



Plan Depicting The Results Of An ALTA/ACSM Land Title Survey
Made For
Wishrock Housing Partners & Investment Group
 Northwestern Side of Holm Avenue
 Portland, Maine

PREPARED BY:
Nadeau Land Surveys
 918 BRIGHTON AVENUE
 PORTLAND, ME 04102
 PH: (207) 878-8770
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RECORD OWNER: (Lessholder)
 City Hospital Housing Associates LP
 707 Sable Oaks Drive
 South Portland, Maine 04106
 City of Portland (Fee Owner)
 389 Congress Street
 Portland, Maine 04101

DRAWN BY: TPB
 CHECKED BY: JDN/MLC
 INSTR: Topcon GPT-3003W & Topcon Hiper II GFS

PLAN DATE: 02/08/2016
 SURVEY DATE: June 2015 - Jan. 2016
 SCALE: 1" = 40'
 SHEET No: 1 of 1

North
 M.T.A. Datum per Plan Refs. 6 & 7

Legend:

- Found Monument
- Found Iron Pipe
- #8 Steel Rebar w/Survey Cap #2124 To Be Set or Magnail w/Survey Marker #2124 To Be Set
- Catch Basin
- Sewer Manhole
- Manhole
- Fire Hydrant
- Lamp Post
- Utility Pole w/Guy Wire
- Water Shutoff
- Sign
- 6" Bollard
- Deciduous Tree
- Coniferous Tree

Graphic Scale:
 0' 20' 40' 60' 80' 120' 160' 200'

Lot number per Plan Reference 2

Surveyor's Statement:
 To Maine State Housing Authority, First American Title Insurance Company, Northern New England Housing Investment Fund, City Hospital Housing Associates LP, Curtis Thayer, LLC, Loring House Associates Limited Partnership, Community Capital 2014 Limited Partnership, Community Capital 2015 Limited Partnership, Community Capital 2016 Limited Partnership and HIF Historic Affordability LLC, and the successors and assigns of each.

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 1, 2, 4, 6(b), 7(a) and (b)(1), 8, 9, 10(b), and 19 of Table A thereof. The field work was completed on January 21, 2016.

This is to also certify that:
 1) All utilities serving the subject property, including electric, gas, water, sanitary sewer and storm sewer, connect to and serve public roadways without crossing the property of others, as shown on the Survey (as defined below), except as follows: No exceptions known - See Notes 3 & 17.
 2) Except as set forth below, there are no encroachments upon the subject property for improvements on adjacent property, (a) encroachments on easements or on adjacent property, streets, or alleys by any improvements on the subject property, (b) any improvements on the subject property, (c) any encroachments on the subject property, or (d) any improvements on the subject property, except as follows: 1") Pavement Encroachment on abutting land N/F City of Portland as depicted herein. No other exceptions known - See Notes 3 & 17.

SUBJECT PROPERTY: 1125 Brighton Avenue - Lot 1

This plan is not valid without the signature and embossed seal of the below listed Professional Land Surveyor who prepared this plan as it may contain unauthorized alterations prepared by this office.

Nadeau Land Surveys
 James D. Nadeau, P.L.S. #2124 (agent) Date:

Locus Deed References:

Buildings: City of Portland
 City Hospital Housing Associates
 dated July 2, 1985 and recorded July 11, 1985 at the Cumberland County Registry of Deeds in Book 6822, Page 186.
 Also see "Memorandum of Lease And Easements" dated July 2, 1985 and recorded July 11, 1985 at the Cumberland County Registry of Deeds in Book 6822, Page 176.

Land: Charles E. Goold
 To City of Portland
 dated March 11, 1902 and recorded March 3, 1902 at the Cumberland County Registry of Deeds in Book 716, Page 17.

Ameido M. Martelle
 To City of Portland
 dated and recorded July 25, 1949 at the Cumberland County Registry of Deeds in Book 1969, Page 395.

Plan References:

- "Insurance Maps of Portland, Maine, Volume Two", dated 1909 by the Southern Map Company, last revised 1924, Plate 41.
- "Portland Gardens In City of Portland, Maine Owned By L.W. Willard", dated July 1, 1912 by A.L. Elliot, C.E., Boston, Mass., recorded July 12, 1912 in CRD Plan Book 10, Page 23.
- "Richards Standard Atlas Of The City of Portland", dated 1914, Plate 10.
- "City of Portland, Maine Department of Public Works, Holm Avenue, Brighton Ave. To Dale St.", approved November 19, 1930 by Edward M. Hunt, City Engineer, City Plan 225/4.
- "State of Maine Department of Transportation Bureau Of Highway Right Of Way Map, State Highway 12, Portland, Cumberland County Federal Aid Project No. M-8290(S) Ser. 4(D.A.T. File No. 2-2425, Sheet 7 of 9, dated June 1972, recorded September 25, 1980 in CRD Plan Book 128, Page 5.
- "Recording Plan Of City Hospital Housing For Elderly, Portland, Maine For City Hospital Housing Assoc.", dated November 8, 1984 by Owen Haskell, Inc. South Portland, Maine, recorded July 11, 1985 in CRD Plan Book 148, Page 67, revised May 1991 and recorded July 12, 1991 in Plan Book 191, Page 39.

General Notes:

- This plan is intended to show the location and boundaries of the subject property, not depict the limits or extent of fee title ownership. An opinion of title should be rendered by a title attorney.
- This office reserves the right to be held harmless by all parties who are not specifically identified in the below Surveyors' Statements.
- This survey does not purport to reflect any of the following:
 - encumbrances other than those that are visible or specifically stated in the referenced documents, or provided to this office.
 - restrictive covenants.
 - existing or other land use regulations, except as provided in Note 19 and shown on the plan.
 - the location of all underground utilities or structures, except as provided in Note 17 and shown on the plan.
- This office does not intend to be held harmless for unknown or unobtainable private records which could affect the results of this survey.
- Reference is made to "Letter Of Agreement" dated June 17, 2015 between Nadeau Land Surveys and the below listed clients, which shall be considered an integral part of this survey.
- N/P is an abbreviation for Now or Formerly.
- All deeds referenced on this plan are recorded at the Cumberland County Registry of Deeds (CCRD).
- This office does not accept any liability for errors in any of the plans listed in the Plan References herein.
- Locus Parcel is located on the City of Portland Assessor's Map 269, Block B, Part of Lot 4 of Part of Lot 41, and is listed as 1122 Brighton Avenue. The parcel ID is 059-0-001-002 (May 2005, Block B, Lot 001, Sub Lot 002).
- Area of Locus Parcel is 127,750 square feet (2.92 acres). Area of footprint of Locus Building is 32,215 square feet, more or less.
- The apparent right of way lines depicted on this plan are based on the Plan Reference listed herein, monumentation found in the field, and City of Portland Engineering Street Notes.
- The Locus Parcel does not scale in a Special Flood Hazard Area per FEMA Flood Insurance Rate Map Community-Plan Number 230015 0006C, dated December 8, 2013. The parcel scales 100'.
- All building corner offsets, if any, to boundary lines are from corner/burials and not building foundation, unless noted.
- Call a 1-888-DIGSAFE at least three business days before performing ANY excavation.
- Per City of Portland Records Vol. 26, Page 293, Holm Avenue was accepted December 3, 1930 as City of Portland.
- Elevations are based on City Datum. Benchmark is top of 3' offset monument with brass plug (elev. +106.10') per city blueprints.
- The underground utilities shown have been located from field survey information and existing drawings. This office makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The underground utilities shown are approximate location and are located as accurately as possible from information available. This office has not physically located the underground utilities. Several lines are based on scaling from Plan Reference 12 and should be verified for accuracy prior to any design or construction.
- No wetland areas were observed within Lot 1 depicted herein.
- Locus Parcel is located in the R-2 residential zone. Minimum Front Yard = 20 feet, Minimum Side Yard = 8 feet (-1.5:0.000), 15 feet (2 story), 14 feet (1.5 story), Minimum Rear Yard = 20 feet, Maximum Height = 35 feet.
- A City of Portland Code Enforcement Officer should be consulted for confirmation of all applicable space & bulk requirements for Locus Parcel.
- All bearings shown on this plan can be inverted.
- Parking stall paint stripes are very faint. There appears to be 64 parking spaces and 4 handicap spaces for a total of 68 parking spaces.
- See CRD Book 614, Page 72, dated August 19, 1974, for easement from City of Portland to Central Maine Power Company and New England Telephone And Telegraph Company.
- See CRD Book 4754, Page 170, dated January 5, 1981, for easement from City of Portland to Central Maine Power Company and New England Telephone And Telegraph Company.
- See Loring House First Amendment To Ground Lease, City of Portland And City Hospital Housing Associates, dated January 8, 1992, to be recorded, for revised Easement #2 depicted on Plan Book 90, Page 39. The dimensions for the revised easement do not mathematically correspond with actual measurements, and have been shown in parentheses. The dotted hatched area is the area which was revised per said Plan Book 191, Page 30 and First Amendment To Ground Lease, with original dimensions shown in lighter print.
- Based on correspondence with the City of Portland Zoning Administrator, the lines dividing leased Lots 1 and 2 depicted herein are not subject to setback requirements. Therefore, the fence building, as well as the municipal setback requirements for Residential Zone R-2 as described in the City of Portland Land Use Ordinance.
- See Amendment To Lease Agreement of the City of Portland and City Hospital Housing Associates, dated May 12, 2008, for Steam Heat Agreement.