

SCHEDULE B SECTION 2: EXCEPTIONS

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 6438281
COMMITMENT DATE: 5/7/2023

- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN IN THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION OF THE LAND. (NOT PLOTTABLE)
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE, INCLUDING DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, AND THAT ARE NOT SHOWN IN THE PUBLIC RECORDS. (SHOW ON PLAN)
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN IN THE PUBLIC RECORDS. (NOT PLOTTABLE)
- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. (NOT PLOTTABLE)
- PLANNING NOTICES RECORDED IN BOOK 1747 AT PAGE 518 AND IN BOOK 1747 AT PAGE 750. (NOT PLOTTABLE)
- NOTICE OF DECISION RECORDED IN BOOK 1780 AT PAGE 665. (NOT PLOTTABLE)

PARKING DATA:

FROM TOWN OF SOUTH KINGSTOWN ZONING ORDINANCE
SEC 711 MINIMUM OFF-STREET PARKING

TYPE OF USE: RETAIL STORES, SHOPPING CENTER AND OTHER
TYPES OF PERMITTED BUSINESS OR COMMERCIAL USES

MINIMUM PARKING SPACES REQUIRED: 1 FOR EACH 350 SQ. FT.
OF GROSS LEASABLE FLOOR AREA (GLFA) (MINIMUM 3 SPACES)

REQUIRED:
GROSS LEASABLE FLOOR AREA = 2,150 SQ. FT.
2,150 SQ. FT. / 350 SQ. FT. = 6.1 SPACES = 7 SPACES REQUIRED

PROVIDED:
43 STANDARD SPACES
2 HANDICAP SPACES
45 TOTAL SPACES PROVIDED

A.P. 57-1, LOT 93
N/F SCOTT SQUARED, LLC
BK. 1421, PG. 654

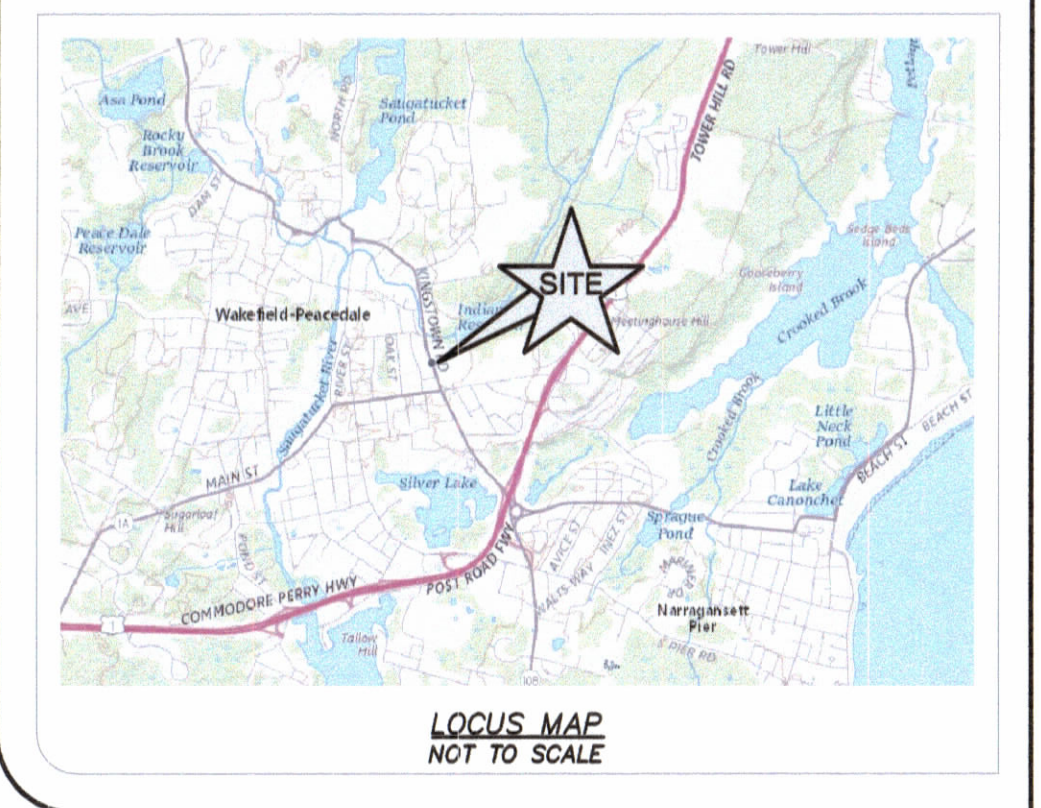
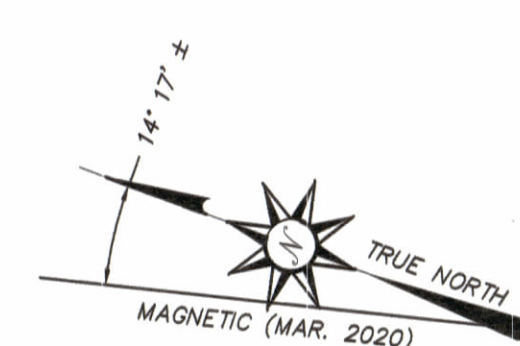
A.P. 57-2, LOT 76
N/F RSP REALTY, LLC
BK. 1269, PG. 751

A.P. 57-1, LOT 92
N/F 703 KINGSTOWN ROAD LLC
BK. 1693, PG. 694
AREA = 30,325 SQ. FT.
(0.702 AC.)

A.P. 57-1, LOT 91
N/F ROBERT S. GILARDETTI TRUST
BK. 1656, PG. 112

A.P. 57-1, LOTS 96-00, 96-1 & 96-2
N/F SCOT V. HALLBERG, TEMPAS, INC. & CGRI WAKEFIELD LLC

- LEGEND**
- PROPERTY LINE
 - ABUTTER'S PROPERTY LINE
 - TOPOGRAPHIC CONTOUR LINE
 - APPROX. WETLAND EDGE
 - FEMA FLOOD ZONE DELINEATION
 - SPLIT RAIL FENCE
 - STOCKADE FENCE
 - CHAIN LINK FENCE
 - OVERHEAD WIRE
 - GAS LINE
 - SEWER LINE
 - WATER LINE
 - UTILITY POLE
 - FIRE HYDRANT
 - CATCH BASIN(S)
 - CATCH BASIN DRAIN INLET
 - CLEANOUT
 - SEWER MANHOLE
 - DRAINAGE MANHOLE
 - WATER VALVE
 - RHODE ISLAND HIGHWAY BOUND
 - IRON ROD FOUND
 - SPIKE WITH CAP SET
 - SURVEY NAIL FOUND/SET
 - EXISTING TREES
- 2 SCHEDULE B - SECTION 2
EXCEPTION NUMBER

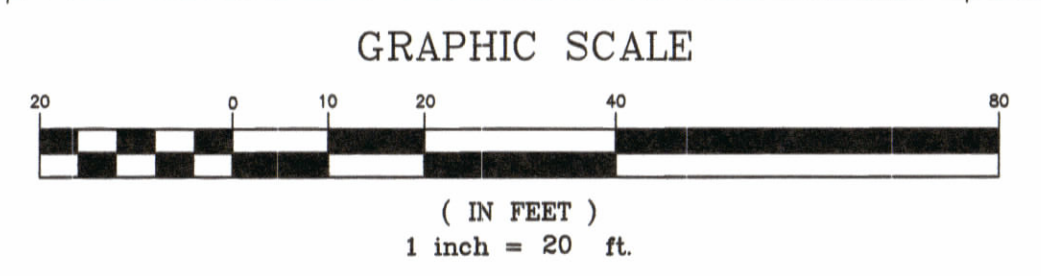


GENERAL NOTES:

- NORTH ARROW REFERENCES TRUE NORTH.
- EXISTING CONDITIONS SHOWN AS OF JUNE 12, 2023 AND ARE THE RESULT OF A FIELD SURVEY BY SOUTH COUNTY SURVEY COMPANY, LLC.
- SUBJECT PARCEL LIES WITHIN THE COMMERCIAL HIGHWAY (CH) ZONING DISTRICT.
- SUBJECT PARCEL IS SERVED BY PUBLIC WATER, SEWER AND GAS.
- NO AREAS OF WETLANDS EXIST ON THE SUBJECT PARCEL.
- SOIL CLASSIFICATION AT THE SITE IS URBAN LAND (U₁), THERE ARE NO PRIME AGRICULTURAL SOILS AND FARMLAND SOILS OF STATEWIDE IMPORTANCE AT THE SITE. SOURCE: USDA SOIL SURVEY.
- THERE ARE NO AREAS OF EXISTING, ACTIVE AGRICULTURAL USE AT THE SITE.
- THERE ARE NO HISTORICAL CEMETERIES ON OR IMMEDIATELY ADJACENT TO THE SITE.
- THERE ARE NO UNIQUE HISTORIC FEATURES PRESENT ON THE SITE.
- THERE ARE NO UNIQUE NATURAL FEATURES PRESENT ON THE SITE.
- SUBJECT PARCEL IS NOT LOCATED WITHIN A NATURAL HERITAGE AREA, NARROW RIVER SPECIAL MANAGEMENT AREA, SALT POND REGION SPECIAL MANAGEMENT AREA, TOWN OF SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY DISTRICT, OWTS CRITICAL RESOURCE AREA, OR A DRINKING WATER SUPPLY WATERSHED.
- SUBJECT PARCEL IS LOCATED WITHIN A TMDL WATERSHED.
- SUBJECT PARCEL IS LOCATED WITHIN THE SAUGATUCKET RIVER WATERSHED PLANNING AREA.
- THERE ARE NO BUILDINGS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES LOCATED ON THE SUBJECT PARCEL.
- EASEMENT AREA SHOWN IS VAGUELY DESCRIBED IN DEEDS; NO GEOMETRY INDICATED.
- BY GRAPHIC PLOTTING ONLY SUBJECT PARCEL LIES PREDOMINATELY WITHIN FEMA FLOOD ZONE X (UNSHADED); AREA OF MINIMAL FLOOD HAZARD, AND PARTIALLY WITHIN ZONE X (SHADED); AREA OF 0.2 PCT. ANNUAL CHANCE FLOOD HAZARD. SEE PANEL 44009C0203K EFFECTIVE 04/03/2020.
- ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION AT 1 (888) 344-7233, AND/OR ALL LOCAL UTILITY COMPANIES.

PLAN REFERENCES:

- SEE RHODE ISLAND HIGHWAY PLAT NO. 1363.
- SEE RHODE ISLAND HIGHWAY PLAT NO. 1412.
- SEE "DIVISION OF LAND AT THE VILLAGE OF WAKEFIELD IN THE TOWN OF SOUTH KINGSTOWN, RHODE ISLAND, OWNED BY MARY D. FRISSELLA & SYLVESTER A. CAPALBO, MAY, 1977, JOSEPH W. FRISSELLA, CIVIL ENGINEER, SCALE 1"=50" RECORDED IN THE TOWN OF SOUTH KINGSTOWN LAND EVIDENCE BOOK 16, PAGE 1464.



SURVEYOR'S CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN PREPARED PURSUANT TO 435-RIGI-00-00-1.9 OF THE RULES AND REGULATION ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY
CLASS I
DATA ACCUMULATION: TOPOGRAPHY

MEASUREMENT SPECIFICATION:
CLASS I
T-2

STATEMENT OF PURPOSE:
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO PREPARE AN ALTA/NSPS LAND TITLE SURVEY OF A.P. 57-1, LOT 92.

BY: *James T. Caldaroni*
JAMES T. CALDARONE, PLS NO. 2507
COA NO. 722



ALTA/NSPS CERTIFICATION

TO PEOPLES CREDIT UNION, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR AND FIRST AMERICAN 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-8, 11(D), 12-14 & 16-19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON JUNE 13, 2023.
DATE OF PLAT OR MAP: JUNE 29, 2023

JAMES T. CALDARONE, PLS NO. 2507
COA NO. 722

SCHEDULE A: LEGAL DESCRIPTION (EXHIBIT A)

THAT CERTAIN LOT OR PARCEL OF LAND SITUATED ON THE EASTERLY SIDE OF KINGSTOWN ROAD IN THE VILLAGE OF WAKEFIELD, IN THE TOWN OF SOUTH KINGSTOWN, COUNTY OF WASHINGTON AND STATE OF RHODE ISLAND WHICH PARCEL IS LAID OUT AND DESIGNATED AS LOT D ON THAT PLAN ENTITLED "DIVISION OF LAND AT THE VILLAGE OF WAKEFIELD IN THE TOWN OF SOUTH KINGSTOWN, RHODE ISLAND OWNED BY MARY D. FRISSELLA & SYLVESTER A. CAPALBO, MAY 1977, JOSEPH W. FRISSELLA CIVIL ENGINEER, SCALE: 1"=50", WHICH PLAN IS FILED WITH THE LAND EVIDENCE RECORDS OF THE TOWN OF SOUTH KINGSTOWN.

TOGETHER WITH THE RIGHT TO PASS AND REPASS WITH MOTOR VEHICLES AND ON FOOT ACROSS A PORTION OF LOT C ON SAID PLAT OR PLAN, SAID PORTION OF LOT C BEING NORTHERLY OF THE WITHIN DESCRIBED LOT D AND BEING FIFTY (50) FEET IN WIDTH ON KINGSTOWN ROAD.

ENCROACHMENT STATEMENT

TWO ACCESS DRIVEWAYS AND A GRAVEL PARKING AREA ON A.P. 57-2, LOT 76 ENCR OACH A MAXIMUM OF 9.2 FT. ONTO THE SUBJECT PARCEL LOT 92 (SEE PLAN).