRING AND WINTER STREETS.
 4. GRANITE WALL ENDOACHES ONTO RIGHT OF WAY OF STATE STREET.
 5. REMAINING WALL LIES OUTSIDE SOUTHERLY BOUNDARY LINE.
 6. NOTE 3 REGARDING LOCATION OF UTILITIES.
- 32B. NON-SURVEY ITEM.

ALTA/ACSM Land Title Survey

102, 120 (AKA 144) & 148 State Street
Portland, Cumberland County, Maine

made for
Mercy Hospital and
Eastern Maine Healthcare Systems

Surveyor's Certification

TO: MERCY HOSPITAL, EASTERN MAINE HEALTHCARE SYSTEMS, AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6, 7(c), 7(b)(1), 8, 9, 11(c), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 20, 2013 & SEPTEMBER 2012.

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

DATE OF PLAN: FEBRUARY 27, 2013
REVISION DATE: APRIL 25, 2013
OHI JOB NO. 2013-016-017-021P

SHEET 1 OF 2

- Legend:**
- IRON PIPE OR ROD FOUND
 - "M" MONUMENT FOUND
 - UTILITY POLE
 - HYDRANT
 - WATER VALVE
 - LIGHT POLE
 - MANHOLE
 - CATCH BASIN
 - SIGN
 - GUARDRAIL
 - FENCE
 - CURB
 - OHW
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - SCHEDULE B EXCEPTION NOW OR FORMERLY
 - UNDERGROUND ELECTRIC

Flood Zone:

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES IN ZONE C (AREAS OF MINIMAL FLOODING) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF CUMBERLAND, COMMUNITY PANEL NO. 230051-0013 B, EFFECTIVE DATE JULY 17, 1986.

Zoning Information:

NONE PROVIDED BY TITLE INSURER

Plan References:

1. PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR MERCY HOSPITAL DATED 3 FEB. 1982 REVISED THROUGH 15 MARCH 1982 BY H.I. & E.C. JORDAN, SURVEYORS.
2. PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR MERCY HOSPITAL DATED JUNE 17, 1981 REVISED OCT. 2, 1981 BY H.I. & E.C. JORDAN, SURVEYORS.
3. PORTLAND ASSESSOR'S MAPS.
4. STANDARD BOUNDARY & TOPOGRAPHIC SURVEY ON STATE STREET, PORTLAND, MAINE MADE FOR MERCY HOSPITAL DATED NOVEMBER 30, 1999 REV. 2 OCT. 04, 2012 BY OWEN HASKELL, INC.

Notes:

1. PREMISES IS SHOWN AS TM 45-C-6 & 7 AND TM 45-D-1 ON THE CITY OF PORTLAND ASSESSORS MAPS.
2. BEARINGS ARE BASED ON MAGNETIC 1957.
3. THE LOCATIONS OF ALL UTILITIES SHOWN ON THE SURVEY ARE FROM VISIBLE SURFACE EVIDENCE ONLY.
4. NO EVIDENCE WAS OBSERVED OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OR EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL. NO PROPOSED CHANGES IN STREET LINES ARE KNOWN BY THIS SURVEYOR.

