

LEGEND

---	PROPERTY LINE
---	CURB LINE
○-○-○	CHAIN LINK FENCE
□-□-□	STOCKADE FENCE
---	EDGE OF PAVEMENT
□ CB	CATCH BASIN
⊙ SM MH	STORM MANHOLE
⊙ SAM MH	SANITARY MANHOLE
⊙ EX. SPOT ELEVATION	EX. SPOT ELEVATION
○ POLE #12345	UTILITY POLE
○ LTPOLE	LIGHT POLE
WV	WATER VALVE
GV	GAS VALVE
---	OVERHEAD WIRES
□ AD	AREA DRAIN
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	UNDERGROUND ELECTRIC
---	UNDERGROUND GAS
---	UNDERGROUND COMMUNICATION
---	UNDERGROUND WATER
---	STORM PIPE
---	SEWER PIPE

SCHEDULE A, PROPERTY DESCRIPTION

All that certain plot, piece, parcel of land with the buildings and improvements thereon, situate, lying and being in the City of Stamford, County of Fairfield and State of Connecticut bounded and described as follows:

PARCEL 1:

Beginning at point on the easterly side of Long Ridge Road at the intersection therewith of the southerly line of land now or formerly of the Trustees of the First Methodist Church of Stamford; running thence along said southerly line of land now or formerly of the Trustees of the First Methodist Church of Stamford, south 82° 50' 40" east 665.85 feet to the westerly side of High Ridge Road where the radial to the arc forming said westerly side of said road bears north 89° 16' east; running thence along westerly side of High Ridge Road the following three courses and distances: southerly on a curve to the left having a radius of 2904.93 feet an arc distance of 39.72 feet to a point of tangency at which point the radial to said curve bears south 88° 29' west; south 1° 31' 00" east 594.64 feet to a point of curve at which point the radial to the curve bears south 88° 29' west; southerly on a curve to the right having a radius of 1392.69 feet an arc distance of 275.88 feet to a point at which the radial to said curve bears south 80° 10' 00" east; running thence north 87° 42' 15" west 455.92 feet to a point on the easterly side of Long Ridge Road, north 12° 47' 13" west 1000.83 feet to the point of beginning.

PARCEL 2:

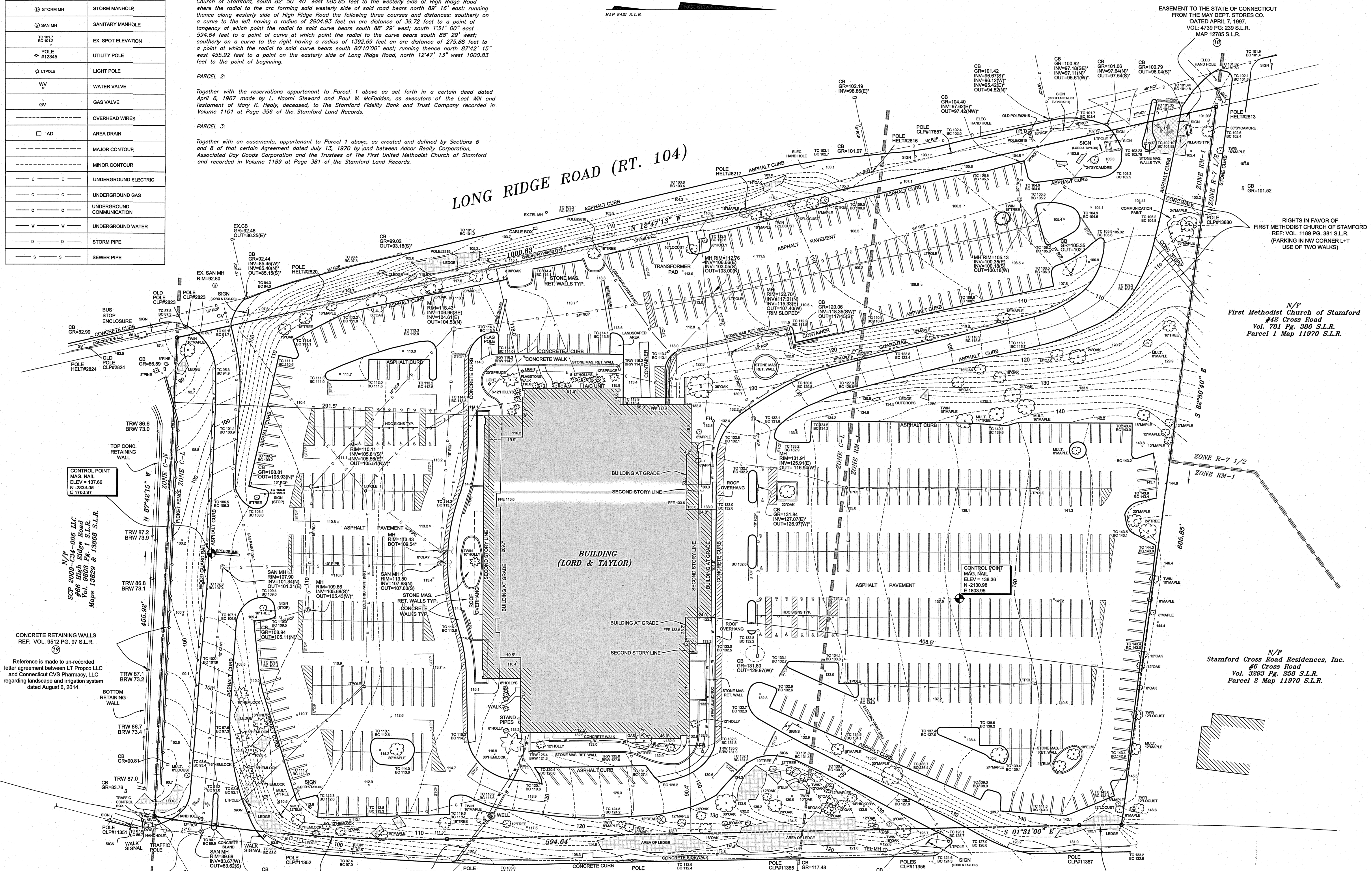
Together with the reservations appurtenant to Parcel 1 above as set forth in a certain deed dated April 6, 1967 made by L. Naomi Steward and Paul W. McFadden, as executors of the Last Will and Testament of Mary K. Healy, deceased, to The Stamford Fidelity Bank and Trust Company recorded in Volume 1101 at Page 356 of the Stamford Land Records.

PARCEL 3:

Together with an easements, appurtenant to Parcel 1 above, as created and defined by Sections 5 and 6 of that certain Agreement dated July 13, 1970 by and between Adcor Realty Corporation, Associated Dry Goods Corporation and the Trustees of The First United Methodist Church of Stamford and recorded in Volume 1189 at Page 381 of the Stamford Land Records.

LONG RIDGE ROAD (RT. 104)

HIGH RIDGE ROAD (RT. 137)



- NOTES:**
- 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. as a Property and Topographic Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and the locations and elevations of which conform to Topographic Accuracy Class 1-2. It is intended to depict property boundaries, locations and elevations of improvements and topographic features, and to be used for conveyance or mortgaging purposes.
 - Reference is made to Parcel "A" Map B421 and to maps 4536, 7149, 11970, 12785, 13829 & 13868 of the Stamford Land Records (S.L.R.).
 - Reference is made to a "ALTA/ACSM Land Title Survey" Prepared for LT Stamford LLC Prepared by Commercial Due Diligence Services dated February 23, 2011.
 - Reference is made to the Deed of Record found in Vol. 11302 Pg. 234 S.L.R.
 - Reference is made to the following documents cited in Schedule B, Part II of First American Title Insurance Company commitment No. 3020-74538C12 dated September 6, 2021.
 - (a) - Commitment exception number.
 - (b) - Exception has been plotted on the survey.
 - (c) - Blanket in nature.
 - Vol. 126, Pg. 141 (Easement in favor of the American Telephone & Telegraph Co.)
 - Vol. 4739, Pg. 239 (Grant of Easement to the State of Connecticut)
 - Vol. 9512, Pg. 97 (Retaining Wall Agreement)
 - The following exception numbers cited in Schedule B of Fidelity National Title Insurance Company commitment No. 512100375F7-0822071, dated August 23, 2021 are not of survey matter (i.e. taxes, assessments, lien, mortgage, leases, rents, financing, subordination, non-disturbance, attorney agreements...) therefore, are not mappable: 1-7, & 11-13.
 - Reference is made to "Boundary & Topographic Survey, Lord & Taylor, 110 High Ridge Road, City of Stamford, Fairfield County, State of Connecticut" prepared by Control Point Associates, Inc., dated 9/6/2007.
 - Underground utilities depicted hereon were field identified and pointed by AcuMark Utility Locating, LLC and located by Redniss & Mead.
 - Subsurface utility, structure and facility locations depicted hereon have been compiled, in part, from the aforementioned survey (Note 7), municipal records and field measurements. These locations must be considered as approximate, may not be complete and other such features may exist on the site. The size, location and existence of all such features must be verified by the appropriate authorities prior to construction.
 - Reference is made to FEMA Flood Insurance Rate Map Panel No. 509 of 626, Map No. 09001C0509F, Effective date June 16, 2010. Subject Parcel Does Not Lie in a Special Flood Hazard Area. It Lies in Zone X.
 - There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting field work.
 - There was no observed evidence of changes in street right of way lines.
 - Area of Surveyed Parcel: 12.3839 Acres (539,446 S.F.).
 - Reference is made to Instruments of Record as labeled hereon.
 - Elevations depicted hereon are based on North American Vertical Datum of 1988 (NAVD-88).
 - Owner of Record: LT Stamford, LLC.

RIGHTS IN FAVOR OF
FIRST METHODIST CHURCH OF STAMFORD
REF: VOL. 1189 PG. 381 S.L.R.
(PARKING IN NW CORNER L+T
USE OF TWO WALKS)

N/F
First Methodist Church of Stamford
#42 Cross Road
Vol. 701 Pg. 308 S.L.R.
Parcel 1 Map 11970 S.L.R.

N/F
Stamford Cross Road Residences, Inc.
#6 Cross Road
Vol. 3207 Pg. 658 S.L.R.
Parcel 2 Map 11970 S.L.R.

Reference is made to un-recorded letter agreement between LT Propco LLC and Connecticut CVS Pharmacy, LLC regarding landscape and irrigation system dated August 6, 2014.

STRIPED PARKING COUNT:
Surface spaces: 711 SPACES (includes 29 ADA spaces)

SURVEY CERTIFICATION

To: HBS Leasehold LLC
LT Stamford, LLC
First American Title Insurance Company

This is to certify that this map and the survey on which it was based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys and includes Items 1 (existing), 2, 3, 4, 5, 8, 9, 11(b), 13, and 18 of Table A thereof. The fieldwork was completed on August 12, 2021.

ALTA / NSPS LAND TITLE SURVEY
DEPICTING
'LORD & TAYLOR SITE'
110 HIGH RIDGE ROAD
STAMFORD, CONNECTICUT
PREPARED FOR
STREET-WORKS DEVELOPMENT LLC

Scale: 1"=40'

Drawn By: RJB Checked By: LWP Date: 09/23/2021

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

REDNISS & MEAD
LAWRENCE W. REDNISS, JR., CT. L.S. #18130
DATE: 12/7/2021

This document and copies thereof are valid only if they bear the signature and notarial seal of the designated licensed professional. Unauthorised alterations render any declaration herein null & void.

Sheet No:
ALTA
Comm. No.: 17289-B

#012-22