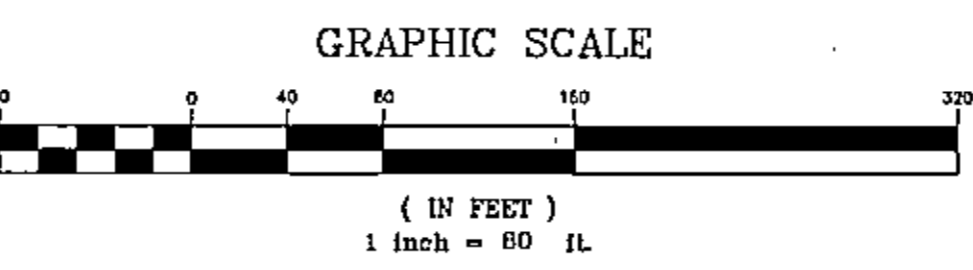
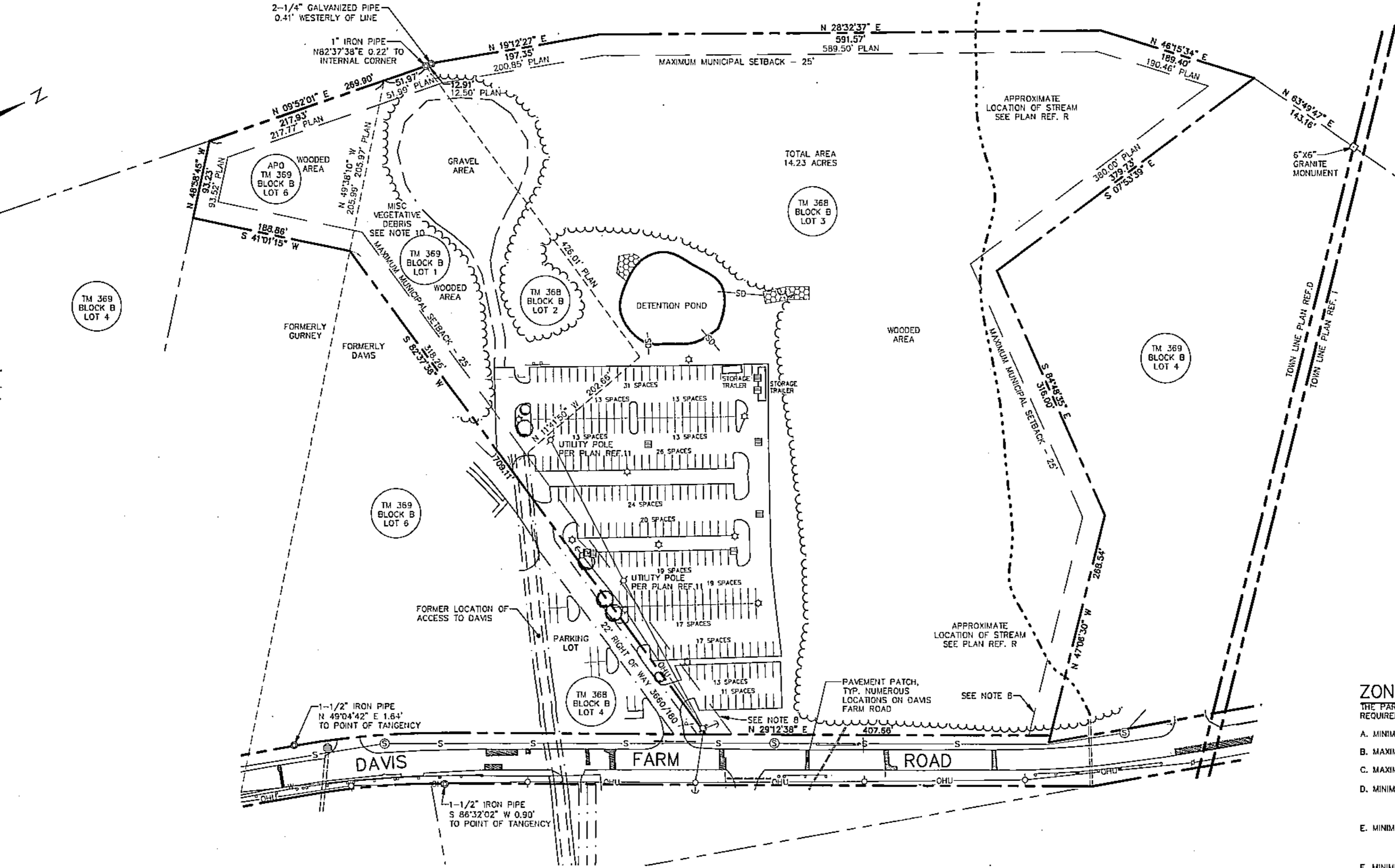


LEGEND

EXISTING	DESCRIPTION
---	BOUNDARY LINE/R.O.W.
---	ABUTTER LINE/R.O.W.
---	DEED LINE/R.O.W.
---	SETBACK
---	EASEMENT
---	IRON PIPE/RCD
---	DEED CALL
---	BUILDING
---	SIGN
---	STREAM
---	EDGE PAVEMENT
---	EDGE CONCRETE
---	PAVEMENT PAINT
---	GRAVEL ROAD
---	EDGE WATER
---	TREELINE
---	WIRE FENCE
---	DECIDUOUS TREE
---	GUARDRAIL
---	RAILROAD
---	GAS
---	GAS GATE VALVE
---	WATER
---	WATER GATE VALVE
---	WATER SHUT OFF
---	HYDRANT
---	SEWER
---	SEWER WH
---	STORM DRAIN
---	CATCH BASIN
---	CULVERT
---	OVERHEAD UTILITY
---	UNDERGROUND UTILITY
---	LIGHT POLE/WALL
---	UTILITY POLE
---	GUY
---	RIPRAP



ZONING INFORMATION

THE PARCEL LIES WITHIN THE 'M' INDUSTRIAL ZONE WITH THE FOLLOWING CURRENT DIMENSIONAL REQUIREMENTS:

- A. MINIMUM LOT SIZE: NONE
- B. MAXIMUM IMPERVIOUS SURFACE RATIO: 75%
- C. MAXIMUM BUILDING HEIGHT: 75 FEET
- D. MINIMUM SIDE YARDS: EACH STRUCTURE SHALL BE SET BACK ONE (1) FOOT FROM EACH SIDE PROPERTY LINE FOR EACH ONE (1) FOOT OF BUILDING HEIGHT UP TO TWENTY-FIVE (25) FEET
- E. MINIMUM REAR YARD: EACH STRUCTURE SHALL BE SET BACK ONE (1) FOOT FROM EACH SIDE PROPERTY LINE FOR EACH ONE (1) FOOT OF BUILDING HEIGHT UP TO TWENTY-FIVE (25) FEET
- F. MINIMUM FRONT YARD: EACH STRUCTURE SHALL BE SET BACK ONE (1) FOOT FROM EACH SIDE PROPERTY LINE FOR EACH ONE (1) FOOT OF BUILDING HEIGHT
- G. MINIMUM STREET FRONTAGE: SIXTY (60) FEET
- H. PAVEMENT SETBACK FROM LOT BOUNDARIES: TEN (10) FEET

REFERENCE IS MADE TO THE CITY OF PORTLAND MAINE CODE OF ORDINANCES CHAPTER 14 LAND USE FOR ADDITIONAL INFORMATION

GENERAL NOTES

- THE RECORD OWNER OF THE SURVEYED PARCEL IS NORTHERN NEW ENGLAND TELEPHONE OPERATIONS LLC BY DEED DATED MARCH 27, 2008 AND RECORDED IN BOOK 25946 PAGE 126 AND DEED DATED MAY 4, 1973 AND RECORDED IN BOOK 3400 PAGE 110 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
- THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND ASSESSORS MAP 369-BLOCK B-LOTS 2 AND 3, MAP 369-BLOCK B-LOT 1 AND A PORTION OF MAP 369-BLOCK B-LOT 6.
- BEARINGS ARE TRUE NORTH.
- THE PROPERTY IS LOCATED, BY SCALING METHODS, WITHIN ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND COMMUNITY PANEL NO. 230051-00318 WITH AN EFFECTIVE DATE OF JULY 17, 1986.
- THERE ARE 249 DELINEATED PARKING SPACES LOCATED ON THE SURVEYED PARCEL.
- THE LOCATION OF THE MAINE TURNPIKE AUTHORITY IS TAKEN FROM THE PLANS REFERENCED AND THE MONUMENTS FOUND AS FOLLOWS:
TOWN LINE MONUMENT 599.90' ± 2575+92.47 TURNPIKE / 180' ± 6+09.92 FALMOUTH SPUR
MONUMENT 354.90' ± 2558+20.79 TURNPIKE
MONUMENT 707.86' ± 2558+52.28 TURNPIKE
IT APPEARS FROM INFORMATION SUPPLIED TO THIS SURVEYOR FROM THE MAINE TURNPIKE AUTHORITY THAT THERE WERE NEVER ANY MONUMENTS SET ALONG THE RIGHT OF WAY LINE BETWEEN RIVERSIDE STREET AND BLACKSTRAP ROAD WITH THE EXCEPTION OF THE TOWN LINE MONUMENT THAT LIES NORTHERLY OF THE SURVEYED PARCEL.
- THE LOCATION OF DAVIS FARM ROAD, A PRIVATE ROAD OF VARIABLE WIDTH, AND THE LOTS ADJOINING IT ARE BASED ON MONUMENTATION FOUND THAT BEST REPRESENTS THE BOUNDARIES SHOWN ON THE PLAN REFERENCED IN NOTE 6-1.
- CURRENT ZONING FRONT YARD SETBACK IS DEPENDENT UPON THE HEIGHT OF THE BUILDING(S) LOCATED ON THE PARCEL. THERE ARE NO BUILDINGS LOCATED ON THE PARCEL.
- THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE WAS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL WITH THE EXCEPTION OF GRASS CLIPPINGS AND MISC. VEGETATIVE DEBRIS LOCATED AS SHOWN.

SURVEYED LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND SITUATED ON THE WESTERLY SIDE OF DAVIS FARM ROAD IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY SIDELINE OF DAVIS FARM ROAD AT LAND NOW OR FORMERLY OF PIZZAGALLI RIVERSIDE COMPANY AS DESCRIBED IN A DEED DATED MARCH 5, 1975 AND RECORDED IN BOOK 3660, PAGE 189 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD);

THENCE S 82° 37' 38" E, BY AND ALONG LAND OF PIZZAGALLI RIVERSIDE COMPANY, A DISTANCE OF 709.11 FEET TO AN ANGLE POINT;

THENCE S 41° 01' 15" W, BY AND ALONG LAND OF PIZZAGALLI RIVERSIDE COMPANY, A DISTANCE OF 188.86 FEET TO LAND NOW OR FORMERLY OF EUGENE M. VAN LOAN III AND RICHARD THORNER, CO-TRUSTEES OF THE LUCILLE E. DAWSON EXEMPT TRUST, AS DESCRIBED IN A DEED DATED DECEMBER 20, 2012 AND RECORDED IN BOOK 30242, PAGE 261 (CCRD);

THENCE N 48° 58' 45" W, BY AND ALONG LAND OF THE LUCILLE E. DAWSON EXEMPT TRUST, A DISTANCE OF 93.23 FEET TO THE EASTERLY SIDELINE OF LAND OF THE MAINE TURNPIKE AUTHORITY;

THENCE N 9° 52' 00" E, BY AND ALONG LAND OF THE MAINE TURNPIKE AUTHORITY, A DISTANCE OF 282.81 FEET TO AN ANGLE POINT;

THENCE N 19° 12' 27" E, BY AND ALONG LAND OF THE MAINE TURNPIKE AUTHORITY, A DISTANCE OF 197.35 FEET TO AN ANGLE POINT;

THENCE N 28° 32' 37" E, BY AND ALONG LAND OF THE MAINE TURNPIKE AUTHORITY, A DISTANCE OF 591.57 FEET TO AN ANGLE POINT;

THENCE N 46° 15' 34" E, BY AND ALONG LAND OF THE MAINE TURNPIKE AUTHORITY, A DISTANCE OF 189.40 FEET TO AN ANGLE POINT AND OTHER LAND NOW OR FORMERLY OF EUGENE M. VAN LOAN III AND RICHARD THORNER, CO-TRUSTEES OF THE LUCILLE E. DAWSON EXEMPT TRUST, AS DESCRIBED IN A DEED DATED DECEMBER 20, 2012 AND RECORDED IN BOOK 30242, PAGE 261 (CCRD);

THENCE S 7° 53' 39" E, BY AND ALONG LAND OF THE LUCILLE E. DAWSON EXEMPT TRUST, A DISTANCE OF 379.73 FEET TO AN ANGLE POINT;

THENCE S 84° 48' 35" E, BY AND ALONG LAND OF THE LUCILLE E. DAWSON EXEMPT TRUST, A DISTANCE OF 318.00 FEET TO AN ANGLE POINT;

THENCE S 47° 06' 30" E, BY AND ALONG LAND OF THE LUCILLE E. DAWSON EXEMPT TRUST, A DISTANCE OF 288.54 FEET TO THE WESTERLY SIDELINE OF DAVIS FARM ROAD;

THENCE S 29° 12' 38" E, BY AND ALONG THE WESTERLY SIDELINE OF DAVIS FARM ROAD, A DISTANCE OF 407.66 FEET TO THE POINT OF BEGINNING.

PLAN REFERENCES

- MAINE TURNPIKE AUTHORITY MAINE TURNPIKE SECTION 2 - PORTLAND TO AUGUSTA, SUPPLEMENTAL SHEET NO. 9, DATED JULY 1954 AND RECORDED IN BOOK 41 PAGE 14 CCRD.
- MAINE TURNPIKE AUTHORITY MAINE TURNPIKE SECTION 2 - PORTLAND TO AUGUSTA, SUPPLEMENTAL SHEET NO. 7, DATED JULY 1954 AND RECORDED IN BOOK 42 PAGE 4 CCRD.
- MAINE TURNPIKE AUTHORITY MAINE TURNPIKE SECTION 2 - PORTLAND TO AUGUSTA, SHEET NO. 15, DATED MARCH 1955 AND RECORDED IN BOOK 55 PAGE 12 CCRD.
- MAINE TURNPIKE AUTHORITY MAINE TURNPIKE SECTION 2 - PORTLAND TO AUGUSTA, SUPPLEMENTAL SHEET NO. 12, DATED SEPTEMBER 1954 AND RECORDED IN BOOK 56 PAGE 6 CCRD.
- MAINE TURNPIKE AUTHORITY MAINE TURNPIKE SECTION 2 - PORTLAND TO AUGUSTA, GENERAL LAYOUT 2480-2650 SHEET 13 OF 50 (DEPICTS THE LOCATION OF MONUMENTATION SET AND FOUND BY THE MAINE TURNPIKE AUTHORITY).
- MAINE TURNPIKE AUTHORITY MAINE TURNPIKE SECTION 2 - PORTLAND TO AUGUSTA, FALMOUTH SPUR INTERCHANGE SHEET 14 OF 50 (DEPICTS THE LOCATION OF MONUMENTATION SET AND FOUND BY THE MAINE TURNPIKE AUTHORITY).
- STATE OF MAINE, DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP DATED SEPTEMBER 1997 SHEET 14 OF 16 AND RECORDED IN BOOK 203 PAGE 127 CCRD.
- STATE OF MAINE, DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP DATED SEPTEMBER 1997 SHEET 15 OF 16 AND RECORDED IN BOOK 203 PAGE 127 CCRD.
- PLAN OF PROPERTY IN PORTLAND AND FALMOUTH, MAINE MADE FOR NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY DATED JAN. 1973 BY HI AND EC JORDAN AND RECORDED IN PLAN BOOK 105 PAGE 38 CCRD.
- PLAN OF PROPERTY IN PORTLAND AND FALMOUTH, MAINE MADE FOR NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY (PORTLAND FALMOUTH CAMPUS COMPLEX) DATED JAN. 1973 BY HI AND EC JORDAN AND RECORDED IN PLAN BOOK 105 PAGE 39 CCRD.
- PLAN OF PROPERTY IN PORTLAND AND FALMOUTH, MAINE MADE FOR NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY DATED JAN. 1973, REVISED THROUGH MARCH 26, 1973 BY HI AND EC JORDAN AND RECORDED IN PLAN BOOK 84 PAGE 2 CCRD.
- PLAN OF PROPERTY IN PORTLAND AND FALMOUTH, MAINE MADE FOR NEW ENGLAND TELEPHONE AND TELEGRAPH CO. DATED OCTOBER 1, 1984 BY HI AND EC JORDAN.
- PLAN OF PROPERTY IN PORTLAND AND FALMOUTH, MAINE MADE FOR NEW ENGLAND TELEPHONE STANDARD BOUNDARY SURVEY DATED 1-30-1985 BY HI AND EC JORDAN AND RECORDED IN PLAN BOOK 153 PAGE 10 CCRD.
- PLAN OF PROPERTY IN PORTLAND AND FALMOUTH, MAINE MADE FOR NEW ENGLAND TELEPHONE STANDARD BOUNDARY SURVEY DATED 3-5-1986 BY HI AND EC JORDAN AND RECORDED IN PLAN BOOK 153 PAGE 60 CCRD.
- PLAN OF PROPERTY IN PORTLAND AND FALMOUTH, MAINE MADE FOR NEW ENGLAND TELEPHONE AND TELEGRAPH CO. DATED JUNE 1970 AND REVISED THROUGH NOV. 1972 BY HI AND EC JORDAN.
- CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS RIVERSIDE ST. RELOCATION FOREST AVE. TO WASHINGTON AVE. R. RIGHT OF WAY AND TRACK MAP PORTLAND TERMINAL OPERATED BY THE PORTLAND TERMINAL COMPANY STATION 214+202 TO 263+76.6 DATED JUNE 30, 1916 DWG. VI-4-75.
- EXISTING CONDITIONS SURVEY ON DAVIS FARM RD, PORTLAND AND FALMOUTH, MAINE MADE FOR FAIRPOINT COMMUNICATIONS DATED NOVEMBER 2008 BY OWEN HASKELL, INC. SHEETS 1 OF 3.
- BOUNDARY SURVEY ON DAVIS FARM RD, PORTLAND AND FALMOUTH, MAINE MADE FOR FAIRPOINT COMMUNICATIONS DATED NOVEMBER 2008 BY OWEN HASKELL, INC. SHEETS 2 AND 3 OF 3.
- OVERVIEW PARKING LOT STUDY DATED SEPTEMBER 2007 BY QEST ASSOCIATES, INC.
- FINAL REVIEW SITE PLAN NEW ENGLAND TELEPHONE & TELEGRAPH CO. OFFICE BUILDING NO. 2 BY ALONZO HARRIMAN
- NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY OFFICE AND GARAGE FACILITIES PORTLAND AND FALMOUTH, MAINE DATED 12-15-72 DWG 101, 301 AND 302 BY ALONZO J. HARRIMAN ASSOCIATES, INC.

TITLE COMMITMENT

REFERENCE IS MADE TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE AGENTS' FILE NO. 213157 WITH AN EFFECTIVE DATE OF JULY 16, 2013 WITH THE FOLLOWING SCHEDULE B, SECTION 8 ITEMS:

ITEMS 1-6 NON SURVEY ITEMS.

ITEM 7, RIGHTS AND EASEMENTS AS SET FORTH IN THE DEED TO DAVISON CONSTRUCTION COMPANY, INC. DATED APRIL 13, 1975 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3366, PAGE 110, AS AFFECTED BY A CORRECTIVE EASEMENT DEED DATED AUGUST 6, 2009 AND RECORDED IN BOOK 27335, PAGE 348 BOOK 3285, PAGE 110 ACCESS OVER DAVIS FARM ROAD (FORMERLY KNOWN AS CONNECTOR ROAD), A DRAINAGE EASEMENT THAT ENCUMBERS THE ENTIRE SURVEYED PARCEL AS SHOWN. THE BUILDING RESTRICTION AREA IS LOCATED SOUTHERLY OF THE SURVEYED PARCEL.

ITEM 8, RIGHTS AND EASEMENTS GRANTED TO PIZZAGALLI RIVERSIDE COMPANY AS SET FORTH IN A DEED DATED MARCH 5, 1975 AND RECORDED IN BOOK 3660, PAGE 189.

A RIGHT OF WAY AND EASEMENT SHOWN HEREON AS DAVIS FARM ROAD (FORMERLY KNOWN AS CONNECTOR ROAD) AND A DRAINAGE EASEMENT THAT ENCUMBERS THE ENTIRE SURVEYED PARCEL AS SHOWN.

ITEM 22, SUCH STATE OF FACTS AS SHOWN AND SET FORTH ON THE ALTA/ACSM LAND TITLE SURVEY OF 7 DAVIS FARM ROAD PREPARED BY SEBAGO TECHINCS FOR PIZZAGALLI PROPERTIES, LLC, THIS PLAN AS SHOWN.

CERTIFICATION

PIZZAGALLI PROPERTIES, LLC AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B-1), 8, 9, 11(A), 13, 15, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 31st, 2013.

EXECUTED THIS 18 DAY OF Nov, 2013

STATE OF MAINE
 WILLIAM C. SHIPPEN
 2118
 PROFESSIONAL LAND SURVEYOR

WILLIAM C. SHIPPEN
 PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER 2118 MAINE
 75 JOHN ROBERTS ROAD
 SOUTH PORTLAND, ME 04106-6953
 PHONE 207-268-2884

98389ALTA.dwg, TAB:ALTA-80

SEBAGO
 TECHNICAL SERVICES
 WWW.SEBAGOTECHNICALSERVICES.COM
 75 John Roberts Rd., Suite 1A
 South Portland, ME 04106
 TEL: 207-268-2884 FAX: 207-765-5459

PROJECT NO. / FIELD BOOK DESIGN CHKD DRAWN
 98369

11-18-13	SIGNED AND SEALED TO CLIENT
09-13-13	SUBMIT TO CITY FOR REVIEW
08-08-13	UPDATE TITLE NOTES PER REVISED TITLE COMMITMENT
07-30-13	ISSUED TO CLIENT
7-10-12	TITLE COMMENTS DATED 7-6-12
DATE	STATUS:

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHINCS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHINCS, INC.

ALTA/ACSM LAND TITLE SURVEY
 OF:
 7 DAVIS FARM ROAD
 PORTLAND, MAINE
 FOR:
 PIZZAGALLI PROPERTIES, LLC
 346 SHELBURNE ROAD, SUITE 106
 BURLINGTON, VT 05401

DATE	SCALE
07-11-13	1" = 60'

SHEET 1 OF 1