LEGAL DESCRIPTION

PARCEL 3, 355 Riverside Drive

All that certain tract, piece or parcel of land situated in the Town of Westport, County of Fairfield and State of Connecticut, bounded and described as follows:

NORTHERLY: 443 feet more or less by other land now or formerly of Marketing Corporation of America;

EASTERLY: by the Saugatuck River;

SOUTHERLY: 483 feet more or less in part by land of Bernard Kweskin, Trustee and in part by land of Carla Nagy; and

WESTERLY 251.23 feet by Riverside Avenue.

AS SURVEYED LEGAL DESCRIPTION (355 Riverside Drive)

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Westport, County of Fairfield and State of Connecticut and being more particularly described as follows:

BEGINNING at a point in the easterly road boundary of Riverside Avenue (various widths), said point being the southwesterly corner of lands now or formerly owned by DIV Riverside Loan, LLC, as recorded in the Fairfield County Clerk's Office in Deed Book 3373, Page 301;

thence S 64°47'20" E., along said southerly line of said DIV Riverside Loan, LLC property, a distance of 428 feet more or less to a point in the Mean High Water Line of Saugatuck River;

thence southerly and southeasterly along said Mean High Water Line of Saugatuck River as it winds and turns a distance of 580 feet more or less to a point in the northerly line of lands owned by the Town of Westport;

thence N 64°47'20" W., along said lands of the Town of Westport and lands now or formerly owned by Michael Brockman as recorded in the Fairfield County Clerk's Office in Deed Book 3078, Page 54 a distance of 454 feet more or less to its intersection with the easterly road boundary of said Riverside Avenue;

thence along the easterly road boundary of said Riverside Avenue the following three (3) courses and distance:

1. N 26°26'40" E., a distance of 43.10 feet to a point;
2. N 29°21'30" E., a distance of 49.10 feet to a point;
3. N 31°55'30" E., a distance of 159.03 feet to the point of beginning.

Containing 2.387 acres or 103,983 square feet of land more or less.

The hereinbefore described parcel of land is subject to any and all easements and/or rights of ways of record.

Being the same tract of land as described in the title report prepared by Commonwealth Land Title Insurance Company, Commitment No.CT4784426CL-RH (Customer Ref. No.14-001353), dated March 19, 2015 at 8:00am.

SCHEDULE B TITLE EXCEPTION NOTES

This survey is based on a title report prepared by Commonwealth Land Title Insurance Company, Commitment No.CT4784426CL-RH (Customer Ref. No.14-001353), dated March 19, 2015 at 8:00am. Items not listed below are standard title exceptions and are not matters or issues that pertain to this survey.

(26) Easement granted to Bridgeport Hydraulic Company by instrument recorded in Volume 223 at Page 581 of said Land Records.
Affects subject property, as shown on survey.

(27) Easement granted to the State of Connecticut by instrument dated and recorded in Volume 95 at Page 546 of said Land Records.
Affects subject property, as shown on survey.

(28) Easement granted to the Town of Westport by instrument dated and recorded February 9, 1982 in Volume 589 at Page 205 of said Land Records.
Affects subject property, as shown on survey.

(29) Notice of Lease to Bridgewater Associates, Inc. dated August 31, 2007 and recorded in Volume 2932 at Page 126 of the Westport Land Records.
Does not affect subject property, lease expired February 29, 2013.

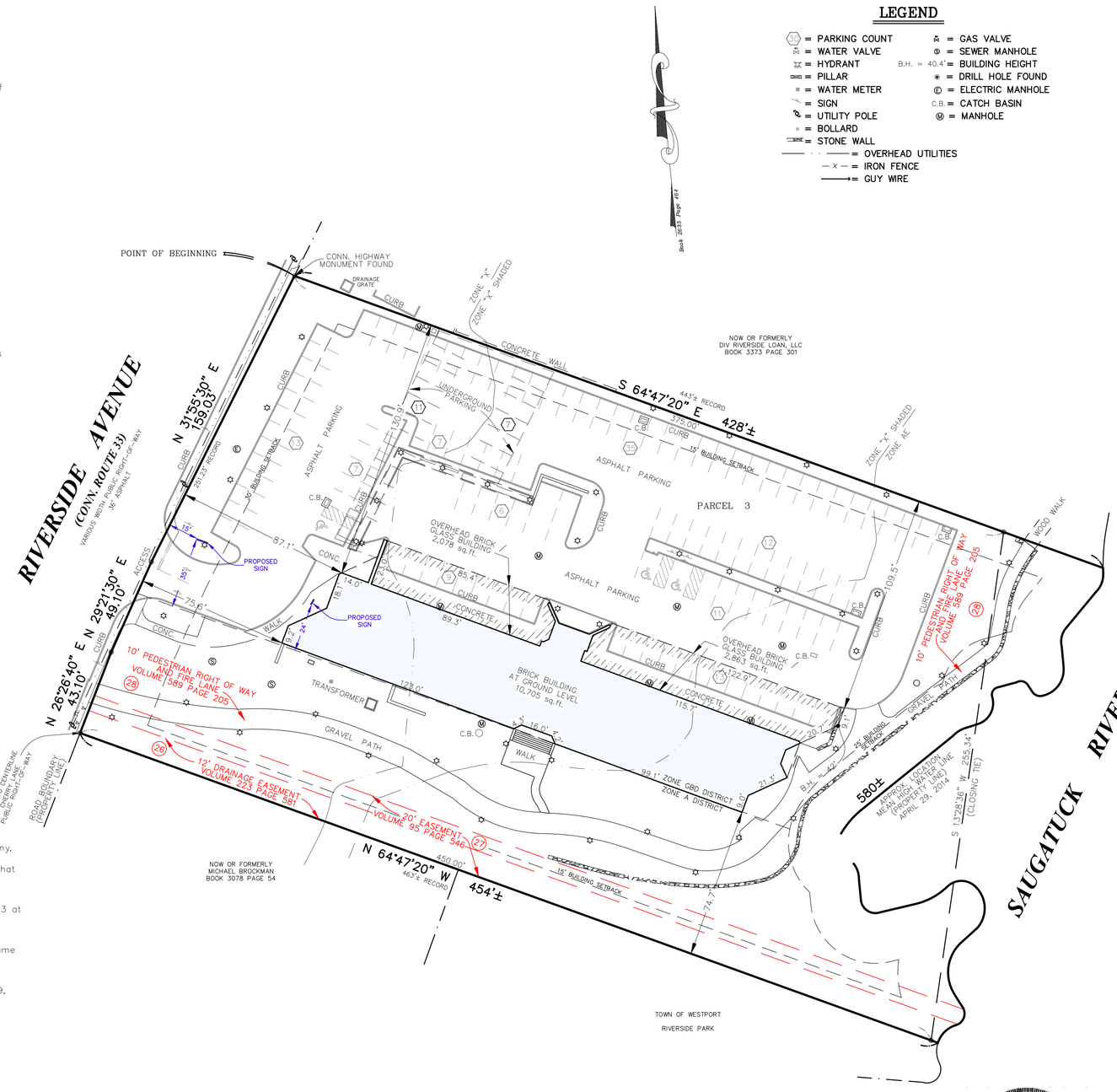
FLOOD NOTE

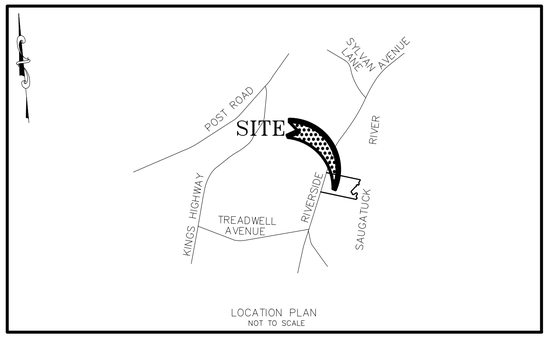
Subject property is located in Zone "X, X (Shaded) and AE" of the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 09001C 0413 G, with a date of 07/08/2013 and is approximately shown on the survey.

Zone "X" denotes areas determined to be outside the 0.2% annual chance floodplain.
Zone "X (Shaded)" denotes areas of 0.2% annual chance flood.
Zone "AE" denotes areas of special flood hazard by the 0.1% annual chance flood.

LEGEND

- (30) = PARKING COUNT
- = WATER VALVE
- = HYDRANT
- = PILLAR
- = WATER METER
- = SIGN
- = UTILITY POLE
- = BOLLARD
- = STONE WALL
- = OVERHEAD UTILITIES
- = IRON FENCE
- = GUY WIRE
- = GAS VALVE
- = SEWER MANHOLE
- B.H. = 40.4' = BUILDING HEIGHT
- = DRILL HOLE FOUND
- = ELECTRIC MANHOLE
- C.B. = CATCH BASIN
- = MANHOLE





LOCATION PLAN
NOT TO SCALE

NOTES

The basis of bearings for this survey are from deed filed in Book 2539 of Deeds Page 313.

Subject property is designated as Tax Parcel Id C07-006.

Subject property contains 2.387 acres or 103,983 square feet of land.

The total number of striped parking spaces on subject property is 131, including 3 designated handicap spaces and 18 spaces underground.

There were no observable evidence of cemeteries found at the time of this survey.

There was no observable evidence of earth moving work, building construction or additions, no change in Right of Way lines, recent street or sidewalk construction or repairs and no observable evidence of site use as a solid waste dump, sump or sanitary landfill.

ZONING

Jurisdiction: City of Westport, Connecticut

Zoning verification provided by Mary Young, Deputy Planning & Zoning Director 203-341-1077

Zoning District: "GBD" General Business District and "A" Residential A District (No buildings on the "A" portion of the property)

Front Setback: 30 feet
Side Setback: 15 feet; 30 feet from residential
Rear Setback: 25 feet; 30 feet from residential; 15 feet for accessory structures
Between the Buildings: 1/2 the sum of the height of adjacent buildings.
Minimum Lot Area: GBD: none required - A: 0.5 acres, 21,780 sq.ft.
Minimum Lot Frontage: GBD: 50 feet - A: None specified.
Minimum Lot Dimensions: GBD: none specified - A: 100 feet by 150 feet.
Maximum Density: 25% building coverage - 10,000 sq.ft. of interior floor area per building - 0.25 Floor Area Ratio (FAR)
Maximum Height: 2 stories and 25 feet to top of flat roofs, 30 feet to midpoint of pitched roofs.

Parking: 1 Parking Space per 250 sq.ft. of gross floor area.

Zoning information and source has been provided by Zoning-Info, Inc., Site # 31914, dated September 12, 2014.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

ENCROACHMENT NOTES

NONE OBSERVED AT THIS FIELD VISIT

ALTA/NSPS LAND TITLE SURVEY

To: Webster Bank, National Association and Commonwealth Land Title Insurance Company.

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 Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(observed evidence only), 13, 14, 16, 17, and 18 of Table A thereof. The field work was completed on April 29, 2014 and field verified March 24, 2015 and field verified again on August 25, 2020.

This survey and map has been prepared in accordance with Sections 20-300b-1 through 20-300b-20 of the Regulations 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 a DEPENDENT RESURVEY conforming with CLASS A-2 HORIZONTAL ACCURACY STANDARDS.

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

Date of Map: August 26, 2020.

STATE OF CONNECTICUT · DAVID J. LITTLE · No. 13303 · LICENSED · LAND SURVEYOR

No.	DATE	DESCRIPTION	BY
1	8/25/2020	FIELD VERIFIED	WJH

LEHR LAND SURVEYORS D.P.C.
14-D-62
116 SALINA STREET – SUITE 6
LIVERPOOL, NEW YORK 13088
315-451-3333
info@lehrlandsurveyors.com

David J. Little, Licensed Land Surveyor No.13303 Torrington, CT
25 Country Club Road Torrington, Connecticut 860-489-0821 djlittle@optonline.net

LOCATION SURVEY ON A PORTION OF THE TOWN OF WESTPORT

KNOWN AS No.355 RIVERSIDE AVENUE, TOWN OF WESTPORT, COUNTY OF FAIRFIELD, CONNECTICUT 06880

DATE: 8-25-2020 | SCALE: 1"=30' | DRAWN BY: WJH

REVISIONS: | DRAWING No. 15-C-73 #D#