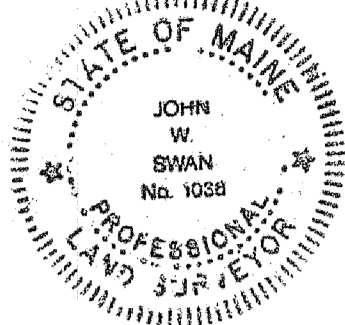


Certificate:

THIS IS TO CERTIFY TO: MAINE STATE HOUSING AUTHORITY, COMMUNITY HOUSING OF MAINE, TICOR TITLE INSURANCE COMPANY, THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005. IT IS ALSO MADE IN ACCORDANCE WITH TABLE A NUMBERS 1-4, 5-10, 11b, 13-14, 16-19. PURSUANT TO THE ACCURACY STANDARDS AS 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.

DATE: 12-11-08
 JOHN W. SWAN, PLS NO. 1038



Notes:

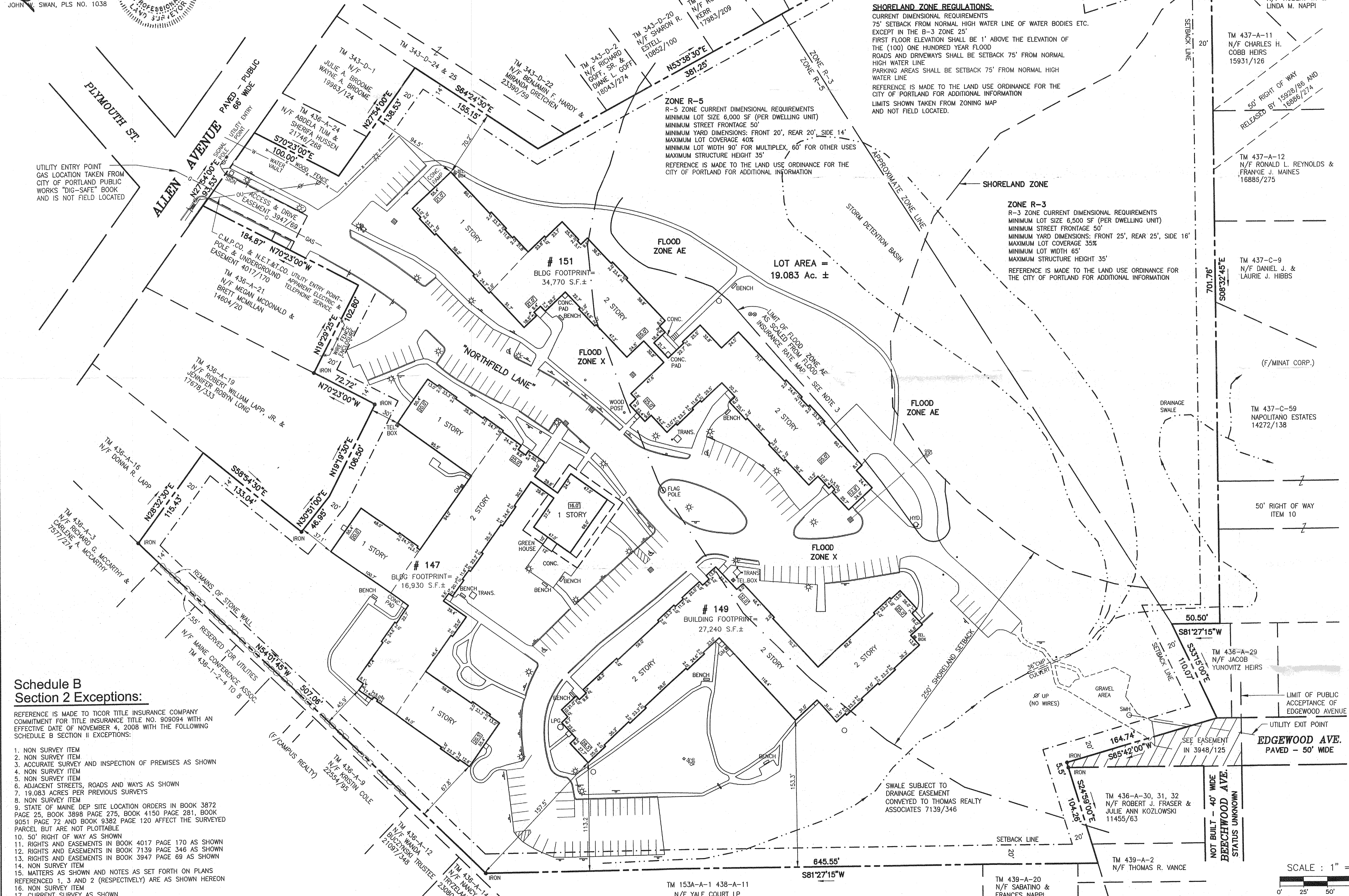
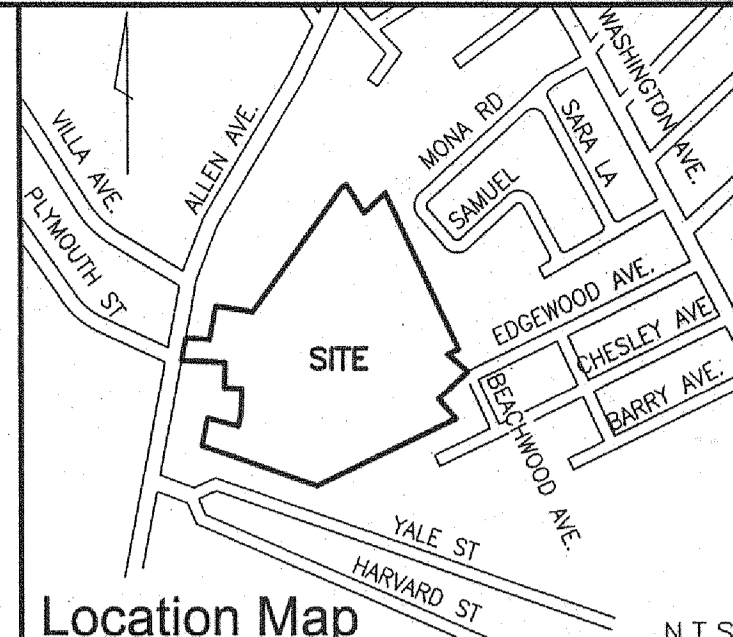
- OWNER OF RECORD: ALLEN AVENUE HOUSING ASSOCIATES, 707 SABLE OAKS DRIVE, SOUTH PORTLAND, MAINE C.C.R.D. BOOK 9037 PAGE 328.
- PARCEL IS SHOWN AS LOT 22, BLOCK A, ON CITY OF PORTLAND'S ASSESSORS MAP 436 (145-151 ALLEN AVENUE).
- A PORTION OF THE PREMISES, BUT NOT THE STRUCTURES, LIE WITHIN ZONE AE AS SCALED FROM THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND COMMUNITY PANEL NO. 230051-0007C EFFECTIVE DATE DEC. 8, 1998.
- THERE ARE A TOTAL OF 143 DELINEATED PARKING SPACES, OF WHICH 4 ARE DESIGNATED HANDICAPPED.
- BUILDING HEIGHTS ARE TAKEN FROM ADJACENT GRADE TO VISIBLE ROOF LINE.
- THE LOT DESCRIPTION SHOWN HEREON DOES NOT MATHEMATICALLY CLOSE BY 0.67'±.
- REQUIRED OFF-STREET PARKING FOR RESIDENTIAL STRUCTURES: FOR NEW CONSTRUCTION, TWO (2) PARKING SPACES FOR EACH DWELLING UNIT, PLUS ONE (1) ADDITIONAL PARKING SPACE FOR EVERY SIX (6) UNITS OR FRACTION THEREOF.

Plan References:

- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR NORTHFIELD GREEN ASSOCIATES DATED JULY 28, 1976 REVISED THRU MARCH 19, 1979 BY H.I. & E.C. JORDAN SURVEYORS.
- PLAN OF LAND ON ALLEN AVENUE, PORTLAND, MAINE FOR ALLEN AVENUE HOUSING ASSOCIATES DATED DEC. 19, 1989 BY OWEN HASKELL, INC.
- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR NORTHFIELD GREEN (FINAL SUBDIVISION PLAT) RECORDED IN PLAN BOOK 114 PAGE 80.
- ALTA/ACSM LAND TITLE SURVEY AT NORTHFIELD GREEN COMPLEX ALLEN AVENUE, PORTLAND, MAINE MADE FOR SHIP ACQUISITIONS DATED MAY 16, 2006, REV. 06-26-06 BY OWEN HASKELL, INC.

Legend:

- IRON PIPE OR ROD FND
- WATER VALVE
- HYDRANT
- UTILITY POLE
- LIGHT POLE
- MANHOLE
- CATCH BASIN
- SIGN
- UTILITY BOX
- FENCE
- CURB
- SETBACK LINE
- OVERHEAD UTILITIES
- BUILDING HEIGHT



SHORELAND ZONE REGULATIONS:
 CURRENT DIMENSIONAL REQUIREMENTS
 75' SETBACK FROM NORMAL HIGH WATER LINE OF WATER BODIES ETC. EXCEPT IN THE B-3 ZONE 25'
 FIRST FLOOR ELEVATION SHALL BE 1' ABOVE THE ELEVATION OF THE (100) ONE HUNDRED YEAR FLOOD
 ROADS AND DRIVEWAYS SHALL BE SETBACK 75' FROM NORMAL HIGH WATER LINE
 PARKING AREAS SHALL BE SETBACK 75' FROM NORMAL HIGH WATER LINE
 REFERENCE IS MADE TO THE LAND USE ORDINANCE FOR THE CITY OF PORTLAND FOR ADDITIONAL INFORMATION
 LIMITS SHOWN TAKEN FROM ZONING MAP AND NOT FIELD LOCATED.

ZONE R-5
 R-5 ZONE CURRENT DIMENSIONAL REQUIREMENTS
 MINIMUM LOT SIZE 6,000 SF (PER DWELLING UNIT)
 MINIMUM STREET FRONTAGE 50'
 MINIMUM YARD DIMENSIONS: FRONT 20', REAR 20', SIDE 14'
 MAXIMUM LOT COVERAGE 40%
 MINIMUM LOT WIDTH 90' FOR MULTIPLEX, 60' FOR OTHER USES
 MAXIMUM STRUCTURE HEIGHT 35'
 REFERENCE IS MADE TO THE LAND USE ORDINANCE FOR THE CITY OF PORTLAND FOR ADDITIONAL INFORMATION

ZONE R-3
 R-3 ZONE CURRENT DIMENSIONAL REQUIREMENTS
 MINIMUM LOT SIZE 6,500 SF (PER DWELLING UNIT)
 MINIMUM STREET FRONTAGE 50'
 MINIMUM YARD DIMENSIONS: FRONT 25', REAR 25', SIDE 16'
 MAXIMUM LOT COVERAGE 35%
 MINIMUM LOT WIDTH 65'
 MAXIMUM STRUCTURE HEIGHT 35'
 REFERENCE IS MADE TO THE LAND USE ORDINANCE FOR THE CITY OF PORTLAND FOR ADDITIONAL INFORMATION

Legal Description

NORTHFIELD GREEN - 145 ALLEN AVENUE, PORTLAND, MAINE
 A CERTAIN LOT OR PARCEL OF LAND SITUATED ON THE EASTERLY SIDE OF ALLEN AVENUE IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE BEING BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING ON THE EASTERLY SIDELINE OF ALLEN AVENUE AT THE NORTHWESTERLY CORNER OF A PARCEL NOW OR FORMERLY OF VIRGINIA C. BATES AS DESCRIBED IN INSTRUMENT RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2308, PAGE 448 AND THE SOUTHERLY CORNER OF A PARCEL NOW OR FORMERLY OF FRANK C. MOORE AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 3420, PAGE 229;
 THENCE S 70° 23' E ALONG SAID DIVISION LINE BETWEEN SAID BATES AND MOORE LAND A DISTANCE OF 100 FEET;
 THENCE N 27° 54' E ALONG LAND NOW OR FORMERLY OF THE MINAT CORPORATION AND THE EASTERLY SIDELINE OF SAID MOORE LAND AND THE EASTERLY SIDELINE OF LAND NOW OR FORMERLY OF JOHN K. MAAKALANI DESCRIBED IN INSTRUMENT RECORDED IN BOOK 3366, PAGE 181, A DISTANCE OF 136.53 FEET TO A POINT ON THE SOUTHERLY SIDELINE OF LAND NOW OR FORMERLY OF OLIVER D. FRIZZELL AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 2748, PAGE 356;
 THENCE S 64° 24' 30" E ALONG SAID FRIZZELL LAND A DISTANCE OF 155.15 FEET; THENCE N 53° 38' 30" E ALONG THE SOUTHEASTERLY SIDELINE OF LANDS NOW OR FORMERLY OF SAID FRIZZELL, JOEL BOIS, DORIS M. HANSON, LAURA H. STAPLES AND CURTIS W. FICKETT, A DISTANCE OF 381.25 FEET TO THE MOST EASTERLY CORNER OF LAND NOW OR FORMERLY OF CURTIS W. FICKETT AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 1937, PAGE 441, AND THE MOST SOUTHERLY CORNER OF LAND NOW OR FORMERLY OF HAROLD C. GAROSE AS DESCRIBED IN INSTRUMENT RECORDED IN SAID REGISTRY IN BOOK 1153, PAGE 7;
 THENCE CONTINUING ON THE SAME COURSE OF N 53° 38' 30" E AND ALONG THE SOUTHEASTERLY SIDELINE OF SAID GAROSE LAND, A DISTANCE OF 248.19 FEET TO THE MOST SOUTHERLY CORNER OF A PARCEL NOW OR FORMERLY OF JOSEPH MONTEFUSCO AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 1683, PAGE 63;
 THENCE N 76° 32' 15" E BY SAID MONTEFUSCO LAND A DISTANCE OF 23.10 FEET TO THE MOST WESTERLY CORNER OF A PARCEL NOW OR FORMERLY OF GORDON M. STEWART AS DESCRIBED IN INSTRUMENT RECORDED IN SAID REGISTRY IN BOOK 3534, PAGE 70;
 THENCE S 15° 06' 45" E BY SAID STEWART LAND A DISTANCE OF 137.57 FEET TO THE MOST SOUTHERLY CORNER OF SAID STEWART LAND;
 THENCE N 64° 26' 15" E AND CONTINUING ALONG SAID STEWART'S LAND AND LAND NOW OR FORMERLY OF THE MINAT CORPORATION, A DISTANCE OF 121.43 FEET TO THE INTERSECTION OF THIS COURSE WITH THE NORTHERLY EXTENSION OF THE CENTER LINE OF BEACHWOOD AVENUE.
 THENCE S 8° 32' 45" E THROUGH LAND NOW OR FORMERLY OF THE MINAT CORPORATION AND BY SAID CENTER LINE OF BEACHWOOD AVENUE A DISTANCE OF 701.76 FEET TO THE NORTHERLY SIDELINE OF WASHINGTON PARK, SO-CALLED AS RECORDED IN PLAN BOOK 10, PAGE 123 AND ALSO BEING ON THE NORTHWESTERLY SIDELINE OF A PARCEL NOW OR FORMERLY OF JACOB YUNOVITZ AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 2445, PAGE 66;
 THENCE S 81° 27' 15" W BY SAID YUNOVITZ LAND AND SAID SIDELINE OF WASHINGTON PARK, A DISTANCE OF 50.50 FEET;
 THENCE S 33° 15' E BY SAID YUNOVITZ LAND A DISTANCE OF 110.07 FEET TO THE NORTHERLY SIDELINE OF EDGEWOOD AVENUE;
 THENCE S 65° 42' W ALONG THE NORTHERLY SIDELINE OF EDGEWOOD AVENUE AS SHOWN ON SAID RECORDED PLAN A DISTANCE OF 164.74 FEET TO AN IRON;
 THENCE S 24° 59' E ALONG THE WESTERLY SIDELINE OF EDGEWOOD AVENUE, AS SHOWN ON SAID RECORDED PLAN, A DISTANCE OF 9.5 FEET TO AN IRON ON THE SOUTHERLY SIDELINE OF EDGEWOOD AVENUE AND THE NORTHWESTERLY CORNER OF A PARCEL OF LAND NOW OR FORMERLY OF GARY R. WINSHIP AS DESCRIBED IN INSTRUMENT RECORDED IN SAID REGISTRY IN BOOK 3310, PAGE 270;
 THENCE CONTINUING ON THE SAME COURSE OF S 24° 59' E ALONG SAID WINSHIP LAND A DISTANCE OF 104.26 FEET TO THE WESTERLY SIDELINE OF A PARCEL OF LAND NOW OR FORMERLY OF THOMAS R. VANCE AS DESCRIBED IN INSTRUMENT RECORDED IN SAID REGISTRY IN BOOK 3192, PAGE 376, AND THE NORTH-EASTERLY CORNER OF LAND NOW OR FORMERLY OF JOSEPH MONTEFUSCO AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 2752, PAGE 445;
 THENCE S 81° 27' 15" W ALONG THE NORTHERLY SIDELINE OF SAID MONTEFUSCO LAND AND LAND NOW OR FORMERLY OF SABATINO NAPPI AS DESCRIBED IN INSTRUMENT RECORDED IN SAID REGISTRY IN BOOK 3141, PAGE 284, A DISTANCE OF 645.55 FEET TO AN IRON, SAID IRON BEING 7.55 FEET NORTHEASTERLY OF THE NORTHEASTERLY SIDELINE OF SAID LOTS NOW OR FORMERLY OF CAMPUS REALTY AS SHOWN ON SAID RECORDED PLAN OF "UNIVERSITY PARK" AND RECORDED IN PLAN BOOK 24, PAGE 26;
 THENCE N 54° 01' 45" W BY LAND NOW OR FORMERLY OF THE MINAT CORPORATION AND PARALLEL WITH THE NORTHEASTERLY SIDELINE OF SAID CAMPUS REALTY LOTS, AND BY LAND NOW OR FORMERLY OF CHARLES L. KERRIGAN BY INSTRUMENT RECORDED IN SAID REGISTRY IN BOOK 3058, PAGE 49, A DISTANCE OF 507.08 FEET TO AN IRON, SAID IRON BEING ON THE NORTHEASTERLY SIDELINE OF SAID KERRIGAN PARCEL AND THE SOUTHEASTERLY CORNER OF A PARCEL NOW OR FORMERLY OF GRACE G. SIMONTON AS DESCRIBED IN INSTRUMENT RECORDED IN SAID REGISTRY IN BOOK 1693, PAGE 353;
 THENCE N 28° 32' 30" E BY SAID SIMONTON LAND A DISTANCE OF 115.43 FEET TO THE MOST EASTERLY CORNER OF SAID SIMONTON LAND AND BEING A POINT ON THE SOUTHWESTERLY SIDELINE OF LAND NOW OR FORMERLY OF ROBERT W. ROY AS DESCRIBED IN INSTRUMENT RECORDED IN SAID REGISTRY IN BOOK 3637, PAGE 163;
 THENCE S 58° 54' 30" E BY SAID ROY LAND A DISTANCE OF 133.04 FEET TO AN IRON AND THE MOST SOUTHERLY CORNER OF SAID ROY PARCEL;
 THENCE N 30° 51' E AND BY SAID ROY LAND A DISTANCE OF 46.95 FEET TO AN ANGLE POINT IN SAID ROY PARCEL;
 THENCE N 19° 19' 30" E AND CONTINUING BY ANOTHER PARCEL OF LAND NOW OR FORMERLY OF SAID ROY AS DESCRIBED IN INSTRUMENT RECORDED IN SAID REGISTRY IN BOOK 2638, PAGE 428, A DISTANCE OF 106.50 FEET TO AN IRON MARKING THE MOST EASTERLY CORNER OF SAID ROY PARCEL;
 THENCE N 70° 23' W BY A STONEMAN, AND LAND NOW OR FORMERLY OF SAID ROY LAND AND THE SOUTHEASTERLY CORNER OF A PARCEL NOW OR FORMERLY OF FRANCIS A. BELLINO AS DESCRIBED IN INSTRUMENT RECORDED IN SAID REGISTRY IN BOOK 3652, PAGE 120;
 THENCE N 19° 29' 25" E BY SAID BELLINO LAND A DISTANCE OF 102.80 FEET TO THE MOST EASTERLY CORNER OF SAID BELLINO PARCEL;
 THENCE N 70° 23' W ALONG SAID BELLINO LAND A DISTANCE OF 184.87 FEET TO THE MOST NORTHERLY CORNER OF SAID BELLINO PARCEL AND THE EASTERLY SIDELINE OF ALLEN AVENUE;
 THENCE N 27° 54' E ALONG THE EASTERLY SIDELINE OF ALLEN AVENUE, A DISTANCE OF 93.53 FEET TO THE POINT OF BEGINNING.
 THE ABOVE DESCRIBED PARCEL CONTAINING 19.083 ACRES.

Schedule B Section 2 Exceptions:

- REFERENCE IS MADE TO TICOR TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE TITLE NO. 909094 WITH AN EFFECTIVE DATE OF NOVEMBER 4, 2008 WITH THE FOLLOWING SCHEDULE B SECTION II EXCEPTIONS:
- NON SURVEY ITEM
 - NON SURVEY ITEM
 - ACCURATE SURVEY AND INSPECTION OF PREMISES AS SHOWN
 - NON SURVEY ITEM
 - NON SURVEY ITEM
 - ADJACENT STREETS, ROADS AND WAYS AS SHOWN
 - 19.083 ACRES PER PREVIOUS SURVEYS
 - NON SURVEY ITEM
 - STATE OF MAINE DEP SITE LOCATION ORDERS IN BOOK 3872 PAGE 25, BOOK 3898 PAGE 275, BOOK 4150 PAGE 281, BOOK 9051 PAGE 72 AND BOOK 9382 PAGE 120 AFFECT THE SURVEYED PARCEL BUT ARE NOT PLOTTABLE
 - 50' RIGHT OF WAY AS SHOWN
 - RIGHTS AND EASEMENTS IN BOOK 4017 PAGE 170 AS SHOWN
 - RIGHTS AND EASEMENTS IN BOOK 7139 PAGE 346 AS SHOWN
 - RIGHTS AND EASEMENTS IN BOOK 3947 PAGE 69 AS SHOWN
 - NON SURVEY ITEM
 - MATTERS AS SHOWN AND NOTES AS SET FORTH ON PLANS REFERENCED 1, 3 AND 2 (RESPECTIVELY) ARE AS SHOWN HEREON
 - NON SURVEY ITEM
 - CURRENT SURVEY AS SHOWN

REV. 1 12-11-08 MISC. REVISIONS		
ALTA/ACSM LAND TITLE SURVEY		
AT NORTHFIELD GREEN COMPLEX ALLEN AVENUE, PORTLAND, MAINE MADE FOR COMMUNITY HOUSING OF MAINE		
OWEN HASKELL, INC.		
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424 PROFESSIONAL LAND SURVEYORS		
Drawn By	JWC	Date
Trace By	JWC	Nov. 3, 2008
Check By	WCS	Scale
Book No.	1036	1" = 50'
		Job No.
		2008-191P
		Drwg. No.
		1

