Reviewed for Code Compliance
Inspection Services
Department of Public Services

Date: 10/28/16

Maine Turnpike Authority

Location Map (Not To Scale):

Additional Inverts:

MH–347 Rim=102.75' 10"In(A)=90.15'(PVC) 8"In(B)=99.47'(cast dry) 10"Out(C)=90.25'(PVC)	MH–353 Rim=104.99' 10"In(A)=94.96'(PVC) 10"Out(B)=94.88'(PVC) 8"In(C)=96.84'(cast dry)	CB–379 Rim=106.14' 10"Out(A)=99.09'(PVC) 6"In(B)=100.26'(cast) 4"In(C)=101.94'(PVC)	MH–382 Rim=105.92' Pair 4"In(A)=96.10'(PVC) 10"In(B)=95.60'(PVC) 4"In(C)=100.72'(cast dry) 4"In(D)=100.11'(PVC) 10"Out(E)=95.52'(PVC)
CB–400 Rim=104.84' 4"In(A)=100.64'(PVC) 10"Out(B)=99.55'(PVC)	CB–401 Rim=104.31' 10"In(A)=99.21'(PVC) 10"In(B)=99.06'(PVC) 10"Out(C)=98.79'(PVC)	MH–694 Rim=103.81' 4"In(A)=99.79'(PVC) 4"Out(B)=99.56'(PVC) 4"In(C)=99.61'(PVC) 4"In(D)=99.76'(PVC)	CB–695 Rim=103.19' 6"In(A)=98.84'(PVC) 10"Out(B)=98.16'(PVC)
CB–696 Rim=102.39' 10"In(A)=97.62'(PVC) 12"Out(B)=96.62'(PVC) 10"In(C)=97.62'(PVC)	CB–697 Rim=102.39' 10"Out(A)=97.91'(PVC) 4"In(B)=100.64'(PVC)	MH–698 Rim=103.08' 4"In(A)=98.38'(PVC) 4"In(B)=98.49'(PVC) 4"Out(C)=98.23'(PVC)	CB–1031 Rim=106.62' 4"Out(A)=101.42'(PVC) 4"In(B)=102.92'(cast) 4"In(C)=101.57'(PVC) 3"In(D)=102.12'(cast) 4"In(E)=101.49'(PVC)

Description Per Locus Deed Reference Schedule A:

"A certain lot of parcel of land together with the buildings thereon, situated on the westerly side of Holm Avenue in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:
Beginning at an iron pipe on the westerly sideline of Holm Avenue which marks the easterly corner of premises conveyed to the City of Portland by deed of Ameido M. Martelle dated July 15, 1949 and recorded in Cumberland County Registry of Deeds in Book 1961, Page 395; thence S14°10'50"W along the westerly sideline of Holm Avenue three hundred and sixty-five and five tenths (365.5) feet to a point; thence N56°30'10"W one hundred and eighty-three (183) feet to a point; thence N26°21'50"E ninety-two (92) feet to a point; thence N62°23'10"W two hundred and forty-seven (247) feet to a point; thence N03°19'10"W seventy-six and seventy-one hundredths (76.71) feet to a point; thence N24°39'50"E sixty-four (64) feet to a point; thence N51°08'50"E one hundred and thirty-seven (137) feet to a point; thence S65°04'10"E fifty-eight (58) feet to a point; thence N26°55'50"E forty-six and five tenths (46.5) feet to a point; thence S63°04'10"E one hundred and ninety-five and five tenths (195.5) feet to the westerly side of property now or formerly known as Portland Gardens as shown on a Plan of land recorded in the Cumberland County Registry of Deeds, Plan Book 12, Page 23; thence S14°10'50"W along the westerly side of said Portland Gardens fifty-four and five tenths (54.5) feet to an iron pipe; thence S56°30'10"E along the southerly side of said Portland Gardens sixty-eight and ninety-three hundredths (68.93) feet to an iron pipe in the westerly side of said Holm Avenue and the point of beginning.
Being Lot 1 on a plan dated November 8, 1984 as revised, entitled Recording Plan of City Hospital Housing for Elderly, Portland, Maine made for City Hospital Housing Assoc. by Owen Haskell, Inc. and recorded in the Cumberland County Registry of Deeds in Plan Book 148, Page 67 and Plan Book 191, Page 39.
Meaning and intending to lease and hereby leasing a portion of the premises conveyed to said City of Portland by (1) Deed of Charles E. Goold dated March 11, 1902 and recorded in said Registry of Deeds in Book 716, Page 17, and (2) Deed of Ameido M. Martelle dated July 15, 1949 and recorded in said Registry of Deeds in Book 1961, Page 395.
Together with easements for access by pedestrians and vehicles between the above described premises and Brighton Avenue and Holm Avenue, as referenced in a certain Memorandum of Lease and Easements between the City of Portland and Portland Hospital Housing Associates dated July 2, 1985 and recorded in the Cumberland County Registry of Deeds in Book 6822, Page 176, as amended by Amendments thereto dated January 8, 1992 and May 12, 2008 (collectively the "Ground Lease")."

Per Memorandum Of Lease And Easements recorded in Cumberland County Registry of Deeds In Book 6822, Page 176:
Common Use Ground (Exhibit C):
A certain lot or parcel of land in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:
Commencing at a point of beginning located as follows: commencing at the intersection of the northeasterly sideline of Brighton Avenue and the northwesterly sideline of Holm Avenue, thence N 14 ° 10' 50" E a distance of 174.5 feet and thence N 56 ° 30' 10" W a distance of 183 feet to the point of beginning; thence from said point of beginning N 26 ° 21' 50" E a distance of 72 feet; thence N 62 ° 23' 10" W a distance of 231.5 feet; thence S 29 ° 40' W a distance of 40.6 feet; thence S 29 ° 40' 30" W a distance of 179.0 feet to the northeasterly sideline of Brighton Avenue; thence S 62 ° 47' 10" E along the northeasterly sideline of Brighton Avenue a distance of 28.0 feet to an iron pin in the sideline of Brighton Avenue; thence S 56 ° 30' 10" W a distance of 190 feet, more or less, to a point on the northwesterly line of a 20' utility easement as shown on Recording Plan of City Hospital Housing Assoc., prepared by Owen Haskell, Inc. dated November 8, 1984; thence northeasterly along the northwesterly line of said 20' utility easement a distance of 168 feet, more or less, to the point of beginning.
(Exhibit E):
A certain lot or parcel of land in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:
Commencing at a point 274.5 feet N 14 ° 10' 50" E from the intersection of the northeasterly sideline of Brighton Avenue and the northwesterly sideline of Holm Avenue; thence from said point of beginning N 62 ° 56' W a distance of 104.5 feet; thence S 26 ° 55' 50" W a distance of 83.21 feet; thence N 56 ° 30' 10" W a distance of 20.13 feet; thence N 26 ° 55' 50" E a distance of 80.96 feet; thence N 62 ° 56' W a distance of 11 feet; thence N 74 ° 15' W a distance of 25.42 feet; thence N 62 ° 23' 10" W a distance of 233.5 feet; thence S 29 ° 40' W a distance of 40.8 feet; thence S 20 ° 40' 30" W a distance of 179.0 feet; thence N 62 ° 47' 10" W a distance of 63.0 feet; thence N 61 ° 32' E a distance of 19.25 feet; thence N 20 ° 40' 30" E a distance of 200.0 feet; thence N 10 ° 34' E a distance of 30.0 feet; thence N 19 ° 51' E a distance of 100.88 feet; thence N 51 ° 08' 50" E a distance of 157 feet, more or less, to the southwesterly side of a boiler room garage building; thence southeasterly along the southwesterly side of said boiler room garage building a distance of 6 feet, more or less, to the southerly most corner of said building; thence along the southeasterly side of said building a distance of 77 feet, more or less, to the southerly corner of the premises described in Exhibit A; thence S 26 ° 55' 50" W a distance of 61.5 feet; thence N 70 ° 43' W a distance of 47.5 feet; thence southwesterly a distance of 2 feet, more or less, to the northeasterly side of the "City Hospital" building; thence northwesterly along said side of the City Hospital a distance of 8 feet, more or less, to the northerly corner of the City Hospital; thence continuing along the same course a distance of 7 feet, more or less, thence S 51 ° 08' 50" W a distance of 109 feet, more or less, on a straight line and intersecting another portion of the City Hospital as part of said course; (provided, however, there shall be no right of way or easement in any portion of the area included herein occupied by said City Hospital building); thence S 27 ° 06' W a distance of 56.25 feet; thence S 19 ° 19' W a distance of 36.0 feet; thence S 03 ° 19' 10" E a distance of 23.0 feet; thence S 37 ° 18' E a distance of 19.6 feet; thence S 62 ° 23' 10" E a distance of 126.0 feet; thence S 64 ° 29' 30" E a distance of 142.14 feet; thence S 75 ° 39' 50" E a distance of 9.79 feet; thence N 26 ° 55' 50" E a distance of 141.47 feet; thence N 63 ° 04' 10" W a distance of 60.0 feet; thence N 26 ° 55' 50" E a distance of 100.0 feet; thence N 63 ° 04' 10" W a distance of 22.82 feet; thence N 15 ° 28' W a distance of 55.62 feet; thence S 63 ° 04' 10" E a distance of 27.08 feet; thence S 15 ° 28' E a distance of 28.53 feet; thence S 63 ° 04' 10" E a distance of 34.0 feet; thence S 26 ° 55' 50" W a distance of 100.0 feet; thence S 63 ° 04' 10" E a distance of 60.0 feet; thence S 26 ° 55' 50" W a distance of 157.0 feet; thence S 75 ° 39' 50" E a distance of 94.0 feet to the northwesterly sideline of said Holm Avenue; thence S 14 ° 10' 50" W a distance of 64.0 feet to the point of beginning.

Per Loring House First Amendment To Ground Lease, dated January 8, 1992:
Access Easement No. 2 To Alzheimers Care Facility (Exhibit E1):
Beginning at a point on the northerly side line of an Access and Utility Easement as shown on a plan titled "City Hospital Housing Assoc." dated November 8, 1984 and recorded in the Cumberland County Registry of Deeds in plan book 148, page 67.
Said point of beginning being located N 75 degrees 39 minutes 50 seconds W along the said northerly side line of the said Access and Utility Easement, a distance of 94.00 feet from its intersection with the westerly side line of Holm Avenue.
Thence from said point of beginning on a course of North 26 degrees 55 minutes 50 seconds East, a distance of 221.55 feet to a point in the division line of land of the City of Portland and land leased by the City Hospital Housing Associates on July 2, 1985;
thence North 56 degrees 30 minutes 10 seconds West along said division line a distance of 20.13 feet;
thence North 14 degrees 10 minutes 50 seconds East along said division line a distance of 32.99 feet;
thence North 63 degrees 04 minutes 10 seconds West a distance of 66.25 feet to a point;
thence North 15 degrees 28 minutes 00 seconds West a distance of 28.53 feet to a point on the aforementioned division line of land of the City of Portland and land leased to City Hospital Housing Associates;
thence North 63 degrees 04 minutes 10 seconds West along said division line a distance of 27.08 feet to a point;
thence South 15 degrees 28 minutes 00 seconds East a distance of 55.62 feet to a point;
thence South 53 degrees 04 minutes 10 seconds East a distance of 16.82 feet to a point;
thence South 26 degrees 55 minutes 50 seconds West a distance of 100.00 feet to a point;
thence South 63 degrees 04 minutes 10 seconds East a distance of 66.00 feet to a point;
thence South 26 degrees 55 minutes 50 seconds West a distance of 141.47 feet to a point in the northerly side line of the Access and Utility Easement first above described;
thence South 75 degrees 39 minutes 50 seconds East along the said side line of said easement a distance of 20.49 feet to the point of beginning.
Excepting and reserving from the above described easement, a rectangular parcel encompassing the handicap parking areas on the Southerly side of the parking area within the above described easement and being more particularly bounded and described as follows:
Beginning at a point which is distant 20.00 feet North 26 degrees 55 minutes 50 seconds East of the point of intersection of the tenth and eleventh courses in the easement above described.
Thence on a course of North 63 degrees 04 minutes 10 seconds West a distance of 50.00 feet;
thence North 26 degrees 55 minutes 50 seconds East a distance of 27.00 feet to a point;
thence South 63 degrees 04 minutes 10 seconds East a distance of 50.00 feet to a point;
thence South 26 degrees 55 minutes 50 seconds West a distance of 27.00 feet to the point of beginning.

General Notes:

1. This plan is intended 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.
2. This office reserves the right to be held harmless by all parties who are not specifically identified in the below Surveyor's Statement.
3. This survey does not purport to reflect any of the following:
   a. easements other than those that are visible or specifically stated in the referenced documents, or provided to this office.
   b. restrictive covenants.
   c. zoning or other land use regulations, except as provided in Note 19 and shown on the plan.
   d. the location of all underground utilities or structures, except as provided in Note 17 and shown on the plan.
4. This office reserves the right to be held harmless for unknown or unobtainable private records which could affect the results of this survey.
5. Reference is made to "Letter Of Agreement" dated June 17, 2015 between Nadeau Land Surveys and the below listed client(s), which shall be considered an integral part of this survey.
6. N/F is an abbreviation for Now or Formerly.
7. All deeds referenced on this plan are recorded at the Cumberland County Registry of Deeds (CCRD).
8. This office does not accept any liability for errors in any of the plans listed in the Plan References hereon.
9. Locus Parcel is located on the City of Portland Assessor's Map 269, Block B, part of Lot 1 & part of Lot 41, and is listed as 1125 Brighton Avenue. The parcel ID is 269-B-001-002 (Map 269, Block B, Lot 001, Sub Lot 002).
10. Area of Locus Parcel is 127,730 square feet (2.93 acres). Area of footprint of Locus Building is 32,215 square feet, more or less.
11. The apparent right of way lines depicted on this plan are based on the Plan References listed hereon, monumentation found in the field, and City of Portland Engineering Street Notes.
12. The Locus Parcel does not scale in a Special Flood Hazard Area per FEMA Flood Insurance Rate Map Community-Panel Number 230051 0006C, dated December 8, 1998. The parcel scales in Zone X.
13. All building corner offsets, if any, to boundary lines are from cornerboards and not building foundation, unless noted.
14. Call 1-888-DIGSAFE at least three business days before performing ANY excavation.
15. Per City of Portland Records Vol. 56, Page 393, Holm Avenue was accepted December 3, 1930 as fifty (50') feet wide.
16. Elevations are based on City Datum. Benchmark is top of 3" offset monument with brass plug (elev.= 106.10') per city bluesheets.
17. The underground utilities shown have been located from field survey information and existing drawings. This office make no guarantees 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.
18. No wetland areas were observed within Lot 1 depicted hereon.
19. Locus Parcel is located in the R-5 residential zone. Minimum Front Yard = 20 feet, Minimum Side Yard = 8 feet (1-1.5 story), 12 feet (2 story), 14 feet (2.5 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.
20. All bearings shown on this plan can be inverted.
21. Parking stall paint stripes are very faded. There appears to be 64 parking spaces and 5 handicap spaces for a total of 69 parking spaces.
22. See CCRD Book 3611, Page 72, dated August 19, 1974, for easement from City of Portland to Central Maine Power Company and New England Telephone And Telegraph Company.
23. See CCRD Book 4754, Page 179, dated January 5, 1981, for easement from City of Portland to Central Maine Power Company and New England Telephone And Telegraph Company.
24. 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 191, 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.
25. Based on correspondence with the City of Portland Zoning Administrator, the lines dividing leased Lots 1 and 2 depicted hereon are not subject to setback requirements. Therefore, the locus building appears to meet the municipal setback requirements for Residential Zone R-5 as described in the City of Portland Land Use Ordinance.
26. See Amendment To Lease Agreement between the City of Portland and City Hospital Housing Associates, dated May 12, 2008, for Steam Heat Agreement.

See First American Title Insurance Company Commitment For Title Insurance File #96306-300, Effective Date January 25, 2016. Per Schedule B, Section 2 Exceptions:
Exception 1 - None known
Exception 2 - Shown on survey
Exceptions 3 and 4 - Not survey matters
Exception 5 - Shown on survey
Exception 6 - Not a survey matter
Exception 7 - Leased property (locus parcel) and rights - Shown on survey
Exception 8 - Utility easements referenced in Notes 22 and 23 - Shown on survey
Exception 9 - Shown on survey
Exception 10 - Shown on survey
Exceptions 11-13 - Not survey matters
Exception 14 - Shown on survey
Exception 15 - Apparent 1'+/- pavement encroachment - Shown on survey

Locus Deed References:

Buildings: City of Portland
To
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 15, 1949 at the Cumberland County Registry of Deeds in Book 1961, Page 395.

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 Thaxter, 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 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, and includes Items 1, 3, 4, 6(b), 7(a) and (b)(1), 8, 9, 11(b), and 19 of Table A thereof. The field work was completed on January 23, 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 lines located in 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 (i) encroachments upon the subject Property by improvements on adjacent property, (ii) encroachments on easements or on adjacent property, streets, or alleys by any improvements on the subject Property, (iii) party walls, (iv) conflicts or protrusions, (v) encroachments onto setback or building restriction lines. The exceptions to the above statements are as follows: 1'+/- Pavement Encroachment on abutting land N/F City of Portland as depicted hereon. 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 unknown to this office.

Nadeau Land Surveys

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

Plan References:

1. "Insurance Maps Of Portland, Maine, Volume Two", dated 1909 by the Sanborn Map Company, last revised 1951, Plate 42.
2. "Portland Gardens In City Of Portland, Maine Owned By J.W. Wilbur", dated July 1, 1912 by A.L. Eliot, C.E., Boston, Mass., recorded July 12, 1912 in CCRD Plan Book 12, Page 23.
3. "Richards Standard Atlas Of The City Of Portland", dated 1914, Plate 10.
4. "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.
5. "State Of Maine Department Of Transportation Bureau Of Highways Right Of Way Map, State Highway '32', Portland, Cumberland County Federal Aid Project No. M-08301(Sect.(4), D.O.T. File No. 3-245", Sheet 7 of 9, dated June 1977, recorded September 25, 1980 in CCRD Plan Book 128, Page 5.
6. "Recording Plat 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 CCRD Plan Book 148, Page 67, revised May 1991 and recorded July 12, 1991 in Plan Book 191, Page 39.
7. "As-Built Plat Of City Hospital Housing For Elderly, Portland, Maine For City Hospital Housing Assoc.", dated June 11, 1986 by Owen Haskell, Inc., South Portland, Maine, City Plan 1002/25.
8. "Plan Of Property In Portland, Maine Made For Lee Mosher, Standard Boundary Survey", dated July 15, 1986 by H.L & E.C. Jordan - Surveyors, Portland, Maine, City Plan 1002/27.
9. "City Of Portland, Maine Public Works Department Engineering Section, Worksheet Showing Apparent Boundary Lines @ #50 Holm Avenue", dated August 17, 2001, City Plan 924/14.
10. "City Of Portland, Maine Public Works Department Engineering Section, Rand Road Sideline Survey From Portland Terminal Railroad To Brighton Ave. And A Portion Of Brighton Ave.", Sheet 2 of 3, dated November 13, 2003, City Plan 882/10.
11. "City Of Portland, Maine Public Works Department Engineering Section, Holm Avenue Drainage & Reconstruction As-Built Plan & Profile", Sheets 1 & 2 of 6, dated May 26, 2010, City Plan 915/6C.
12. "Site Plan, Site Grading And Utilities, Profiles - Storm Drains, Portland City Hospital Housing For Elderly", Sheets SP1, SP2, SP3, issued June 18, 1985 by Architects Four, Manchester, NH.

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

PREPARED BY:
Nadeau Land Surveys
918 BRIGHTON AVENUE
PORTLAND, ME 04102
Professional Land Surveyors
Certified Floodplain Managers
PH. (207) 878-7870
FAX (207) 878-7871

RECORD OWNER: (Leaseholder) City Hospital Housing Associates LP 797 Sable Oaks Drive South Portland, Maine 04106 City of Portland (Fee Owner) 389 Congress Street Portland, Maine 04101	DRAWN BY: TPB	PLAN DATE: 02/08/2016	
	CHECKED BY: JDN/MLC	SURVEY DATE: June 2015 - Jan. 2016	
	INSTR: Topcon GPT-3002W & Topcon Hyper II GPS	SCALE: 1" = 40'	
FIELD BOOK: FB 402 & Topcon Ranger	JOB No: 2151596ALTA	SHEET No: 1 of 1	

North
M.T.A. Datum per Plan Ref's. 6 & 7

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

Legend:

Found Monument	Chainlink Fence
Found Iron Pipe	Wood Fence
#5 Steel Rebar w/Survey Cap #2124 To Be Set or MagNail w/Survey Washer #2124 To Be Set	Approximate Abutter's Line
Catch Basin	Parking Stall Paint Stripe
Sewer Manhole	Easement Line
Manhole	3' Offset Line
Fire Hydrant	Overhead Utility Line
Lamp Post	Underground Gas Line
Utility Pole w/Guy Wire	Underground Drain Line
Water Shutoff	Underground Sewer Line
Sign	Underground Steam Line
6" Bollard	Underground Water Line
Deciduous Tree	Underground Electrical Line
Coniferous Tree	Underground Telephone Line
Lot number per Plan Reference 2	Schedule B Exception Item