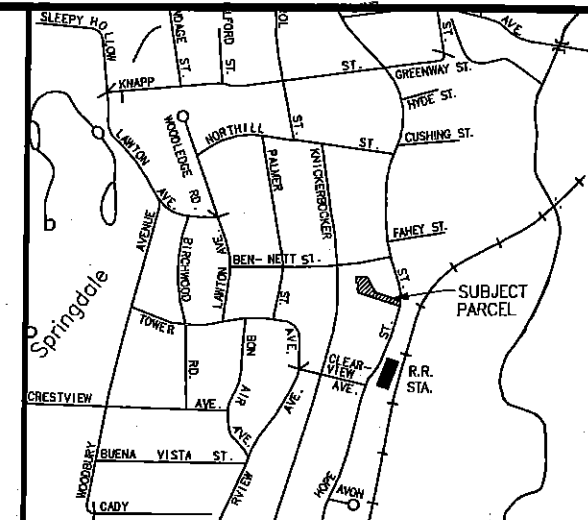
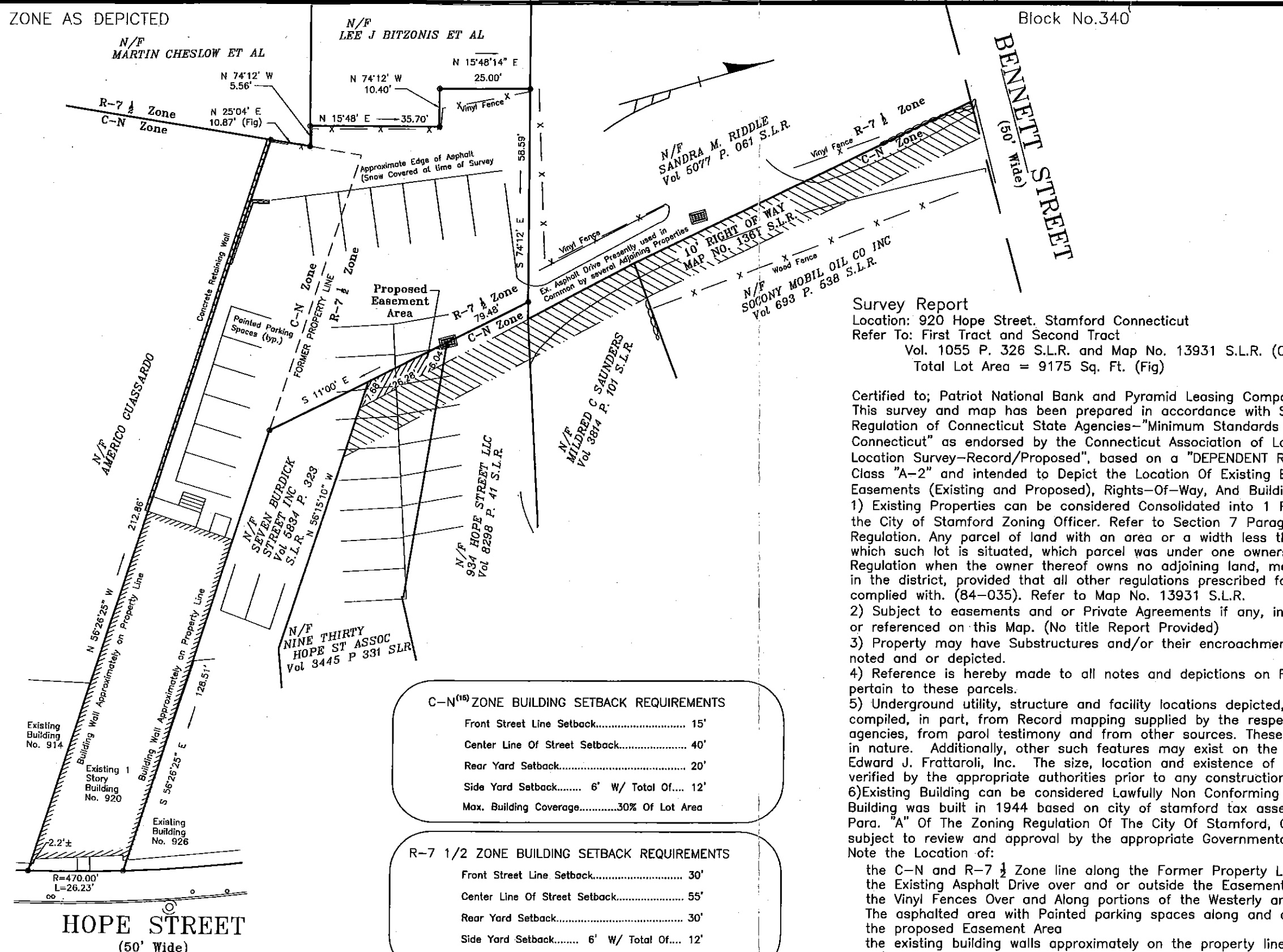


ZONE AS DEPICTED

Block No.340



ORIENTATION



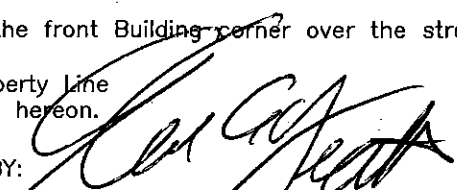
**Survey Report**

Location: 920 Hope Street, Stamford Connecticut  
 Refer To: First Tract and Second Tract  
 Vol. 1055 P. 326 S.L.R. and Map No. 13931 S.L.R. (Consolidation of Properties)  
 Total Lot Area = 9175 Sq. Ft. (Fig)

Certified to; Patriot National Bank and Pyramid Leasing Company, LLC  
 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 an "Improvement Location Survey-Record/Proposed", based on a "DEPENDENT RESURVEY" conforming to horizontal Accuracy Class "A-2" and intended to Depict the Location Of Existing Buildings with Respect To Property Lines, Easements (Existing and Proposed), Rights-Of-Way, And Building Setback Requirements.

- Existing Properties can be considered Consolidated into 1 Parcel of land Based on an interpretation of the City of Stamford Zoning Officer. Refer to Section 7 Paragraph "1" Of The City of Stamford Zoning Regulation. Any parcel of land with an area or a width less than that prescribed for a lot in the district in which such lot is situated, which parcel was under one ownership at the time of the adoption of this Regulation when the owner thereof owns no adjoining land, may be used as a lot for any purpose permitted in the district, provided that all other regulations prescribed for the district by these Regulations shall be complied with. (84-035). Refer to Map No. 13931 S.L.R.
- Subject to easements and or Private Agreements if any, in addition to those Depicted on this Map and or referenced on this Map. (No title Report Provided)
- Property may have Substructures and/or their encroachments below grade, if any, in addition to those noted and or depicted.
- Reference is hereby made to all notes and depictions on Recorded Documents hereon referenced that pertain to these parcels.
- Underground utility, structure and facility locations depicted, noted or Referenced hereon have been compiled, in part, from Record mapping supplied by the respective utility companies or governmental agencies, from parol testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Edward J. Frattaroli, Inc. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to any construction.
- Existing Building can be considered Lawfully Non Conforming As to Zoning Requirements. the Existing Building was built in 1944 based on city of stamford tax assessment information. Refer To Art. 1V, Sec. 10 Para. "A" Of The Zoning Regulation Of The City Of Stamford, Confirmation of Lawful Non-Conformance is subject to review and approval by the appropriate Governmental authority.

Note the Location of:  
 the C-N and R-7 1/2 Zone line along the Former Property Line.  
 the Existing Asphalt Drive over and or outside the Easement Area accessing from Bennett Street the Vinyl Fences Over and Along portions of the Westerly and Northerly Property Lines  
 The asphalted area with Painted parking spaces along and over the Easterly property line  
 the proposed Easement Area  
 the existing building walls approximately on the property lines and the front Building corner over the street 15' Setback line  
 the location of the Concrete Retaining wall along the Southerly Property Line  
 To my knowledge and belief this plan is substantially correct as noted hereon.

BY: 

FOR: **EDWARD J. FRATTAROLI, INC.**  
 Land Surveyors • Engineers • Land Planners  
 STAMFORD, CONNECTICUT April 24, 2007

**C-N<sup>(16)</sup> ZONE BUILDING SETBACK REQUIREMENTS**

Front Street Line Setback.....	15'
Center Line Of Street Setback.....	40'
Rear Yard Setback.....	20'
Side Yard Setback..... 6' W/ Total Of....	12'
Max. Building Coverage.....	30% Of Lot Area

**R-7 1/2 ZONE BUILDING SETBACK REQUIREMENTS**

Front Street Line Setback.....	30'
Center Line Of Street Setback.....	55'
Rear Yard Setback.....	30'
Side Yard Setback..... 6' W/ Total Of....	12'
Max. Building Coverage.....	25% Of Lot Area

Zoning Information Is Subject To The Review And Approval By The Appropriate Governing Authority  
 Property Lines Not Staked By Contractual Agreement  
 Soil Types Not Delineated By Contractual Agreement

Property Depicted on the map Appears to Lie in Zone "X"  
 Areas determined to be outside the 500 year flood plain as depicted on FIRM Map Panel 6 of 9 Community-panel Number 090015 0006 C Map Revised November 17, 1993