

# SURVEY REQUIREMENTS

The survey called for in your Loan Commitment must be prepared by a registered engineer or Surveyor and must comply with the following:

- 1. The survey must be an Urban ALTA/ACSM Land Title Survey, meeting the Minimum Standard Detail Requirements and Classifications of ALTA/ACSM Land Title Surveys as adopted by American Land Title Association and American Congress on Surveying & Mapping in 1997.**
- 2. The survey must be completed and dated within six (6) months prior to closing.**
- 3. The survey must include the following certification and must include the original signature and seal of the surveyor:**

To [Borrower] , Network for Oregon Affordable Housing, and  
[Title Insurance Company] :

This is to certify that this map or plat and the survey on which it is based were made (I) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1997, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11 and 13 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an insert Urban Survey.

Date:

(signed) (seal) Registration No.

- 4. The following items are to be included from Table A of the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys:**

1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by an existing monument or witness to the corner.
2. Vicinity map showing the property surveyed in reference to nearby highway(s) or major street intersection(s).
3. Flood zone designation (with proper annotation based on Federal Flood Insurance Rate Maps or the state or local equivalent, by scaled map location and graphic plotting only).
4. Land area as specified by the client (indicate total acreage and square footage).
5. Identify, and show if possible, setback, height and bulk restrictions of record or disclosed by applicable zoning or building codes (in addition to those recorded in subdivision maps). If none, so state.
6. (a) Exterior dimensions of all buildings at ground level.  
(b) Square footage of exterior footprint of all buildings, or gross floor area of all buildings, at ground level.  
(c) Height of all buildings above grade at a defined location.
7. Substantial, visible improvements (in addition to buildings) such as signs, parking areas or structures, swimming pools, etc.
8. Parking areas and, if striped, the striping and the type (e.g., handicapped, motorcycle, regular, compact, etc.), and number of parking spaces.
9. Indication of access to a public way such as curb cuts, driveways marked.
10. Location of utilities serving or existing on the property as evidenced by on-site observation or as determined by records provided by client, utility companies, title companies and other appropriate sources (with reference as to the source of information (for example):
  - (a) railroad tracks and sidings;
  - (b) manholes, catch basins, valve vaults or other surface indications of subterranean uses;

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- (c) wires and cables (including their function) crossing the surveyed premises, all poles on or within ten feet of the surveyed premises, and the dimensions of all cross-wires or overhangs affecting the surveyed premises; and
- (d) utility company installations on the surveyed premises.

11. Significant observations not otherwise disclosed.

**5. The following additional items must be included on the survey:**

- (a) A narrative legal description which exactly matches the title commitment;
- (b) Names of all streets abutting the premises;
- (c) Distance to nearest intersection of streets and names of streets;
- (d) Street address of the premises;
- (e) Clear indication of any encroachments or protrusions and the exact measurements of the distance to lot lines, buildings, easement lines, etc.

**6. Copies of the survey must be provided to NOAH, Borrower (your client) and the Title Company.**