

M-L ZONE BUILDING SETBACK REQUIREMENTS

- Front Street Line Setback..... 10'
Center Line Of Street Setback..... 35'
Rear Yard Setback..... 15'
Side Yard Setback.....None Required But If Provided Must Be At Least 4 Feet
Maximum Building Height 4 Stories (50')

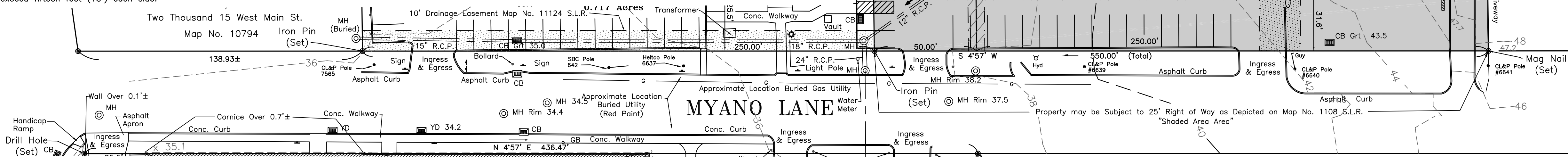
Zoning Information Is Subject To The Review And Approval By The Appropriate Governing Authority

R-5 ZONE BUILDING SETBACK REQUIREMENTS

- Front Street Line Setback..... 20'
Center Line Of Street Setback..... 45'
Rear Yard Setback..... 30'
Side Yard Setback..... 6' W/ Total Of... 12'
Max. Building Coverage.....30% Of Lot Area
Maximum Building Height 3 Stories (40')

NOTE: For 9000(sq) SEE NOTE 3.1 FOR SIDE YARD SETBACKS. Each side yard at least equal to one-half the height of the building but need not exceed fifteen feet (15') each side.

WEST MAIN STREET



PARKING STALLS table with 3 columns: Description, Quantity, Total. Includes Number Of Painted Stalls, Number Of Handicap Stalls, and Total Painted Stalls.

Existing Buildings are Subject to Art. IV, Sec. 10 Para. "A" Of The City of Stamford Zoning Regulation...

Subject Properties are Subject to Section 7 Paragraph K of the City of Stamford Zoning Regulations...

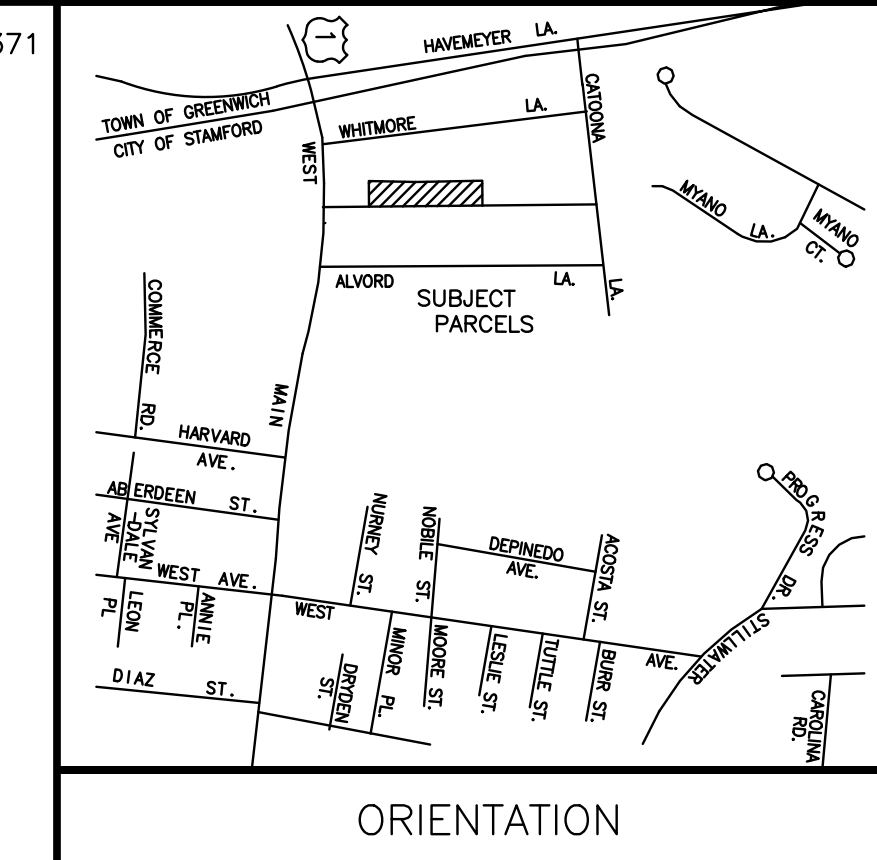
Notes:

- 1) Subject to utility easements or Private Agreements if any, in addition to those Depicted on this Map...
2) Property may have Substructures and/or their encroachments below grade...
3) Use of this survey for subsequent transactions or by subsequent owners...
4) Reference is hereby made and Subject properties are subject to all notes on Recorded Documents...

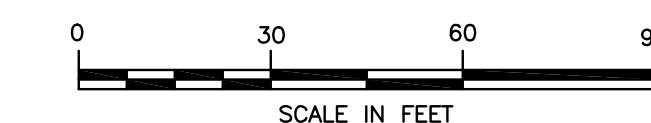
Parking Easement Agreement between Plaza West Associates, LLC and Collins Plaza West, LLC Dated April 6, 2001 and recorded in Volume 5740, Page 245 of the Stamford Land Records.

LEGEND

Legend table with columns for Existing and symbols for Spot Elevation, Contour, Storm Drain, Sanitary Sewer, Gas Main, Water Main, Electric, Stone Wall, etc.



SURVEY REPORT PREPARED FOR PRPG 50 MYANO LANE LLC 50 MYANO LANE STAMFORD, CONNECTICUT



SURVEY REPORT

Refer to:

Location: 50 Myano Lane, Stamford, Connecticut. 50 Myano Lane (Tax Parcel ID 004-2183 & 004-2182). Refer to First American Title Insurance Company CLIENT NAME OR FILE NO.:3020-760054 Effective Date: October 27, 2015 at 8:00 a.m. Vested Title COLLINS MYANO SUB LLC by virtue of a Deed from COLLINS PLAZA WEST LLC, LLC Recorded on 7-11-2012 in Volume 10471 at Page 064 of the Stamford Land Records.

I, Kenneth E. Frattaroli, a registered land surveyor License No. 70012, in and for the state of Connecticut and legally doing business in Fairfield County, does hereby certify to First American Title Insurance Company, Customers Bank, and PRPG 50 Myano Lane LLC that I have made a careful survey of the Subject land described (hereon) (as follows):

PARCEL 1 (50 Myano Lane): All that certain piece or parcel of land, with the buildings and improvements thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut shown and depicted as Lots 75, 76, 77, 78, 79 and 80 on a certain map entitled, "Map Showing a Portion of the Property of H.E. Verran Company, Inc., situated in the Town of Stamford, Connecticut," which map is on file in the Stamford Town Clerk's Office as Map No. 1108, which lots are also shown and depicted as said same lot numbers on another certain map entitled, "Map Showing Property on West Main Street, Alvord Lane and Myano Lane, Stamford, Connecticut. Prepared for General Research, Inc." on file in the Stamford Town Clerk's Office as Map No. 6875.

- Notes concerning the Legal Descriptions:
1. The above description of 50 Myano Lane comprises the following parcels: 50 Myano Lane and 50 Myano Lane B.
2. Schedule "B" Exceptions
Storm Drainage Easement to the City of Stamford dated January 13, 1957 and recorded in Volume 802 at Page 527 of the Stamford Land Records.
Electric Distribution Easement to The Connecticut Light and Power Company dated March 24, 1998 and recorded in Volume 4959 at Page 90 of the Stamford Land Records.
Parking Easement Agreement dated July 10, 2012 and recorded in Volume 10471 at Page 67 of the Stamford Land Records.
Parking Easement Agreement dated July 10, 2012 and recorded in Volume 10471 at Page 77 of the Stamford Land Records.
Parking Easement Agreement dated July 10, 2012 and recorded in Volume 10471 at Page 87 of the Stamford Land Records.
3. Notes and notations as shown on Map No. 6875 on file in the Stamford Town Clerk's Office.
4. Parking Easement Agreement between Plaza West Associates, LLC and Collins Plaza West, LLC Dated April 6, 2001 and recorded in Volume 5740, Page 245 of the Stamford Land Records.
5. Said described property is located within an area having a Zone Designation of "ZONE "X" (Areas determined to be outside the 500 year flood plain) by the Federal Emergency Management Agency (FEMA), as depicted on Flood Insurance Rate Map Community No. 09001C0512F Effective Date 06/18/2010 City of Stamford, Connecticut FAIRFIELD CO ALL JURISDICTIONS, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
6. Subject Property has no designated wetlands Refer to Wetlands/Water Courses and Soil Report Prepared by Soil Science and Environmental Services, Inc. Dated May 29, 2012
Note the Locations of the Following:
fences, Walls and Buildings along exterior property lines.
the block wall and the stone masonry retaining wall along the westerly property line of properties on the west side of Myano Lane
the asphalt curb and painted parking stalls along the easterly property line of properties on the west side of Myano Lane.
Existing Building No. 50 Myano Lane Covers 14.0% of Lot Area.
The Existing shed behind 50 Myano Lane encroaches over minimum 5 setback Line. Refer to section 6 subsection A of the City of Stamford Zoning Regulations - No accessory building or accessory structure in a Residential District shall be located in any front yard. No accessory building or accessory structure shall be located in any side yard nearer to the side lot line than the minimum width required for a side yard for the principal building, or in any rear yard unless at least five feet (5') from any lot line.

This is to certify that This survey and map has been prepared in accordance with Section 20-300b-1 thru 20-300b-20 of the Regulation of Connecticut State Agencies-"Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a "LIMITED PROPERTY/BOUNDARY SURVEY" based on a "DEPENDENT RESURVEY" conforming to horizontal Accuracy Class "A-2" and intended to be used for Compliance and Noncompliance with Existing Requirements and to depict easement area.

To my knowledge and belief this plan is substantially correct as noted hereon.

Handwritten signature of Kenneth E. Frattaroli

Revised 1-14-16 (As Requested)

This Document and Copies Thereof are Valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null and void.

BY: Kenneth E. Frattaroli, CT LS No. 70012 FOR: EDWARD J. FRATTAROLI, INC. Land Surveyors • Engineers • Land Planners STAMFORD, CONNECTICUT JANUARY 6, 2016