



Commercial Real Estate
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ALTA/NSPS Land Title Survey

Boston Post Rd Milford CT

Surveyor Certification

FACT725416
1360 Boston Rd
Milford, CT 06461
County of Fairfield

To: TitleVest Agency, LLC; First American Title Insurance Company; WEC 98G23 LLC; Popular Bank, its successors and/or assigns; and American National, LLC.

This is to certify that this map or plat 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, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 10, 13, 14, 16, 17, 18, 19 of Table A thereof.

The fieldwork was completed on February 25, 2021.

Jack W. Shoemaker
Professional Land Surveyor Number 70323
In State of Connecticut
Date of Plat or Map: March 3, 2021
Date of last revision: March 3, 2021
Date of this Printing: March 3, 2021
Network reference #20210403-1

Survey Prepared By:
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Project No. F210041

Legal Description

The Land referred to herein below is situated in the County of New Haven, State of Connecticut, and is described as follows:

A CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE CITY OF MILFORD, COUNTY OF NEW HAVEN AND STATE OF CONNECTICUT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MONUMENT FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 1. SAID POINT BEING THE EASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND:

THENCE RUNNING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 1 SOUTH 44°-42'-54" WEST 205.00 FEET TO A POINT;

THENCE RUNNING ALONG LAND NOW OR FORMERLY OF MOBIL OIL CORPORATION AND LAND NOW OR FORMERLY OF R.M. SKINNER ENTERPRISES INC.; PARTLY BY EACH, NORTH 47°-19'-06" WEST 300.00 FEET TO A POINT;

THENCE RUNNING ALONG LAND NOW OR FORMERLY OF MILFORD ASSOCIATES NORTH 44°-42'-54" EAST 205.00 FEET TO A POINT;

THENCE RUNNING ALONG LAND NOW OR FORMERLY OF MILFORD ASSOCIATES AND LAND NOW OR FORMERLY OF FIRST CONNECTICUT SMALL BUSINESS INVESTMENT COMPANY; PARTLY BY EACH, SOUTH 47°-19'-06" EAST 293.48 FEET TO A MONUMENT MARKING THE SOUTHWEST CORNER OF LAND NOW OR FORMERLY FIRST CONNECTICUT SMALL BUSINESS INVESTMENT COMPANY;

THENCE RUNNING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 1 SOUTH 47°-19'-06" EAST 6.52 TO THE POINT AND PLACE OF BEGINNING.

TOGETHER WITH THE RIGHT TO DISCHARGE SURFACE WATER INTO THE ADJOINING WATER COURSE PRESENTLY EXISTING UPON THE PROPERTY OF FLORENCE K. FORAN.

TOGETHER WITH SUCH RIGHTS, AS MAY EXIST, IN AND TO A CERTAIN EASEMENT AS SET FORTH IN A DEED DATED SEPTEMBER 19, 1974 AND RECORDED IN VOLUME 790 AT PAGE 191 OF THE MILFORD LAND RECORDS.

Being the same property conveyed to WEC 98G-11 LLC, a Delaware limited liability company, from Rite Aid Connecticut, Inc., a Connecticut corporation by Special Warranty Deed dated November 18, 1998 and recorded on January 07, 1999 in Book 2325, Page 481.

Being the same tract of land described in a Title Report prepared by First American Title Insurance Company File No.: FACT725416, dated January 14, 2021 at 8:00 AM.

Notes Corresponding to Schedule B

8. Deed of Sanitary Sewer Permanent Easement made by and between Frank Tumminello, Charles Tumminello and Thomas E. Dunn and Mobil Oil Corporation, dated April 03, 1996 and recorded on April 16, 1996 in Book 2166, Page 405 and re-recorded on August 01, 1997 in Book 2232, Page 415, - PLOTTED ON SURVEY.

9. Memorandum of Lease made by and between WEC 98G-11 LLC, a Delaware limited liability company and Rite Aid of Connecticut, Inc., a Connecticut corporation dated November 18, 1998 and recorded on January 07, 1999 in Book 2325, Page 572, - NOT PLOTTED ON SURVEY, BLANKET IN NATURE.

10. Subordination, Non-Disturbance and Attornment Agreement made by and between Legg Mason Real Estate Services, Inc., a Pennsylvania corporation and Rite Aid of Connecticut, Inc., a Connecticut corporation dated December 11, 1998 and recorded on January 07, 1999 in Book 2325, Page 580, - NOT PLOTTED ON SURVEY, BLANKET IN NATURE.

Legend of Symbols & Abbreviations

(THIS IS A STANDARD LEGEND. NOT ALL ITEMS ARE ON THE SURVEY.)

● MONUMENT FOUND	⚡ SPOT LIGHT	⊙ UNKNOWN MANHOLE
○ MONUMENT TO BE SET	⚡ POWERPOLE	⊙ WATER MANHOLE
⊕ BENCHMARK TOPO	⚡ GUY WIRE	⊙ WATER VALVE
(R) RECORD DATA	⚡ LIGHT POLE	⊙ WATER METER
(S) SURVEYED DATA	⚡ STREET LIGHT POLE	⊙ HYDRANT / FDC
R/W RIGHT OF WAY	⚡ ELEC. TRANSFORMER	⊙ GAS MANHOLE
SBL SET BACK LINE	⚡ AIR CONDITIONER	⊙ GAS VALVE
RCP REINFORCED CONC PIPE	⚡ ELEC. MANHOLE	⊙ GAS METER
CMP CORRUGATED METAL PIPE	⚡ ELECTRIC METER	⊙ UNDERGROUND GAS MARKER
PVC PLASTIC PIPE	⚡ CABLE BOX	⊙ TELEPHONE MANHOLE
HDPE HIGH DENSITY POLYETHYLENE PIPE	⚡ UNDERGROUND CABLE MARKER	⊙ TELEPHONE BOX
CIP CAST IRON PIPE	⚡ TRAFFIC POLES	⊙ UNDERGROUND TELEPHONE MARKER
DIP DUCTILE IRON PIPE	⚡ TRAFFIC SIGNAL	⊙ FLAG POLE
L/S LANDSCAPING	⚡ TRAFFIC MANHOLE	⊙ BOLLARD
U.G. UNDER GROUND	⚡ TRAFFIC SIGNAL BOX	⊙ BORE HOLE
- X - FENCELINE	⚡ SEWER MANHOLE	⊙ MONITORING WELL
- C - CABLE TELEVISION LINE	⚡ CLEAN OUT	⊙ MAIL BOX
- E - ELECTRICAL LINE	⚡ STORM DRAIN MANHOLE	⊙ SIGN
- G - GAS LINE	⚡ STORM INLET	⊙ METAL TANK COVER
- T - TELEPHONE LINE	⚡ CURB INLET	⊙ AIR COMPRESSOR
- W - WATER LINE	⚡ ROUND STORM INLET	⊙ ADA PARKING
- OH - OVERHEAD ELECTRIC WIRE	⚡ GUY RAIL	⊙ DECIDUOUS TREE
— TREELINE	⚡ EVERGREEN TREE	

General Notes

- THIS SURVEY CONFORMS TO A CLASS A-2 SURVEY AND HAS BEEN PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., LAST REVISED OCTOBER 26, 2018.
- THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY.
- BOUNDARY DETERMINATION IS BASED UPON A DEPENDENT RESURVEY.
- PARKING PROVIDED -
-REGULAR = 52 SPACES
-HANDICAP = 3 SPACES
TOTAL SPACES PROVIDED = 55
- PROPERTY IS KNOWN AS PARCEL ID 19533 IN THE CITY OF MILFORD, NEW HAVEN COUNTY, CONNECTICUT.
- LOT AREA = 61,461 S.F. OR 1.4110 AC.
- NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED KNOWN TO THIS SURVEYOR. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- BASED ON VISUAL OBSERVATION, THE SUBJECT PROPERTY IS SERVICED BY ALL THE NECESSARY UTILITIES REQUIRED TO MAINTAIN NORMAL OPERATION. THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR ABOVE GROUND MARKINGS TO DETERMINE ANY SUBSURFACE LOCATION. CONTACT LOCAL UTILITY COMPANY PRIOR TO CONSTRUCTION.
- THE SUBJECT PROPERTY HAS ACCESS TO BOSTON POST ROAD, A DEDICATED PUBLIC RIGHT OF WAY.
- IN RESPONSE TO ALTA/NSPS TABLE A ITEM 10, THERE ARE NO PARTY WALLS AFFECTING THE PROPERTY BOUNDARY.
- IN RESPONSE TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- IN RESPONSE TO ALTA/NSPS TABLE A ITEM 17, THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTIONS. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTIONS OR REPAIRS.
- IN RESPONSE TO ALTA/NSPS TABLE A ITEM 18, THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SUBJECT PROPERTY AS DISCLOSED BY THE TITLE COMMITMENT PROVIDED FOR THIS SITE.

Significant Observations

NONE OBSERVED

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X (Unshaded) of the Flood Insurance Rate Map, Community Panel No. 09009C0531K, which bears an effective date of May 15, 2017 and is not in a Special Flood Hazard Area.

Zoning Notes

THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION BY THE INSURER PURSUANT TO TABLE A ITEM 6 (a)(b).

Vicinity Map

