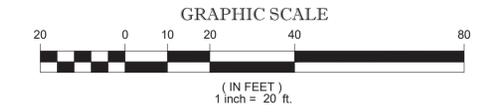


- NOTES:**
- THIS IS AN IMPROVEMENT LOCATION SURVEY PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 AND T-2 SURVEY AS DEFINED IN THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B, EFFECTIVE DATE JUNE 21, 1996. THIS SURVEY IS ALSO PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, ADOPTED ON SEPTEMBER 26, 1996, BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. THE BOUNDARY LINES SHOWN HEREON ARE BASED UPON A RESURVEY OF THE SUBJECT PROPERTY.
 - PROPERTY KNOWN AS LOT 29 AS SHOWN ON THE TOWN OF WALLINGFORD, NEW HAVEN COUNTY, STATE OF CONNECTICUT, TAX MAP NO. 37.
 - AREA = 154,622 SQUARE FEET OR 3.550 ACRES
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING A COMMITMENT NO. 1002-260568-RTT, WITH A COMMITMENT DATE OF NOVEMBER 8, 2019, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B - SECTION 2:
GENERAL EXCEPTIONS 1 THROUGH 5, 8, 9, 11 THROUGH 13 & 17 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.
 - UTILITY EASEMENTS RESERVED BY MESITE FAMILY LIMITED PARTNERSHIP AS SET FORTH IN A WARRANTY DEED TO STARWOOD CERUZZI WALLINGFORD LLC DATED DECEMBER 6, 1999 AND RECORDED DECEMBER 9, 1999 IN VOLUME 948 AT PAGE 41 - UTILITY EASEMENT RESERVATION AREA SHOWN HEREON - NOT LOCATED ON SUBJECT PARCEL.
 - EASEMENT TO CONSTRUCT AND MAINTAIN TRAFFIC STRUCTURES GRANTED TO THE STATE OF CONNECTICUT DATED SEPTEMBER 22, 2006 AND RECORDED NOVEMBER 17, 2006 IN VOLUME 1276 AT PAGE 55 - TRAFFIC STRUCTURE EASEMENT SHOWN HEREON (SHEET 2).
 - ENCROACHMENT CONCURRENCE BETWEEN THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION AND MESITE FAMILY LIMITED PARTNERSHIP DATED APRIL 13, 2010 AND RECORDED MAY 26, 2010 IN VOLUME 1386 AT PAGE 79 - UNABLE TO DETERMINE LOCATION OF DRAINAGE SYSTEM ENCROACHMENT PER RECORD DOCUMENT.
 - RIGHTS AND EASEMENTS AS SET FORTH IN A WARRANTY DEED FROM MESITE FAMILY LIMITED PARTNERSHIP TO THE STATE OF CONNECTICUT DATED SEPTEMBER 11, 2015 AND RECORDED JANUARY 7, 2016 IN VOLUME 1532 AT PAGE 327 - CONSTRUCTION EASEMENT SHOWN HEREON.
 - EASEMENT FROM YANKEE SILVERSMITH INN, INC. TO THE TOWN OF WALLINGFORD DATED NOVEMBER 7, 1968, RECORDED IN VOLUME 356, PAGE 256 OF THE WALLINGFORD LAND RECORDS - APPROX LOC OF SEWER EASEMENT SHOWN HEREON.
 - POSSIBLE DRAINAGE RIGHTS OF WAY IN FAVOR OF THE STATE OF CONNECTICUT RECORDED IN VOLUME 155, PAGE 299 AND VOLUME 155, PAGE 300 OF THE WALLINGFORD LAND RECORDS - UNABLE TO DETERMINE LOCATION OF DRAINAGE RIGHT OF WAY PER RECORD DOCUMENTS.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS PARTIALLY LOCATED IN FLOOD HAZARD ZONE AE (BASE FLOOD ELEVATIONS DETERMINED: ELEVATION = 71.00') AND PARTIALLY LOCATED IN FLOOD PLAIN ZONE X-SHADOWED (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) PER REF. #2.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS) TAKEN AT THE TIME OF THE FIELD SURVEY.
- TEMPORARY BENCH MARKS SET:**
 TBM-A: MAG NAIL SET IN ASPHALT SIDE WALK ON WESTERLY SIDE OF NORTH COLONY ROAD. ELEVATION = 86.09' (SHEET 1 OF 2)
 TBM-B: BOX-CUT SET ON CONCRETE BASE OF TRAFFIC SIGNAL POLE. ELEVATION = 83.30' (SHEET 2 OF 2)
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN, IF ANY, ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - SURVEYOR'S DESCRIPTION PREPARED PER CLIENT REQUEST.
 - THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT EXHIBIT "A" IS THE SAME AS SHOWN ON THE SURVEY.
 - THE DELINEATION LINE WAS PLACED IN THE FIELD BY GODDARD CONSULTING, LLC., AND FIELD LOCATED BY CONTROL POINT ASSOCIATES, INC. ON MARCH 24, 2020. THE DELINEATION LINE SHOWN HEREON REFERS TO THE EDGE OF THE STREAM, NOT THE EDGE OF WETLAND.

SEE SHEET 2 OF 2 FOR EXHIBIT "A", SURVEYOR'S DESCRIPTION & REFERENCES



UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY CONNECTICUT ONE-CALL SYSTEM (1-800-922-4455) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. REQUEST NUMBER: 20201103510

| UTILITY COMPANY | PHONE NUMBER |
|---------------------------------------|--------------|
| CENTURYLINK | 877-366-8344 |
| COMCAST | 800-778-9140 |
| CONNECTICUT DOT | 203-878-1869 |
| CROWN CASTLE | 888-532-0931 |
| EVERSOURCE GAS | 203-206-5702 |
| FRONTIER COMMUNICATIONS | 800-778-9140 |
| TOWN OF WALLINGFORD ELECTRIC DIVISION | 203-265-5055 |



THE STATE OF CONNECTICUT REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11, 13 & 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 2, 2020.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

William T. Whipple
WILLIAM T. WHIPPLE
 CONNECTICUT PROFESSIONAL LAND SURVEYOR #70290

10-5-2020
 DATE

| FIELD DATE | ALTA/NSPS LAND TITLE SURVEY |
|---------------------------------|---------------------------------------|
| 9-2-2020 | 1033 NORTH COLONY ROAD |
| FIELD BOOK NO. | MAP 37, LOT 29 |
| 20-11 MA | TOWN OF WALLINGFORD, NEW HAVEN COUNTY |
| FIELD BOOK PG. | STATE OF CONNECTICUT |
| 69 | |
| FIELD CREW | CONTROL POINT ASSOCIATES, INC. |
| B.S.B. | ALBANY, NY 518-217-5010 |
| CHALFONT, PA 215-712-9800 | |
| HAUPPAUGE, NY 631-850-2645 | |
| MANHATTAN, NY 646-780-0411 | |
| SOUTH BROOKFIELD, MA 01172 | |
| WARREN, NJ 908-682-0999 | |
| 508-948-3000 - 508-948-3003 FAX | |
| R.J.K. | |
| DRAWN: | |
| REVIEWED: | |
| APPROVED: | |
| DATE | |
| 9-17-2020 | |
| SCALE | |
| 1"=20' | |
| FILE NO. | |
| 03-200072-01 | |
| DWG. NO. | |
| 1 OF 2 | |

| No. | REVISION | ELOC. | W.T.W. | DATE |
|-----|-----------------------------|------------|--------|------------|
| 2 | REVISED PER WETLAND COMMENT | | | 10-05-2020 |
| 1 | EXPANDED SURFACE | B.S.B. | R.J.K. | 9-18-2020 |
| No. | DESCRIPTION OF REVISION | FIELD CREW | DRAWN: | APPROVED: |

EXHIBIT "A"

ALL THOSE THREE (3) CERTAIN PIECES OR PARCELS OF LAND WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN THE TOWN OF WALLINGFORD, COUNTY OF NEW HAVEN AND STATE OF CONNECTICUT, BOUNDED AND DESCRIBED AS FOLLOWS:

FIRST PIECE: SHOWN IN A MAP ENTITLED: "PROPERTY OF LESTER & HELEN LYONS NORTH COLONY ROAD, WALLINGFORD, CONN. SEPT. 8, 1954" BEING BOYCE ENGINEERING ASSOCIATED MAP NO. 3078, ON FILE IN THE WALLINGFORD TOWN CLERK'S OFFICE, SAID PREMISES BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WESTERLY LINE OF NORTH COLONY ROAD (ROUTE 5) AS SHOWN ON SAID MAP, AT A STAKE DISTANT 8.12 FEET SOUTHERLY FROM C.H.D. MONUMENT AS SHOWN ON SAID MAP, AND WHICH POINT IS DISTANT 103.27 FEET SOUTHERLY FROM THE INTERSECTION OF LAND NOW OR FORMERLY OF LESTER J. LYONS AND HELEN H. LYONS (DESIGNATED ON SAID MAP AS PARCEL 1) AND LAND FORMERLY OF FRUEHAUF REALTY COMPANY AS SHOWN ON SAID MAP, MORE RECENTLY OF YSI CORPORATION, RUNNING

THENCE WESTERLY ALONG LAND NOW OR FORMERLY OF LESTER J. LYONS AND HELEN H. LYONS (PARCEL 1 ON SAID MAP) 186.28 FEET TO OTHER LAND FORMERLY OF FRUEHAUF REALTY COMPANY, MORE RECENTLY OF YSI CORPORATION.

THENCE ALONG LAND FORMERLY OF FRUEHAUF REALTY COMPANY AND NOW OR FORMERLY OF YSI CORPORATION, IN A GENERAL WESTERLY DIRECTION OF LAND OF NEW YORK, NEW HAVEN & HARTFORD RAILROAD COMPANY.

THENCE SOUTHERLY ALONG LAND OF SAID NEW YORK, NEW HAVEN & HARTFORD RAILROAD COMPANY TO A C.H.D. MONUMENT IN THE NORTHERLY LINE OF WILBUR CROSS PARKWAY, AS SHOWN ON SAID MAP.

THENCE EASTERLY ALONG WILBUR CROSS PARKWAY, 100.40 FEET TO ANOTHER C.H.D. MONUMENT AS SHOWN ON SAID MAP.

THENCE NORTHERLY ALONG SAID WILBUR CROSS PARKWAY AS SHOWN ON SAID MAP, 246.84 FEET TO ANOTHER C.H.D. MONUMENT IN THE WESTERLY LINE OF NORTH COLONY ROAD, AS SHOWN ON SAID MAP.

THENCE NORTHERLY ALONG SAID NORTH COLONY ROAD, 90.56 FEET TO ANOTHER C.H.D. MONUMENT AS SHOWN ON SAID MAP.

THENCE CONTINUING NORTHERLY ALONG SAID NORTH COLONY ROAD, 111.07 FEET, TO A POINT OR PLACE OF BEGINNING.

SECOND PIECE: CONTAINING 5.7 ACRES, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE INTERSECTION OF THE WESTERLY LINE OF OLD COLONY ROAD WITH THE WESTERLY LINE OF U.S. ROUTE #5;

THENCE RUNNING NORTH 29 DEGREES, 43 MINUTES, 36 SECONDS WEST ALONG THE WESTERLY LINE OF SAID OLD COLONY ROAD, A DISTANCE OF 123.73 FEET;

THENCE RUNNING SOUTH 60 DEGREES, 24 MINUTES, 34 SECONDS WEST ALONG LAND NOW OR FORMERLY OF NATIONAL LIFE INSURANCE COMPANY, A DISTANCE OF 529.66 FEET TO THE RIGHT OF WAY OF THE NEW HAVEN RAILROAD COMPANY;

THENCE RUNNING SOUTHERLY ALONG THE EASTERLY LINE OF SAID RIGHT OF WAY A DISTANCE OF 530.25 FEET TO AN IRON PIPE;

THENCE RUNNING EASTERLY ALONG LAND NOW OR FORMERLY OF LESTER J. LYONS AND HELEN H. LYONS, A DISTANCE OF 394.56 FEET TO AN IRON PIPE IN THE WESTERLY LINE OF U.S. ROUTE #5;

THENCE RUNNING NORTHERLY ALONG SAID HIGHWAY A DISTANCE OF 350.95 FEET TO A C.H.D. STONE;

THENCE RUNNING NORTHERLY ALONG SAID HIGHWAY A DISTANCE OF 97.21 FEET TO THE POINT OF BEGINNING.

THIRD PIECE: KNOWN AS 1041 NORTH COLONY ROAD AND SHOWN AS PARCEL 1 ON MAP 3078 ON FILE IN THE WALLINGFORD TOWN CLERK'S OFFICE ENTITLED "PROPERTY OF LESTER & HELEN LYONS NORTH COLONY RD. WALLINGFORD, CONN. SEPT. 8, 1954," AND, BOUNDED AND DESCRIBED AS FOLLOWS:

NORTH: BY LAND NOW OR FORMERLY OF FREIHAUF REALTY CO., 203.87 FEET;

NORT: EAST: BY NORTH COLONY ROAD, 103.27 FEET;

SOUTHWEST: BY LAND NOW OR FORMERLY OF YANKEE SILVERSMITH, INC. 186.28 FEET.

LESS AND EXCEPT:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF WALLINGFORD, COUNTY OF NEW HAVEN, STATE OF CONNECTICUT AS SHOWN ON MAP ENTITLED "PROPERTY SURVEY SHOWING AREA TO BE CONVEYED TO STARWOOD CERUZZI WALLINGFORD LLC FROM GEORGE R. MESITE NORTH COLONY ROAD WALLINGFORD, CONNECTICUT" SCALE 1" = 60' DATED AUGUST 25, 1997, REVISED NOVEMBER 5, 1997, PREPARED BY CCA, LLC OF BROOKFIELD, CT, RICHARD A. BUNNELL, R.L.S., AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKING THE INTERSECTION OF THE DIVISION LINE BETWEEN AREA TO BE RETAINED BY GEORGE R. MESITE AND AREA TO BE CONVEYED TO STARWOOD CERUZZI WALLINGFORD, LLC WITH THE WESTERLY MONUMENTED HIGHWAY LINE OF NORTH COLONY ROAD, THENCE IN A WESTERLY DIRECTION ALONG THE SAID DIVISION LINE THE FOLLOWING THREE COURSES AND DISTANCES, SOUTH 87° 09' 57" WEST, A DISTANCE OF 219.98 FEET; THENCE SOUTH 07° 44' 31" WEST, A DISTANCE OF 265.78 FEET; THENCE SOUTH 45° 16' 27" WEST, A DISTANCE OF 183.35 FEET TO A POINT IN THE EASTERLY PROPERTY LINE OF THE AMTRAK RAILROAD CORPORATION, THENCE IN A NORTHERLY DIRECTION ALONG SAID RAILROAD PROPERTY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5068.43 FEET, ARC LENGTH OF 626.01 FEET, DELTA ANGLE OF 07° 04' 36"; A CHORD BEATING OF NORTH 09° 11' 28" WEST, A CHORD LENGTH OF 625.82 FEET, TO A POINT OF TANGENCY, WHICH POINT IS THE SOUTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF FIVE STAR REALTY, LLC; THENCE IN AN EASTERLY DIRECTION ALONG THE LANDS OF SAID FIVE STAR REALTY, LLC THE FOLLOWING TWO COURSES NORTH 74° 20' 13" EAST A DISTANCE OF 529.05 FEET; THENCE SOUTH 15° 47' 08" EAST A DISTANCE OF 123.73 FEET TO A POINT ON THE WESTERLY HIGHWAY LINE OF SAID NORTH COLONY ROAD, THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERLY HIGHWAY LINE OF SAID NORTH COLONY ROAD THE FOLLOWING TWO COURSES SOUTH 22° 20' 12" WEST A DISTANCE OF 98.23 FEET TO A C.H.D. MONUMENT; THENCE SOUTH 07° 44' 31" WEST A DISTANCE OF 148.58 FEET TO THE POINT OR PLACE OF BEGINNING

SAID PARCEL CONTAINING 4.854 ± ACRES.

LESS AND EXCEPT:

THAT CERTAIN PARCEL OF LAND AND IMPROVEMENTS THEREON SITUATED IN THE TOWN OF WALLINGFORD, COUNTY OF NEW HAVEN AND STATE OF CONNECTICUT, LOCATED ON THE EASTERLY SIDE OF LAND NOW OR FORMERLY OF THE NATIONAL RAILROAD PASSENGER CORPORATION, CONTAINING 316 SQUARE FEET, MORE OR LESS, AS MORE PARTICULARLY SHOWN ON A MAP TO BE FILED IN THE WALLINGFORD TOWN CLERK'S OFFICE, ENTITLED: "TOWN OF WALLINGFORD MAP SHOWING LAND ACQUIRED FROM MESITE FAMILY LIMITED PARTNERSHIP BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION NEW HAVEN - HARTFORD - SPRINGFIELD RAIL CORRIDOR SCALE 1"=40' DECEMBER 2014 THOMAS A. HARLEY, P.E. CHIEF ENGINEER - BUREAU OF ENGINEERING AND CONSTRUCTION", TOWN NO. 148, PROJECT NO. 170-3155, SERIAL NO. 91, SHEET 1 OF 1, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

WESTERLY BY LAND NOW OR FORMERLY OF THE NATIONAL RAILROAD PASSENGER CORPORATION, A DISTANCE OF 8 FEET, MORE OR LESS;

NORTHWESTERLY BY REMAINING LAND OF MESITE FAMILY LIMITED PARTNERSHIP, 39 FEET, MORE OR LESS

NORTHEASTERLY BY REMAINING LAND OF MESITE FAMILY LIMITED PARTNERSHIP, 9 FEET, MORE OR LESS

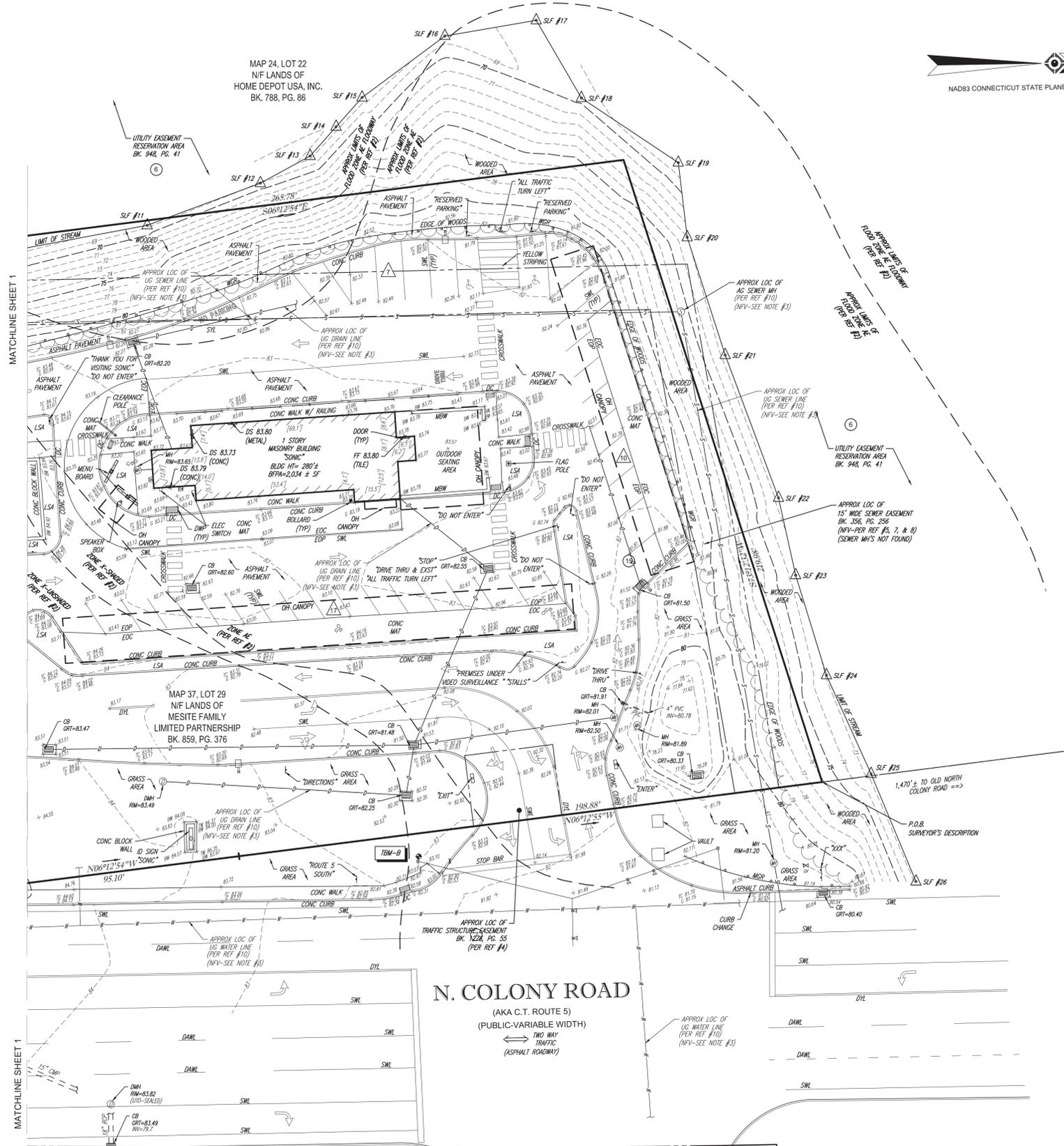
SOUTHEASTERLY BY REMAINING LAND OF MESITE FAMILY LIMITED PARTNERSHIP, 43 FEET, MORE OR LESS, BY A LINE DESIGNATED "TAKING LINE", AS SHOWN ON SAID MAP.

TOGETHER WITH THE FOLLOWING EASEMENT, UNDER, OVER, AND ACROSS PORTIONS OF SAID REMAINING LAND, DESCRIBED AS FOLLOWS:

A CONSTRUCTION EASEMENT FOR THE PURPOSE OF REMOVING SANITARY SEWER, WASTE STOCKPILING, RECYCLING OPERATIONS, REMOVAL OF CHAIN LINK FENCE, POSSIBLE TEMPORARY GATE INSTALLATION, TEMPORARY BYPASS PIPE & PUMP INSTALLATION, PLACEMENT OF TRAFFIC DRUMS FOR TRAFFIC DIVERSION, ANTI-TRACKING PAD INSTALLATION, STORAGE OF CONSTRUCTION MATERIALS & EQUIPMENT AND TEMPORARY ACCESS DURING NEW HAVEN-HARTFORD-SPRINGFIELD RAIL CORRIDOR IMPROVEMENTS. CONSTRUCTION EASEMENT TAKEN UNDER THIS PARAGRAPH WILL BE RESTORED BY REMOVAL OF TEMPORARY GATE(S), RESETTING CHAIN LINK FENCE, REPLACING CONCRETE AND/OR BITUMINOUS CURBING, REMOVAL OF TEMPORARY BYPASS PIPE & PUMP, REMOVAL OF TEMPORARY TRAFFIC DRUMS, GRADING & SEEDING AND/OR REPAVING ANY DISTURBED AREAS. SAID EASEMENT WILL BE EXTINGUISHED UPON COMPLETION OF THE PROJECT BY FILING AN AFFIDAVIT ON THE WALLINGFORD LAND RECORDS, UNLESS SOONER EXTINGUISHED BY THE STATE.



THE STATE OF CONNECTICUT REQUESTS NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.



N. COLONY ROAD (AKA C.T. ROUTE 5) (PUBLIC-VARIABLE WIDTH) TWO WAY TRAFFIC (ASPHALT ROADWAY)



LOCUS MAP © 2013 ESRI WORLD STREET MAPS NOT TO SCALE SURVEYOR'S METES AND BOUNDS DESCRIPTION MAP 37, LOT 29 TOWN OF WALLINGFORD NEW HAVEN COUNTY, CONNECTICUT

- BEGINNING AT A POINT ON THE WESTERLY LINE OF NORTH COLONY ROAD (AKA CT ROUTE 5, PUBLIC-VARIABLE WIDTH), THENCE DEPARTING SAID WESTERLY LINE, ALONG THE DIVIDING LINE WITH MAP 24, LOT 22 (N/F HOME DEPOT USA, INC.), THE FOLLOWING THREE (3) COURSES:
1. SOUTH 73 DEGREES - 12 MINUTES - 32 SECONDS WEST, A DISTANCE OF 219.98 FEET, THENCE;
2. SOUTH 06 DEGREES - 12 MINUTES - 54 SECONDS EAST, A DISTANCE OF 265.78 FEET, THENCE;
3. SOUTH 51 DEGREES - 19 MINUTES - 02 SECONDS WEST, A DISTANCE OF 144.90 FEET, THENCE;
4. ALONG A CONSTRUCTION EASEMENT TO THE STATE OF CONNECTICUT, SOUTH 54 DEGREES - 54 MINUTES - 47 SECONDS EAST, A DISTANCE OF 9.05 FEET, THENCE;
5. CONTINUING ALONG SAID CONSTRUCTION EASEMENT, SOUTH 35 DEGREES - 05 MINUTES - 13 SECONDS WEST, A DISTANCE OF 42.98 FEET, THENCE;
6. ALONG THE EASTERLY LINE OF THE NEW YORK, NEW HAVEN & HARTFORD RAILROAD, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 5,068.43 FEET, A CENTRAL ANGLE OF 02 DEGREES - 59 MINUTES - 26 SECONDS, AN ARC LENGTH OF 254.55 FEET, A CHORD BEARING OF SOUTH 18 DEGREES - 08 MINUTES - 49 SECONDS EAST, AND A CHORD LENGTH OF 264.52 FEET, THENCE;
7. DEPARTING SAID EASTERLY LINE OF RAILROAD, NORTH 73 DEGREES - 21 MINUTES - 32 SECONDS EAST, A DISTANCE OF 100.40 FEET, THENCE;
8. NORTH 50 DEGREES - 32 MINUTES - 22 SECONDS EAST, A DISTANCE OF 246.84 FEET TO A POINT ON THE WESTERLY LINE OF NORTH COLONY ROAD, THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FOUR (4) COURSES:
9. NORTH 01 DEGREES - 32 MINUTES - 22 SECONDS EAST, A DISTANCE OF 90.53 FEET, THENCE;
10. NORTH 06 DEGREES - 05 MINUTES - 08 SECONDS WEST, A DISTANCE OF 119.19 FEET, THENCE;
11. NORTH 06 DEGREES - 12 MINUTES - 54 SECONDS WEST, A DISTANCE OF 95.10 FEET, THENCE;
12. NORTH 06 DEGREES - 12 MINUTES - 55 SECONDS WEST, A DISTANCE OF 198.88 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 154,622 SQUARE FEET OR 3,550 ACRES.

THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.

REFERENCES:

- 1. THE TAX ASSESSOR'S MAP OF TOWN OF WALLINGFORD, NEW HAVEN COUNTY, MAP #37.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, NEW HAVEN COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 306 OF 635," MAP NUMBER 08090C306H, MAP EFFECTIVE DATE: DECEMBER 17, 2010.
3. MAP ENTITLED "TOWN OF WALLINGFORD, MAP SHOWING LAND ACQUIRED FROM MESITE FAMILY LIMITED PARTNERSHIP BY THE STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION, NEW HAVEN - HARTFORD - SPRINGFIELD RAIL CORRIDOR," PREPARED BY CONNECTICUT DEPARTMENT OF TRANSPORTATION, DATED DECEMBER, 2014. PROJECT NO. 148-170-3155, SHEET 1 OF 1.
4. MAP ENTITLED "TOWN OF WALLINGFORD MAP SHOWING EASEMENT ACQUIRED FROM MESITE FAMILY LIMITED PARTNERSHIP BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, NORTH COLONY ROAD (ROUTE 5)," PREPARED BY CONNECTICUT DEPARTMENT OF TRANSPORTATION, DATED MARCH, 2006. PROJECT NO. 148-000-079, SHEET 1 OF 1.
5. MAP ENTITLED "TOWN OF WALLINGFORD, MAP SHOWING LAND ACQUIRED FROM HOME DEPOT USA, INC. BY THE STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION, NEW HAVEN - HARTFORD - SPRINGFIELD RAIL CORRIDOR," PREPARED BY CONNECTICUT DEPARTMENT OF TRANSPORTATION, DATED DECEMBER, 2014. PROJECT NO. 148-170-3155, SHEET 1 OF 1.
6. MAP ENTITLED "EASEMENT MAP SHOWING EASEMENT AREA TO BE GRANTED TO WALLINGFORD ELECTRIC ACROSS THE PROPERTY OF STARWOOD CERUZZI WALLINGFORD, LLC," PREPARED BY CCA, LLC, DATED MAY 2, 2000.
7. MAP ENTITLED "MAP SHOWING SANITARY SEWER EASEMENT THRU PARCEL OF LAND OF YANKEE SILVERSMITH, INC.," PREPARED BY DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION, DATED DECEMBER 19, 1986. RECORDED WITH NEW HAVEN COUNTY REGISTRY OF DEEDS AS PLAN #1907.
8. MAP ENTITLED "PROPERTY OF LESTER & HELEN LYONS, NORTH COLONY RD., WALLINGFORD, CONN.," PREPARED BY BOYCE ENGINEERS, DATED SEPTEMBER 8, 1954. RECORDED WITH NEW HAVEN COUNTY REGISTRY OF DEEDS AS PLAN #3078.
9. MAP ENTITLED "RIGHT OF WAY MAP, TOWN OF WALLINGFORD, WILBUR CROSS PARKWAY, FROM STETSON STREET NORTHEASTERLY TO NORTH COLONY ROAD," PREPARED BY CONNECTICUT DEPARTMENT OF TRANSPORTATION, DATED FEBRUARY 6, 1959. LAYOUT NO. 148-185E, SHEET 3 OF 3.
10. MAP ENTITLED "PHASE II DEVELOPMENT, 1033 NORTH COLONY ROAD, WALLINGFORD, CT," PREPARED BY FREEMAN COMPANIES, LLC., DATED NOVEMBER 29, 2012. SHEET CP-39.

SEE SHEET 1 OF 2 FOR NOTES & TITLE EXCEPTIONS

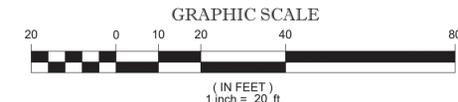
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HERON. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11, 13 & 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 2, 2020. NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.

WILLIAM T. WHIMPLE 10-5-2020 DATE CONNECTICUT PROFESSIONAL LAND SURVEYOR #70290

FIELD DATE 9-2-2020 ALTA/NSPS LAND TITLE SURVEY
FIELD BOOK NO. 20-11 MA 1033 NORTH COLONY ROAD
FIELD BOOK PGS. 69 MAP 37, LOT 29
TOWN OF WALLINGFORD, NEW HAVEN COUNTY
STATE OF CONNECTICUT

FIELD CREW B.S.B. CONTROL POINT ASSOCIATES, INC. ALBANY, NY 518-217-5010
DRAWN: R.J.K. 352 TURNPIKE ROAD HALTPOLE, PA 215-712-8800
REVIEWED: G.L.H. 508.948.3000 - 508.948.3003 FAX MANHATTAN, NY 646-780-0111
DATE: 9-17-2020 SCALE: 1"=20' FILE NO: 03-20007-01 DWG. NO: 2 OF 2

LEGEND table with symbols for existing contour, spot elevation, top of curb, gutter elevation, wall elevation, bottom of wall, hydrant, water valve, gas valve, overhead wires, underground sanitary/sewer line, water line, drainage, utility pole, guy wire, traffic signal, area light, sign, wood guide rail, painted arrows, drainage/storm manhole, sanitary/sewer manhole, catch basin or inlet, detectable warning pad, solid white line, solid yellow line, double yellow line, dashed white line, unable to open, invert elevation, grate elevation, chain link fence, depressed curb, edge of concrete, edge of pavement, title report exception.



Revision table with columns: No., Description of Revision, Field Crew, Drawn, Approved, Date.