

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 3020-805376ME8
SCHEDULE B, SECTION II:

7. a. Rights and easements granted to Portland Pipe Line Company by Morris Taylor in an instrument dated July 30, 1941 and recorded in Book 1646, Page 149; DOES AFFECT SUBJECT PROPERTY--SHOWN ON PLAN
b. and re-recorded in Book 1646, Page 298; DOES AFFECT SUBJECT PROPERTY--SHOWN ON PLAN c. as affected by an Agreement between George C. Shaw Company and Portland Pipe Line Corporation dated June 13, 1978 and recorded in Book 4314, Page 195; d. as affected by Agreement and Consent between Shaw's Realty Co., Portland Pipe Corporation and Analytical Services, Inc. dated March 9, 1987 and recorded in Book 8137, Page 276 (Note: Shaw's Realty Co. later acquired the interest of Analytical Services, Inc. in the affected property); DOES AFFECT THE SUBJECT PARCEL IV--NOW WITHIN THE MANCHESTER DRIVE RIGHT OF WAY--SHOWN ON PLAN.

8. a. Rights and easements granted to Portland Pipe line Company by George C. Edes and Mabel E. Edes in an instrument dated September 22, 1943 and recorded in Book 1727, Page 151; DOES AFFECT SUBJECT PROPERTY--SHOWN ON PLAN.
b. as affected by an Agreement between George C. Shaw Company and Portland Pipe Line Corporation dated October 24, 1978 and recorded in Book 4335, Page 138. DOES AFFECT SUBJECT PROPERTY--SHOWN ON PLAN.

9. Rights and easements granted to Central Maine Power Company and New England Telephone and Telegraph Company by C. Harlan Chaplin and Lottie M. Chaplin in an instrument dated November 17, 1971 and recorded in Book 3211, Page 575. MAY AFFECT THE SUBJECT PROPERTY--LOCATION CANNOT BE DETERMINED AS NO POLES WITH NUMBER 14 AND 14.1 WERE FOUND--NOT PLOTTABLE.

10. Terms and conditions of rights and easements as set forth in a Deed from Maine Savings Bank to George C. Shaw Company dated September 27, 1978 and recorded in Book 4311, Page 186. DOES AFFECT SUBJECT PROPERTY--SHOWN ON PLAN.

11. Terms and conditions of a Right of First Refusal Agreement between Maine Savings Bank and George C. Shaw Company dated September 27, 1978 and recorded in Book 4311, Page 193. DOES AFFECT THE SUBJECT PARCEL I--BLANKET DESCRIPTION--NOT PLOTTABLE.

12. Terms and conditions of rights and easements as set forth in a Deed from Donald L. Rich to George C. Shaw Company dated October 23, 1978 and recorded in Book 4326, Page 308. (Affects Parcel III) DOES AFFECT THE SUBJECT PARCEL III--SHOWN ON PLAN.

13. Restrictions, covenants and conditions affecting rights and easements as set forth in an Agreement between Donald L. Rich and George C. Shaw Company dated October 23, 1978 and recorded in Book 4326, Page 336. (Affects Parcels I and III) DOES AFFECT THE SUBJECT PARCELS I & II--SETBACK RESTRICTIONS ARE SHOWN ON PLAN ALL OTHERS ARE BLANKET DESCRIPTIONS

14. Rights and easements granted to Central Maine Power Company by George C. Shaw Company in an instrument dated November 20, 1978 and recorded in Book 4371, Page 163. (Affects Parcel I) DOES AFFECT SUBJECT PARCEL I--NOT PLOTTABLE NO WIDTH GIVEN--LINE LOCATION SHOWN ON PLAN.

15. Terms and conditions in a Department of Environmental Site Location Order for Shaw's Realty Co. affecting Shaw's Plaza dated January 30, 1979 and recorded in Book 4381, Page 328. DOES AFFECT SUBJECT THE SUBJECT PROPERTY--BLANKET DESCRIPTION--NOT PLOTTABLE.

16. Rights and easements granted to New England Telephone and Telegraph Company by George C. Shaw Co. in an instrument dated June 25, 1979 and recorded in Book 4458, Page 335. (Affects Parcel I) DOES AFFECT SUBJECT PARCEL I-- NO PLOTTABLE POLE 85 NOT FOUND AND UNDERGROUND UTILITIES WERE NOT OBSERVED.

17. Rights and easements granted to Central Maine Power Company and New England Telephone and Telegraph Company by Shaw's Realty Co. in an instrument dated December 18, 1979 and recorded in Book 4548, Page 344. (Affects Parcel I) DOES AFFECT THE SUBJECT PARCEL I--SHOWN ON PLAN.

18. a. Notice of Layout and Taking by The State of Maine Department of Transportation for State Highway "113" (State Route #35) dated April 30, 1986 and recorded in Book 7175, Page 195; DOES AFFECT THE SUBJECT PARCELS II & IV--SHOWN ON PLAN--NOW PART OF THE STREET RIGHT OF WAY FOR TANDBERG TRAIL ROUTE 35
b. and in a Supplemental Notice of Taking dated December 2, 1986 and recorded in Book 7532, Page 337. DOES NOT AFFECT THE SUBJECT PARCEL II--SHOWN ON PLAN--NOW PART OF MANCHESTER DRIVE.

19. a. Terms and conditions set forth in a Cross Easement Agreement between McDonald's Corporation and Shaw's Realty Co. dated May 5, 1986 and recorded in Book 7623, Page 206. (Affects Parcels I and III) DOES AFFECT THE SUBJECT PARCELS I & III--BLANKET DESCRIPTION--NOT PLOTTABLE.
b. as affected by an Amendment to Cross Easement Agreement between Maine Bank & Trust Company, Shaw's Realty Co., and McDonald's Corporation dated July 20, 1995 and recorded in Book 12055, Page 227. (Affects Parcels I and III) DOES AFFECT THE SUBJECT PARCELS I & III--BLANKET DESCRIPTION--NOT PLOTTABLE.

20. a. Terms and conditions affecting rights and easements in a 50 foot wide strip reserved by Shaw's Realty Co., in a Deed The Howland Corporation dated February 27, 1987 and recorded in Book 7664, Page 246; DOES AFFECT THE SUBJECT PARCELS AS A BENEFIT TO THE PARCELS--SHOWN ON PLAN.
b. as corrected and re-recorded in Deed July 31, 1987 and recorded in Book 7995, Page 319. DOES AFFECT THE SUBJECT PARCELS AS A BENEFIT TO THE PARCELS--SHOWN ON PLAN.

21. Covenants and agreements set forth in an Agreement and Deed of Easement between Shaw's Realty Co. and the Inhabitants of the Town of Windham dated March 11, 1987 and recorded in Book 8137, Page 273. DOES AFFECT THE SUBJECT PARCELS--BLANKET DESCRIPTION--NOT PLOTTABLE.

22. Terms and conditions and rights and easements as set forth in an Agreement and Deed of Easements between Shaw's Realty Co., and the Inhabitants of the Town of Windham dated June 27, 1985 and recorded in Book 8595, Page 30. MAY AFFECT THE SUBJECT PROPERTY--VAGUE DESCRIPTION AND NO UNDERGROUND UTILITIES WERE LOCATED--NOT PLOTTABLE.
Note: This agreement refers to a 20-foot wide easement granted to Shaw's Realty Co. by Harold K. and Anne V. Lowell, which easement does not appear on the record at the Cumberland County Registry of Deeds.

23. Terms and conditions and rights and easements as set forth in a Deed to Standby Corp. III from J & L Associates, dated February 13, 1989 and recorded in Book 8696, Page 151. DOES AFFECT THE SUBJECT PARCEL IV--SHOWN ON PLAN.

24. Notice of Layout and Taking by The State of Maine Department of Transportation for State Highways "113" (State Route #35) and "14" (State Route #302) dated September 13, 1994 and recorded in Book 11639, Page 317. DOES AFFECT THE SUBJECT PARCEL I--NO DESCRIPTION FOR GRADING RIGHTS --NOT PLOTTABLE.

25. Terms and conditions and rights and easements set forth in a Mutual Grant of Easements for Vehicular and Pedestrian Access between W/S North Windham Properties Limited Partnership and Shaw's Realty Co. dated August 18, 1994 and recorded in Book 11696, Page 141. (Affects Parcels I and III) DOES AFFECT THE PARCELS I & III--SHOWN ON PLAN

26. a. Mortgage and Security Agreement from W/S North Windham Properties Limited Partnership to Conesco Mortgage Capital, Inc. in the original principal amount of \$2,972,000.00 dated April 19, 1994 and recorded in Book 11394, Page 336; MAY AFFECT THE SUBJECT PROPERTY--NO DESCRIPTION GIVEN--NOT PLOTTABLE.
b. as affected by an Assignment to Western National Life Insurance Company in an instrument dated February 9, 1995 and recorded in Book 11817, Page 85. MAY AFFECT SUBJECT PROPERTY--APPEARS TO BE OF PROPERTY TO THE NORTH BUT AFFECTS SOME CROSS EASEMENTS

27. a. Assignment of Leases from W/S North Windham Properties Limited Partnership to Conesco Mortgage Capital, Inc. dated April 19, 1994 and recorded in Book 11395, Page 15; MAY AFFECT SUBJECT PROPERTY--APPEARS TO BE OF PROPERTY TO THE NORTH BUT AFFECTS SOME CROSS EASEMENTS
b. as affected by an Assignment to Western National Life Insurance Company in an instrument dated February 9, 1995 and recorded in Book 11817, Page 85. MAY AFFECT SUBJECT PROPERTY--APPEARS TO BE OF PROPERTY TO THE NORTH BUT AFFECTS SOME CROSS EASEMENTS

28. a. Assignment of Rents from W/S North Windham Properties Limited Partnership to Conesco Mortgage Capital, Inc. dated April 19, 1994 and recorded in Book 11395, Page 15; MAY AFFECT SUBJECT PROPERTY--APPEARS TO BE OF PROPERTY TO THE NORTH BUT AFFECTS SOME CROSS EASEMENTS
b. Assignment of Rents from W/S North Windham Properties Limited Partnership to Conesco Mortgage Capital, Inc. dated February 9, 1995 and recorded in Book 11817, Page 85. MAY AFFECT SUBJECT PROPERTY--APPEARS TO BE OF PROPERTY TO THE NORTH BUT AFFECTS SOME CROSS EASEMENTS

29. Terms and conditions of rights and easements set forth in a Deed from Shaw's Realty Co. to the Town of Windham dated November 20, 1995 and recorded in Book 12331, Page 88. MAY AFFECT THE SUBJECT PROPERTY--APPEARS TO BE WHAT IS SHOWN AS MANCHESTER DRIVE BUT AFFECTS THOSE CROSS EASEMENTS WITHIN THE RIGHT OF WAY.

30. Rights and easements granted to C M P Natural Gas, LLC by Shaw's Realty Co. in an instrument dated August 23, 1999 and recorded in Book 15043, Page 311. DOES AFFECT THE SUBJECT PROPERTY--SHOWN ON PLAN.

31. Such state of facts as shown on a plan entitled Reliever Road, Route 35, North Windham, Maine, by William J. Doucet, P.L.S. 2263, dated June 7, 1995, and revised through November 10, 1995 and recorded in Plan Book 196, Page 17. (Affects Parcel IV) DOES AFFECT THE SUBJECT PARCEL IV AS TO EASEMENTS--SHOWN ON PLAN.

32. Such state of facts as shown on a plan entitled Commercial Subdivision, route 35, North Windham, Maine, William J. Doucet, P.L.S. 2263, dated June 7, 1995, and revised through November 21, 1995 and recorded in Plan Book 196, Page 18. (Affects Parcel IV)

33. Terms and provisions of a Lease by and between California State Teachers' Retirement System, Landlord, and Shaw's Supermarkets, Inc., as Tenant, a Memorandum and Notice of which is dated as of June 1, 2000 and recorded on June 5, 2000 in Book 15511, Page 338, as affected by Subordination, Non-Disturbance and Attornment Agreement by and among RCG LV Debt IV Non--REIT Assets Holdings LLC, Shaw's Supermarkets, Inc. and WP 2011 Waterville Associates, LLC dated May 11, 2011 and recorded in Book 28697, Page 17. DOES AFFECT THE SUBJECT PROPERTY--BLANKET DESCRIPTION--NOT PLOTTABLE.

34. Terms and provisions of a Lease by ond between California State Teachers' Retirement System, Landlord, and Staples The Office Superstore East, Inc., as Tenant, a Memorandum of which is dated as of June 12, 2001 and recorded on July 3, 2001 in Book 16485, Page 92, as affected by Subordination, Non-Disturbance and Attornment Agreement by and among RCG LV Debt IV Non--REIT Assets Holdings LLC, Staples The Office Superstore East, Inc. and WP Windham Associates, LLC dated May 11, 2011 and recorded in Book 28697, Page 1. DOES AFFECT THE SUBJECT PROPERTY--BLANKET DESCRIPTION--NOT PLOTTABLE.

35. Easement Agreement, dated as of April 2, 2002, by and between California State Teachers' Retirement System, as Grantor, and Gorham Savings Bank, as Grantee, recorded on April 2, 2002 in Book 17490, Page 269. DOES AFFECT SUBJECT PROPERTY--BLANKET DESCRIPTION--NOT PLOTTABLE.

36. Easement, dated as of December 9, 2002, by California State Teachers' Retirement System, as Grantor, and Maine Natural Gas Corporation, as grantee, recorded on December 30, 2002 in Book 18623, Page 164. DOES AFFECT THE SUBJECT PARCELS I & IV--NOT PLOTTABLE--PROVIDED PLAN NOT LEGIBLE.

37. Terms and provisions of a Lease by and between California State Teachers' Retirement System, as Lessor, and D.F. Hastings Distributors, Inc., as Lessee, a Notice of which is dated November 2, 2004 and recorded on November 8, 2004 in Book 21990, Page 108, as affected by Subordination, Non-Disturbance and Attornment Agreement by and among RCG LV Debt IV Non--REIT Assets Holdings LLC, DFH Acquisition LLC and WP Windham Associates, LLC dated May 11, 2011 and recorded in Book 28696, Page 330. DOES AFFECT THE SUBJECT PROPERTY--BLANKET DESCRIPTION--NOT PLOTTABLE.

38. Mortgage contained in an instrument entitled "Mortgage, Assignment of Leases and Rents, Security Agreement and Financing Statement" from WP Windham Associates, LLC to RCG LV Debt IV Non--REIT Assets Holdings, LLC in the original principal amount of \$22,176,000.00 dated as of May 11, 2011 and recorded in Book 28696, Page 261. DOES AFFECT THE SUBJECT PROPERTY--BLANKET DESCRIPTION--NOT PLOTTABLE.

39. Assignment of Leases and Rents from WP Windham Associates, LLC to RCG LV Debt IV Non--REIT Assets Holdings, LLC dated May 11, 2011 and recorded in Book 28696, Page 295. DOES AFFECT THE SUBJECT PROPERTY--BLANKET DESCRIPTION--NOT PLOTTABLE.

40. UCC--1 Financing Statement naming WP Windham Associates, LLC, as Debtor, and RCG LV Debt IV Non--REIT Assets Holdings, LLC, as Secured Party, recorded in Book 28696, Page 316. DOES AFFECT THE SUBJECT PROPERTY--BLANKET DESCRIPTION--NOT PLOTTABLE.

41. State of Maine Department of Environmental Protection Transfer Order dated August 16, 2011 and recorded in the Cumberland County Registry of Deeds in Book 28930, Page 24. DOES AFFECT SUBJECT PROPERTY--NOT SURVEY RELATED--NOT PLOTTABLE.

42. Assignment of Mortgage dated December 21, 2011 and recorded in the Cumberland County Registry of Deeds in Book 29249, Page 241, assigning the mortgage recorded in Book 28696, Page 261 to Camden National Bank. DOES AFFECT THE SUBJECT PROPERTY--BLANKET DESCRIPTION--NOT PLOTTABLE.

MISCELLANEOUS NOTES:

- THE OWNER OF RECORD IS WP WINDHAM ASSOCIATES, LLC C/O WP REALTY, INC. 940 HAVERFORD ROAD BRYN MAWR, PA 19010.
- REFERENCE THE SUBJECT PROPERTY AS PARCEL 1A ON MAP 70 OF THE TOWN OF WINDHAM, ME. ASSESSORS MAPS.
- DEED REFERENCE FOR THE SUBJECT PARCEL IS BOOK 28696 PAGE 253, AS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- THE TOTAL AREA OF SUBJECT PROPERTY IS 1,084,649 SQUARE FEET OR 24.900 ACRES.
- TABLE A ITEM 16 -- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- TABLE A ITEM 17 -- THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED TO THE BEST OF OUR KNOWLEDGE, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO EVIDENCE OF A CEMETERY WAS OBSERVED ON THE SUBJECT PROPERTY.
- NO UNDERGROUND UTILITIES WERE OBSERVED AT THE TIME OF THE SURVEY.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO ROOSEVELT TRAIL(ROUTE 302) , TANDBERG TRAIL AND MANCHESTER DRIVE, PUBLIC WAYS.
- ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT--OF--WAY.
- THE PROPERTY APPEARS TO DRAIN INTO A PUBLIC RIGHT--OF--WAY.
- THE CURRENT ZONING ALLOWS FOR THE CURRENT USE
- THE PROPERTY IS LISTED AS 770 ROOSEVELT TRAIL IN THE WINDHAM ASSESSING RECORDS. THE STREET ADDRESS IS SHOWN ON THE FACE OF THE BUILDING.
- TABLE A ITEM 11: THE LOCATION OF ALL UTILITIES SERVING OR EXISTING ON THE SURVEYED PROPERTY IS DEPICTED AS DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE.
- TABLE A ITEM 20: HOLDEN ENGINEERING AND SURVEYING, INC. CARRIES PROFESSIONAL LIABILITY INSURANCE IN THE MINIMUM AMOUNT.
- ALL UTILITIES SERVING THE SURVEYED PROPERTY, INCLUDING ELECTRIC, GAS, WATER, SANITARY SEWER AND STORM SEWER, CONNECT TO LINES LOCATED IN PUBLIC ROADWAYS, WITHOUT CROSSING THE PROPERTY OF OTHERS, AS SHOWN ON THE SURVEY, EXCEPT AS FOLLOWS: NONE)
- EXCEPT AS SET FORTH BELOW, THERE ARE NO (I) VISIBLE ENCROACHMENTS UPON THE SURVED PROPERTY BY IMPROVEMENTS ON ADJACENT PROPERTY, (II) VISIBLE ENCROACHMENTS ON ANY EASEMENT OR ON ADJACENT PROPERTY, STREETS, OR ALLEYS BY ANY IMPROVEMENTS ON THE SURVEYED PROPERTY, (III) PARTY WALLS, (IV) CONFLICTS OR PROTRUSIONS. THE EXCEPTIONS TO THE ABOVE STATEMENTS ARE AS FOLLOWS: SHOWN ON THE ENCROACHMENTS SECTION OF THIS PLAN.
- THE SURVEYED PROPERTY IS THE SAME PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT #3020-805376ME78 WITH AN EFFECTIVE DATE OF AUGUST 5, 2016 AND DESCRIBED IN DEED INTO THE CURRENT OWNER RECORDED IN BOOK 28696, PAGE 253 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR VISIBLE FROM A PHYSICAL INSPECTION OF THE SURVEYED PROPERTY OR OTHERWISE KNOWN HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SURVEYED PROPERTY.
- THERE ARE NO PRESENCE OF ANY GAPS, STRIPS OR GORES SEPARATING ANY OF THE CONTIGUOUS BOUNDARY LINES OF PARCEL ONE, PARCEL TWO, PARCEL THREE, PARCEL FOUR AND PARCEL FIVE

As Surveyed Description

Beginning at the South East corner of the land of Kevin W. & Amy L. Bent, at the northerly edge of Tandberg Trail Route 35 at a 5/8" diameter reinforcing rod, thence along the land of Kevin W. & Amy L. Bent North 09°20'12" West 152.02 feet, thence along the land of Kevin W. & Amy L. Bent South 88°11' 13" West 122.00 feet to the land of Jeffrey T. Hayman, thence along the land of Jeffrey T. Hayman North 09°20'12" West 8.00 feet, thence along the land of Jeffrey T. Hayman South 88°11'13" West 151.50 feet to a 5/8" diameter reinforcing rod, thence along the land of Jeffrey T. Hayman South 09°20'12" East 160.00 feet to the northerly edge of Tandberg Trail Route 35, thence along the northerly edge of Tandberg Trail Route 35 South 88°11'13" West 215.00 feet, thence along the northerly edge of Tandberg Trail Route 35 North 09°20'12" West 16.64 feet, thence along the northerly edge of the Tandberg Trail Route 35 South 88°19'53" West 133.86 feet to a 4" by 4" stone bound at the easterly edge of Manchester Drive and the beginning of a non-tangent circular curve, thence along the easterly edge of Manchester Drive and a circular curve concave to the right having a radius of 40.00 feet 23.28 feet chord bearing S 26°29' 44" E chord length 22.95' to a 4" x 4" stone bound, thence along the easterly edge of Manchester Drive North 09°49'25" West 89.68 feet, thence along the easterly edge of Manchester Drive North 03°06' 49" West 199.36 feet to the beginning of a tangent circular curve, thence along the easterly edge of Manchester Drive and a circular curve concave to the left having a radius of 1030.00 feet 117.36 feet to the end of the circular curve, thence along the easterly edge of Manchester Drive North 09°38'32" West 669.53 feet to the land of W. S. North Windham Properties Limited., thence along the land of W. S. North Windham Properties Limited. North 78°10'16" East 613.17 feet to a 5" by 8" triangular stone bound at the land of Maine Bank and Trust Company, thence along the land of Maine Bank and Trust Company North 78°13'44" East 139.78 feet to a 5/8" diameter reinforcing rod at the land of Steven A. & Pamela L. Rich, thence along the land of Steven A. & Pamela L. Rich South 11°52'46" East 131.38 feet to a 5/8" diameter reinforcing rod, thence along the land of Steven A. & Pamela L. Rich North 88°53'14" East 170.11 feet to a 5/8" diameter reinforcing rod, thence along the land of Steven A. & Pamela L. Rich North 79°50'19" East 84.41 feet to the land of Fleet Bank of Maine, thence along land of Fleet Bank of Maine South 10°06'17" East 173.75 feet to a 1" diameter iron pipe, thence along land of Fleet Bank of Maine North 85°39'35" East 244.58 feet to the westerly edge of Roosevelt Trail Route 302 thence along the westerly edge of Roosevelt Trail Route 302 South 16°15'41" East 96.26 feet to the land of Gorham Savings Bank, thence along the land of Gorham Savings Bank South 85°39'46" West 317.25 feet to a nail in a sidewalk, thence along the land of Gorham Savings Bank and The Rich Family Limited Partnership. South 10°33'34" East 259.92 feet to a 1-1/2" diameter iron pipe at the land of Deering Associates LLC, thence along the land of Deering Associates LLC South 88°53'53" West 53.71 feet to a reinforcing rod the top of which is flush with the pavement, thence along the land of Deering Associates LLC South 09°34'29." East 598.64 feet to the northerly edge of Tandberg Trail Route 35, thence along the northerly edge of Tandberg Trail Route 35 South 88°11'48" West 77.02 feet, thence along the northerly edge of Tandberg Trail Route 35 South 88°11'48" West 232.50 feet to the point of beginning. Containing 1,084,649 square feet or 24.900 acres.

BASIS OF BEARING:

BEARING BASED ON A MAGNETIC READING TAKEN ALONG THE WESTERLY RIGHT OF WAY OF ROOSEVELT TRAIL OF S 16°15'41" E.

ENCROACHMENTS:

A GRAVEL FOR ABUTTING LOT 67--34 ENCROACHES ONTO THE SUBJECT PARCEL 6' X 50'+/-.

FLOOD ZONE:

BASED ON EXAMINATION OF FLOOD INSURANCE RATE MAP, MAP NUMBER 230189 0015 B, EFFECTIVE DATE SEPTEMBER 2, 1981 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY LIES WITHIN ZONE C -- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONING:

Zoning Classification: (C-1) Commercial District.
Permitted Use: (C-1) Retail Sales, Retail Sales Outdoor, Bank and Business and Professional Office
Building Setbacks:

(CD) Front = 40', Side = 6', Rear = 6'
Maximum Building Height: None

Parking Ratio: Retail Stores, Automobile Sales 2.7 per k.s.f. of interior sales area GFA plus 1.5 per k.s.f. of interior area.
Source: Town of Windham Maine Zoning Ordinance.

PARKING:

560 Parking Spaces
17 Handicapped Spaces

577 Total Parking Spaces

LEGEND	
	ABUTTING PROPERTY LINE
	BUILDING TIE LINE
	CURBING
	EASEMENT
	EDGE OF PAVEMENT
	STOCKADE FENCE
	EDGE OF GRAVEL
	OVERHEAD UTILITY LINES
	PROPERTY LINE
	FORMER LOT LINE
	BUILDING SETBACK LINE
	CONCRETE
	BRICK SIDEWALK
	SIGN
	BOLLARD
	CATCH BASIN
	DRAIN MANHOLE
	HAND HOLE
	LIGHT POLE
	MANHOLE
	MONITORING WELL
	REBAR / MAG NAIL / IRON PIPE
	STONE BOUND
	SEWER MANHOLE
	UTILITY POLE
	WATER SHUT-OFF
	HYDRANT

ALTA / NSPS LAND TITLE
SURVEY PREPARED FOR:
ACADIA REALTY TRUST

MAP 70 -- LOT 1A

CITY OF WINDHAM, CUMBERLAND COUNTY, MAINE

OCTOBER 18, 2017

Revision Date	Revision Description
10/24/17	ADD NAME TO CERTIFICATION

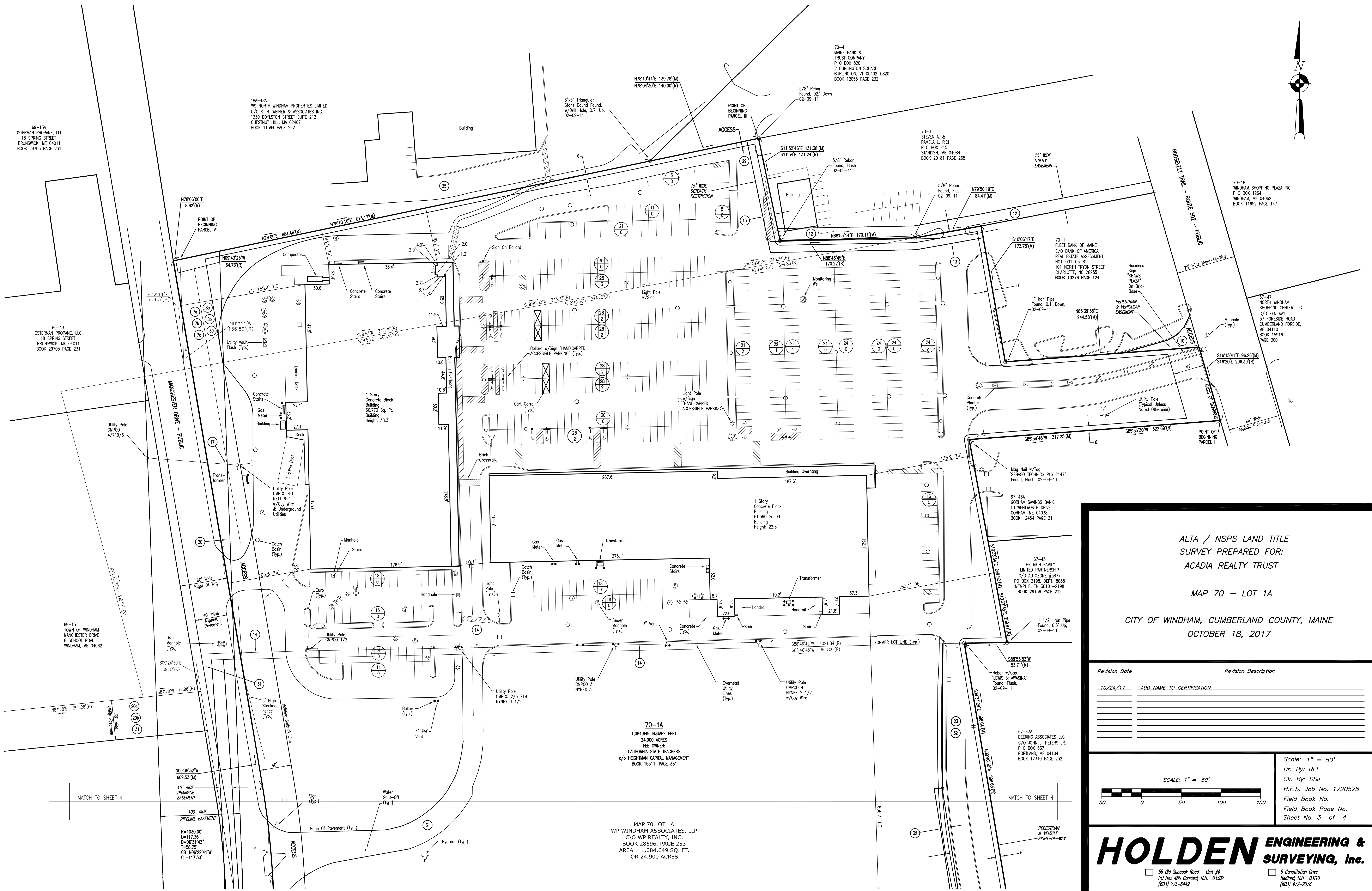
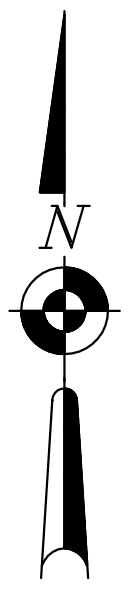
Scale: 1" = 50'	
Dr. By: REL	
Ck. By: DSJ	
H.E.S. Job No. 1720528	
Field Book No.	
Field Book Page No.	
Sheet No. 2 of 4	

HOLDEN ENGINEERING &
SURVEYING, inc.

56 Old Suncook Road - Unit #4
PO Box 480 Concord, N.H. 03302
(603) 225-6449

9 Constitution Drive
Bedford, N.H. 03110
(603) 472-2078

Proj. Created: 02/18/11 J:\dwg\CADD\120528_770 Roosevelt Trail, Windham, ME 04062.dwg Oct 24, 2017 djendrick



ALTA / NSPS LAND TITLE
SURVEY PREPARED FOR:
ACADIA REALTY TRUST

MAP 70 - LOT 1A

CITY OF WINDHAM, CUMBERLAND COUNTY, MAINE
OCTOBER 18, 2017

Revision Date	Revision Description
10/24/17	ADD NAME TO CERTIFICATION

Scale: 1" = 50'

Dr. By: REL

Ck. By: DSJ

H.E.S. Job No. 1720528

Field Book No.

Field Book Page No.

Sheet No. 3 of 4

SCALE: 1" = 50'

HOLDEN ENGINEERING & SURVEYING, inc.

56 Old Suncook Road - Unit #4
PO Box 480 Concord, N.H. 03302
(603) 225-6449

9 Constitution Drive
Bedford, N.H. 03110
(603) 472-2078



U:\3796-Grover Homes-Tandberg Trail Mixed Residential Housing - Windham\Z - CAD\DWG\3796-RENDER.dwg 5/4/2023 9:07 AM

Rev.	Date	Revision

SKETCH PLAN SUBMISSION	4/17/23	DJG
Issued For	Date	By

Design: LEL	Draft: CEH	Date: DEC 2022
Checked: DJG	Scale: 1"=80'	Job No.: 3796
File Name: 3796-RENDER.dwg		
This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc.(GPCEI). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCEI.		



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Drawing Name:	Overall Site Plan
Project:	Shaw's Site Development Tandberg Trail, Windham
Client:	770 Roosevelt Development, LLC 40 Farm Gate Road, Falmouth, ME 04105

Drawing No.
C100

