

NOTES:

- THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-3001 THRU 20-30020 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. THIS IS AN IMPROVEMENT LOCATION SURVEY BASED ON A "DEPENDENT RESURVEY" OF THE PARCEL AS DEPICTED ON THE MAP REFERENCED IN NOTE 2. A. BELOW CONFORMING TO HORIZONTAL CLASS "A-2" AND IS INTENDED TO BE USED FOR EXISTING BUILDING LOCATION RELATIVE TO PROPERTY LINES.
- REFERENCE IS MADE TO THE FOLLOWING MAPS AND DOCUMENTS ON FILE IN THE NEWTOWN LAND RECORDS:
 - RM#8680 MAP ENTITLED "DUPONT NEWTOWN, CONNECTICUT SITE, TURKEY HILL ROAD AND PECK'S LANE NEWTOWN, CONNECTICUT ALTA/ACSM LAND TITLE SURVEY PLAN KIRKLAND AND ELLIS DATED 02/27/98, SCALE 1"=60'
 - RM#3433 MAP ENTITLED "PROPERTY OF CHANDLER MACKAY TO BE CONVEYED TO IVAN SORVALL, INC. SOUTH CENTER DISTRICT TOWN OF NEWTOWN, CONN. SCALE 1"=50'; AREA 4.87+- ACRES; DATED JULY 24, 1966, REVISED NOV. 12, 1965"
 - RM#3291A MAP ENTITLED "RIGHT TO DRAIN AND SLOPE RIGHTS GRANTED TO THE TOWN OF NEWTOWN, LAND OF IVAN SORVALL, INC., OCT. 15, 1965, SCALE 1"=50', PREPARED BY THOMAS RYAN R.L.S., WASHINGTON, CONN."
 - RM#4422 MAP ENTITLED "MAP PREPARED FOR HAIN BROTHERS, NEWTOWN, CONNECTICUT, DATED FEB. 22, 1971 REVISED MAR. 3, 1971"
 - RM#8088 MAP ENTITLED "BOUNDARY MAP, LANDFILL CONN. ROUTE 25 AND TURKEY HILL ROAD NEWTOWN, CONNECTICUT, PREPARED FOR TOWN OF NEWTOWN, PREPARED BY KASPER ASSOCIATES, SCALE 1"=100', 4/25/95"
 - RM #6255 MAP ENTITLED "MAP PREPARED FOR NEWTOWN WATER COMPANY TURKEY HILL ROAD & PECK LANE NEWTOWN, CONNECTICUT, SCALE 1"=40', MARCH 28, 1990, FROM THE OFFICE OF LINWOOD R. GEE & SON, INC"
 - RIGHT OF WAY AND TRACK MAP THE NEW YORK NEW HAVEN AND HARTFORD R.R. CO. OPERATED BY THE NEW YORK NEW HAVEN AND HARTFORD R.R. CO. FROM BRIDGEPORT TO FITZFIELD STATION 836+69 TO STATION 888+49 TOWN OF NEWTOWN STATE OF CONN. SCALE: 1"=100' DATE: JUNE 30, 1915
 - RM #5230 MAP ENTITLED "TOWN OF NEWTOWN MAP SHOWING LAND ACQUIRED FROM E.I. DUPONT DE NEMOURS & CO. BY THE STATE OF CONNECTICUT, BRIDGE REPLACEMENT ON TURKEY HILL ROAD SCALE: 1"=40', APRIL, 1981"

- REFERENCE IS MADE TO THE FOLLOWING DOCUMENTS:
- VOL. 271 PG. 539 EASEMENT IN FAVOR ETHAN ALLEN INC.
 - VOL. 536 PG. 341 ACCESS LICENSE AGREEMENT BETWEEN SORVALL PRODUCTS, L.P. AND E.I. DUPONT DE NEMOURS AND CO.
 - VOL. 307 PG. 22-QUIT CLAIM DEED AND SLOPE AND CATCH BASIN CONST. EASEMENT;
 - VOL. 428 PG. 14 UTILITY EASEMENT IN FAVOR OF THE NEWTOWN WATER CO.;
 - VOL. 384 PG. 397 CONSENT ORDER ISSUED BY THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION.
 - VOL. 451 PG. 788 ORDER ISSUED BY THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION.

- RECORD MAP #8850 REFERENCED IN NOTE 2A ABOVE IS NOT BASED ON THE STATE PLANE BEARING SYSTEM. THE NORTH BEARING DEPICTED ON THIS MAP IS BASED UPON THE CT STATE PLANE GRID SYSTEM (NAD 83). THIS STATE PLANE DATUM WAS ESTABLISHED BY UTILIZING G.P.S. EQUIPMENT BY THIS OFFICE.
- THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR FROM EXISTING DRAWINGS BY OTHERS AS NOTED HEREON. THE ENGINEER/SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. STUART SOMERS CO., LLC FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. STUART SOMERS CO., LLC MAKES NO CERTIFICATION AS TO THE CONDITION OR SUITABILITY OF THE UNDERGROUND UTILITIES FOR ANY INTENDED USE.
- TOTAL AREA OF LOT IS 23.913+- ACRES.
- PARCEL IS CURRENTLY LOCATED IN ZONE M-1. REFER TO NEWTOWN PLANNING AND ZONING COMMISSION ZONE MAP CHANGES TO INDUSTRIAL ZONES JAN. 11, 2008, REV. MARCH 6, 2008.
- INLAND WETLAND REGULATED AREAS, IF PRESENT, ARE NOT INTENDED TO BE SHOWN.
- PROPERTY IS SUBJECT TO RIPARIAN RIGHTS OF OTHERS IN AND TO ANY WATERCOURSE TRAVERSING THE PREMISES.
- ALL MONUMENTATION FOUND OR SET HAS BEEN DEPICTED HEREON.
- THERE ARE NO OBSERVABLE ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES OR STREETS, OR (b) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES OR STREETS UPON THE SUBJECT PROPERTY, EXCEPT AS MAY BE DEPICTED, LABELED OR NOTED HEREON.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM PECK'S LANE.

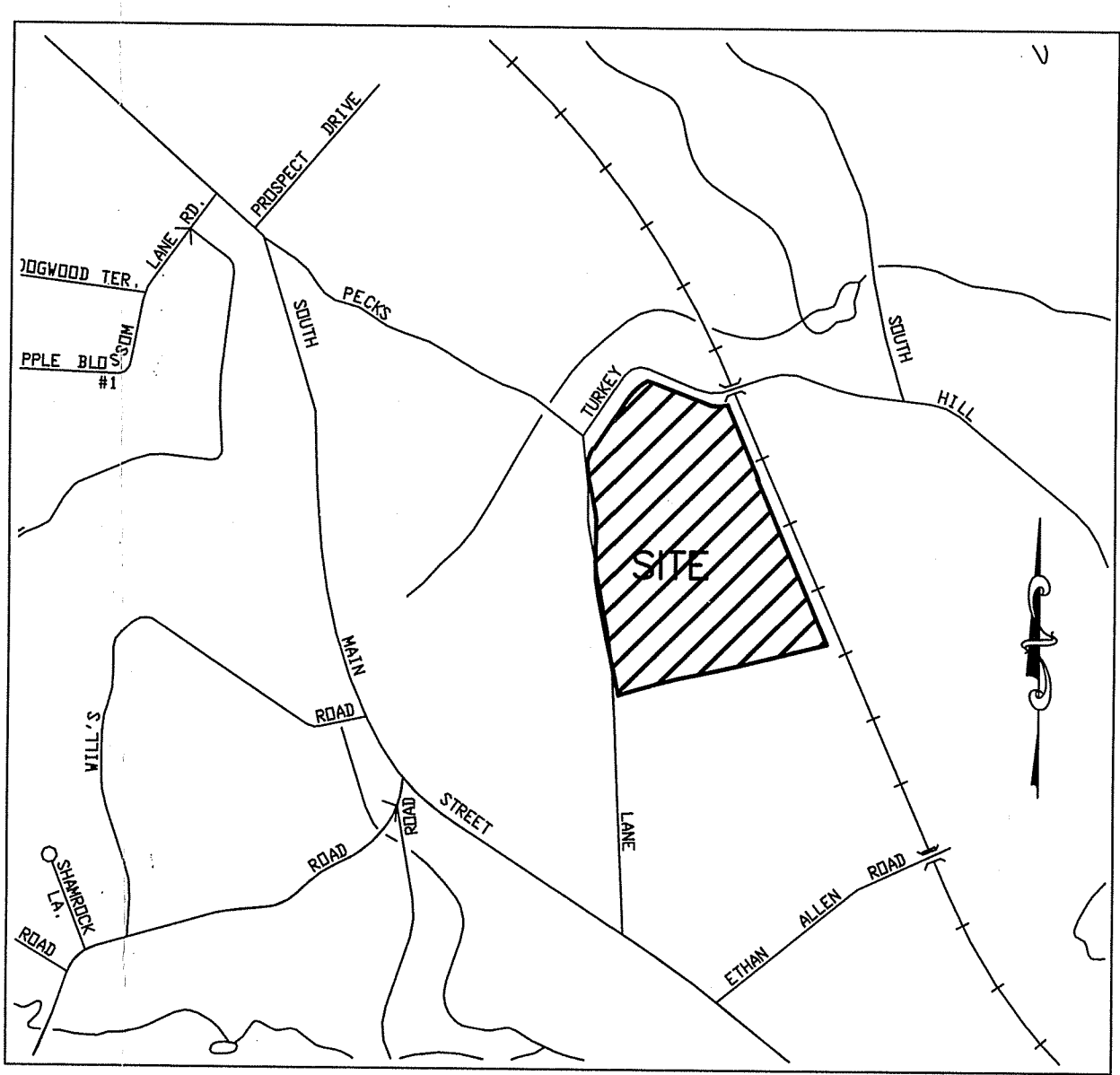
BOUNDARY DESCRIPTION

All that a certain parcel or tract of land situated in the town of Newtown and state of Connecticut;

Beginning at a point in the easterly right of way line of Pecks Lane, said point being the northwesterly property corner of lands now or formerly of John and Karen A. Krafcsik and the southwesterly property corner of the herein described property, being marked by an iron pipe;

- Along said easterly right of way line of Pecks Lane N 11° 42'36" W, a distance of 445.02 feet to a point;
- Along the same and approximate centerline of a stone wall, N 09° 02'56" W, a distance of 72.60 feet to a point;
- Along the same and approximate centerline of a stone wall, N 07° 42'46" W, a distance of 19.00 feet to a point;
- Continuing along the same and stonewall, N 02° 13'56" W, a distance of 82.02 feet to a point;
- Along the easterly right of way line of Pecks Lane, N 00° 54'54" E, a distance of 194.75 feet to a point;
- Along the same, N 07° 05'45" W, a distance of 31.52 feet to a point;
- Along the same, N 10° 22'46" W, a distance of 37.77 feet to a point;
- Along the same, N 11° 47'16" W, a distance of 118.10 feet to a point;
- Along the same, N 06° 13'26" W, a distance of 65.17 feet to a point;
- Along the same, N 06° 13'26" W, a distance of 24.30 feet to a point;
- Along the same and along the westerly side of a stonewall, N 01° 26'14" E, a distance of 24.30 feet to a point near the intersection of two stonewalls;
- Along the easterly right of way line of Pecks Lane, N 20° 09'14" E, a distance of 38.80 feet to a point;
- Along the same, N 26° 38'24" E, a distance of 23.25 feet to a point, said point marking the approximate beginning of the southerly right of way line of Turkey Hill Road;
- Along said southerly right of way line of Turkey Hill Road, S 56° 39'13" E, a distance of 5.18 feet to a point;
- Along the same, N 33° 20'47" E, a distance of 273.00 feet to a point;
- Along the same, a curve to the right having a radius of 275.00' and arc length of 125.55 feet to a point;
- Along the same, N 85° 23'44" E, a distance of 4.80 feet to a point;
- Along the same, S 71° 40'27" E, a distance of 43.98 feet to a point;
- Along the same, N 07° 05'45" W, a distance of 31.52 feet to a point;
- Along the same, N 07° 05'45" W, a distance of 31.52 feet to a point;
- Along the same, S 84° 18'55" E, a distance of 25.57 feet to a point;
- Along the same, S 88° 54'41" E, a distance of 21.17 feet to a point;
- Along the same, N 78° 38'29" E, a distance of 28.80 feet to a point in the westerly property line of lands now or formerly of New York New Haven and Hartford Railroad Company;
- Along the westerly property line of said New York New Haven and Hartford Railroad Company, along a curve to the left, having a radius of 4723.16 feet for an arc length of 42.82 feet to a point;
- Along the same, S 23° 16'16" E, a distance of 326.00 feet to a point, said point being the southeasterly property corner of land known as Tax Map No. 36, Block 12, Lot No. 1 as shown on this plan of the herein described property;
- Along a jog in the property line, N 84° 55'16" W, a distance of 5.68 feet to a point;
- Along the westerly property line of lands now or formerly of New York New Haven and Hartford Railroad Company, S 23° 16'16" E, a distance of 826.86 feet to a point in the northerly property line of land now or formerly of Ethan Allen Inc.;
- Along the northerly property line of said Ethan Allen Inc., S 74° 33'14" W, a distance of 31.90 feet to a point;
- Along the approximate centerline of a stonewall, S 76° 20'14" W, a distance of 158.69 feet to a point;
- Along the same, S 76° 03'24" W, a distance of 199.61 feet to a point;
- Along the same, S 76° 51'24" W, a distance of 139.18 feet to a point;
- Along the same, S 78° 09'14" W, a distance of 176.98 feet to a point, said point being the northwesterly property corner of lands now or formerly of Ethan Allen Inc. and the northeasterly property corner of lands now or formerly of John and Karen A. Krafcsik;
- Along the northerly property line of said John and Karen A. Krafcsik and along the approximate centerline of a stone wall, S 75° 43'44" W, a distance of 91.30 feet to a point;
- Along the same, S 73° 30'14" W, a distance of 173.92 feet to a point;
- Along the same, S 70° 50'14" W, a distance of 18.68 feet to the point of beginning.

Containing 23.913+- Acres of land



LEGEND

- EXISTING MONITORING WELL
- EXISTING CATCHBASIN (ROUND)
- EXISTING CATCHBASIN
- EXISTING MANHOLE
- EXISTING DRAINAGE MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING ELECTRIC MANHOLE
- EXISTING WATER MANHOLE
- EXISTING MAIL BOX
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING UTILITY POLE
- EXISTING HYDRANT
- EXISTING DRILL HOLE
- EXISTING IRON PIP/PIPE
- EXISTING MONUMENT
- EXISTING WATER VALVE/HYDRANT
- EXISTING RR SPIKE
- EXISTING SPIKE
- EXISTING STONE BOUND
- EXISTING WETLAND FLAG
- EXISTING LIGHTPOLE
- EXISTING SIGN
- EXISTING SIGN
- EXISTING TREE
- EXISTING TREE (CONIFER)
- METAL GUIDE RAIL
- OVERHEAD WIRES
- METAL FENCE
- WOOD FENCE
- PROPERTY LINE
- BUILDING SETBACK LINES
- EXISTING DRAINAGE
- EXISTING WELL
- EXISTING STONE WALL

THIS MAP IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OR AFFIXED WITH THE LIVE STAMP OF THE SIGNATORY.

NOTE: THE WORD "CERTIFY" AS USED HEREON IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF. AND AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE OR WARRANTY.

Tier One, LLC
Tier One Real Estate, Inc.
First American Title Insurance Company
Newtown Savings Bank
SPX Corporation

This is to certify that this map or plat and the Survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005; Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Connecticut, the maximum Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Charles S Spath Jr., L.S.
Registration No. LS #70056
within the State of Connecticut
Date of Survey: 10-01-10
Date of Last Revision: 11-18-10

IMPORTANT NOTE:
UNDERGROUND UTILITIES ARE NOT SHOWN
PRIOR TO ANY EXCAVATION OR CONSTRUCTION CONTACT -
"CALL BEFORE YOU DIG" 1-800-922-4455

NO.	DATE	REVISIONS
1	11-18-10	NOTES, SLOPE EASEMENT
1	10-25-10	MISC. NOTES, PARKING

ALTA/ACSM LAND TITLE SURVEY
ASSESSOR'S MAP 36, BLOCK 12, LOT 1-2
31 PECK'S LANE
NEWTOWN, CONNECTICUT
PREPARED FOR
TIER ONE, LLC.

DATE: 10-01-10	SCALE: 1"=50'	DRAFTER: CS	JOB NUMBER: 1796	FILE NUMBER:
STUART SOMERS CO., LLC Consulting Engineers & Surveyors 1211 Main Street Southbury, Connecticut 06488 Phone: 203.268.6811 Fax: 203.264.8508 email: info@stuartsoners.com				