EXHIBIT 1

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 08/03/16

Legend:

- IRON PIPE OR ROD FND
- MONUMENT FOUND
- GAS VALVE
- WATER VALVE
- HYDRANT
- UTILITY POLE
- LIGHT POLE
- MANHOLE
- CATCH BASIN
- SIGN
- FENCE
- CURB
- OVERHEAD WIRES
- UNDERGROUND ELECTRIC
- TELEPHONE
- WATER LINE
- GAS LINE
- SANITARY SEWER
- STORM DRAIN
- MONITORING WELL

SCALE : 1" = 60'

0' 30' 60' 120'

Notes:

1. THE FEDERAL CHANNEL LINE TAKEN FROM PLAN REFERENCE NO. 7 USING COORDINATES IN THE DIGITAL FORMAT OF SAID PLAN.
2. VERTICAL DATUM IS NGVD 1929 BASED UPON MAINE DEPARTMENT OF TRANSPORTATION DISK L 5 (NGS) RESET 1997 FOUND SET IN CONCRETE BRIDGE ABUTMENT THAT SUPPORTS THE BEACH STREET ON RAMP WHERE IT CONNECTS TO THE CASCO BAY BRIDGE.
3. BEARINGS ARE MAINE STATE PLANE WEST COORDINATES NAD 83 MAINE WEST. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE COMBINED AVERAGE SCALE FACTOR IS 0.9999873960014057
4. FIELD WORK WAS COMPLETED FROM SUMMER 2012 THROUGH MARCH 2014.
5. THE SUBJECT PARCEL IS IN THE DIVISION 18.5 WATERFRONT PORT DEVELOPMENT ZONE & DIVISION 26 SECTION 14-446 SHORE LAND REGULATION ZONE PER THE CITY OF PORTLAND CODE OF ORDINANCES LAND USE CHAPTER 14.
6. THE SUBJECT PARCEL IS IN ZONE C & ZONE A2 (ELEV. 10) AS SHOWN ON THE FLOOD INSURANCE RATE MAP 230051 0016B WITH AN EFFECTIVE DATE OF JULY 17, 1986.
7. NO MONUMENTATION WAS SET BY HNTB CORP. AND NO SURVEY REPORT WAS PREPARED.
8. NOT ALL EXISTING STRUCTURES ARE SHOWN.

Plan Reference:

THE PARCEL BOUNDARY INFORMATION ON THIS PLAN WAS TAKEN FROM A PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY, WEST COMMERCIAL STREET, PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR NEW YARD LLC, 58 FORE STREET, PORTLAND, MAINE" BY OWEN HASKELL, INC. ADDITIONAL PLANS WERE USED AND RELIED UPON TO COMPLETE THIS PLAN AND MAY NOT BE SPECIFICALLY REFERENCED HEREON.

Utility Note:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-800-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.

PARCEL 1
NEW YARD, LLC (FEE INTEREST)
AREA= 427,759± S.F. OR 9.82± ACRES

PARCEL 2
NORTHERN UTILITIES, INC. D/B/A UNITIL (FEE INTEREST)
AREA= 172,645± S.F. OR 3.96± ACRES (INCLUDES ACREAGE ENCUMBERED BY PARCEL 4)

NEW YARD, LLC (LEASEHOLD INTEREST)
AREA= 172,645± S.F. OR 3.96± ACRES

PARCEL 3
NORTHERN UTILITIES, INC. D/B/A UNITIL AND CASCO WHARF AND STORAGE COMPANY (FEE INTEREST)
AREA= 181,854± S.F. OR 4.17± ACRES

NEW YARD, LLC (LEASEHOLD INTEREST)
AREA= 181,854± S.F. OR 4.17± ACRES

PARCEL 4
OSTERMAN PROPANE, INC. F/K/A NGL-NE, LLC (LEASEHOLD INTEREST WITHIN PORTION OF PARCEL 2)
AREA= 95,521± S.F. OR 2.19± ACRES

PARCEL 5
OWNER UNKNOWN (FEE INTEREST)
AREA= 2,028± S.F. OR 0.05± ACRES

STATE OF MAINE
PETER A. BELANGER
1341
PROFESSIONAL LAND SURVEYOR

STATE OF MAINE
RANDY R. LOUBIER
No. 2407
PROFESSIONAL LAND SURVEYOR

STATE OF MAINE

DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP
16 STATE HOUSE STATION AUGUSTA, MAINE 04333-0016

"LAND ACQUISITION PLAN"
PART II

WEST COMMERCIAL STREET, PORTLAND, CUMBERLAND COUNTY, MAINE

Scale: 1" = 60'

D.O.T. FILE NO. 3-596

DAVID BERNHARDT
COMMISSIONER

JOYCE NOEL TAYLOR
CHIEF ENGINEER

Surveyor's Certification

OWEN HASKELL, INC. CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE, WITH THE EXCEPTION OF MARKERS NOT SET AT ALL CORNERS.

RANDY R. LOUBIER
PROFESSIONAL LAND SURVEYOR NO. 2407
IN THE STATE OF MAINE

PETER BELANGER
PROFESSIONAL LAND SURVEYOR NO. 1341
IN THE STATE OF MAINE

DATE OF PLAN: APRIL 25, 2014
REVISION DATE:
OHI JOB NO. 2013-154P

SIGNING FOR THE STATE OF MAINE FOR THE CONDEMNATION PARCEL REFERENCE INFORMATION, EXCEPTIONS AND THE DESCRIPTION

OWEN HASKELL, INC.
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