

Schedule B Section 2 Exceptions:

1. FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY NO. 15-123735W, EFFECTIVE DATE: APRIL 8, 2015
- 1-6. NON SURVEY ITEMS.
7. SUCH STATE OF FACTS AS SHOWN ON A PLAN ENTITLED "PLAN OF CLARK MEMORIAL UNITED METHODIST CHURCH, 15 PLEASANT AVENUE, PORTLAND, MAINE," RECORDED IN THE CUMBERLAND COUNTY REGISTER 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 THE PLAN OF CLARK MEMORIAL UNITED METHODIST CHURCH, 15 PLEASANT AVENUE, PORTLAND, MAINE, DATED APRIL 4, 1980 AND RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS IN BOOK 4588, PAGE 246, AND SUBJECT TO THE RESEMENT 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 REGISTER 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 394 PAGE 152, BOOK 1158 PAGE 119, BOOK 4013 PAGE 211.
2. PROPERTY IS SHOWN AS TAX MAP 130-1-12, 14 AND TM 130-H-13 ON CITY OF PORTLAND'S ASSESSORS MAP.
3. BEARINGS ARE MAINE STATE PLANE COORDINATE SYSTEM MAD 83 PER CITY POINTS.
4. ELEVATIONS ARE MGD 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 WARRANTY AS TO THE ACCURACY OF THE UTILITIES SHOWN. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT HE HAS LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE TO HIM. THE SURVEYOR IS NOT RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES, CALL 1-888-686-8282 AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA WORKSPACE 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 DATE AND NUMBER OF DECEMBER 8, 1998 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

Zoning Information:

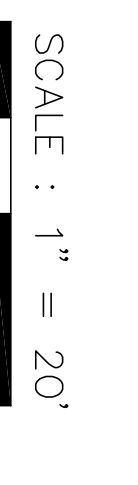
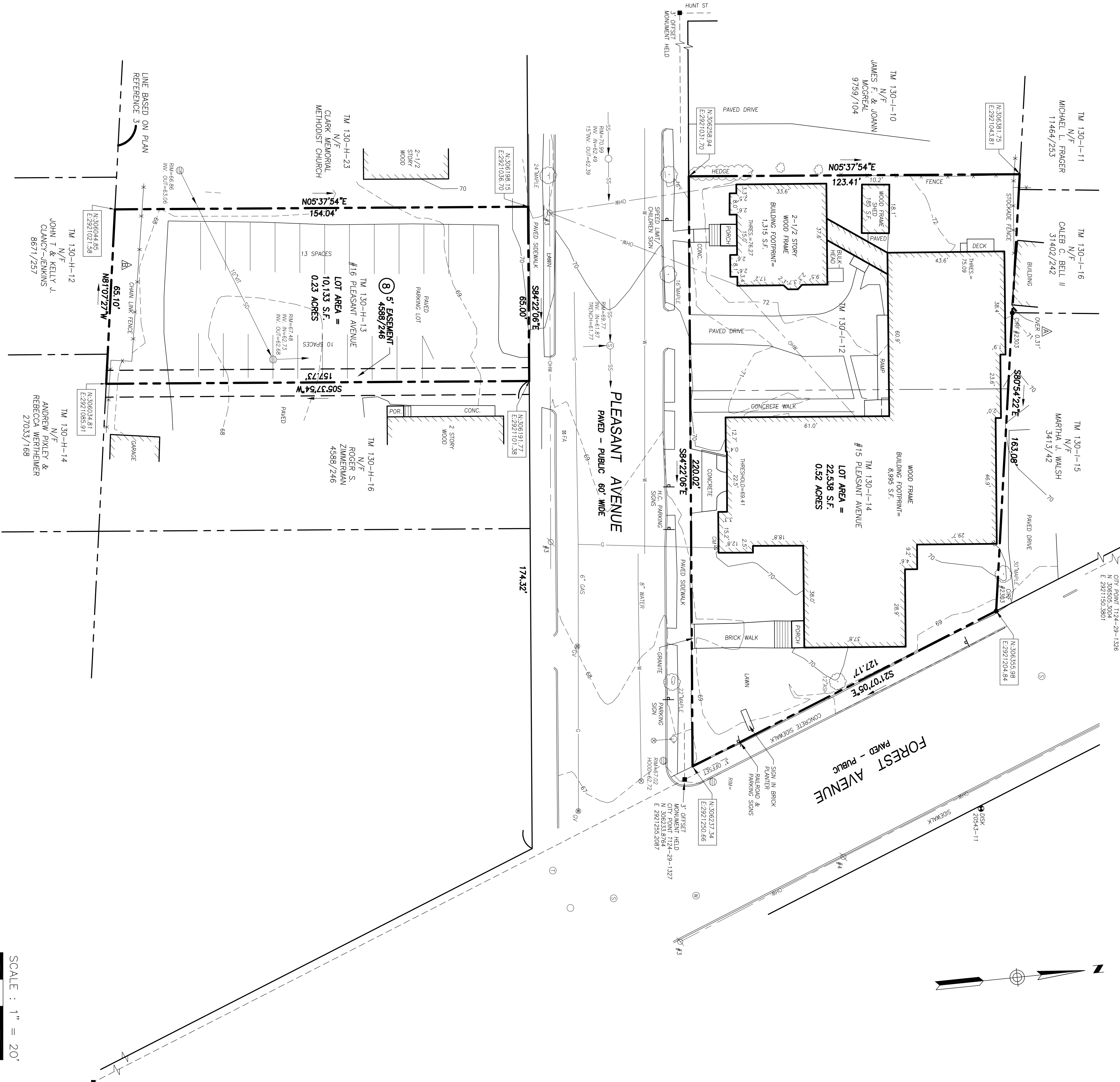
NONE PROVIDED BY TITLE INSURER

Possible Encroachments

- ▲ BUILDING ON/OVER PROPERTY 0.3'
- ▲ OCCUPIED BY JENKINS

Legend:

- IRON PIPE OR ROD FOUND
- GAS VALVE
- WATER VALVE
- HYDRAV. WATER VALVE
- UTILITY POLE
- MANHOLE
- CATCH BASIN
- SLOW GAS METER
- DECIDUOUS TREE
- CURB
- DRIVE
- SIDEWALK
- G- GAS LINE
- W- WATER LINE
- S- SANITARY SEWER
- ST- STORM DRAIN
- I- CONTOUR
- N/F- NOW OR FORMERLY
- DED BOOK/PAGE
- SCHEDULE B EXCEPTION



Legal Description

15-18 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 REGISTER OF DEEDS IN PLAN BOOK 1, PAGE 34, WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LOT.
 ALSO, ANOTHER CERTAIN LOT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATED ON THE NORTHERLY SIDE OF PLEASANT AVENUE, IN THE CITY OF PORTLAND, BOUNDED AND BEGINNING ON SAID AVENUE AT THE SOUTHWESTERLY CORNER OF LAND FORMERLY OF CHARLTON KIMBALL, SAID CORNER BEING ONE HUNDRED THIRTY (130) FEET SOUTHWESTERLY FROM THE CENTER OF THE PARTITION WALL BETWEEN A LOCK OF TWO HOUSES STANDING ON SAID AVENUE.
 THE SAID SOUTHWESTERLY CORNER OF 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 TWENTY (112) FEET, MORE OR LESS, TO LAND NOW OR FORMERLY OF ONE ROYAL LEIGHTON.
 THENCE SOUTHWESTERLY ON THE LINE OF LAND FORMERLY OF ROYAL LEIGHTON EIGHTY (80) FEET TO THE POINT OF BEGINNING.
 THENCE SOUTHWESTERLY ONE HUNDRED TWENTY (112) FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
 16. PLEASANT AVENUE, PARKING LOT
 A CERTAIN LOT OR PARCEL OF LAND WITH THE BUILDINGS THEREON, LOCATED IN THE CITY OF PORTLAND, IN THE COUNTY OF CUMBERLAND AND STATE OF MAINE, ON THE SOUTHWESTERLY SIDE OF PLEASANT AVENUE AND BOUNDED AS FOLLOWS:
 COMMENCING AT THE NORTHWESTERLY CORNER OF LAND COVERED BY MARRON W. LITTLEFIELD AND RECORDED IN SAID REGISTER OF DEEDS IN BOOK 1614, PAGE 118, BEING THE NORTHWESTERLY CORNER OF LOT 5 AS SHOWN ON PLAN OF LAND OF CLARK AND LOVELL RECORDED IN SAID REGISTER OF DEEDS IN PLAN BOOK 1, PAGE 34.
 THENCE EASTERLY BY SAID PLEASANT AVENUE ONE HUNDRED TWENTY (120) FEET, MORE OR LESS, TO THE POINT OF BEGINNING OF SAID AVENUE.
 THENCE SOUTHWESTERLY NINE (9) RODS AND FIFTY (50) LINKS, MORE OR LESS, ON A COURSE WHICH WAS ON OCTOBER 2, 1866 SOUTH EIGHTEEN AND THREE-FOURTHS DEGREES THENCE SOUTHWESTERLY NINE (9) RODS AND FIFTY (50) LINKS, MORE OR LESS, ON A WEST-TO-LAND FORMERLY OF WILLIAM MITCHELL.
 THENCE SOUTHWESTERLY ON A COURSE WHICH WAS ON OCTOBER 2, 1866 SOUTH EIGHTEEN AND THREE-FOURTHS DEGREES THENCE SOUTHWESTERLY NINE (9) RODS AND FIFTY (50) LINKS, MORE OR LESS, TO THE SOUTHWESTERLY CORNER OF LOT 5 AS SHOWN ON SAID PLAN OF CLARK AND LOVELL.
 THENCE NORTHERLY BY THE EASTERLY LINE OF LOT 5, FORMERLY OF HILBRED G. BOWWELL, AND PARALLEL TO THE SECOND COURSE, TO THE POINT OF BEGINNING OF HILBRED G. BOWWELL, 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 SOUTHWESTERLY SIDE OF PLEASANT AVENUE AND BOUNDED AND DESCRIBED AS FOLLOWS:
 COMMENCING AT AN IRON SET IN THE GROUND ON THE SOUTHERLY SIDE OF SAID PLEASANT AVENUE AT THE NORTHWESTERLY CORNER OF LAND COVERED BY CLARENCE A. MARRON, RECORDED IN SAID REGISTER OF DEEDS IN PLAN 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 MORGAN TO AN IRON SET IN THE GROUND AT LAND FORMERLY OF WILLIAM MITCHELL AND NOW OR FORMERLY OF JAMES.
 THENCE SOUTHWESTERLY ON A COURSE WHICH WAS ON OCTOBER 2, 1866 SOUTH EIGHTEEN AND THREE-FOURTHS DEGREES 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 SIDE OF SAID PLEASANT AVENUE.
 THENCE SOUTH 71° 15' EAST BY SAID PLEASANT AVENUE, 55 FEET TO THE POINT OF BEGINNING.

ALTAACSM 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
 COMPANY
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT AND THE REQUIREMENTS OF THE MASSACHUSETTS SURVEYING AND MAPPING ACT, AS AMENDED AND ADOPTED BY ALTA AND NSRS. THE FIELD WORK WAS COMPLETED ON MAY 7, 2015.

IRAN W. SKIN
 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
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