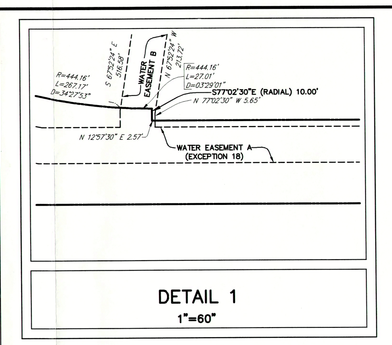
## ALTA SURVEY LEGEND

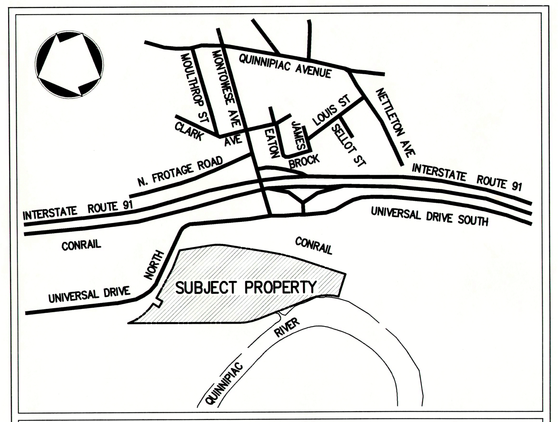
BOLLARD
COMBINATION INLET
CURB
DOUBLE COMBINATION INLET
DRAIN INLET
DRAIN MANHOLE
EASEMENT LINE
EDGE OF ASPHALT LINE
ELECTRIC LINE
ELECTRIC MANHOLE
FENCE
FLAG POLE
GAS LINE
GAS VALVE
GREASE TRAP MANHOLE
GUIDE RAIL
GUY WIRE
HYDRANT
LIGHT POLE
MANHOLE
MONITORING WELL
MONUMENT
PEDESTRIAN SIGNAL POLE
PROPERTY LINE
PROPERTY CORNER
REBAR
ROOF DRAIN
SANITARY SEWER MANHOLE
SANITARY SEWER PIPE & SIZE
SIGN
STORM DRAIN PIPE & SIZE
TELEPHONE MANHOLE
TELEPHONE LINE
TRAFFIC SIGNAL POLE
TRAFFIC SIGNAL BOX
TRENCH DRAIN
UTILITY POLE
UTILITY POLE W/ LIGHT
VAULT
VENT PIPE
VORTECHNIC MANHOLE
WATER VALVE
WATER MAIN
WALL
YARD SETBACK LINE

## ABBREVIATIONS

| | |
|---|---|
| ABND | ABANDONED |
| ASP | ASPHALT |
| BLDG | BUILDING |
| CI | CAST IRON |
| CONC | CONCRETE |
| CP | CONCRETE PIPE |
| D | DELTA |
| (D) | DEED |
| E | EAST |
| ESERV | ELECTRICAL SERVICE |
| EVLT | ELECTRICAL VAULT |
| FC | FIRE CONNECTION |
| FFE | FINISHED FLOOR ELEVATION |
| FN | FENCE |
| FNC | CHAIN LINK FENCE |
| FND | FOUND |
| GSERV | GAS SERVICE |
| HDPE | HIGH DENSITY POLYETHYLENE |
| L | LENGTH |
| N | NORTH |
| N/F | NOW OR FORMERLY |
| O.A. | OVER ALL |
| O.L. | ON LINE |
| PVC | POLYVINYL CHLORIDE |
| R | RADIUS |
| (R) | RECORD |
| RCP | REINFORCED CONCRETE PIPE |
| RO | ROOF OVER |
| S | SOUTH |
| (S) | SURVEY |
| TVLT | TELEPHONE VAULT |
| VLT | VAULT |
| W | WEST |




DETAIL 1
1"=60'




LOCATION MAP
1"=800'±

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| 1. | REVISED PER COMMENTS FROM LENDER'S ATTORNEY | 10/09/2014 | JA |
| 2. | UPDATED AND REVISED | 01/15/2014 | TS |
| 3. | ADDED EAGLE CROSSING | 01/30/2014 | MK |

Previous Edition Obsolete

CLIENT:
NATIONAL REALTY & DEVELOPMENT CORP.
3 MANHATTANVILLE ROAD
PURCHASE NEW YORK


COPYRIGHT © 2014 by JMC
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF JMC AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF JMC. ANY UNAUTHORIZED USE SHALL BE AT THE SOLE RISK OF THE USER. ALL COPYRIGHTS AND OTHER PROPERTY RIGHTS ARE RESERVED BY JMC.

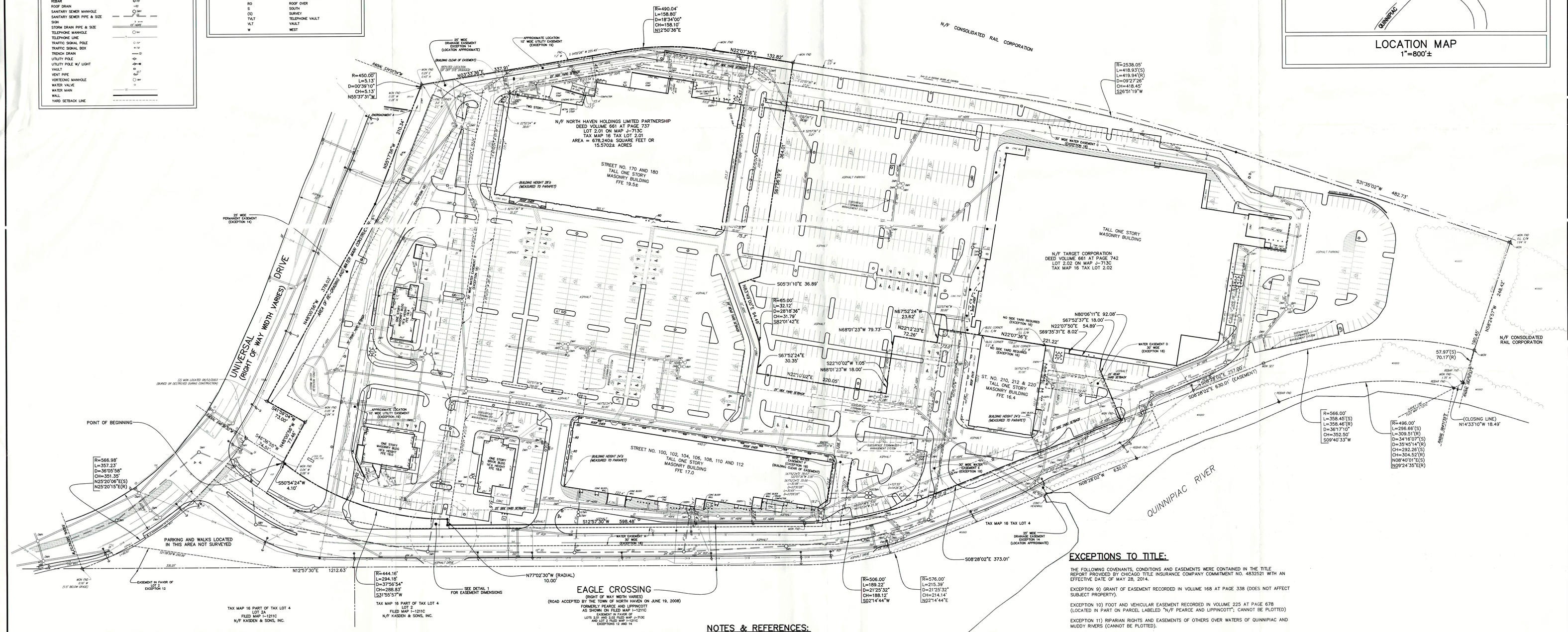


JMC
SITE DEVELOPMENT CONSULTANTS
www.jmcpllc.com
JMC Planning, Engineering, Landscape Architecture & Land Surveying, LLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD - ARMONK, NY 10504
voice 914.273.5225 - fax 914.273.2102


ALTA/ACSM LAND TITLE SURVEY

NORTH HAVEN HOLDINGS LIMITED PARTNERSHIP
100, 102, 104, 106, 108, 110, 112, 120, 122, 130, 132, 170, 180, 210, 212 AND 220 UNIVERSAL DRIVE
TOWN OF NORTH HAVEN, NEW HAVEN COUNTY, CONNECTICUT

DRAWN: TS | APPROVED: JM
SCALE: 1"=60'
DATE: 10/25/2004
PROJ. NO: 2143-S
ALTA-1.dwg | ALTA-1.tab
DRAWING NO: ALTA-1




## LEGAL DESCRIPTION TAX LOT 2.01

ALL THOSE CERTAIN PLOTS, TRACTS AND PARCELS OF LAND AND PREMISES, LYING AND BEING IN THE TOWN OF NORTH HAVEN, COUNTY OF NEW HAVEN AND STATE OF CONNECTICUT, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF UNIVERSAL DRIVE (VARIOUS WIDTHS), THE NORTHWESTERLY LINE OF MAP 16 LOT 2 (FILED MAP LOT 1), AND A SOUTHEASTERLY LINE OF MAP 16 LOT 3 (PROPOSED ACCESS EASEMENT ON SAID FILED MAP), SAID POINT BEING MARKED BY A CONCRETE MONUMENT, AND RUNNING, THENCE;

1. SOUTH 50 DEGREES 54 MINUTES 24 SECONDS WEST, A DISTANCE OF 4.10 FEET; THENCE,

2. ALONG A CURVE TO THE LEFT, HAVING AN ARC DISTANCE OF 294.18 FEET, A RADIUS OF 444.16 FEET AND A CENTRAL ANGLE OF 37 DEGREES 56 MINUTES 54 SECONDS AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 31 DEGREES 55 MINUTES 57 SECONDS WEST 288.83 FEET; THENCE,

3. NORTH 77 DEGREES 02 MINUTES 30 SECONDS WEST, A DISTANCE OF 10.00 FEET; THENCE,

4. SOUTH 12 DEGREES 57 MINUTES 30 SECONDS WEST, A DISTANCE OF 598.48 FEET; THENCE,

5. ALONG A CURVE TO THE LEFT, HAVING AN ARC DISTANCE OF 189.22 FEET, A RADIUS OF 506.00 FEET AND A CENTRAL ANGLE OF 21 DEGREES 25 MINUTES 32 SECONDS AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 02 DEGREES 14 MINUTES 44 SECONDS WEST 188.12 FEET; THENCE,

6. SOUTH 08 DEGREES 28 MINUTES 02 SECONDS EAST, A DISTANCE OF 373.01 FEET; THENCE,

7. NORTH 80 DEGREES 06 MINUTES 11 SECONDS EAST, A DISTANCE OF 92.08 FEET; THENCE,

8. SOUTH 67 DEGREES 52 MINUTES 37 SECONDS EAST, A DISTANCE OF 18.00 FEET; THENCE,

9. NORTH 22 DEGREES 07 MINUTES 50 SECONDS EAST, A DISTANCE OF 54.89 FEET; THENCE,

10. SOUTH 69 DEGREES 35 MINUTES 31 SECONDS EAST, A DISTANCE OF 8.02 FEET; THENCE,

11. NORTH 22 DEGREES 07 MINUTES 36 SECONDS EAST, A DISTANCE OF 221.22 FEET; THENCE,

12. NORTH 67 DEGREES 52 MINUTES 24 SECONDS WEST, A DISTANCE OF 23.62 FEET; THENCE,

13. NORTH 22 DEGREES 12 MINUTES 23 SECONDS EAST, A DISTANCE OF 72.26 FEET; THENCE,

14. NORTH 68 DEGREES 01 MINUTES 23 SECONDS WEST, A DISTANCE OF 79.73 FEET; THENCE,

15. SOUTH 22 DEGREES 10 MINUTES 02 SECONDS WEST, A DISTANCE OF 1.05 FEET; THENCE,

16. NORTH 68 DEGREES 01 MINUTES 23 SECONDS WEST, A DISTANCE OF 18.00 FEET; THENCE,

17. NORTH 22 DEGREES 10 MINUTES 02 SECONDS EAST, A DISTANCE OF 220.05 FEET; THENCE,

18. SOUTH 67 DEGREES 52 MINUTES 24 SECONDS EAST, A DISTANCE OF 30.35 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE,

19. EASTERLY ALONG THE CURVE TO THE LEFT A DISTANCE OF 32.12 FEET HAVING A RADIUS OF 65.00 FEET A CENTRAL ANGLE OF 28 DEGREES 18 MINUTES 36 SECONDS, AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 82 DEGREES 01 MINUTES 42 SECONDS EAST 31.79 FEET; THENCE,

20. NORTH 83 DEGREES 49 MINUTES 00 SECONDS EAST, A DISTANCE OF 94.49 FEET; THENCE,

21. SOUTH 05 DEGREES 31 MINUTES 10 SECONDS EAST, A DISTANCE OF 36.89 FEET; THENCE,

22. SOUTH 67 DEGREES 56 MINUTES 19 SECONDS EAST, A DISTANCE OF 364.01 FEET; THENCE,

23. NORTH 22 DEGREES 07 MINUTES 36 SECONDS EAST, A DISTANCE OF 132.82 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE,

24. NORTHERLY ALONG THE CURVE TO THE LEFT A DISTANCE OF 158.80 FEET HAVING A RADIUS OF 490.04 FEET, A CENTRAL ANGLE OF 18 DEGREES 34 MINUTES 00 SECONDS, AND BEING SUBTENDED BY CHORD WHICH BEARS NORTH 12 DEGREES 50 MINUTES 36 SECONDS EAST 158.10 FEET THENCE,

25. NORTH 03 DEGREES 33 MINUTES 36 SECONDS EAST, A DISTANCE OF 337.91 FEET TO THE BEGINNING OF A CURVE; THENCE,

26. NORTHERLY ALONG THE CURVE TO THE RIGHT A DISTANCE OF 5.13 FEET HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 39 MINUTES 10 SECONDS, AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 55 DEGREES 37 MINUTES 31 SECONDS WEST 5.13 FEET; THENCE,

27. NORTH 55 DEGREES 17 MINUTES 56 SECONDS WEST, A DISTANCE OF 210.34 FEET; THENCE,

28. NORTH 48 DEGREES 00 MINUTES 56 SECONDS WEST, A DISTANCE OF 378.03 FEET; THENCE,

29. SOUTH 41 DEGREES 59 MINUTES 04 SECONDS WEST, A DISTANCE OF 73.00 FEET; THENCE,

30. NORTH 48 DEGREES 00 MINUTES 56 SECONDS WEST, A DISTANCE OF 77.46 FEET TO THE POINT OF BEGINNING.

## NOTES & REFERENCES:

1) THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996 AS AN IMPROVEMENT LOCATION SURVEY, THE BOUNDARY OF WHICH CONFORMS TO A HORIZONTAL ACCURACY CLASS A-2.

2) THIS MAP IS BASED UPON A FIELD SURVEY COMPLETED ON OCTOBER 20, 2004 AND UPDATED ON JULY 15, 2014.

3) REFERENCE IS MADE TO THE FOLLOWING INSTRUMENTS OF RECORD:

A) THE FOLLOWING MAPS RECORDED IN THE TOWN OF NORTH HAVEN LAND RECORDS: I-1024C, I-1025C, I-1060C, I-1098C, I-1033C, I-1211C, I-1211, J-712C AND J-713C.

B) DEED RECORDED IN VOLUME 661 AT PAGE 737.

C) DRAWING SP-9, SP-10, SP-11 AND SP-12 "UTILITIES PLAN" PREPARED BY JOHN MEYER CONSULTING AND LAST DATED JUNE 30, 2004.

4) THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION. SUBSURFACE UTILITY LOCATION ARE BASED ON PHYSICAL EVIDENCE AND MAP REFERENCE 3C. ALL UTILITIES ARE NOT LOCATED.

5) FINISHED FLOOR ELEVATION (FFE) IS BASED ON NAVD 1988 VERTICAL DATUM.

6) THE PREMISES SURVEYED IS SHOWN AS BEING WITHIN "ZONE X AREA," AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP PANEL 0451J, COMMUNITY PANEL NUMBER 09009C0451J WITH AN EFFECTIVE DATE OF JULY 8, 2013.

7) ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY, MARKED WITH AN ORIGINAL SEAL OF A LICENSED LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

GRAPHIC SCALE
60 0 30 60 120 240
( IN FEET )
1 inch = 60 ft.

## EXCEPTIONS TO TITLE:

THE FOLLOWING COVENANTS, CONDITIONS AND EASEMENTS WERE CONTAINED IN THE TITLE REPORT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 4832521 WITH AN EFFECTIVE DATE OF MAY 28, 2014.

EXCEPTION 9) GRANT OF EASEMENT RECORDED IN VOLUME 168 AT PAGE 338 (DOES NOT AFFECT SUBJECT PROPERTY).

EXCEPTION 10) FOOT AND VEHICULAR EASEMENT RECORDED IN VOLUME 225 AT PAGE 678 (LOCATED IN PART ON PARCEL LABELED "N/F PEARCE AND LIPPINCOTT"; CANNOT BE PLOTTED)

EXCEPTION 11) RIPARIAN RIGHTS AND EASEMENTS OF OTHERS OVER WATERS OF QUINNIPIAC AND MUDDY RIVERS (CANNOT BE PLOTTED).

EXCEPTION 12 EASEMENT RECORDED IN VOLUME 327 AT PAGE 1117 (PLOTTED).

EXCEPTION 13) RIGHTS OF OTHERS IN AND TO RIGHTS AND EASEMENTS SET FORTH IN EXHIBIT A LEGAL DESCRIPTIONS (CANNOT BE PLOTTED).

EXCEPTION 14) CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND RESERVATIONS RECORDED IN VOLUME 329 AT PAGE 48 (PLOTTED).

EXCEPTION 15) RESTRICTIONS RECORDED IN VOLUME 589 AT PAGE 781 (CANNOT BE PLOTTED).

EXCEPTION 16) OMISSION OF SIDE YARD AGREEMENT RECORDED IN VOLUME 659 AT PAGE 878 (CANNOT BE PLOTTED).

EXCEPTION 17) OPERATION AND EASEMENT AGREEMENT RECORDED IN VOLUME 661 AT PAGE 746 (CANNOT BE PLOTTED).

EXCEPTION 18) WATER EASEMENT RECORDED IN VOLUME 676 AT PAGE 506 (PLOTTED).

EXCEPTION 19) UTILITY EASEMENT RECORDED IN VOLUME 680 AT PAGE 74 (APPROXIMATE LOCATION PLOTTED).

EXCEPTION 20) 10' WIDE UTILITY EASEMENT RECORDED IN VOLUME 688 AT PAGE 753 (CANNOT BE PLOTTED).

EXCEPTION 21) SPECIAL PERMIT DATED NOVEMBER 26, 2004 RECORDED IN VOLUME 700 AT PAGE 259 (CANNOT BE PLOTTED).

EXCEPTION 22) NOTES, NOTATIONS AND CONDITIONS SHOWN ON MAP NO. J-712C AND MAP NO. J-713C (CANNOT BE PLOTTED).

## ZONING INTERPRETATION

SITE IS ZONED ZONE L-80- LIGHT INDUSTRIAL DISTRICT

| | |
|---|---|
| FRONT YARD SETBACK REQUIRED: | 75' |
| SIDE YARD SETBACK REQUIRED: | 25' |
| REAR YARD SETBACK REQUIRED: | 25' |
| MAXIMUM BUILDING LOT COVERAGE ALLOWED: | 35% |
| EXISTING BUILDING LOT COVERAGE: | 22% |
| MINIMUM LOT AREA REQUIRED: | 80,000 SQUARE FEET |
| MAXIMUM BUILDING HEIGHT ALLOWED: | 60' |
| EXISTING BUILDING HEIGHT: | (SEE NOTED HEIGHTS ON EACH BUILDING) |

### PARKING SPACE COUNT

MINIMUM PARKING REQUIRED: 1 SPACE/75 SQ. FT. OF GROSS FLOOR AREA (RESTAURANT USE)
MINIMUM PARKING REQUIRED: 1 SPACE/250 SQ. FT. OF GROSS FLOOR AREA (RETAIL USE)
PARKING SPACES REQUIRED = 758 SPACES TOTAL

HANDICAP PARKING SPACES PROVIDED = 38 SPACES
REGULAR PARKING SPACES PROVIDED = 795 SPACES
*TOTAL PARKING SPACES PROVIDED = 833 SPACES

## SURVEY CERTIFICATION:

THOMAS M. SCHMIDT, A REGISTERED LAND SURVEYOR, LICENSE NO. 70195 IN THE STATE OF CONNECTICUT, DOES HEREBY CERTIFY TO MANUFACTURERS AND TRADERS TRUST COMPANY, CHICAGO TITLE INSURANCE COMPANY, NORTH HAVEN HOLDINGS LIMITED PARTNERSHIP AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

1. THIS SURVEY REPRESENTS A TRUE AND CORRECT SURVEY COMPLETED BY ME ON JULY 15, 2014 OF THE LAND HEREON PARTICULARLY DESCRIBED;

2. THE LAND DESCRIBED IN THE SURVEY IS THE SAME AS DESCRIBED IN THE TITLE INSURANCE COMMITMENT DESCRIBED BELOW;

3. THE AREA OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY ARE AS SHOWN AND ALL BUILDINGS AND IMPROVEMENTS ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET-BACK LINES OF THE PROPERTY;

4. THERE ARE NO VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES AND REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS AND IMPROVEMENTS;

5. THERE ARE NO EASEMENTS OR USES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED ON THE SURVEY;

6. THERE ARE NO ENCROACHMENTS ON THE ADJOINING PROPERTIES, STREETS, OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES AND IMPROVEMENTS, OTHER THAN AS SHOWN ON THE SURVEY;

A) FENCE ENCROACHES ONTO RIGHT OF WAY AT NORTHEAST CORNER OF PROPERTY.

7. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN "ZONE 'X' AREA," AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP PANEL 0451J, COMMUNITY PANEL NUMBER 09009C0451J WITH AN EFFECTIVE DATE OF JULY 8, 2013.

8. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY;

9. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

10. THE AREA OF THE SUBJECT PROPERTY IS 678,240± SQUARE FEET OR 15.5702± ACRES.

THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF CHICAGO TITLE INSURANCE COMPANY TITLE COMPANY'S COMMITMENT NO. 4832521; AND THE LOCATION OF ANY MATTER SHOWN THEREON, TO THE EXTENT IT CAN BE LOCATED, HAS BEEN SHOWN ON THIS SURVEY WITH THE APPROPRIATE RECORDING REFERENCE.

THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

THIS SURVEY IS MADE IN ACCORDANCE WITH THE 1999 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION "ALTA" AND AMERICAN CONGRESS ON SURVEYING AND MAPPING "ACSM" AND MEETS THE POSITIONAL UNCERTAINTIES (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 8, 9, 10, 11(A) AND 13 OF TABLE A THEREOF.

Thomas M. Schmidt CT License No. 70195

10/10/2014
Date