

HUD Survey Instructions and Report

U.S. Department of Housing
and Urban Development
Office of Housing

OMB Approval No. 2502-0598
(Exp. 04/30/2014)

Public Reporting Burden for this collection of information is estimated to average 0.5 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, DC 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2502-0598), Washington, DC 20503. Do not send this completed form to either of the above addresses.

This survey is to be used in a multifamily housing loan transaction submitted to HUD.

Its uses will include:

- Land title recordation (all cases).
 Site grading plan preparation (item 1 below).
 Plot plan design/redesign (item 2 below).

Special Project Features:

- Condominium/Air-rights, and/or
 Other: (Specify)

Standards of Performance: In every instance the survey and map(s) and/or plat(s) must be made in accordance with the requirements for an "ALTA/ACSM Land Title Survey" and in compliance with the:

- 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adapted by the American Land Title Association and the National Society of Professional Surveyors;
- Table A, Optional Survey Responsibilities and Specifications, thereof, items 1, 2, 3, 4, 6a, 6b, 7a, 8, 9, 10a, 10b, 11b, 12, 13, 16, 17, 18, 19, and 20a;
- And the following requirements as applicable:

1. **Site Grading Involved:** Comply with table A, item 5. Contours may not exceed 1-foot vertical intervals, except that 2-foot and 5-foot vertical intervals may be used where the mean site gradient exceeds 5 percent and 10 percent respectively. Where curbs and/ or gutters exist, show top of curb and flow line elevations.

2. **Plot Plan Design/Redesign Involved:** Comply with Table A, Item 6.

3. **Condominium/Air-rights Involved:** The surveyor must provide a survey made in accordance with any Property Jurisdiction requirements or, in the absence of such requirements, professionally recognized standards.

4. **Flood Hazard Involved:** Where any portion of the site is subject to flood hazard, show the 100-year return frequency flood hazard elevation and flood zone for all projects plus the 500 year return frequency flood hazard elevation and flood zone for Section 811 housing program. For existing projects show the site elevation at the building entrances, lowest habitable finished floor, and basement for each primary building, and the vehicular parking area that serves each primary building. Take return frequency flood hazard elevations from the applicable Federal Flood Insurance Rate Map. Where such is not available, take the elevations from available state or local equivalent data, or when not available, work in conjunction with owner's engineer.

5. **Blanket Easement Involved.** Show on the map/plat the location of any facility that is located within or traverses the property under provisions of a blanket easement.

Additional Owner Requirements: The following requirements are not intended to void any other part of this instruction.

Owner's Representative / Contact:

Name & Phone No: Lauren Boice (lboice@chinfirm.com)
 Address: _____

Surveyor's Report: A current Surveyor's Report (not more than 120 days old) must be included with the survey map(s)/plat(s) submitted to HUD for: project design review, construction contract document sets, as required during construction, upon project completion; and with the map(s)/plat(s) used at initial and final closing.

Certification: The survey map/plat must bear the following certification:

"I hereby certify to HUD, (*Borrower*), (*Sponsor*), (*Lender*), (*Title Insurance Underwriter*), (*Other*), and to their successors and assigns, that:

"I made an on the ground survey per record description of the land shown hereon located in (*city or town, county, township,*

etc.), on (*date*); and that it and this (these) map(s) was (were) made in accordance with the HUD Survey Instructions and Report, HUD 92457M, and the requirements for an ALTA/ACSM Land Title Survey, as defined in the *2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys*.

"To the best of my knowledge, belief and information, except as shown hereon: There are no encroachments either way across property lines; title lines and lines of actual possession are the same; and the premises are [*free of any*] [*subject to a*] 100/500 year return frequency flood hazard, and such [*flood free*] [*flood*] condition is shown on the Federal Flood Insurance Rate Map, Community Panel No. (*if none, so state*)."

Surveyor's Report

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Instructions: Submit a completed, signed Surveyor's Report with all survey map/plat submissions. See the Surveyor's Instructions for required map/plat submissions. Identify pertinent observed and otherwise known conditions on the Surveyor's Report.

I certify that, on (date) AUGUST 21, 2013, I made a survey of the premises standing in the name of CCBA WATERFORD PLACE, LLC

situated in (city, county, state): THE CITY OF BOSTON, SUFFOLK COUNTY, MASSACHUSETTS

known as street numbers 180-192 SHAWMUT AVENUE A.K.A. WATERFORD PLACE

and shown on the accompanying survey entitled:

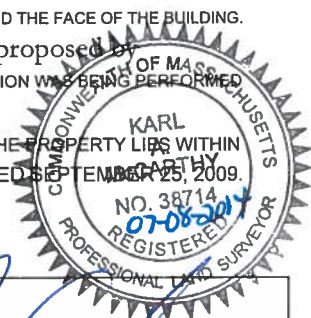
"ALTA/ACSM LAND TITLE SURVEY, 180 SHAWMUT AVENUE, BOSTON, MASS."
DATED AUGUST 21, 2013, PREPARED BY HARRY R. FELDMAN, INC., LAST REVISED MAY 23, 2014

I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey, and again, on (date) MAY 23, 2014, and on such latter inspection, I found said premises to be standing in the name of:

CCBA WATERFORD PLACE, LLC.

In my professional opinion, the following information reflects the conditions observed on the date of the last site inspection or disclosed in the process of researching title to the premises, and I further certify that such conditions(s) are shown on the survey map/plat dated AUGUST 21, 2013 or has/have been updated thereon under Revision Date MAY 23, 2014

- Rights of way, old highways or abandoned roads, lanes or driveways, drains, sewer or water pipes over and across said premises: WATERFORD STREET (A FORMER RIGHT OF WAY) CROSSES THROUGH THE PROPERTY. DRAIN, SEWER, AND WATER LINES CROSS THE PREMISES ON THE WESTERLY BOUNDARY. SEWER AND OTHER UTILITY LINES CROSS THROUGH THE PREMISES TO ABUTTERS VIA AN MBTA UTILITY EASEMENT. A GATE ACCESSING THE ABUTTER'S LAND TO THE SOUTH EXISTS IN THE SOUTHEASTERLY CORNER OF THE PREMISES.
- Springs, streams, rivers, ponds or lakes located, bordering on or running through said premises: NO OBSERVABLE EVIDENCE
- Cemeteries or family burying grounds located on said premises: NO OBSERVABLE EVIDENCE
- Electricity, or electromagnetic/communications signal, towers, antenna, lines, or line supports located on, overhanging or crossing said premises: ELECTRIC AND TELEPHONE LINES CROSS INTO THE PREMISES ON THE WESTERLY BOUNDARY. ELECTRIC LINES AND OTHER UTILITY LINES CROSS THROUGH THE PREMISES VIA AN MBTA UTILITY EASEMENT.
- Disputed boundaries or encroachments. (If the buildings, projections or cornices thereof or signs affixed thereto, fences or other indications of occupancy encroach upon adjoining properties or the like encroach upon surveyed premises, specify all such): A CHAIN LINK FENCE AT THE EASTERLY BOUNDARY CROSSES THE PROPERTY LINE; THE ABUTTER'S FENCE AT THE NORTHEASTERLY CORNER OF THE PREMISES CROSSES INTO THE PROPERTY; A CONCRETE CURB RUNNING ALONG THE NORTHERLY BOUNDARY CROSSES THE PROPERTY LINE.
- Earth moving work, building construction, or building additions within recent months: NO OBSERVABLE EVIDENCE
- Building or possession lines. (*In case of city or town property specify definitely as to whether or not walls are independent walls or party walls and as to all easements of support or "Beam Rights." In case of country property report specifically how boundary lines are evidenced, that is, whether by fences or otherwise*): WESTERLY ALONG THE SIDELINE OF SHAWMUT AVENUE, NORTHERLY BY A LINE OF CONCRETE CURBING AND ABUTTING LANDSCAPING, EASTERLY BY A CHAINLINK FENCE, AND SOUTHERLY BY A CHAINLINK FENCE AND THE FACE OF THE BUILDING.
- Recent street or sidewalk construction and/or any change in street lines either completed or proposed by and available from the controlling jurisdiction: AT THE TIME OF THE ORIGINAL SURVEY, UTILITY CONSTRUCTION WAS BEING PERFORMED WITHIN THE LIMITS OF SHAWMUT AVENUE.
- Flood hazard. BY GRAPHICAL PLOTTING ONLY THE PROERTY DOES NOT LIES WITHIN A FLOOD HAZARD AREA. THE PROPERTY LIES WITHIN A ZONE "X" (UNSHADED), AS SHOWN ON MAP NUMBER 25025C0077G, COMMUNITY PANEL No. 250286, DATED SEPTEMBER 25, 2009.
- Site used as a solid waste dump, sump, or sanitary landfill. NO OBSERVABLE EVIDENCE



Surveyor's Name: (print or type)	License Number:	Signature
HARRY R. FELDMAN, INC. KARL A. MCCARTHY, PLS	38714	X