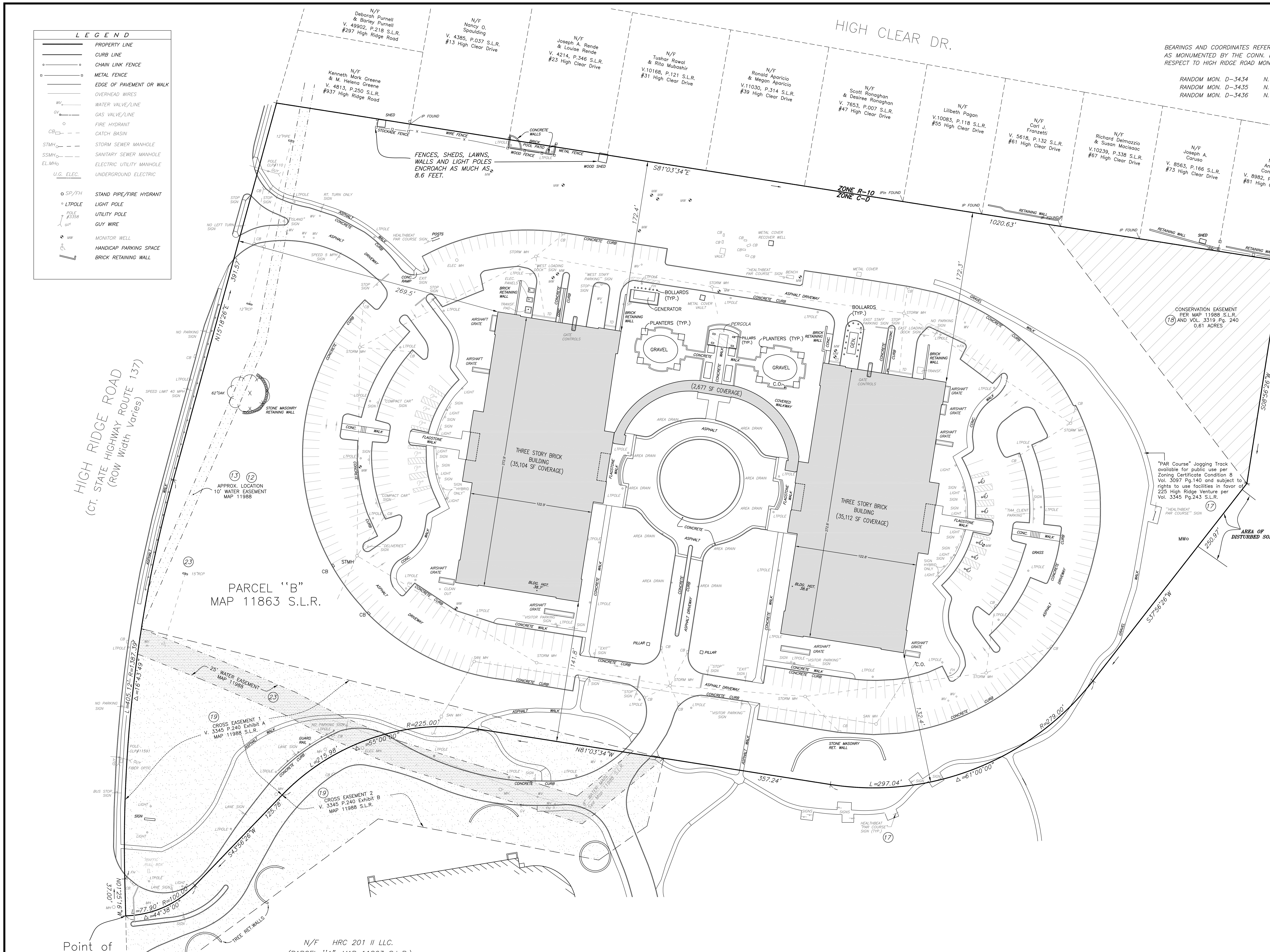
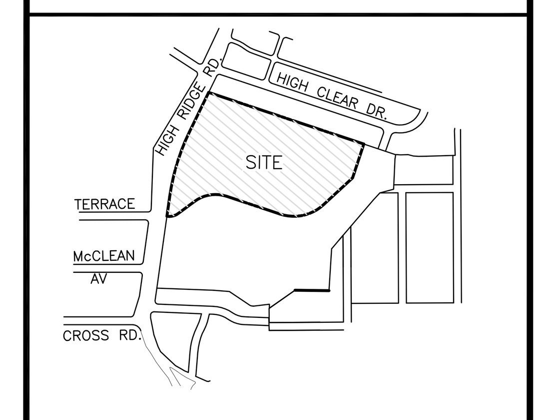


BLOCK:324 ZONE:C-D



STAMFORD, CT. 1"=800'

ORIENTATION

NOTES

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. as a Property Survey conforming to Horizontal Accuracy Class A-2 and is intended to depict the location of boundary lines and improvements to be used for mortgaging or conveyancing purposes.
2. Area of property as surveyed = 14.0745 Acres / 613,086 Sq. Ft.
3. Reference is made to the following maps of record: 3656, 3782, 4885, 5579, 11863, 11988, and 12197 of the Stamford Land Records (S.L.R.)
4. Reference is made to Fidelity National Title Insurance Company Order Number 6286096F-HT dated March 20, 2017, and to the following Schedule B-Section II Exceptions cited therein. Exceptions not appearing are not mappable survey related matters:

#	VOL.	PAGE	DESCRIPTION	STATUS
13	693	076	Water easement	D & L
17	3097	140	Rights and conditions for access	D & L
18	3319	240	Conservation Easement	D & L
19	3345	240	Cross Easements	D & L
20	3582	288	Drainage Agreement	NM
23	Map 11863		10' Water Main Easement	D & L
	Map 11988		10' Water, wets, drive, walk Eas.	D & L*

D & L = Depicted & Labeled; NIPE = Not In Physical Evidence; NLA = No Longer Applicable; NOSP = Not On Subject Property; B = Blanket; EXP = Expired; (16) = Location of Exception #
* = area of "Flagged Wetlands" is now a drainage swale

5. The subject property currently has direct access to and from High Ridge Road, (CT Rte 137) an accepted public highway;
6. No portion of the subject property lies within a Special Flood Hazard Area as depicted on Flood Insurance Rate Map 09001C0508F, dated 6/18/2010. It lies in Zone X.
7. Monitor wells noted and depicted hereon are for information purposes only.
8. Subsurface utility, structure and facility locations depicted hereon have been compiled, in part, from record mapping, 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.
9. Reference is made to encroachments depicted and/or noted hereon.
10. Total parking spaces = 680
    - 327 garage (3 HC)
    - 353 surface (12 HC)

    Total parking spaces required by Zoning = 613 (3/1,000 sf)
11. Owner of Record: RA 225 High Ridge LLC, a Delaware limited liability company by virtue of a deed filed in Volume 8231, Page 3 S.L.R.

ZONING DATA (ZONE:C-D)

CRITERIA	MINIMUM/ALLOWED	EXISTING
FRONT YARD SETBACK	50 FT	269.5 FT
RESIDENTIAL SETBACK	100 FT	172.3 FT
NON-RES. SETBACK	50 FT	132.4 FT
BUILDING HEIGHT	3.5 STORIES	3 STORIES
PARCEL AREA	15 ACRES	14.0745 ACRES
BUILDING COVERAGE	12% (73,570 SF)	11.9% (72,893 SF)

Title Commitment – Exhibit "A"

Real property known as 225 High Ridge Road in the City of Stamford, County of Fairfield, State of Connecticut described as follows:

Beginning at a point on the easterly side of High Ridge Road (U.S. Route 137) at its intersection with the northerly boundary line of land now or formerly of Walden Book Company, Inc. (#201 High Ridge Road - Parcel A on Map 11863 S.L.R.); running thence along said High Ridge Road N, 1° 25' 16" W a distance of 37.00 feet to a point; thence continuing along said High Ridge Road on a clockwise curve the radius of which is 1387.39 feet and the central angle of which is 16° 43' 49" for an arc distance of 405.12 feet; thence, N 15° 18' 26" E a distance of 391.57 feet to land now or formerly of Kenneth M. Greene, running thence generally easterly along said Greene and along land now or formerly of Nancy O. Spaulding, land now or formerly of Joseph A. Rende, land now or formerly of Nicole N. Risafi, land now or formerly of John Vincze, land now or formerly of Laurie Weitz, land now or formerly of Eugene H. Genise, land now or formerly of Carl J. Franzetti, land now or formerly of Louis R. Mazza, land now or formerly of Frank V. Caruso, Jr. and land now or formerly of Heather J. Linsay, each in part, S 81° 03' 34" E a distance of 1020.63 feet to land of said Walden Books Company, Inc.; thence, continuing along said land of said Walden Books Company, Inc., S 08° 56' 26" W a distance of 225.76 feet and S 37° 56' 26" E a distance of 250.97 feet to a point; thence, continuing on a clockwise curve the radius of which is 279.00 feet and the central angle of which is 61° 00' 00" for an arc distance of 297.04 feet, N 81° 03' 34" W a distance of 357.24 feet; thence, continuing on an anti-clockwise curve the radius of which is 225.00 feet and the central angle of which is 55° 00' 00" for an arc distance of 215.98 feet, S 43° 56' 26" W a distance of 125.78 feet; and continuing on a clockwise curve the radius of which is 100.00 feet and the central angle of which is 44° 38' 00" for an arc distance of 77.90 feet to the Point of Beginning.

Said premises being known and designated as Parcel B on Map 11863 .

Together with a Cross Easement Agreement between 225 High Ridge Venture and Walden Book Company, Inc. dated September 12, 1988 and recorded in Volume 3345 at Page 240 of the Stamford Land Records.

CERTIFICATION:

To: TNREF III High Ridge, LLC; Fidelity National Title Insurance Company; and People's United Bank, N.A., ISAO ATIMA, its successors and/or assigns; that:

This is to certify that this map and the survey on which it was based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1(existing), 2, 3, 4, 7(a), 7(b1), 7(c), 8, 9, 13, 14, 16, 17, 19 and 20 thereof.
The field work was completed on April 11, 2017.

ALTA/NSPS LAND TITLE SURVEY

DEPICTING

225 HIGH RIDGE ROAD

STAMFORD, CT
PREPARED FOR

TNREF III HIGH RIDGE, LLC

Scale: 1"=40' (0 40 80)

Drawn By: LAL | Checked By: RLR | Date: 04/12/2017

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

RAYMOND L. REDNISS CT. LIC. NO. 10046
13 June 2017
DATE

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 & void.

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Sheet No: ALTA
Comm. No.: 6685D-1