

NOTES / REFERENCES

1. REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:

- PLAN ENTITLED "BOUNDARY SURVEY" PLAN A.P. 58 - LOT 69 MARTIN STREET CUMBERLAND, RHODE ISLAND PREPARED FOR: ADLER, POLLOCK & SHEEHAN PROJECT NO. 03.000 SCALE: 1" = 40' NOVEMBER 2, 2004 PREPARED BY WATERMAN ENGINEERING CO.
- PLAN ENTITLED "PLAN SHOWING LAND TO BE PURCHASED BY ROGER WILLIAMS GROCERY & COMPANY FROM DEVELOPMENT REALTY CORP. BERKELEY - CUMBERLAND, R.I. SURVEYED & PLATTED BY EDWARD J. HAYDEN, ENG. SEPT. 1987 WHICH IS RECORDED WITH THE LAND EVIDENCE RECORDS AT THE TOWN OF CUMBERLAND, R.I. IN VOLUME 188, PAGE 304.
- PLAN ENTITLED "PLAN OF BERKELEY AIRPORT (SHOWING FLOWAGE LINE ELEV.) CUMBERLAND, RHODE ISLAND SCALE: 1" = 100' SURVEYED AND PLATTED BY EDWARD J. HAYDEN WHICH IS RECORDED WITH THE LAND EVIDENCE RECORDS AT THE TOWN OF CUMBERLAND, RHODE ISLAND IN VOLUME 136, PAGE 426.
- PLAN ENTITLED "PLAN OF LAND TO BE CONVEYED BY TOWN OF CUMBERLAND CUMBERLAND, R.I. SCALE: 1" = 40' MARCH 1984 THE GUILMETTE CORPORATION" WHICH IS RECORDED WITH THE LAND EVIDENCE RECORDS AT THE TOWN OF CUMBERLAND, RHODE ISLAND ON PLAT CARD NO. 580.
- BLACKSTONE VALLEY SEWER DISTRICT COMMISSION CONDEMNATION PLATS NO. 82 & 83 WHICH IS RECORDED WITH THE LAND EVIDENCE RECORDS AT THE TOWN OF CUMBERLAND, RHODE ISLAND IN VOLUME 218, PAGE 314.

2. REFERENCE IS MADE TO THE FOLLOWING TOWN OF CUMBERLAND, R.I. LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED.

- A.P. 58, LOT 69 - ROGER WILLIAMS FOODS, INC. - VOLUME 292, PAGE 18
- THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD AS EXCEPTED IN SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANIES COMMITMENT NO. 2001-25129:
- A) RIGHTS OF OTHERS TO USE THE BLACKSTONE RIVER (NOT PLOTTABLE) - #9
- B) WATER RIGHTS, RIGHTS OF FLOWAGE, & RIPARIAN RIGHTS AS DESCRIBED IN VOLUME 94, PAGE 80 (NOT PLOTTABLE) - #11
- C) WATER RIGHTS, RIGHTS OF FLOWAGE, & RIPARIAN RIGHTS AS DESCRIBED IN VOLUME 136, PAGE 426 (NOT PLOTTABLE) - #11
- D) WATER RIGHTS, RIGHTS OF FLOWAGE, & RIPARIAN RIGHTS AS DESCRIBED IN VOLUME 136, PAGE 430 (NOT PLOTTABLE) - #11
- E) WATER RIGHTS, RIGHTS OF FLOWAGE, & RIPARIAN RIGHTS AS DESCRIBED IN VOLUME 143, PAGE 411 (NOT PLOTTABLE) - #11
- F) WATER RIGHTS, RIGHTS OF FLOWAGE, & RIPARIAN RIGHTS AS DESCRIBED IN VOLUME 143, PAGE 415 (NOT PLOTTABLE) - #11
- G) RIGHT OF WAY AND UTILITY EASEMENT AS DESCRIBED IN VOLUME 98, PAGE 35 (NOT PLOTTABLE) - #12
- H) 40' WIDE RIGHT OF WAY AS DESCRIBED IN VOLUME 143, PAGE 419 (NOT PLOTTABLE) - #13

3. EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD (CONT.):

- 40' WIDE RIGHT OF WAY AS DESCRIBED IN VOLUME 188, PAGE 27 (SEE PLAN REF. 1B) - #13
- 40' WIDE RIGHT OF WAY AS DESCRIBED IN VOLUME 188, PAGE 31 - #15
- SEWER EASEMENTS AS DESCRIBED IN VOLUME 218, PAGE 314 (SEE PLAN REF. 1E) - #16
- 40' RIGHT OF WAY, RIPARIAN RIGHTS, AGREEMENTS AND RESERVATIONS AS DESCRIBED IN VOLUME 288, PAGE 856 - #18
- 40' RIGHT OF WAY, WATER RIGHTS, RIPARIAN RIGHTS, AND SEWER EASEMENT AS DESCRIBED IN VOLUME 292, PAGE 18 (SEE PLAN REF. 1D) - #19

4. THESE PREMISES ARE SITUATED IN AN "I" ZONE:

DIMENSIONAL REQUIREMENTS

MIN. LOT AREA	= 40,000 SQ. FT.
MIN. FRONTAGE WIDTH	= 50 FT.
MIN. S.B. FRONT YARD	= 20 FT.
MIN. S.B. REAR YARD	= 10 FT.
MIN. S.B. SIDE YARD	= 10 FT.
MAX. STRUCTURE HEIGHT	= 75 FT.
MAX. LOT COVERAGE	= 40%

NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED.

5. THESE PREMISES ARE SITUATED IN A ZONE "AF" (EL = 25) AS DESIGNATED ON "NATIONAL FLOOD INSURANCE PROGRAM" FIRM FLOOD INSURANCE RATE MAP TOWN OF CUMBERLAND, RHODE ISLAND PROVIDENCE COUNTY, PANEL 6 OF 7 COMMUNITY-PANEL NUMBER 440018 0006 B MAP REVISED: FEBRUARY 18, 1990. FEDERAL EMERGENCY MANAGEMENT AGENCY.

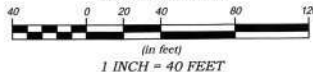
6. ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. PLEASE CONTACT CGS SAFE PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-CGS-SAFE AND/OR ALL LOCAL UTILITY COMPANIES.

7. TOPOGRAPHIC MAPPING COMPILED BY EASTERN TOPOGRAPHICS AND PROVIDED TO WATERMAN ENGINEERING CO. BY THE CLIENT. TOPOGRAPHIC MAPPING IS NOT THE PRODUCT OF A FIELD SURVEY BY WATERMAN ENGINEERING CO.

LEGEND & ABBREVIATIONS

NF	- NOW OR FORMERLY	- PROPERTY LINE
A.P.	- ASSESSORS PLAT	- ZONING SETBACK LINE
S.F.	- SQUARE FEET	- EXISTING CONTOUR
AC	- ACRES	- STONE WALL
±	- PLUS OR MINUS	- FENCE
STY	- STORY	- SEWER LINE
W/F	- WOOD FRAMED	- DRAIN LINE
SH*	- STATE HIGHWAY PLAT	- WATER LINE
RET.	- RETAINING WALL	- GAS LINE
PSD	- PEDESTRIAN	- ELECTRIC LINE
(FND.)	- FOUND	- SANITARY SEWER MANHOLE
RWB	- RI HIGHWAY BOUND	- CATCH BASIN
PK NAL	- MASONRY NAIL	- STORM DRAIN MANHOLE
FE	- PLANNED END	- WATER GATE
RCP	- REINFORCED CONCRETE PIPE	- GAS VALVE
CLF	- CHAIN LINK FENCE	- ELECTRIC MANHOLE
INV	- INVERT	- CONCRETE ROUND
± 10.00	- SPOT GRADE	- DRILL HOLE
MY-305	- MONITORING WELL	- IRON PIPE

GRAPHIC SCALE



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CERTIFICATION

THIS SURVEY AND PLAN CONFORM TO THE FOLLOWING CLASS STANDARDS AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 1984.

BOUNDARY SURVEY - CLASS I
 TOPOGRAPHIC SURVEY - CLASS IV

THIS PLAN IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH A CLASS IV STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSTRUED AS AN ACCURATE TOPOGRAPHIC SURVEY AND IS SUBJECT TO SUCH CHANGES AS AN ACCURATE TOPOGRAPHIC SURVEY MAY DISCLOSE.

Richard S. Lipsitz
 RICHARD S. LIPSITZ
 WATERMAN ENGINEERING COMPANY
 REG. NO. 1837
 DATE: 6-14-07



NO. 060807		REVISED MONITORING WELLS & ADDED TOPOGRAPHY		RSD	
DATE		REVISION		CHECKED BY	
ALTA/ACSM LAND TITLE SURVEY PLAN A.P. 58, LOT 69 MARTIN STREET CUMBERLAND, RHODE ISLAND					
NIXON PEABODY LLP SUITE 500 ONE CITIZENS PLAZA PROVIDENCE, RI 02903-1345					
WATERMAN ENGINEERING CO. CIVIL ENGINEERS / SURVEYORS - EST. 1894 46 SUTTON AVENUE EAST PROVIDENCE, RHODE ISLAND 02914 PH. (401) 438-5775 FAX. (401) 438-5773					