

LOCUS DEED REFERENCE:

ST. ANDRE'S HOUSING, INC.
TO
MISSION HILL LP 2
DATED MARCH 31, 2015 AND RECORDED APRIL 1, 2015 AT
THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 16992, PAGE 475.

ZONING INFORMATION:

THE LOCUS PARCEL IS LOCATED IN THE MAIN STREET REVITALIZATION DISTRICT 2 (MSRD-2) ZONE. SEE NOTE 18 FOR MORE INFORMATION REGARDING THE CANCELLATION OF CONTRACT ZONE 7.
PER CITY OF BIDDEFORD LAND DEVELOPMENT REGULATIONS, ARTICLE V, TABLE B DIMENSIONAL REQUIREMENTS:
MINIMUM SETBACKS ARE LISTED AS:
FROM OTHER R.O.W. = 15'
SIDE & REAR = 10'
MAXIMUM HEIGHT = 3 STORIES, 35'

THIS OFFICE RECOMMENDS CONFIRMING THE DIMENSIONAL REQUIREMENTS WITH THE CITY OF BIDDEFORD CODE ENFORCEMENT OFFICER PRIOR TO ANY CONSTRUCTION.

PLAN REFERENCES:

- "PLAN SHOWING A SURVEY OF STREET LINES PIERSON LANE NEIGHBORHOOD IMPROVEMENT PROJECT, BIDDEFORD, MAINE, HUD PROJECT 104 B-81-DA-23-0011" DATED APRIL 30, 1992 BY DOW & COLANGELO, INC., SACO, MAINE.
- "PLAN OF LAND OF CONRAD NOLETTE IN BIDDEFORD, MAINE", DATED APRIL 30, 1962, BY DES ROBERTS ENGINEERING CO. RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 36, PAGE 11.
- UNTITLED PLAN SHOWING LOTS ON SULLIVAN STREET RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 185, PAGE 238.
- UNTITLED PLAN SHOWING LOTS ON SULLIVAN STREET RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 1, PAGE 10.
- "EXISTING SITE PLAN FOR ST. ANDRE'S CHURCH, BACON HIGH AND SULLIVAN STREETS, BIDDEFORD, MAINE", DATED JULY 12, 1994 BY PAUL P. GADROIS, SACO, MAINE.
- "PLAN & PROFILE, HIGH STREET, PIERSON LANE NEIGHBORHOOD IMPROVEMENT PROJECT, HUD #B-81-DA-23-0011, BIDDEFORD, MAINE", DATED SEPTEMBER 10, 1982 BY OFFICE OF THE CITY ENGINEER, BIDDEFORD, MAINE.
- "PIERSON LANE NEIGHBORHOOD IMPROVEMENT PROJECT, BIDDEFORD, MAINE" DATED APRIL 12, 1982 BY KIMBALL CHASE, PORTSMOUTH, NEW HAMPSHIRE.
- "PLAN SHOWING A TOPOGRAPHIC SURVEY AND A STANDARD BOUNDARY SURVEY MADE FOR ROMAN CATHOLIC DIOCESE OF MAINE BETWEEN SULLIVAN STREET AND HIGH STREET IN BIDDEFORD, MAINE", LAST REVISED AUGUST 27, 1998 BY NADEAU AND LODGE, INC. PROFESSIONAL LAND SURVEYORS, PORTLAND AND ALFRED, ME.
- "SITE PLAN, LAYOUT, GRADING & LANDSCAPE, ROMAN CATHOLIC BISHOP OF PORTLAND, 39 SULLIVAN ST., BIDDEFORD, ST. ANDRE'S ELDERLY HOUSING, SULLIVAN STREET, BIDDEFORD", DATED FEBRUARY 19, 1997, LAST REVISED JULY 16, 1997, BY CYNTHIA S. McMULLIN, ARCHITECT, AND THOMAS S. GREER, PROFESSIONAL ENGINEER, RECORDED JULY 16, 1997 AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 235, PAGE 36.
- "SITE LAYOUT AND UTILITY PLAN, ST. ANDRE'S APARTMENTS, BIDDEFORD, ME" LAST REVISED SEPTEMBER 3, 2014, BY ARCHITECTS ARCHITECTS AND PAUL SPORFORD & THORNDIKE ENGINEERS - PLANNERS, RECORDED OCTOBER 10, 2014 AT THE YCRD IN PLAN BOOK 371, PAGE 41.
- "FINAL SUBDIVISION PLAN MADE FOR SOUTHERN MAINE AFFORDABLE HOUSING BETWEEN HIGH STREET, BACON STREET & SULLIVAN STREET IN BIDDEFORD, MAINE", DATED AUGUST 26, 2014, BY NADEAU LAND SURVEYS, RECORDED NOVEMBER 18, 2014 AT THE YCRD IN PLAN BOOK 372, PAGE 43.

GENERAL NOTES:

- THIS PLAN IS INTENDED TO SHOW THE LOCATION AND BOUNDARIES OF THE LOCUS PARCEL, 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 SURVEYOR'S CERTIFICATION.
- THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING, OTHER THAN DEPICTED HEREON:
A. EASEMENTS OTHER THAN THOSE THAT ARE VISIBLE OR SPECIFICALLY STATED IN THE REFERENCED DOCUMENTS, OR PROVIDED TO THIS OFFICE.
B. BUILDING SETBACK COMPLIANCE OR RESTRICTIVE COVENANTS.
C. ALL ZONING OR OTHER LAND USE.
- THIS OFFICE RESERVES THE RIGHT TO BE HELD HARMLESS FOR UNKNOWN OR UNDETECTABLE PRIVATE RECORDS WHICH COULD AFFECT THE RESULTS OF THIS SURVEY.
- REFERENCE IS MADE TO "LETTER OF AGREEMENT" DATED MAY 16, 2014 BETWEEN NADEAU LAND SURVEYS AND SOUTHERN MAINE AFFORDABLE HOUSING, WHICH SHALL BE CONSIDERED AN INTEGRAL PART OF THIS SURVEY.
- N/F IS AN ABBREVIATION FOR NOW OR FORMERLY.
- ALL DEEDS REFERENCED ON THIS PLAN ARE RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS (YCRD).
- THIS OFFICE DOES NOT ACCEPT ANY LIABILITY FOR ERRORS IN THE PLAN REFERENCES LISTED HEREON, EXCEPT PLAN REFERENCES 8 AND 11.
- LOCUS PARCEL IS SHOWN ON THE CITY OF BIDDEFORD ASSESSOR'S MAP 39, LOT 130-3, LISTED AS 39 SULLIVAN STREET (SCHOOL PARCEL).
- PERIMETER BOUNDARY LINES DEPICTED HEREON ARE BASED SOLELY ON PLAN REFERENCES 8 & 11.
- THE LOCUS PARCEL DOES NOT SCALE IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 230145 0004B, INDEX DATED MAY 15, 1984. THE PARCEL SCALES IN ZONE C.
- CALL 1-BBB-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY EXCAVATION.
- SULLIVAN STREET, HIGH STREET, AND BACON STREET ARE ALL PUBLIC WAYS. THE WIDTH OF SULLIVAN STREET IS DEPICTED AS FORTY-NINE AND A HALF (49.5') FEET WIDE, HIGH STREET IS DEPICTED PARTIALLY AS THIRTY-THREE (33') FEET WIDE PER PLAN REFERENCE 11.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING OR AS-BUILT 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.
- SCHEDULE B - PART I EXCEPTION NOTES SHOWN ON THE SURVEY ARE BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY OWNER POLICY DATED APRIL 1, 2015, AS UPDATED THROUGH THE DATE OF THIS SURVEY.
- NO WETLANDS APPEAR TO EXIST ON SITE, BUT NO LICENSED DELINEATION WAS PERFORMED.
- 23 MARKED PARKING SPACES WERE LOCATED ON THE PROPERTY, INCLUDING 5 HANDICAPPED SPACES. 36 ADDITIONAL UNMARKED PARKING SPACES APPEAR TO EXIST ON THE SUBJECT PROPERTY. IN THE PAVED PARKING AREA, BUT ONLY THE MARKED SPACES ARE DEPICTED HEREON. THE 35 SPACES CLOSEST TO THE BUILDING ARE RESERVED FOR THE TENANTS OF ST. ANDRE'S APARTMENTS PURSUANT TO THE RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT.
- REFERENCE IS MADE TO LETTER DATED AUGUST 21, 2014, BETWEEN SOUTHERN MAINE AFFORDABLE HOUSING, ROMAN CATHOLIC BISHOP OF PORTLAND, AND THE CITY OF BIDDEFORD, CONFIRMING THE CANCELLATION OF CONTRACT ZONE 7.

METES & BOUNDS DESCRIPTION OF LAND OF MISSION HILL LP 2:

A certain lot or parcel of land, with the buildings thereon, situated between the southeasterly side of Sullivan Street and the northeasterly side of High Street, in the City of Biddeford, County of York and State of Maine, being more particularly bounded and described as follows:

Beginning at, or near, a 1" iron pipe on the apparent southeasterly side of Sullivan Street marking the most northerly corner of the land described in the deed from the Roman Catholic Bishop of Portland to St. Andre's Housing, Inc., dated July 28, 1997, recorded at the York County Registry of Deeds in Book 8365, Page 38, said iron pipe also marking the westerly corner of land described in the deed of Henry G. Cisneros, Secretary of Housing and Urban Development of the United States of America, to Michael R. Williams, dated November 30, 1994, and recorded at the York County Registry of Deeds in Book 7273, Page 35, as depicted on a plan entitled "Final Subdivision Plan Made For Southern Maine Affordable Housing Between High Street, Bacon Street & Sullivan Street in Biddeford, Maine", dated August 26, 2014, by Nadeau Land Surveys, recorded November 18, 2014 at the York County Registry of Deeds in Plan Book 372, Page 43.

Thence S38°18'24"E along said land now or formerly of Williams, a distance of seventy-six and no hundredths feet (76.00') to a 5/8" drill hole in a sloped granite retaining wall.

Thence S49°21'05"E continuing along said land now or formerly of Williams, or owners unknown, a distance of seventy-nine and sixty-one hundredths feet (79.61') to a 5/8" drill hole.

Thence N37°52'26"E continuing along said land now or formerly of Williams, or owners unknown, a distance of sixteen and thirty-three hundredths feet (16.33') to a #5 steel rebar with survey cap #2057 at land described in the deed of Arthur Lessard, Jr. and Jeanne Lessard to Dennis A. Petrin and Denise B. Petrin, dated September 29, 1976, and recorded at said Registry of Deeds in Book 2151, Page 492.

Thence S50°43'52"E along said land now or formerly of Petrin, a distance of sixty and twenty hundredths feet (60.20') to a 5/8" drill hole in the concrete sidewalk on the apparent northeasterly side of High Street.

Thence S38°23'17"W along said side of High Street, a distance of thirty-four and eighteen hundredths feet (34.18') to a #5 steel rebar with survey cap #2057, near a drill hole in said concrete sidewalk.

Thence S52°24'45"W continuing along said side of High Street, a distance of two hundred sixteen and ninety-two hundredths feet (216.92') to a PK Nail set with survey washer #2124.

Thence N37°35'15"W through said land of St. Andre's Housing, Inc., a distance of seventy-two and eighty-five hundredths feet (72.85') to a PK Nail set with survey washer #2124.

Thence S53°52'05"W continuing through said land of St. Andre's Housing, Inc., a distance of one hundred sixty-two and forty-seven hundredths feet (162.47') to a PK Nail set with survey washer #2124.

Thence N36°36'32"E continuing through said land of St. Andre's Housing, Inc., a distance of one hundred thirty-eight and eighty hundredths feet (138.80') to a railroad spike set on said southeasterly side of Sullivan Street.

Thence N52°15'26"E along said southeasterly side of Sullivan Street, a distance of three hundred sixty-three and forty-five hundredths feet (363.45') to the point of beginning.

The herein-described parcel contains 70,000 square feet (1.61 acres), more or less. The bearings used in this description are based on Magnetic North, observed 1992.

Being a portion of land described in a deed from the Roman Catholic Bishop of Portland to St. Andre's Housing, Inc., dated July 28, 1997, recorded at the York County Registry of Deeds in Book 8365, Page 38, and being a portion of the remaining land of St. Andre's Housing, Inc. as depicted on a plan entitled "Final Subdivision Plan Made For Southern Maine Affordable Housing Between High Street, Bacon Street & Sullivan Street in Biddeford, Maine", dated August 26, 2014, by Nadeau Land Surveys, recorded November 18, 2014 at the York County Registry of Deeds in Plan Book 372, Page 43.

Together with, and subject to, easements and rights set forth in Reciprocal Easement and Maintenance Agreement, dated March 31, 2015 and recorded in Book 16992, Page 584.

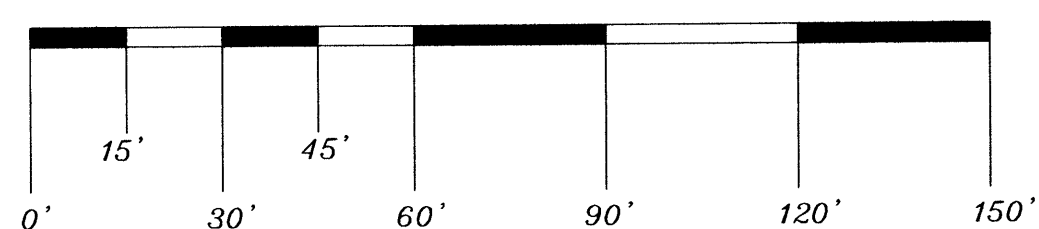
LEGEND:

- #5 REBAR OR PK NAIL W/SURVEY ID, TO BE RESET
- #5 REBAR OR PK NAIL W/SURVEY ID, SET 12-19-2014
- FOUND #5 STEEL REBAR WITH SURVEY CAP
- FOUND IRON PIPE
- FOUND DRILL HOLE
- RAILROAD SPIKE
- PROPERTY LINE
- FORMER DIVISION LINE
- GAS VALVE
- WATER VALVE
- DRAINAGE MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- CENTRAL MAINE POWER UTILITY POLE #6
- FIRE HYDRANT
- CHAIN LINK FENCE
- OVERHEAD WIRES
- LIGHT POST
- DECIDUOUS TREE
- CONIFEROUS TREE
- P.O.B. POINT OF BEGINNING
- T.D.R. TO BE REMOVED
- SCHEDULE B-2 EXCEPTION KEY
- SITE OBSERVATION KEY
- BUILDING SETBACK LINE
- UNDERGROUND WIRES

LAND AREA

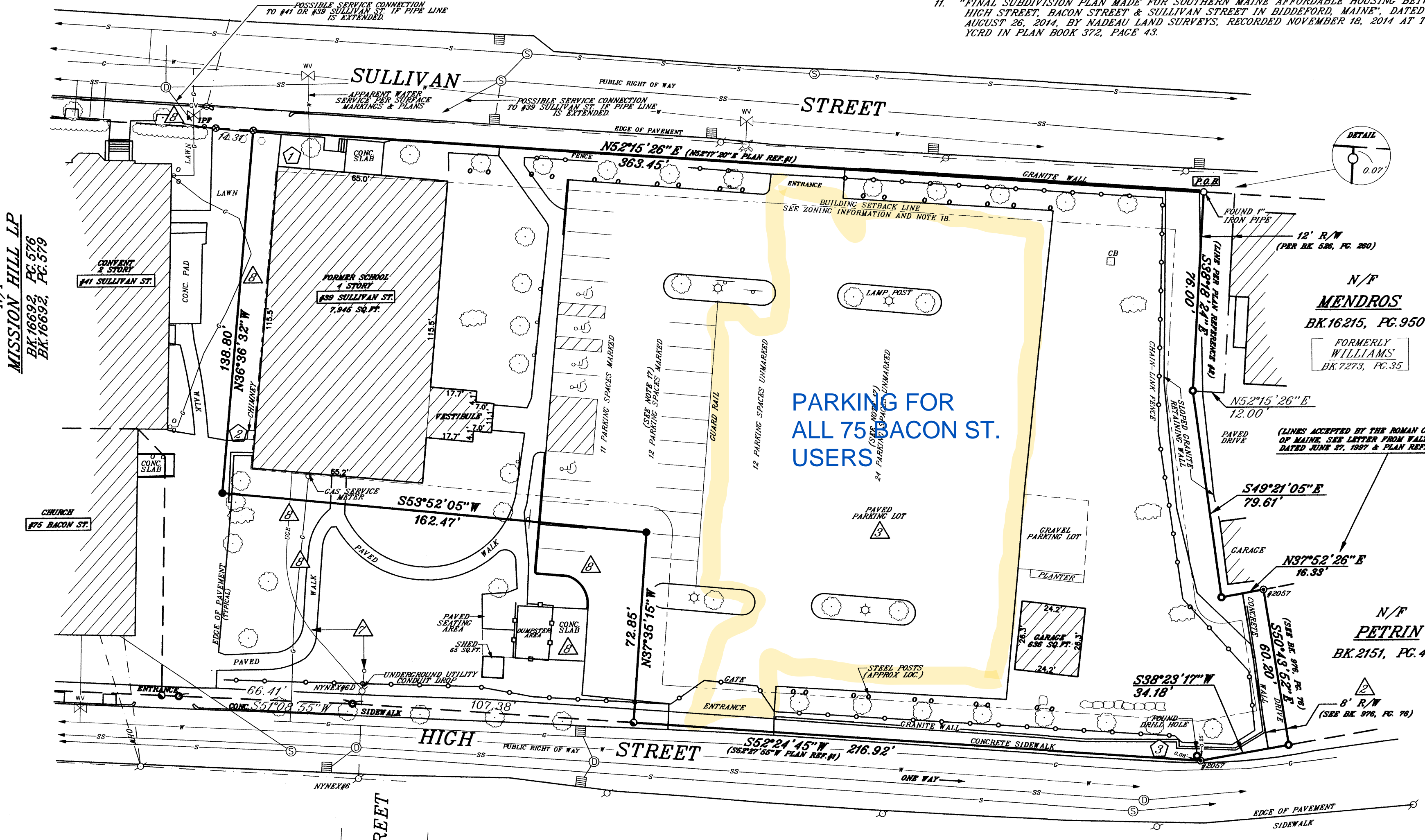
LOCUS PARCEL CONTAINS 70,000 SQ.FT. OR 1.61 ACRES.

GRAPHIC SCALE:



SITE OBSERVATIONS:

- THE FOLLOWING LIST OF OBSERVATIONS ARE ONLY THE OPINION OF THIS SURVEYOR AND SHOULD NOT BE INTERPRETED AS A COMPLETE LISTING.
- A PORTION OF THE LOCUS BUILDING ENCRUSCHES THE 15' SETBACK FROM SULLIVAN ST.
 - A PORTION OF THE CHIMNEY ATTACHED TO THE LOCUS BUILDING ENCRUSCHES THE 10' SIDE SETBACK.
 - A PORTION OF THE CONCRETE SIDEWALK ENCRUSCHES THE LOCUS PARCEL.



SCHEDULE B - PART I EXCEPTION NOTES:

- ITEMS 1 THRU 6, 12, 15 THRU 21: NON SURVEY ITEMS.
- ITEM 7: RIGHTS OF OTHERS IN AND TO AN EIGHT FOOT (8') WIDE RIGHT-OF-WAY AS SET FORTH IN DEED FROM PEPPERELL TRUST COMPANY TO MARGARET H. JOSE DATED FEBRUARY 24, 1942, RECORDED IN BOOK 376, PAGE 76. AFFECTS LOCUS PARCEL, SHOWN ON SURVEY.
- ITEM 8: RIGHTS AND EASEMENTS FOR VEHICULAR PARKING GRANTED BY THE ROMAN CATHOLIC BISHOP OF PORTLAND TO SOUTHERN MAINE AFFORDABLE HOUSING AS SET FORTH IN DEED DATED JULY 28, 2014, RECORDED IN BOOK 16862, PAGE 529, AS AFFECTED BY THE RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT BY AND BETWEEN MISSION HILL LP 2, SOUTHERN MAINE AFFORDABLE HOUSING AND BIDDEFORD HOUSING AUTHORITY DATED MARCH 31, 2015, RECORDED IN BOOK 16992, PAGE 584. AFFECTS LOCUS PARCEL, SHOWN ON SURVEY.
- ITEM 9: SUCH STATE OF FACTS AS SHOWN ON A SITE LAYOUT AND UTILITY PLAN FOR ST. ANDRE'S APARTMENTS, BIDDEFORD, ME DATED JULY 16, 2014, LAST REVISED SEPTEMBER 3, 2014, BY ARCHITECTS ARCHITECTS AND PAUL SPORFORD & THORNDIKE ENGINEERS - PLANNERS, RECORDED OCTOBER 10, 2014 IN PLAN BOOK 371, PAGE 41 (PLAN REF. 10), AS SHOWN ON SURVEY.
- ITEM 10: SUCH STATE OF FACTS AS SHOWN ON "FINAL SUBDIVISION PLAN MADE FOR SOUTHERN MAINE AFFORDABLE HOUSING BETWEEN HIGH STREET, BACON STREET & SULLIVAN STREET IN BIDDEFORD, MAINE", DATED AUGUST 26, 2014, BY NADEAU LAND SURVEYS, RECORDED NOVEMBER 18, 2014 IN PLAN BOOK 372, PAGE 43 (PLAN REF. 11), AS SHOWN ON SURVEY.
- ITEM 11: THIS DOCUMENT IS THE SURVEY. SEE ATTACHED SURVEYOR'S CERTIFICATION FOR MORE INFORMATION.
- ITEM 13: RIGHTS AND EASEMENTS GRANTED BY SAINT ANDRE HOUSING INC. TO CENTRAL MAINE POWER COMPANY DATED NOVEMBER 26, 1997 AND RECORDED IN BOOK 8630, PAGE 275. AFFECTS LOCUS PARCEL, SHOWN ON SURVEY.
- ITEM 14: SUBJECT TO RIGHTS AND EASEMENTS SET FORTH IN RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT BY AND BETWEEN MISSION HILL LP 2, SOUTHERN MAINE AFFORDABLE HOUSING AND BIDDEFORD HOUSING AUTHORITY DATED MARCH 31, 2015, RECORDED IN BOOK 16992, PAGE 584. AFFECTS LOCUS PARCEL, SHOWN ON SURVEY.

SURVEYOR'S CERTIFICATION:

TO MISSION HILL LP 2, COMMUNITY CAPITAL 2014 LIMITED PARTNERSHIP, ST. ANDRE'S HOUSING, INC., MAINE STATE HOUSING AUTHORITY, FIRST AMERICAN TITLE INSURANCE COMPANY AND THE SUCCESSORS AND ASSIGNS OF ALL OF THE FOREGOING.

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, 3, 4, 6(a), 7(a) AND 8(a), 8, 9, 11(b), AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DECEMBER 23, 2014 AND UPDATED ON SEPTEMBER 20, 2016.

NADEAU LAND SURVEYS
JAMES D. NADEAU, P.L.S. #2124 (AGENT)
10-23-2016

<p>PLAN DEPICTING THE RESULTS OF AN ALTA/ACSM LAND TITLE AND AS-BUILT SURVEY MADE FOR MISSION HILL LP 2 BETWEEN HIGH STREET & SULLIVAN STREET IN BIDDEFORD, MAINE</p>		
<p>NADEAU LAND SURVEYS PROFESSIONAL LAND SURVEYORS 918 BRIGHTON AVENUE PORTLAND, MAINE 04102 (207) 878-7870</p>		
RECORD OWNERS:	DRAWN BY: MLC	DATE: MARCH 30, 2015
MISSION HILL LP 2 25 SULLIVAN STREET BIDDEFORD, ME 04005	CHKD BY: TPB/IDN	SCALE: 1" = 30'
BOOK No. 100, 402 & 405	JOB No. 2141508ALTA	SHEET No. 1 OF 1

REVISED SEPTEMBER 27, 2016 - AS-BUILT