

SCHEDULE B - SECTION 2 EXCEPTIONS:

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, RULE NO. 2550A, EFFECTIVE DATE MAY 25, 2018.

- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN IN THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION OF THE LAND.
- ANY ENCROACHMENT, ENCUMBRANCE, VOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE INCLUDING DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, AND THAT ARE NOT SHOWN IN THE PUBLIC RECORDS.
- ANY JEN OR RIGHT TO A JEN FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN IN THE PUBLIC RECORDS.
- ANY DEFECT, LEND, ENCUMBRANCE, ADVISORY CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
- REAL ESTATE TAXES AND MUNICIPAL CHARGES AS FOLLOWS:
- IF THE INSURED PREMISES IS A CONDOMINIUM UNIT, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, LENDS FOR ASSESSMENTS, OPTIONS, POWERS OF ATTORNEY, AND IMPOSITIONS ON TITLE, CREATED BY THE LANDS OF THE STATE OF THE INSURED PREMISES OR SET FORTH IN THE MASTER DEED OR DECLARATION OF CONDOMINIUM, IN THE RELATED BY-LAWS, IN THE DECLARATION OF TRUST, OR IN FLOOR PLANS AS JULY RECORDED IN THE APPROPRIATE LAND RECORDS OFFICE AND AS THE SAME MAY HAVE BEEN LAMFULLY AMENDED, AND IN ANY INSTRUMENT CREATING THE ESTATE OR INTEREST INSURED BY THIS POLICY.
- ANY EXCEPTION, RESERVATION, RESTRICTION, EASEMENT OR CONDITION AS SET OUT IN THE ATTACHED SCHEDULE A, NOTWITHSTANDING EXCEPTION #5 ABOVE, THIS POLICY DOES NOT INSURE THE STATUS OF TAXES AND ASSESSMENTS ASSIGNED AGAINST THE INSURED PREMISES.
- UPON RECEIPT OF A SATISFACTORY LAND TITLE SURVEY AND SURVEYOR'S REPORT, GENERAL EXCEPTION 2 WILL BE DELETED FROM THE FINAL OWNERS' LOAN POLICY.

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, RULE NO. 2550A, EFFECTIVE DATE MAY 25, 2018.

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LEGEND

EXISTING

- PROPERTY LINE/CLW
- ADJUTER LINE/RAW
- SETBACK
- EASEMENT
- MONUMENT
- IRON PIPE/ROD
- 5/8" CHIPPED REBAR TO BE SET
- DEED CALL
- CURVE/LINE NO.

ENCROACHMENT

- ENCROACHMENT WITH ELEVATION

REMARK

- BUILDING
- DECK/STEPS/
- OVERLAP
- EDGE PAVEMENT
- EDGE CONCRETE
- PAVEMENT PAINT
- EDGE GRAVE
- CURB LINE
- TREELINE

CHAIN LINK FENCE

- STOCKADE FENCE

DECIDUOUS TREE

- LANDSCAPING (LSA)
- CONIFEROUS TREE

ROLLARD

- SIGN

GAS

- GAS GATE VALVE
- GAS METER
- WATER
- WATER GATE VALVE
- WATER SHUT OFF
- HYDRANT
- SANITARY SEWER
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN

OVERHEAD UTILITY

- UNDERGROUND UTILITY
- ELECTRIC METER
- UTILITY POLE
- GUY WIRE
- ROADWAY

STATE OF MAINE

SS. REGISTRY OF DEEDS COUNTY RECEIVED 2018 OCT 2 11:00 AM AND RECORDED IN PLAN BOOK PAGE

ATTEST

REGISTRAR

EXHIBIT A DESCRIPTION (LOT TO BE CONVEYED)

A CERTAIN LOT OR PARCEL OF LAND WITH THE IMPROVEMENTS THEREON ON THE NORTHEASTLY SIDE OF BRIGHTON AVENUE, BETWEEN TAFT AVENUE AND HOLM AVENUE, IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTLY SIDE OF TAFT AVENUE AND THE NORTHEASTLY SIDE OF BRIGHTON AVENUE, BEING S 16 20 53" N. A DISTANCE OF 0.63 FEET FROM AN EXISTING 1" IRON PIPE, 14 INCHES BELOW GRADE;

THENCE N 51° 15' 42" W, ALONG THE NORTHEASTLY SIDE OF BRIGHTON AVENUE, A DISTANCE OF 193.64 FEET TO A POINT A; THE INTERSECTION OF THE NORTHEASTLY SIDE OF BRIGHTON AVENUE AND THE SOUTHEASTLY SIDE OF HOLM AVENUE, BEING S 14 59' 04" W A DISTANCE OF 0.25 FEET FROM AN EXISTING 1" IRON PIPE, 3 INCHES BELOW GRADE;

THENCE N 1° 17' 27" E, ALONG THE SOUTHEASTLY SIDE OF HOLM AVENUE, A DISTANCE OF 114.92 FEET TO AN EXISTING 1" IRON PIPE, 1 INCHES BELOW GRADE; A' AN ANGLE POINT IN THE SOUTHEASTLY SIDE OF HOLM AVENUE;

THENCE N 14 27' 45" E, CONTINUING ALONG THE SOUTHEASTLY SIDE OF HOLM AVENUE, A DISTANCE OF 111.82 FEET TO A 5/8" IRON REBAR WITH SURVEYOR'S PLASTIC IDENTIFICATION CAP TO BE SET;

THENCE S 72° 32' 15" E, ALONG REMAINING LAND IF THE GRANTOR, A DISTANCE OF 1300.00 FEET TO A 5/8" IRON REBAR WITH SURVEYOR'S PLASTIC IDENTIFICATION CAP TO BE SET AT LAND NOW OR FORMERLY OF WALTER DOUCETTE AND THESSA A. DOUCETTE BY DEED DATED JUNE 21, 2008 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CDD) IN BOOK 24092 PAGE 162;

THENCE S 14° 12' 54" W, ALONG LAND NOW OR FORMERLY OF DOUCETTE, A DISTANCE OF 45.71 FEET TO A 5/8" IRON REBAR WITH SURVEYOR'S IDENTIFICATION CAP TO BE SET AT THE WESTERN CORNER OF LAND NOW OR FORMERLY OF DOUCETTE;

THENCE S 73° 51' 25" E, ALONG LAND NOW OR FORMERLY OF DOUCETTE, A DISTANCE OF 53.84 FEET TO A 5/8" IRON REBAR WITH SURVEYOR'S IDENTIFICATION CAP TO BE SET ON THE NORTHEASTLY SIDE OF TAFT AVENUE;

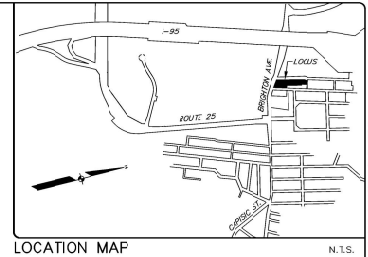
THENCE S 1° 00' 48" W, ALONG THE NORTHEASTLY SIDE OF TAFT AVENUE, A DISTANCE OF 243.20 FEET TO THE POINT OF BEGINNING.

THE TOTAL AREA OF THE HEREIN-DESCRIBED PARCEL IS APPROXIMATELY 46,201 SQUARE FEET.

THE BEARINGS SHOWN HEREON ARE GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802, 1803.

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL S 1085 BRIGHTON AVE., LLC BY:
A. DEED DATED JUNE 27, 2001 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CDD) IN BOOK 18475 PAGE 30.
B. DEED DATED SEPTEMBER 4, 2009 AND RECORDED AT THE (CDD) IN BOOK 27244, PAGE 326.
- THE PROPERTY IS SHOWN AS LOTS 234-4001, 274-1002, 274-1003, 274-1004, 274-1005, 274-1006, 274-1007, 274-1008, 274-1009 AND 274-1010 ON THE CITY OF PORTLAND TAX MAP 145V & 14W AND IS LOCATED IN THE BUSINESS COMMUNITY (B2), NEIGHBORHOOD BUSINESS (B1) AND RESIDENTIAL (R3), DISTRICTS.
- TOTAL AREA OF THE SURVEYED PARCEL IS APPROXIMATELY 43.07 ACRES.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICAL, INC. IN AUGUST OF 2018.
- PLAN REFERENCES:
A. "STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY OF RICHARD B. HOLDEN, JR. PROPERTY," BRIGHTON AVENUE PORTLAND MAINE, DATED JULY 10 1998 BY SEBAGO TECHNICAL, INC. PROJECT #93115.
B. "PORTLAND GARDENS IN CITY OF PORTLAND, MAINE, OWNED BY J.W. WILBUR" DATED JULY 1, 1912 AND RECORDED IN (CDD) IN PLAN BOOK 12, PAGE 23.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802/NAD83, ELEVATIONS EXPRESSED HEREIN ARE NAVD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- UTILITY INFORMATION SHOWN HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-800-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE SURVEY DID NOT DETERMINE THE LOCATION OF THE UNDERGROUND GAS LINE SERVING THE EXISTING BUILDING AT 1085 BRIGHTON AVENUE.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DEPICTED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 130051 D06 C, HAVING AN EFFECTIVE DATE OF DECEMBER 8, 1998. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X (NO SHADING), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- NO EXISTING DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED.
- EXPOSED LEDGE IS PRESENT ON THE "X" (NOT REPRODUCED).
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK. THE EXISTING BUILDING ON THE PROPERTY WAS NOT ENTERED AND THE INSIDE WAS NOT INSPECTED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- PROPOSED CHANGES IN STREET LIGHT OF WAY LINES WERE NOT OBSERVED OR PROVIDED, NO CURRENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.



N.T.S.

DRAWN CHECKED

JCC CDM

B. JCC 10/2/18 UPDATED PER TITLE COMMITMENT

A. JCC 8/20/18 ISSUED TO CLIENT FOR REVIEW

REVISION DATE: 10/2/18

BY: JCC

FOR: JCC

PROJECT: 1085 BRIGHTON AVE., LLC

DATE: 10/2/18

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