

**ITEMS CORRESPONDING TO SCHEDULE B-11**

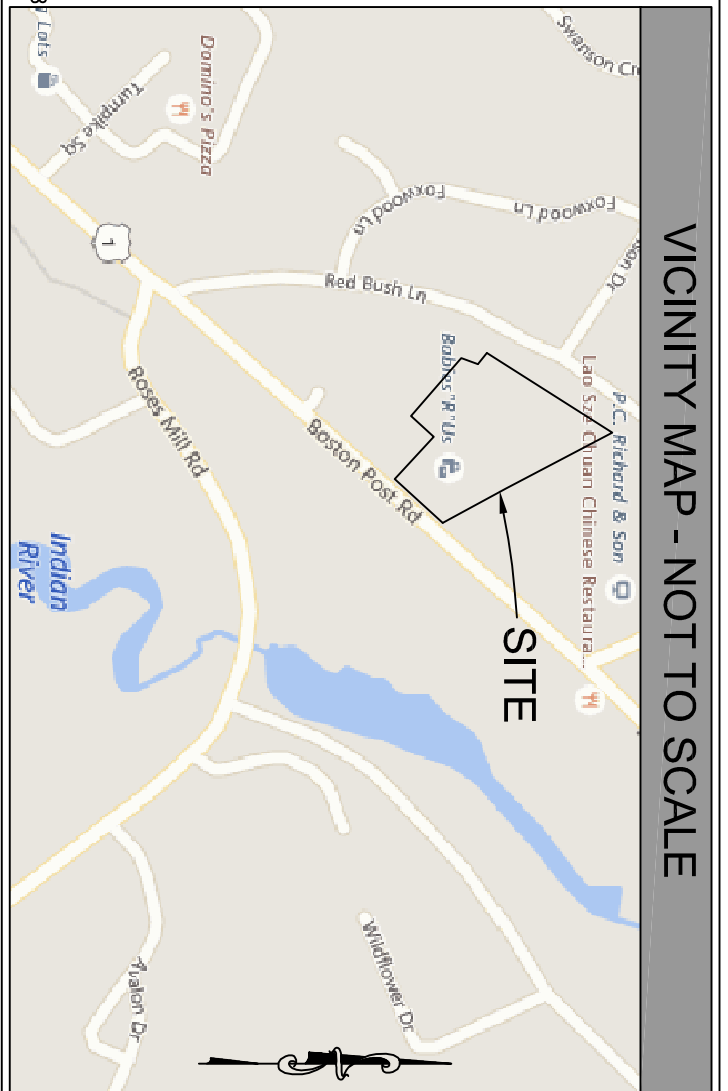
- 7 CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. C15861176C05H, DATED JUNE 20, 2016 @ 8:00 A.M.
  - 8 Easement for water line in the instrument recorded in Volume 390 of Page 579; as modified by Assentment dated June 10, 1964 and recorded in Volume 539 of Page 389 of the Milford Land Records. - NOT PLOTTED ON SURVEY (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT).
  - 9 Grapplied Fee and Leasehold Multiple Mortgage, Dated 1st June 2011, Dated of Trust, Security Agreement, Financing Statement, Fixture Filing and Assignment of Master Lease, Subleases, Fees and Security Deposits from Toys "R" Us Property Company II, LLC to The Bank of New York Mellon in the original principal amount of \$725,000,000.00 dated November 20, 2009 and recorded in Volume 3331 of Page 11 of the Milford Land Records. - NOT PLOTTED ON SURVEY (NO SURVEY FILED).
  - 10 Assignment of Master Lease, Sublease, Relets and Security Deposits from Toys "R" Us Property Company II, LLC to The Bank of New York Mellon dated November 20, 2009 and recorded in Volume 3331 of Page 110 of the Milford Land Records. - NOT PLOTTED ON SURVEY (NO SURVEY RELATED).
  - 11 Subordination, Non-Disturbance and Attornment Agreement between The Bank of New York Mellon and Toys "R" Us Property Company II, LLC dated November 20, 2009 and recorded in Volume 3331 of Page 134 of the Milford Land Records. - NOT PLOTTED ON SURVEY (NO SURVEY RELATED).
- Notes, relations and conditions as shown on Map No. AB1636. - NOT PLOTTED ON SURVEY (THE DOCUMENTS ARE ILLICIBLE).
- Informational Notes:  
 List No. 17858; Map No.: 100; Block No.:804; Lot No.: 6; Assessment: \$3,274,710.00  
 ROAD: PUBLIC

**ZONING INFORMATION**

THE SUBJECT PROPERTY IS ZONED "C0D-S" Corridor Design Development District 5 - Regional Business Design Corridor District.

SETBACKS:  
 FRONT: 50 MINIMUM  
 SIDE: 50 MINIMUM  
 HEIGHT: 50 MINIMUM  
 MAXIMUM BUILDING HEIGHT: 5 stories/60'  
 LOT SIZE: LOT AREA: 40,000 SQ. FT.  
 MINIMUM LOT AREA: 40,000 SQ. FT.  
 MINIMUM LOT DEPTH: 150'  
 COVERAGE: MAXIMUM BUILDING COVERAGE: 50%  
 MAXIMUM FLOOR AREA RATIO: 2.5  
 PARKING: PARKING FORMULA: RETAIL: 1 SPACE PER 250 SQ. FT.  
 ZONING DATA OBTAINED FROM ZONING REPORT #7201600751:034 DATED JULY 28, 2016  
 PREPARED BY BOCK & CLARK ZONING, 800-787-8390

**VICINITY MAP - NOT TO SCALE**



**MISCELLANEOUS NOTES**

- (M1) PROPERTY IS KNOWN AS LOT 6 BLOCK 804 IN THE TOWN OF MILFORD, NEW HAVEN COUNTY, CT.
- (M2) LOT AREA = 127,902 SF. OR 2,9382 AC.
- (M3) PARKING PROVIDED -  
 -REGULAR = 129 SPACES  
 -HANDICAP = 6 SPACES  
 TOTAL SPACES PROVIDED = 135
- (M4) THE SUBJECT PROPERTY HAS DIRECT ACCESS VIA BOSTON POST ROAD.
- (M5) THE BASIS OF BEARINGS FOR THIS SURVEY IS VOL. 3011 PAGE 488.
- (M6) DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO RECORD DEED MERIDIAN. MONUMENTS WERE FOUND \ SET AT POINTS WHERE INDICATED.
- (M7) THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY EITHER DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- (M8) IN RESPONSE TO ALTAIANSPPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- (M9) IN RESPONSE TO ALTAIANSPPS 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.
- (M10) THE SUBJECT PROPERTY HAS DIRECT ACCESS VIA BOSTON POST ROAD.
- (M11) ANY MARKERS DELINEATING WETLANDS ON THE SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY.

**UTILITY NOTES**

- (U1) The location of utilities shown hereon are from observed evidence of above ground utility lines and/or from utility records. The location of any subterranean utility surface ground markings to determine the location of any subterranean utility.
- (U2) From observed above ground opportunities only as shown hereon, gas, electric, storm sewer, sanitary sewer and water lines and/or services is available for the subject property within the public road right-of-way 51 Boston Post Road.
- (U3) Before digging in this area, call 1-800-922-4455 or 811 for field locations (request for ground markings) of underground utility lines.

**LEGEND OF SYMBOLS & ABBREVIATIONS**

- MONUMENT FOUND
- P.K. NAIL FOUND
- P.K. NAIL SET
- × FIND X MARK
- △ R.R. SPEKE FOUND
- BENCHMARK
- (9) RECORD DATA
- (W) MEASURED DATA
- (S) SURVEYED DATA
- R/W RIGHT OF WAY
- BSL BACK SET LINE
- ROP REINFORCED CONG PIPE
- ROP UNREINFORCED CONG PIPE
- UTL UTILITIES
- AGI ABOVE GROUND LEVEL
- L/S UNDEGROUNDING
- FREE
- METAL TANK COVER
- FLAG POLE
- POWERPOLE
- GUY WIRE
- STREET LIGHT POLE
- P.K. NAIL SET
- SET X MARK
- R.R. SPEKE FOUND
- BENCHMARK
- RECORD DATA
- MEASURED DATA
- SURVEYED DATA
- R/W RIGHT OF WAY
- BSL BACK SET LINE
- ROP REINFORCED CONG PIPE
- ROP UNREINFORCED CONG PIPE
- UTL UTILITIES
- AGI ABOVE GROUND LEVEL
- L/S UNDEGROUNDING
- FREE
- METAL TANK COVER
- FLAG POLE
- SEWER MANHOLE
- CLEAN OUT
- STORM SEWER MANHOLE
- STORM INLET
- CURB INLET
- PAY PHONE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE POLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- HYPANT
- BACK FLOW PREVENTION
- GAS VALVE
- UNDERGROUND GAS MARKER
- GAS MANHOLE
- BELLHOLE
- KNITTING WELLS
- MAIL BOX
- UNKNOWN MANHOLE
- SQUARE METAL LID
- FUEL TANK LID

PROJECT REVISION RECORD	
DATE	DESCRIPTION
07/18/2016	FIRST DRAFT
07/28/2016	NETWORK COMMENTS
FIELD WORK: 07/11/2016	DRAWING: 07/15/2016
CHECKED BY:	FB & FG-JAW

**SIGNIFICANT OBSERVATIONS**

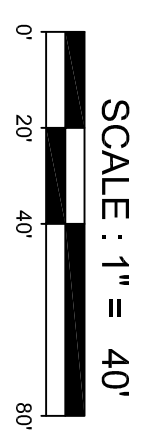
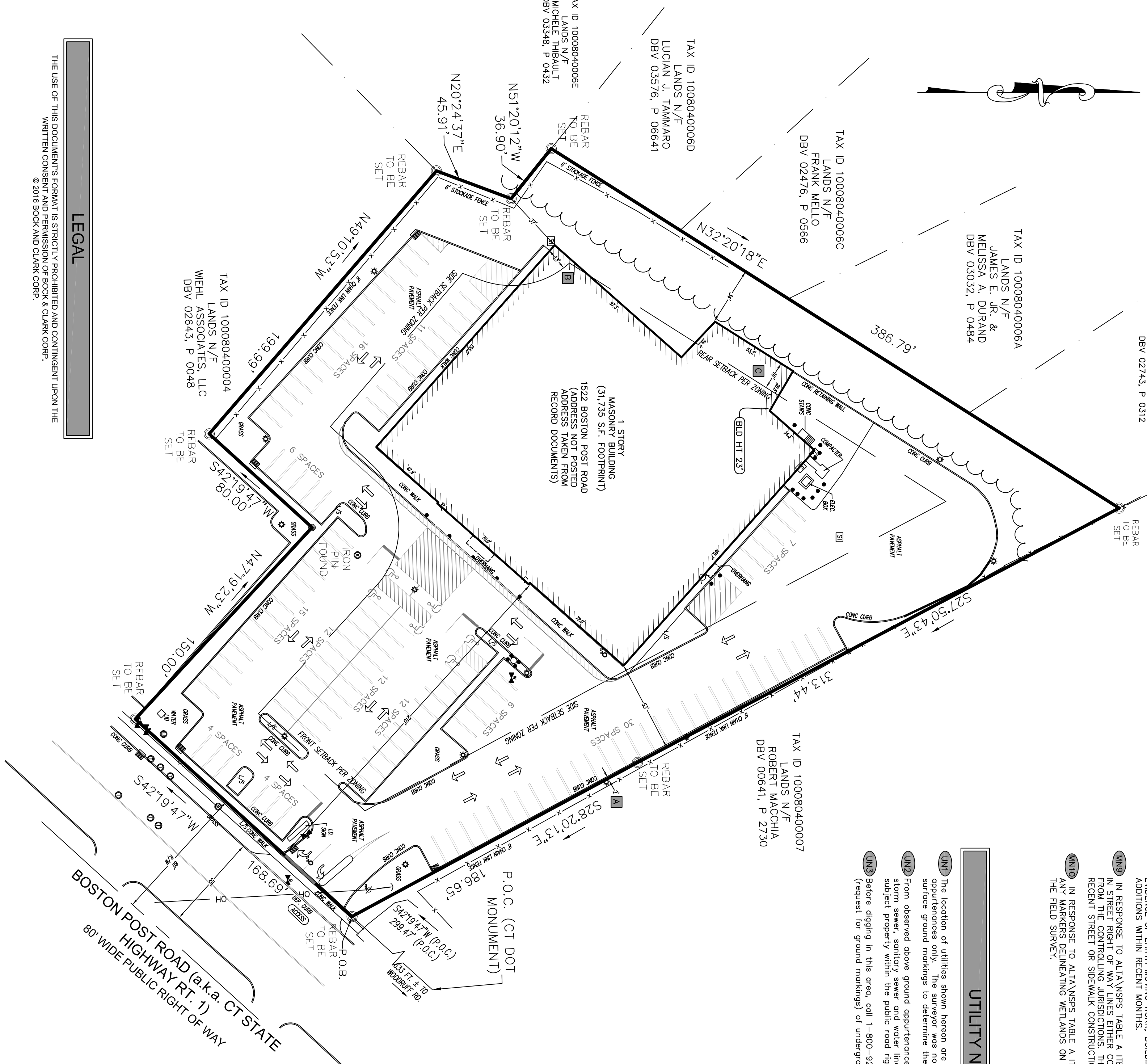
- A LIGHT POLE CROSSES THE PROPERTY LINE BY 2 FT.
- B BUILDING ENCROACHES SIDE SETBACK AREA BY UP TO 13 FT.
- C BUILDING ENCROACHES REAR SETBACK AREA BY UP TO 16 FT.

**FLOOD NOTE**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (UNSHARED) OF THE FLOOD INSURANCE RATE MAP COMMUNITY NO. 990282, MAP NUMBER 9909050522 WHICH BEARS AN EFFECTIVE DATE OF JULY 8, 2013 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA WEBSITE (HTTP://FEMA.GOV). NEITHER I, NOR I HAVE I LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE NATIONAL FLOOD INSURANCE PROGRAM. THEREFORE, THIS SURVEY IS NOT BEING CONDUCTED IN AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**LEGAL**

THE USE OF THIS DOCUMENTS FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORP.  
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**RECORD DESCRIPTION**

All that certain piece or parcel of land, with the buildings and all other improvements thereon, situated in the Town of Milford, County of New Haven and State of Connecticut, known as 1522 Boston Post Road being shown and designated as Parcel 1, Area 2,89 Ac., and Parcel 2, Area 1,100 Ac., in the Assessor's map 100, henceforth referred to as Parcel 1, Block 804, Assessor's map 100, and Parcel 2, Block 804, Assessor's map 100, in the City of Milford as Map #481 636, reference being had thereto for a more particular description.

Said land is more particularly bounded and described as follows:  
 Beginning at an iron bar found on the westerly sideline of Boston Post Road (A.K.A. Connecticut State Highway U.S. Route 1, 80 foot wide right-of-way), said point being distant 288.47 feet on a bearing of south 42 degrees - 19 minutes - 47 seconds west from a Connecticut Department of Transportation Monument found, said point also being formed by the intersection of the aforementioned sideline of Boston Post Road with the dividing line between Lot 6 and Lot 7, Block 804, Assessor's map 100, and from said beginning point running, thence:  
 Along the aforementioned sideline of Boston Post Road, South 42 degrees - 19 minutes - 47 seconds west, a distance of 1,88.89 feet to a concrete Monument found, thence, along the dividing line between Lot 6 and Lot 1, Block 804, Assessor's map 100 the following three (3) courses:  
 North 47 degrees - 19 minutes - 22 seconds west, a distance of 140.00 feet to a point, thence:  
 South 42 degrees - 19 minutes - 47 seconds west, a distance of 80.00 feet to an iron bar found, thence North 49 degrees - 10 minutes - 53 seconds east, a distance of 80.00 feet to a point, thence:  
 Along the dividing line between Lot 6 and Lot 8D, 6C, 6A, 6B and part of Lot 7, Block 804, Assessor's map 100, North 32 degrees - 20 minutes - 18 seconds east, a distance of 386.72 feet to a homemade Monument found, thence:  
 Along the dividing line between Lot 6 and Lot 7, Block 804, Assessor's map 100, South 27 degrees - 50 minutes - 43 seconds east, a distance of 313.44 feet to a point, thence:  
 Still along the dividing line between Lot 6 and Lot 7, South 28 degrees - 20 minutes - 13 seconds east, a distance of 188.85 feet to the point and place of beginning.

MAP- 100 Block- 804 Lot or Parcel: 8 Lot No. 017868

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. C15861176C05H, DATED JUNE 20, 2016 @ 8:00 A.M.

**ALTAIANSPPS LAND TITLE SURVEY**

For  
**Toys R Us**  
 B&C Project No. 201602266\_018  
 Milford  
 6441  
 1522 Boston Post Road, Milford, CT

Surveyor's Certification  
 BASED UPON TITLE COMMITMENT NO. C15861176C05H  
 OF CHICAGO TITLE INSURANCE COMPANY  
 BEARING AN EFFECTIVE DATE OF JUNE 20, 2016 @ 8:00 A.M.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAILED REQUIREMENTS FOR ALTAIANSPPS LAND TITLE SURVEYS, 8, 9, 13, 14, 16, 17, 18 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 11, 2016.

State of Connecticut Seal and Signature of Jack W. Stearns, Surveyor No. 70343.

Jack W. Stearns  
 Surveyor No. 70343

Under Supervision of:  
 Jack W. Stearns, Surveyor No. 70343  
 Professional Land Surveyor  
 Date of Survey: July 18, 2016  
 Date of Last Revision: August 1, 2016  
 Network Project No. 201602266-018  
 Survey Performed By:  
**Clark Order, Inc.**  
 4140  
 Bethlehem, PA 18020  
 Phone (610) 365-2907  
 Fax (610) 365-2958  
 Email: jstearns@clarkorderinc.net  
 Project No. 4833-18

**Bock & Clark**  
 SURVEY-ZONING  
 ENVIRONMENTAL-ASSESSMENT

**National Coordinators**  
 1-(800)-SURVEYS (787-8397)  
 Bock & Clark Corporation  
 3550 W. Market Street, Suite 200, Akron, Ohio 44333  
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SHEET 1 OF 1