



11 SURVEYOR'S NOTES

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 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, 1995:
 - Survey Type: PROPERTY SURVEY ALTA/NSPS LAND TITLE SURVEY
 - Boundary Determination Category: RESURVEY "PROPERTY OF SOCONY MOBIL OIL CO., INC 931 FARMINGTON AVE. WEST HARTFORD CONN #839
 - This survey conforms to a Class "A-2" horizontal accuracy
- No observable evidence of earth moving work, building construction or building additions within recent months.
- No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
- All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon. BEFORE CONSTRUCTION UNDERGROUND UTILITIES SHOULD BE MARKED BY CALL BEFORE YOU DIG 800-922-4456.
- TAX ID FOR SUBJECT PARCEL IS TAX MAP-F9 BLOCK 1891 LOT 931 PER TAX CARD.
- ADDRESS IS NOT POSTED.
- ACCESS TO SUBJECT PROPERTIES IS FROM RAYMOND ROAD AND FARMINGTON AVENUE.

1 TITLE DESCRIPTION

Real property in the City of West Hartford, County of Hartford, State of Connecticut, described as follows:
 ALL THAT CERTAIN piece or parcel of land, together with the buildings and all other improvements thereon, situated in the Town of West Hartford, County of Hartford and State of Connecticut, being shown and delineated on a certain map entitled, "Property of Socony Mobil Oil Co., Inc. 931 Farmington Ave. West Hartford, Conn. Sole 1"=10' Dec. 19, 1957", on file in the Office of the West Hartford Town Clerk as Map No. 839, LESS AND EXCEPTING THEREFROM the parcel shown thereon as "Corner Plot to Town of W. Htd Area 175 sq. ft."

The Title Description and Schedule B items hereon are from First American Title Insurance Company, commitment NCS-966913-HOU2 Dated July 03, 2019 at 5:00 p.m.

RECORD LEGAL GEOMETRY DOES CLOSE

10 BASIS OF BEARINGS

N 90°00'00" W

12 PARKING INFORMATION

NO VISIBLE PARKING SPACES

13 TOTAL LAND AREA

AREA = 9,811 SQ. FT. 0.225 ACRES

14 BUILDING AREA

VACANT LOT

15 BUILDING HEIGHT

VACANT LOT

8 ZONING INFORMATION

Zoning Information provided by Commercial Due Diligence Services; report# 19-06-0584 dated July 31, 2019

SITE RESTRICTION:
 ZONE - CBDH, Central Business District High-Density
 SETBACKS
 FRONT - Building line
 SIDE - 10' minimum
 REAR - 10' minimum
 HEIGHT - 4 stories, 45 ft. Max.
 AREA - Not required
 LOT WIDTH - Not required
 LOT DEPTH - No requirement noted.
 MAXIMUM BUILDING COVERAGE - 50%
 FLOOR AREA RATIO - 1.25
 COVERAGE - 50%
 PARKING - Industrial uses: 1 per 2 employees
 City of West Hartford (Zoning Department)
 Catherine Dorau, Associate Planner

3 SCHEDULE 'B' ITEMS

- NOTES CORRESPONDING TO SCHEDULE "B":**
- Special Exception granted by the Town of West Haven Zoning Board of Appeals dated May 17, 1991 and recorded in Volume 1613 at Page 103 of the West Haven Land Records. UNABLE TO DETERMINE IF 1991 VARIANCE AFFECTS PROPERTY
 - Notice of Variance granted by the Town of West Hartford, Zoning Board of Appeals dated May 3, 1991 and recorded in Volume 1613 at Page 103 of the West Hartford Land Records. UNABLE TO DETERMINE IF VARIANCE AFFECTS PROPERTY

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5 FLOOD INFORMATION

By graphic plotting only, this property is located in Flood Zone X an area of minimal flooding as depicted on Flood Insurance Rate Map, Community Panel No. 09003C0363F, which bears an effective date of SEPTEMBER 26, 2008. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

7 STATEMENT OF ENCROACHMENTS

- A - A 6 FT. STOCKADE FENCE 1.25 FT
- B - AERIL WIRE ENCROACHMENT 26' X 70'

Key to CDS ALTA Survey

- 1 TITLE DESCRIPTION
- 2 TITLE INFORMATION
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- 4 SURVEYOR CERTIFICATION
- 5 FLOOD INFORMATION
- 6 CEMETERY
- 7 POSSIBLE ENCROACHMENTS
- 8 ZONING INFORMATION
- 9 LEGEND
- 10 BASIS OF BEARING
- 11 SURVEYOR'S NOTES
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- 16 VICINITY MAP
- 17 NORTH ARROW / SCALE
- 18 CLIENT INFORMATION BOX
- 19 SURVEY DRAWING
- 20 PROJECT ADDRESS

18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2016)

This Work Coordinated By:
 FA Commercial Due Diligence Services Co.

CDS COMMERCIAL DUE DILIGENCE SERVICES
 3550 W. Robinson Street, Third Floor
 Norman, Oklahoma 73072
 Office: 405-253-2444
 website: www.firstamcdfs.com
 Toll Free: 888.322.7371

Drwn By:	Date: 7-30-19
Surveyor Ref.No:	Revision: MISC
Aprvd By: ES	Date: 8-2-19
Field Date: JULY 27, 2019	Revision: zoning
Scale: 1" = 10'	Date:
	Revision:

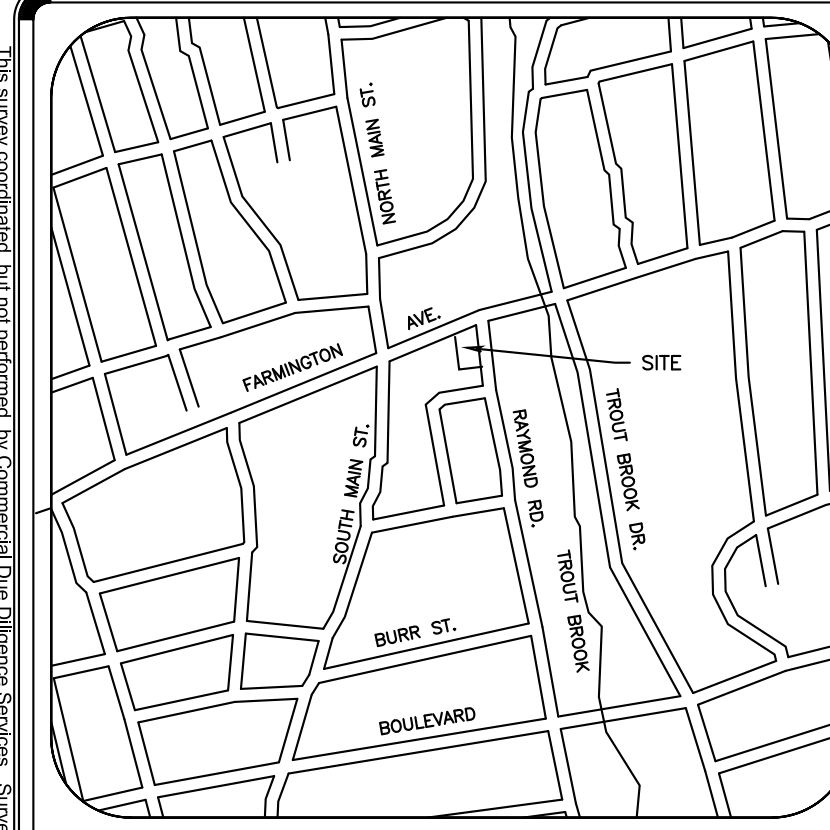
Prepared For:

20 PROJECT ADDRESS
 931 Farmington Avenue
 West Hartford, Ct.

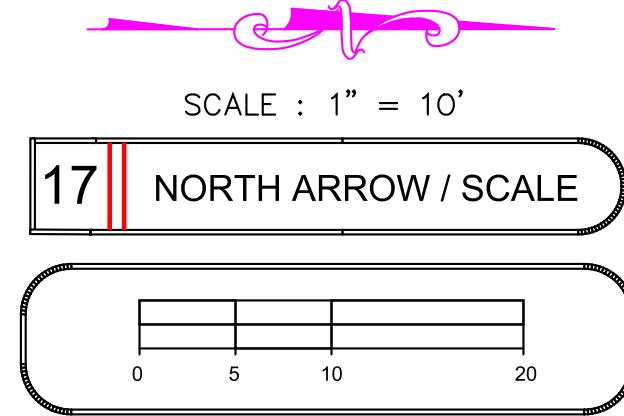
ExxonMobil - West Hartford CT
 CDS Project Number:
 19-06-0584

Approved CDS Surveyor

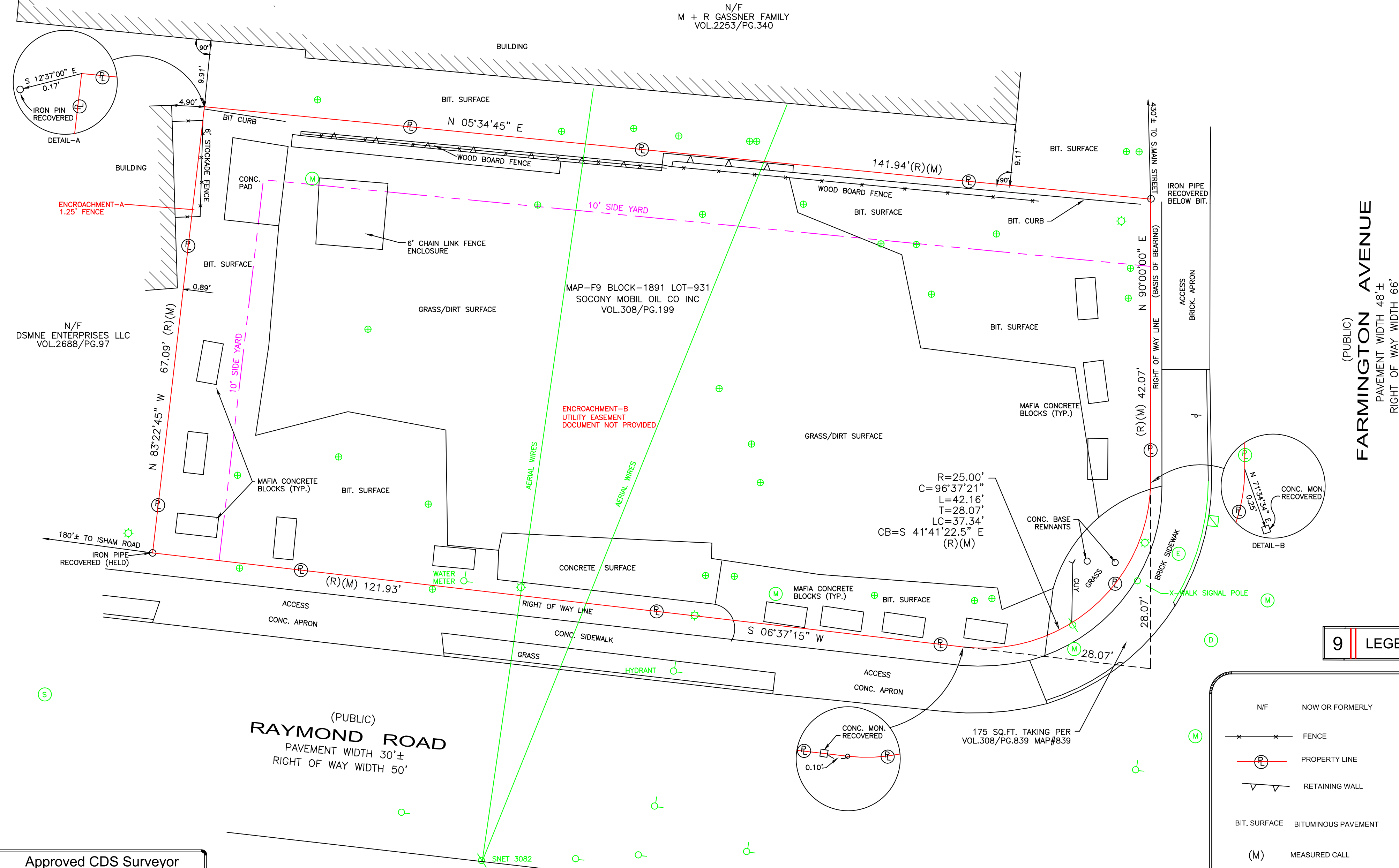
Surveyors Name: ERIC SEITZ
 Address: P.O. BOX 156 JEWETT CITY CT.
 Telephone Number: 860-376-3349
 email: ESEITZ@ATLANTICBB.NET



16 VICINITY MAP



17 NORTH ARROW / SCALE



N/F
DSMNE ENTERPRISES LLC
VOL.2688/PG.97

N/F
M + R GASSNER FAMILY
VOL.2253/PG.340

MAP-F9 BLOCK-1891 LOT-931
SOCONY MOBIL OIL CO INC
VOL.308/PG.199

R=25.00'
C=96.37'21"
L=42.16'
T=28.07'
LC=37.34'
CB=S 41°41'22.5" E
(R)(M)

175 SQ.FT. TAKING PER
VOL.308/PG.839 MAP#839

FARMINGTON AVENUE
(PUBLIC)
PAVEMENT WIDTH 48±
RIGHT OF WAY WIDTH 66'

(PUBLIC)
RAYMOND ROAD
PAVEMENT WIDTH 30±
RIGHT OF WAY WIDTH 50'

Approved CDS Surveyor

Surveyors Name: Eric Seitz
Address: PO Box 156
Telephone Number: 860-376-3349
email: eseitz@gmail.com

9 LEGEND

NIF	NOW OR FORMERLY	⊕	MONITORING WELL
—X—X—	FENCE	⊕	UTILITY POLE
⊕	PROPERTY LINE	⊕	WATER GATE
—V—V—	RETAINING WALL	⊕	GAS GATE
BIT. SURFACE	BITUMINOUS PAVEMENT	⊕	ELECTRIC MANHOLE
(M)	MEASURED CALL	⊕	MANHOLE
(R)	RECORD CALL	⊕	SEWER MANHOLE
NTS	NOT TO SCALE	⊕	DRAINAGE MANHOLE
○	IRON PIPE	⊕	CATCHBASIN
		⊕	HYDRANT
		⊕	HANDHOLE
		⊕	LIGHT STANDARD

4 SURVEYOR CERTIFICATION

To: First American Title Insurance Company and Commercial Due Diligence Services

This is to certify that this map or plat and the survey on which it was based were made in accordance with the "Minimum Standard Detail Requirements for 2016 ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and contains Items 1, 2, 3, 4, 6(a) 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 20 & 21a of Table A thereof.

The field work was completed on July 27, 2019.
Eric Seitz #18856 EXPIRES 1-31-2020

2 TITLE INFORMATION

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