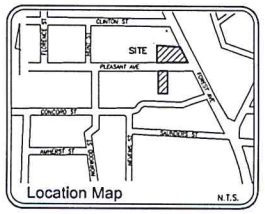



## Schedule B Section 2 Exceptions:

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE, FILE NO. 15-1123755W
EFFECTIVE DATE: APRIL 8, 2015

1-6. NON SURVEY ITEMS.

7. SUCH STATE OF FACTS AS SHOWN ON A PLAN ENTITLED "PLAN OF CLARK AND LOVELL'S LAND IN WESTBROOK, MAINE" RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 1, PAGE 34 - AS SHOWN ON PLAN.

8. SUBJECT TO AND WITH THE BENEFIT OF THE TERMS AND CONDITIONS OF AN EASEMENT RESERVED IN A DEED FROM CLARK MEMORIAL UNITED METHODIST CHURCH TO ROGER S. ZIMMERMAN AND RONALD L. BREAZEALE DATED APRIL 4, 1980 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 4588, PAGE 246, AND SUBJECT TO THE EASEMENT RIGHTS CONVEYED IN SAID DEED (PARKING LOT). - AS SHOWN ON SURVEY.

9. NON SURVEY ITEM.

## Plan References:

1. "PLAN OF CLARK AND LOVELL'S LAND IN WESTBROOK, MAINE" RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 1, PAGE 34

2. CITY OF PORTLAND MAINE BLUE SHEET FOR FOREST AVENUE, PLEASANT AVENUE, CONCORD STREET AND CLINTON STREET.

3. PLANS AND WORKSHEETS ON FILE WITH THE E.C. JORDAN CO. 1881 THROUGH 1944.

## Notes:

1. OWNER OF RECORD: CLARK MEMORIAL UNITED METHODIST CHURCH, 15 PLEASANT AVENUE, PORTLAND, MAINE, C.C.R.D. BOOK 364 PAGE 152, BOOK 1158 PAGE 119, BOOK 4013 PAGE 211.

2. PROPERTY IS SHOWN AS TAX MAP 130-I-12, 14 AND TM 130-H-13 ON CITY OF PORTLAND'S ASSESSORS MAP.

3. BEARINGS ARE MAINE STATE PLANE COORDINATE SYSTEM NAD 83 PER CITY POINTS

4. ELEVATIONS ARE NGVD 1929, CITY BENCH MARK, 3" OFFSET MONUMENT NORTHERLY SIDE OF CONCORD STREET AT FIRST ANGLE WESTERLY OF FOREST AVENUE, ELEVATION = 65.89'.

## 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 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. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

## Flood Zone Note:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN, OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 0007C, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 8, 1998 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

## Zoning Information:

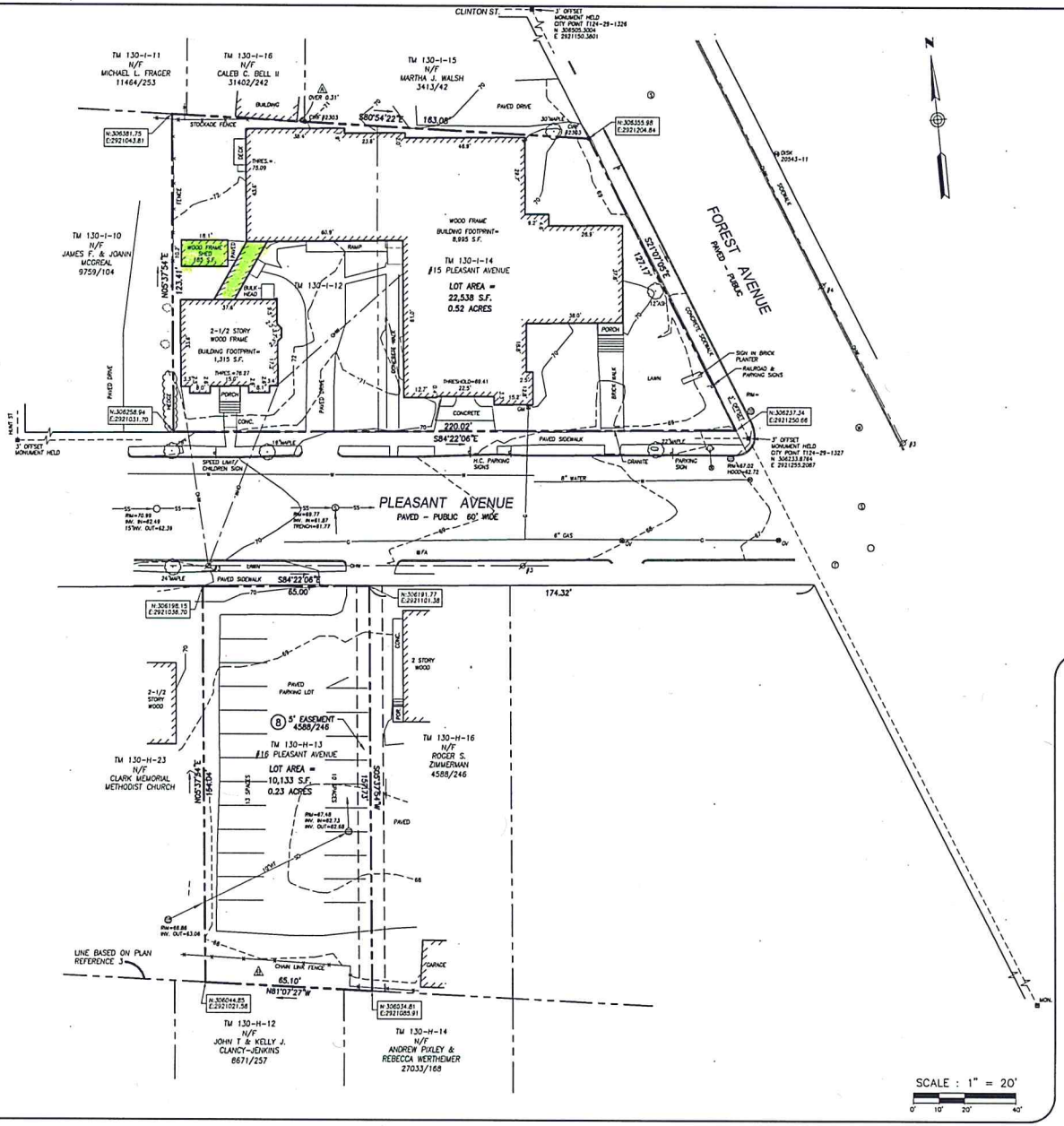
NONE PROVIDED BY TITLE INSURER

## Possible Encroachments

⚠ BUILDING ONTO PROPERTY 0.3'
⚠ OCCUPIED BY JENKINS

## Legend:

| | | | |
|---|---|---|---|
| ● | IRON PIPE OR ROD FOUND | ═══ | CURB |
| ✱ | GAS VALVE | ─ + ─ | FENCE |
| ⊗ | WATER VALVE | —OHW— | OVERHEAD WIRES |
| ◇ | HYDRANT | —W— | WATER LINE |
| | UTILITY POLE | —G— | GAS LINE |
| ○ | MANHOLE | —SS— | SANITARY SEWER |
| ⊗ | CATCH BASIN | —SD— | STORM DRAIN |
| | SIGN | ---70--- | 1' CONTOUR |
| ⊠ GM | GAS METER | N/F | NOW OR FORMERLY |
| | DECIDUOUS TREE | 000/000 | DEED BOOK/PAGE |
| | | ① | SCHEDULE B EXCEPTION |




## Legal Description

15-19 PLEASANT AVENUE:

A CERTAIN LOT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATED ON THE NORTHERLY SIDE OF PLEASANT AVENUE AND SOUTHWESTERLY SIDE OF FOREST AVENUE, IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, FORMERLY WESTBROOK, BEING NUMBERED 1 AND 2 AS SHOWN ON A PLAN OF CLARK AND LOVELL'S LAND, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 1, PAGE 34, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LOT.

ALSO, ANOTHER CERTAIN LOT OR PARCEL OF LAND, WITH THE BUILDING THEREON, SITUATED ON THE NORTHERLY SIDE OF PLEASANT AVENUE, IN THE CITY OF PORTLAND, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING ON SAID AVENUE AT THE SOUTHEASTERLY CORNER OF LAND FORMERLY OF CARLETON KIMBALL, SAID CORNER BEING ONE HUNDRED THIRTY (130) FEET SOUTHEASTERLY FROM THE CENTER OF THE PARTITION WALL BETWEEN A LOCK OF TWO HOUSES STANDING ON SAID AVENUE;
THENCE SOUTHEASTERLY ON SAID AVENUE EIGHTY (80) FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY SIDE OF PLEASANT AVENUE AT THE INTERSECTION OF A LINE DRAWN PARALLEL WITH AND TEN (10) FEET DISTANT WESTERLY FROM THE WESTERLY SIDE LINE OF THE BRICK FOUNDATION WALL OF THE CLARK MEMORIAL CHURCH;
THENCE FROM SAID POINT RUNNING NORTHERLY ON THE LINE PARALLEL WITH AND TEN (10) FEET DISTANT WESTERLY FROM SAID WALL ONE HUNDRED TWELVE (112) FEET, MORE OR LESS, TO LAND NOW OR FORMERLY OF ONE ROYAL LEIGHTON;
THENCE NORTHWESTERLY ON THE LINE OF LINE OF LAND FORMERLY OF ROYAL LEIGHTON EIGHTY (80) FEET;
THENCE SOUTHERLY ONE HUNDRED TWELVE (112) FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

16 PLEASANT AVENUE: PARKING LOT

A CERTAIN LOT OR PARCEL OF LAND WITH THE BUILDING THEREON, LOCATED IN THE CITY OF PORTLAND, IN THE COUNTY OF CUMBERLAND AND STATE OF MAINE, ON THE SOUTHERLY SIDE OF PLEASANT AVENUE AND BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEASTERLY CORNER OF LAND CONVEYED BY MARION W. LITTLEFIELD TO MILDRED G. BODWELL BY DEED DATED AUGUST 15, 1940 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 1614, PAGE 118, BEING THE NORTHEASTERLY CORNER OF LOT 5 AS SHOWN ON PLAN OF LAND OF CLARK AND LOVELL RECORDED IN SAID REGISTRY OF DEEDS IN PLAN BOOK 1, PAGE 34;
THENCE EASTERLY BY SAID PLEASANT AVENUE ONE HUNDRED TWENTY (120) FEET, MORE OR LESS, TO THE NORTHEASTERLY CORNER OF LAND CONVEYED BY CLARENCE A. WESTON TO MARION W. LITTLEFIELD BY DEED DATED JULY 14, 1923 AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 1143, PAGE 139;
THENCE SOUTHERLY NINE (9) RODS AND FIFTEEN (15) LINKS, MORE OR LESS, AND ON A COURSE WHICH WAS ON OCTOBER 2, 1866 SOUTH EIGHTEEN AND THREE-FOURTHS DEGREES WEST, TO LAND FORMERLY OF WILLIAM MITCHELL;
THENCE WESTERLY BY SAID MITCHELL LAND ONE HUNDRED TWENTY (120) FEET, MORE OR LESS, TO THE SOUTHEASTERLY CORNER OF LOT 5 AS SHOWN ON SAID PLAN OF CLARK AND LOVELL;
THENCE NORTHERLY BY THE EASTERLY LINE OF LOT 5, FORMERLY OF MILDRED G. BODWELL, AND PARALLEL TO THE SECOND COURSE, TO THE POINT OF BEGINNING.
BEING LOT 4 AND THE MAJOR PORTION OF LOT 3 AS SHOWN ON SAID PLAN OF CLARK AND LOVELL.

EXCEPTING FROM THE 16 PLEASANT AVENUE PARCEL IS A CERTAIN LOT OR PARCEL OF LAND WITH THE BUILDING THEREON, SITUATED IN THE CITY OF PORTLAND, IN THE COUNTY OF CUMBERLAND AND STATE OF MAINE, ON THE SOUTHERLY SIDE OF PLEASANT AVENUE AND BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON SET IN THE GROUND ON THE SOUTHERLY SIDELINE OF SAID PLEASANT AVENUE AT THE NORTHEASTERLY CORNER OF LAND CONVEYED BY CLARENCE A. WESTON TO MARION W. LITTLEFIELD BE DEED DATED JULY 14, 1923 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 1143, PAGE 139;
THENCE SOUTH 18° 45' WEST, WHICH COURSE WAS ON OCTOBER 1866 SOUTH 18 3/4° WEST, 158.40 FEET BY OTHER LAND OF CLARK MEMORIAL UNITED METHODIST CHURCH AND BY LAND NOW OR FORMERLY OF MCMANN TO AN IRON SET IN THE GROUND AT LAND FORMERLY OF WILLIAM MITCHELL AND NOW OR FORMERLY OF MORSE;
THENCE NORTH 69° 17' WEST BY SAID LAND OF MORSE AND BY LAND NOW OR FORMERLY OF PINKHAM, 55.03 FEET TO AN IRON;
THENCE NORTH 18° 45' EAST BY OTHER LAND OF CLARK MEMORIAL UNITED METHODIST CHURCH, 156.51 FEET TO A P.K. SPIKE SET IN THE GROUND ON THE SOUTHERLY SIDELINE OF SAID PLEASANT AVENUE;
THENCE SOUTH 71° 15' EAST BY SAID PLEASANT AVENUE, 55 FEET TO THE POINT OF BEGINNING.

# ALTA/ACSM Land Title Survey

15-19 & 16 Pleasant Avenue
Portland, Cumberland County, Maine
made for
Hardypond Development Company, LLC

### Surveyor's Certification

TO: HARDYPOND DEVELOPMENT COMPANY, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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. THE FIELD WORK WAS COMPLETED ON MAY 7, 2015.

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

DATE OF PLAN: MAY 13, 2015
REVISION DATE:

OHI JOB NO. 2015-058P


OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 U.S. ROUTE ONE, UNIT 10
FALMOUTH, MAINE 04105
Tel. (207) 774-0424 www.owenhaskell.com