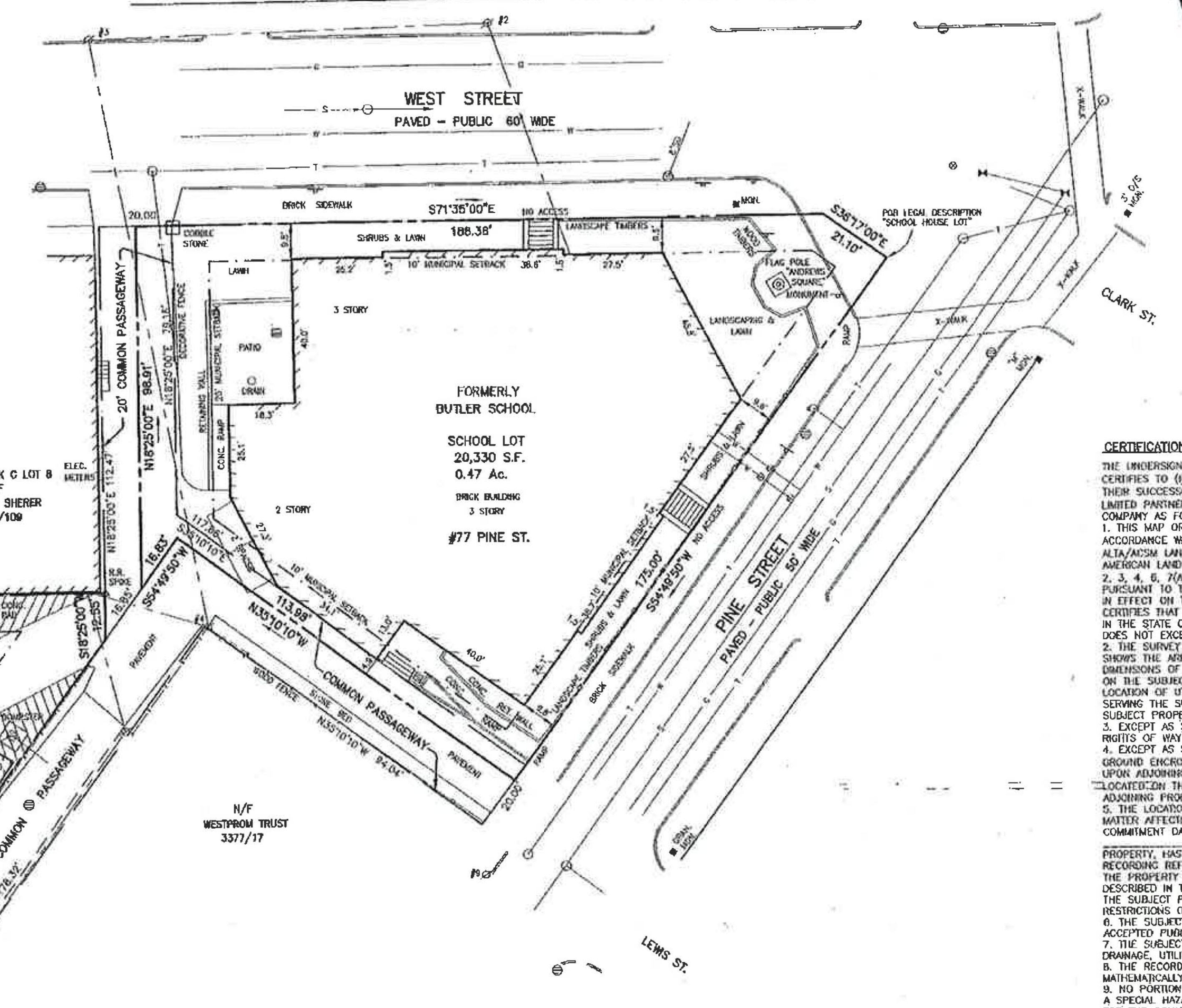
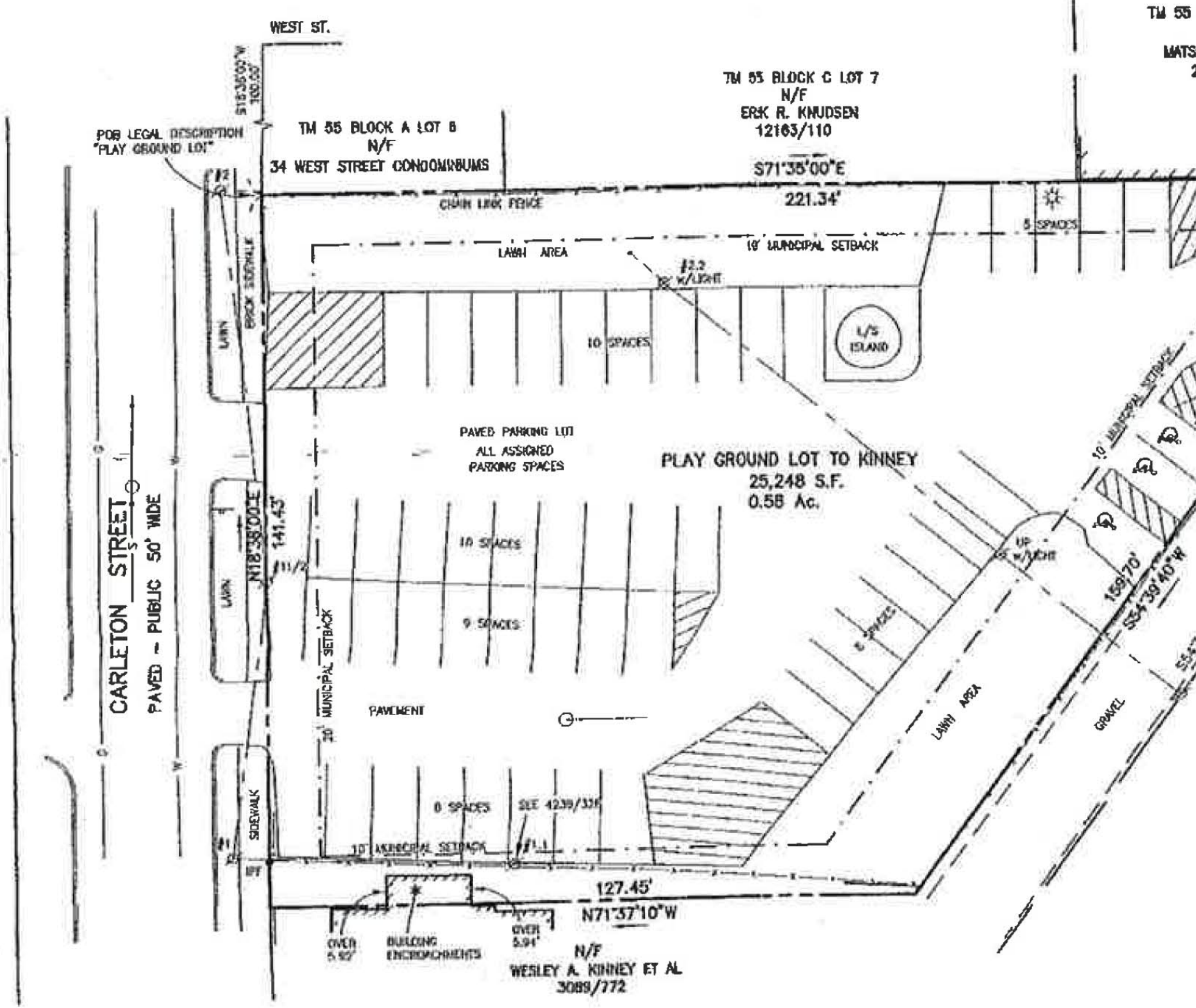


LEGAL DESCRIPTION "PLAY GROUND LOT"
 A CERTAIN LOT OR PARCEL OF LAND SITUATED ON THE EASTERLY SIDE OF CARLETON STREET IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE ON THE EASTERLY SIDELINE OF SAID CARLETON STREET AT THE SOUTHWESTERLY CORNER OF LAND OF IRVING MCCALMON SAID IRON PIPE ALSO BEING 100.00 FEET DISTANT AS MEASURED ALONG SAID EASTERLY SIDELINE OF SAID CARLETON STREET ON A BEARING OF S 18° 38' 00" W FROM THE INTERSECTION OF THE SOUTHERLY SIDELINE OF WEST STREET AND SAID EASTERLY SIDELINE OF CARLETON STREET;
 THENCE FROM SAID POINT OF BEGINNING S 71° 35' 00" E ALONG SAID IRVING MCCALMON LAND, LINDS DEVELOPMENT COMPANY LAND AND NATIONAL CASKET COMPANY INCORPORATED LAND 221.34 FEET TO A COMMON PASSAGEWAY AND AN IRON PIPE;
 THENCE S 18° 25' 00" W ALONG SAID COMMON PASSAGEWAY 12.55 FEET TO AN IRON PIPE;
 THENCE S 54° 39' 40" W ALONG A COMMON PASSAGEWAY 159.70 FEET TO LAND NOW OR FORMERLY OF WESLEY A. KINNEY AND AN IRON PIPE;
 THENCE N 71° 37' 10" W 127.45 FEET TO SAID EASTERLY SIDELINE OF CARLETON STREET AND AN IRON PIPE;
 THENCE N 18° 38' 00" E ALONG SAID EASTERLY SIDELINE OF CARLETON STREET 141.43 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION "SCHOOL HOUSE LOT" PARCEL 1
 A CERTAIN LOT OR PARCEL OF LAND AND THE BUILDINGS THEREON, SITUATED ON WEST AND PINE STREETS IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE SOUTHERLY SIDELINE OF WEST STREET AND THE NORTHWESTERLY SIDELINE OF PINE STREET;
 THENCE S 54° 49' 50" W ALONG SAID NORTHWESTERLY SIDELINE OF PINE STREET 175.00 FEET TO A RAILROAD SPIKE IN A COMMON PASSAGEWAY;
 THENCE N 35° 10' 10" W WITHIN SAID COMMON PASSAGEWAY 113.98 FEET TO A RAILROAD SPIKE;
 THENCE S 54° 49' 50" W WITHIN SAID COMMON PASSAGEWAY 16.83 FEET TO A RAILROAD SPIKE;
 THENCE N 10° 25' 00" E WITHIN SAID COMMON PASSAGEWAY 98.91 FEET TO A RAILROAD SPIKE AND SAID SOUTHERLY SIDELINE OF WEST STREET;
 THENCE S 71° 35' 00" E ALONG SAID SOUTHERLY SIDELINE OF WEST STREET 188.38 FEET TO AN ANGLE POINT;
 THENCE S 36° 17' 00" E ALONG SAID SOUTHERLY SIDELINE OF WEST STREET 21.10 FEET TO THE POINT OF BEGINNING.

- LEGEND:**
- MONUMENT FOUND
 - IRON PIPE OR ROD FOUND
 - ⊕ GAS VALVE
 - ⊕ WATER VALVE
 - ⊕ HYDRANT
 - ⊕ UTILITY POLE
 - ⊕ LIGHT POLE
 - ⊕ MANHOLE
 - ⊕ CATCH BASIN
 - ⊕ SIGN
 - ⊕ FENCE
 - ⊕ CURB
 - ⊕ OVERHEAD WIRES
 - ⊕ WATER LINE
 - ⊕ GAS LINE
 - ⊕ SANITARY SEWER
 - ⊕ STORM DRAIN



CERTIFICATION:
 THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF MAINE, CERTIFIES TO (i) WELLS FARGO BANK, NATIONAL ASSOCIATION, (ii) FANNIE MAE, THEIR SUCCESSORS AND ASSIGNS, (iii) BUTLER PAYSON COMPANY, A MAINE LIMITED PARTNERSHIP, AND (iv) TITLE COMPANY AS FOLLOWS:
 1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL" REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 8, 9, 10 AND 11 [AND 13] OF TABLE A THEREOF, AND (B) PURSUANT TO THE ACCURACY STANDARDS, AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED 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.
 2. THE SURVEY WAS MADE ON THE GROUND ON MAY 26, 2010, AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION, TYPE AND DIMENSIONS OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, THE NUMBER AND TYPE OF PARKING SPACES, THE LOCATION OF UTILITIES OBSERVED OR SHOWN ON RECORD DOCUMENTS AS SERVING THE SUBJECT PROPERTY AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.
 3. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
 4. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR UPON EASEMENTS LOCATED ON THE SUBJECT PROPERTY, OR (B) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.
 5. THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTER AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT DATED _____ WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN AND DESCRIBED ON THE SURVEY IS THE SAME PROPERTY DESCRIBED IN THAT TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH MINIMUM SETBACK PROVISIONS AND RESTRICTIONS OF RECORD REFERENCED IN SUCH TITLE COMMITMENT.
 6. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DAILY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY AS INDICATED ON THE SURVEY.
 7. THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS.
 8. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
 9. NO PORTION OF THE SUBJECT PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARDOUS AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.
 10. THIS CERTIFICATE RELATES TO THAT CERTAIN SURVEY NUMBERED 2010-059P AND DATED MAY 26, 2010, MADE BY OWEN HASKELL, INC., COVERING THE BUTLER-PAYSON APARTMENT PROJECT. AS USED HEREIN, THE TERM "SUBJECT PROPERTY" INCLUDES ANY APPURTENANT EASEMENT. THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

- NOTES:**
- OWNER OF RECORD: BUTLER PAYSON COMPANY
100 STATE STREET, PORTLAND, MAINE 04101
BOOK 3863 PAGE 181
 - PARCEL IS SHOWN AS LOTS 4 AND 19, BLOCK A, ON THE CITY OF PORTLAND'S ASSESSORS MAP 55.
 - BEARINGS ARE BASED ON MARKERS FOUND AS SHOWN ON PLAN REFERENCE 1 AND ARE MAGNETIC 1976.
 - THE PARCEL IS LOCATED, BY SCALING METHODS, WITHIN ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE COMMUNITY PANEL NO. 230051-00139 EFFECTIVE DATE JULY 17, 1986.
 - THE PARCEL IS LOCATED WITHIN THE R-6 (RESIDENTIAL 6) ZONE WITH THE FOLLOWING CURRENT DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE: 4,500 SF
MINIMUM DWELLING UNIT: 1,000 SF PER UNIT
MINIMUM STREET FRONTAGE: 40'
SETBACKS: FRONT 10'; REAR 20'; SIDE 10'
MAXIMUM HEIGHT: 45'
REFERENCE IS MADE TO THE LAND USE ORDINANCE FOR THE CITY OF PORTLAND FOR ADDITIONAL DIMENSIONAL REQUIREMENTS.
THE SETBACKS SHOWN HEREON ARE AN INTERPRETATION BY THIS SURVEYOR OF THE CURRENT ORDINANCE. THE FINAL DETERMINATION IS MADE BY THE CODES ENFORCEMENT OFFICER AND MAY DIFFER FROM WHAT IS SHOWN.
 - THERE ARE 50 DELINEATED REGULAR PARKING SPACES AND 3 HANDICAPPED SPACES.
 - THIS SURVEY COMPLETED WITHOUT BENEFIT OF CURRENT TITLE COMMITMENT.

- SCHEDULE B SECTION II EXCEPTIONS**
 REFERENCE IS MADE TO FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 11012004-01 FILE NO. 04010212 EFFECTIVE DATE 11-01-04.
- SCHEDULE B SECTION II**
- NON-SURVEY
 - EASEMENTS ETC AS SHOWN
 - NON-SURVEY
 - NON-SURVEY
 - AREAS AS SHOWN
 - STREETS AND COMMON PASSAGEWAYS AS SHOWN
 - PLAN REFERENCE 1
 - NOT LOCUS
 - UTILITIES AS SHOWN
 - SIDEWALKS, CURBING AND RAMP AS SHOWN
 - COMMON PASSAGEWAYS AS SHOWN
 - PASSAGEWAYS AS SHOWN
 - PASSAGEWAYS AS SHOWN
 - OVERHEAD WIRES AS SHOWN
 - PASSAGEWAYS AS SHOWN
 - EASEMENT BOOK 4239 PAGE 328 AS SHOWN
 - NON LOCUS

UTILITY NOTE:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE 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.

- PLAN REFERENCES:**
- PLAN OF LAND IN PORTLAND, MAINE FOR BUTLER-PAYSON CO. DATED NOVEMBER 29, 1976 REVISED THROUGH 3-13-79 BY OWEN HASKELL, INC.
 - PLAN MADE FOR JB BROWN ESTATE DATED FEB 1887 RECORDED IN PLAN BOOK 8 PAGE 79.
 - ALTA/ACSM LAND TITLE SURVEY AT #77 PINE ST., WEST ST. & CARLETON ST., PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR HALLKEH MANAGEMENT DATED NOV. 2, 2004 BY OWEN HASKELL, INC.



JOHN W. SWAN
 REGISTRATION NO. 1038

DATE
 6/5/10

ALTA/ACSM LAND TITLE SURVEY
 AT
 #77 PINE ST., WEST ST. & CARLETON ST.,
 PORTLAND, CUMBERLAND COUNTY, MAINE
 UPDATED FOR
BUTLER PAYSON COMPANY

OWEN HASKELL, INC.
 16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424
 PROFESSIONAL LAND SURVEYORS

Drawn By RL	Date MAY 26, 2010	Job No. 2010-059P
Trace By JLV	Scale	Drwg. No. 1
Check By WCS/JWS	1" = 20'	
Book No. 1004		