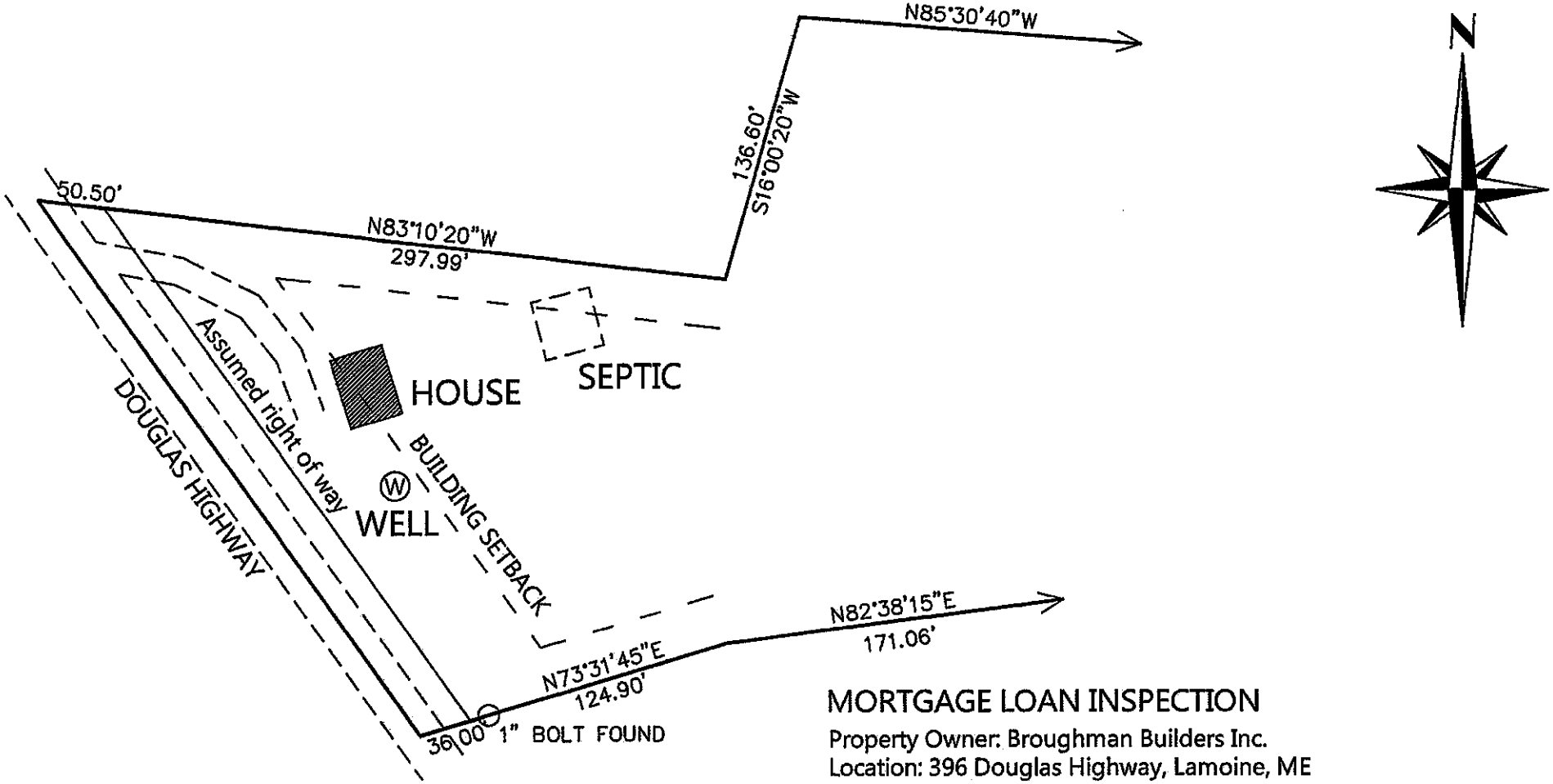

MORTGAGE LOAN INSPECTION

Property Owner: Broughman Builders Inc.
Location: 396 Douglas Highway, Lamoine, ME
Date: January 3, 2016
Scale: 1 inch = 80 feet
Note: This is not a boundary survey. This plan is for title insurance use only and is not to be used by the property owner / purchaser as a replacement for a boundary survey.

I certify to Bangor Savings Bank and it's title insurance company that this plan depicts the results of a current examination of a portion of the premises conveyed in Bk. 6498 Pg. 336 of the Hancock County Registry of Deeds and that all easements referenced in subject deed, apparent encroachments, and buildings are located on the ground as shown hereon. I have consulted the FEMA flood insurance rate maps, and the above described buildings are not located in a designated flood hazard area. I certify that the municipality is not making specific allegations that the existing improvements shown hereon violate any provisions of the local zoning ordinance.

NOTE: House appears to be in violation of town building setbacks for front yards. Town building ordinance requires 50 feet from edge of right of way. Width of right of way assumed to be 25 feet from centerline per Part I, section 5B of building ordinance. Using these two figures (50 feet +25 feet) house should be at least 75 feet from road centerline. Closest point of house measures 62 feet from centerline.

STATE OF MAINE
PATRICK J. DOWNEY
No. 2315
PROFESSIONAL LAND SURVEYOR

Patrick J. Downey P.L.S.
Professional Land Surveyor
15 Fieldstone Rd.
Ellsworth, ME 04605
tel 207-460-4441
patrickd71@aol.com