

SCHEDULE B - SECTION 2 EXCEPTIONS

- CHICAGO TITLE INSURANCE COMPANY
 NHU NO. 20803528, LOCAL NO. 081109-1, ISSUED: 2/01/08
 EFFECTIVE DATE: JANUARY 28, 2008 AT 4:30 P.M.
- RIGHTS OF TENANTS, NON-SURVEY ITEM
 - INTENTIONALLY DELETED
 - LIENS FOR SERVICES, LABOR OR MATERIALS, NON-SURVEY ITEM
 - TAXES, NON-SURVEY ITEM
 - INTENTIONALLY DELETED
 - NON-INSURANCE OF AREA, NON-SURVEY ITEM
 - INTENTIONALLY DELETED
 - INTENTIONALLY DELETED
 - EASEMENT TO PORTLAND WATER DISTRICT, 3753/43, EASEMENT LOCATION SHOWN ON PLAN
 - RIGHTS AND EASEMENTS TO CENTRAL MAINE POWER COMPANY, 7121/248, EASEMENT LOCATION SHOWN ON PLAN
 - RIGHTS AND EASEMENTS TO CITY OF PORTLAND, 6948/99, EASEMENT LOCATION SHOWN ON PLAN
 - TERMS AND CONDITIONS OF DRAINAGE MAINTENANCE AGREEMENT, 6948/118, EASEMENT LOCATION SHOWN ON PLAN
 - TERMS AND PROVISIONS OF EASEMENTS TO EAST DEERING HOUSING ASSOCIATES, 6948/113, 7011/30, 7046/318, AND 7417/173, EASEMENT LOCATIONS SHOWN ON PLAN
 - INTENTIONALLY DELETED
 - INTENTIONALLY DELETED
 - INTENTIONALLY DELETED
 - REQUIREMENT THAT ALL ROADS AND SEWERS BE PRIVATELY MAINTAINED, PLAN BOOK 150/44 AND 158/65, NON-SURVEY ITEM
 - TERMS AND CONDITIONS, DEP. ORDER, 6949/293, NON-SURVEY ITEM
 - RIGHTS AND EASEMENTS TO TIME WARNER ENTERTAINMENT COMPANY, 15936/170, THIS DOCUMENT DESCRIBES A "BLANKET EASEMENT" OVER THE ENTIRE PREMISES.
 - WATER AND SEWER CHARGES & ASSESSMENTS, NON-SURVEY ITEM
 - INTENTIONALLY DELETED
 - INTENTIONALLY DELETED
 - INTENTIONALLY DELETED
 - RIGHTS OF WEB SERVICE COMPANY, INC., AS PER UNRECORDED LAUNDRY LEASE, NON-SURVEY ITEM

LEGAL DESCRIPTION:

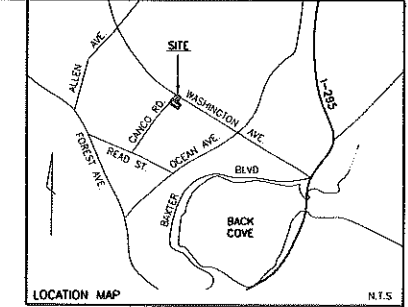
A CERTAIN PARCEL OF LAND SITUATED ON THE SOUTHWESTERLY SIDE OF WASHINGTON AVENUE IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDELINE OF WASHINGTON AVENUE, WHICH POINT IS LOCATED N 42° 04' 25" W 234.83 FEET FROM A FOUND 6 X 6 STONE MONUMENT ON THE SOUTHWESTERLY SIDELINE OF WASHINGTON AVENUE;
 THENCE, LEAVING THE SOUTHWESTERLY SIDELINE OF WASHINGTON AVENUE, S 49° 17' 50" W BY LAND NOW OR FORMERLY OF THESEAN AND THOMPSON, 572.68 FEET TO A 5/8"

LEGAL DESCRIPTION: - CONT'D

THENCE N 49° 28' 50" E ALONG LAND OF THE CITY OF PORTLAND 491.50 FEET TO A 5/8" IRON ROD FOUND;
 THENCE N 40° 10' 10" W CONTINUING ALONG THE LAND OF THE CITY OF PORTLAND 1.06 FEET TO A 5/8" IRON ROD SET AT THE MOST SOUTHERLY CORNER OF THE LAND NOW OR FORMERLY OF PORTLAND CONGREGATION OF JEHOWAH'S WITNESSES;
 THENCE N 49° 17' 50" E BY THE LAND OF THE PORTLAND CONGREGATION OF JEHOWAH'S WITNESSES 202.60 FEET TO A 5/8" IRON ROD SET AT THE MOST SOUTHERLY CORNER OF LANDS NOW OR FORMERLY OF FARM HOUSE CONDOMINIUM AND SOUTHWESTERN CORNER OF LANDS NOW OR FORMERLY OF HAIT YUN OK;
 THENCE S 38° 15' 35" E ALONG LAND OF HAIT YUN OK AND BY THE LAND OF PORT RESOURCES, INC. 152.44 FEET TO A 5/8" IRON ROD SET IN THE SOUTHWESTERLY SIDELINE OF LAND OF PORT RESOURCES;
 THENCE N 49° 17' 50" E CONTINUING ALONG THE LAND OF PORT RESOURCES 27.37 FEET TO A 5/8" IRON ROD FOUND;
 THENCE LEAVING LAND OF PORT RESOURCES S 40° 42' 10" E ALONG LAND NOW OR FORMERLY OF HUBER 99.98 FEET TO A 5/8" IRON ROD SET IN THE SOUTHWESTERLY CORNER OF LAND OF HUBER;
 THENCE ALONG LAND OF HUBER N 49° 17' 50" E 348.85 FEET TO A 3/4" IRON PIPE FOUND IN THE SOUTHWESTERLY SIDELINE OF WASHINGTON AVENUE;
 THENCE S 42° 04' 25" E BY THE SOUTHWESTERLY SIDELINE OF WASHINGTON AVENUE 100.01 FEET TO THE POINT AND PLACE OF BEGINNING.

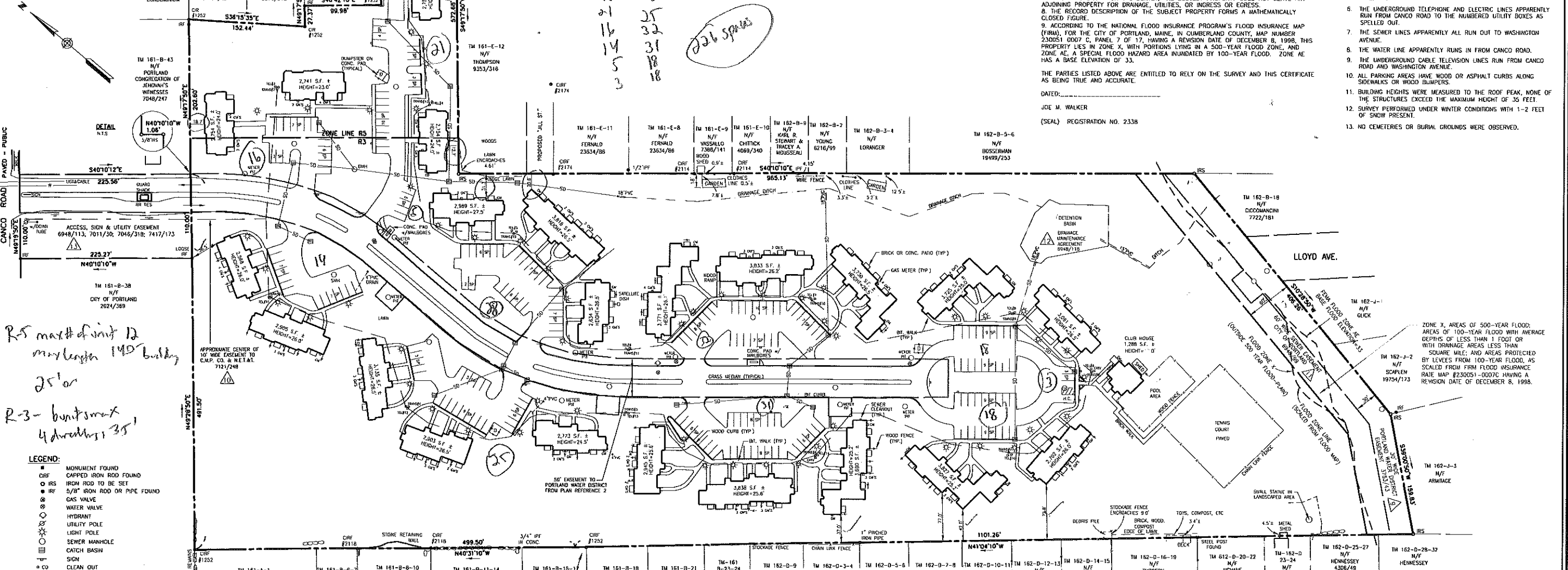
SURVEY CERTIFICATION:

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF MAINE CERTIFIES TO CAPMARK BANK AND FEDERAL HOME MORTGAGE CORPORATION, THEIR SUCCESSORS AND ASSIGNS, RESOURCE CAPITAL PARTNERS, INC., A DELAWARE CORPORATION, RRE TAMARLANE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND CHICAGO TITLE INSURANCE COMPANY AS FOLLOWS:
 1. THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) 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, 11 AND 13 OF TABLE A THEREOF, AND (2) 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 DURING THE MONTH OF DECEMBER 2007, 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 JANUARY 28, 2008, ISSUED BY CHICAGO TITLE INSURANCE COMPANY 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 DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY AS INDICATED ON THE SURVEY.
 7. EXCEPT AS SHOWN ON THE SURVEY, 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. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE MAP (FIRM), FOR THE CITY OF PORTLAND, MAINE, IN CUMBERLAND COUNTY, MAP NUMBER 230051 0007 C, PANEL 7 OF 17, HAVING A REVISION DATE OF DECEMBER 8, 1998, THIS PROPERTY LIES IN ZONE X, WITH PORTIONS LYING IN A 500-YEAR FLOOD ZONE, AND ZONE AE, A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD. ZONE AE HAS A BASE ELEVATION OF 33.
 THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.



NOTES:

- OWNER OF RECORD: EOR - PLANTATION VISTAS, INC. P.O. BOX 87407, CHICAGO, IL 60680 C.C.R.D. BOOK 13091 PAGE 170
- LOCUS IS SHOWN AS LOT 161, B-25 AND 162 B-10 ON THE PORTLAND ASSESSORS MAPS.
- BEARINGS ARE BASED ON MARKERS FOUND AS SHOWN ON PLAN REFERENCED.
- THERE ARE NO ROOF DRAINS CONNECTED TO AN UNDERGROUND SYSTEM.
- THE UNDERGROUND GAS LINES APPARENTLY RUN FROM WASHINGTON AVENUE AND THE CLUB HOUSE AND BEHIND THE REMAINING BUILDINGS.
- THE UNDERGROUND TELEPHONE AND ELECTRIC LINES APPARENTLY RUN FROM CANCO ROAD TO THE NUMBERED UTILITY BOXES AS SPELLED OUT.
- THE SEWER LINES APPARENTLY ALL RUN OUT TO WASHINGTON AVENUE.
- THE WATER LINE APPARENTLY RUNS IN FROM CANCO ROAD.
- THE UNDERGROUND CABLE TELEVISION LINES RUN FROM CANCO ROAD AND WASHINGTON AVENUE.
- ALL PARKING AREAS HAVE WOOD OR ASPHALT CURBS ALONG SIDEWALKS OR WOOD BARRIERS.
- BUILDING HEIGHTS WERE MEASURED TO THE ROOF PEAK, NONE OF THE STRUCTURES EXCEED THE MAXIMUM HEIGHT OF 35 FEET.
- SURVEY PERFORMED UNDER WINTER CONDITIONS WITH 1-2 FEET OF SNOW PRESENT.
- NO CEMETERIES OR BURIAL GROUNDS WERE OBSERVED.



*R-5 max # of units 12
 max length 140' building
 25' or
 R-3 - buntmax
 4 dwellings 35'*

*15 28
 21 35
 16 32
 14 31
 5 18
 3 18*

- LEGEND:**
- MONUMENT FOUND
 - CARRIED IRON ROD FOUND
 - IRON ROD TO BE SET
 - 5/8" IRON ROD OR PIPE FOUND
 - GAS VALVE
 - WATER VALVE
 - HYDRANT
 - UTILITY POLE
 - LIGHT POLE
 - SEWER MANHOLE
 - CATCH BASIN
 - SIEN
 - CLEAN OUT
 - GAS METER
 - TELEPHONE BOX
 - CABLE TELEVISION BOX
 - TRANSFORMER
 - STONE WALL
 - FENCE
 - CURB
 - UNDERGROUND TELEPHONE
 - WATER MAIN
 - GAS MAIN
 - SANITARY SEWER
 - STORM DRAIN
- UTILITY STATEMENT:**
 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.
- PLAN REFERENCES:**
- "PLAN OF LAND ON WASHINGTON AVE. PORTLAND, MAINE FOR HOUSING RESOURCES CORP. DATE DEC. 27, 1984 OWEN HASKELL, INC. REVISED 10/26/85 RECORDED IN PLAN BOOK 151, PAGE 19.
 - "PLAN OF SPRINGHILL DATED MAY 13, 1985" RECORDED IN PLAN BOOK 150 PAGE 44.
 - PLAN BOOK 28 PAGE 18, LOTS ON LOCUS AND TO SOUTHEAST.
 - PLAN BOOK 15 PAGE 41, LOTS TO SOUTHWEST ON MURRAY STREET.
 - "PLAN OF LAND ON CANCO ROAD PORTLAND, MAINE FOR CITY OF PORTLAND DATED 12/13/1985 OWEN HASKELL, INC."
 - "ALTA/ACSM LAND TITLE SURVEY AT TAMARLANE APARTMENTS, CANCO ROAD, PORTLAND, MAINE MADE FOR EQUITY RESIDENTIAL PROPERTIES TRUST DATE MAY 15, 1997 OWEN HASKELL, INC."
 - "ALTA/ACSM LAND TITLE SURVEY OF TAMARLANE APARTMENTS, CANCO ROAD, PORTLAND, MAINE MADE FOR NEAL, GERBER & EISENBERG LLP DATE FEB. 20, 2007 OWEN HASKELL, INC."
- LAND AREA:** 930,641 S.F. 19.07 AC.
- PARKING:** HANDICAPPED 226, REGULAR 227, TOTAL 453
- ZONING:** R-3 AND R-5
- | SETBACKS: | R-3 | R-5 |
|------------------------|--------|--------|
| FRONT: | 25 FT. | 20 FT. |
| REAR: | 25 FT. | 20 FT. |
| SIDE 1 OR 1-1/2 STORY: | 8 FT. | 8 FT. |
| 2 STORY: | 14 FT. | 12 FT. |
| 2-1/2 STORY: | 16 FT. | 14 FT. |
| HEIGHT: | 35 FT. | 35 FT. |
| MAXIMUM COVERAGE: | 35% | 40% |
- REFERENCE IS MADE TO THE ZONING ORDINANCE FOR ANY ADDITIONAL REQUIREMENTS.

ALTA/ACSM LAND TITLE SURVEY
 OF TAMARLANE APARTMENTS
 CANCO ROAD, PORTLAND, MAINE
 MADE FOR
**RESOURCE CAPITAL PARTNERS, INC. AND
 RRE TAMARLANE HOLDINGS, LLC**
 1845 WALNUT STREET, PHILADELPHIA, PA 19103

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

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| Drawn By | WCS | Date | JAN. 24, 2008 | Job No. | 2007-251P |
| Trace By | JLW | Scale | 1" = 60' | Drawn By | JMW |
| Check By | JMW | Book No. | 337 | | |