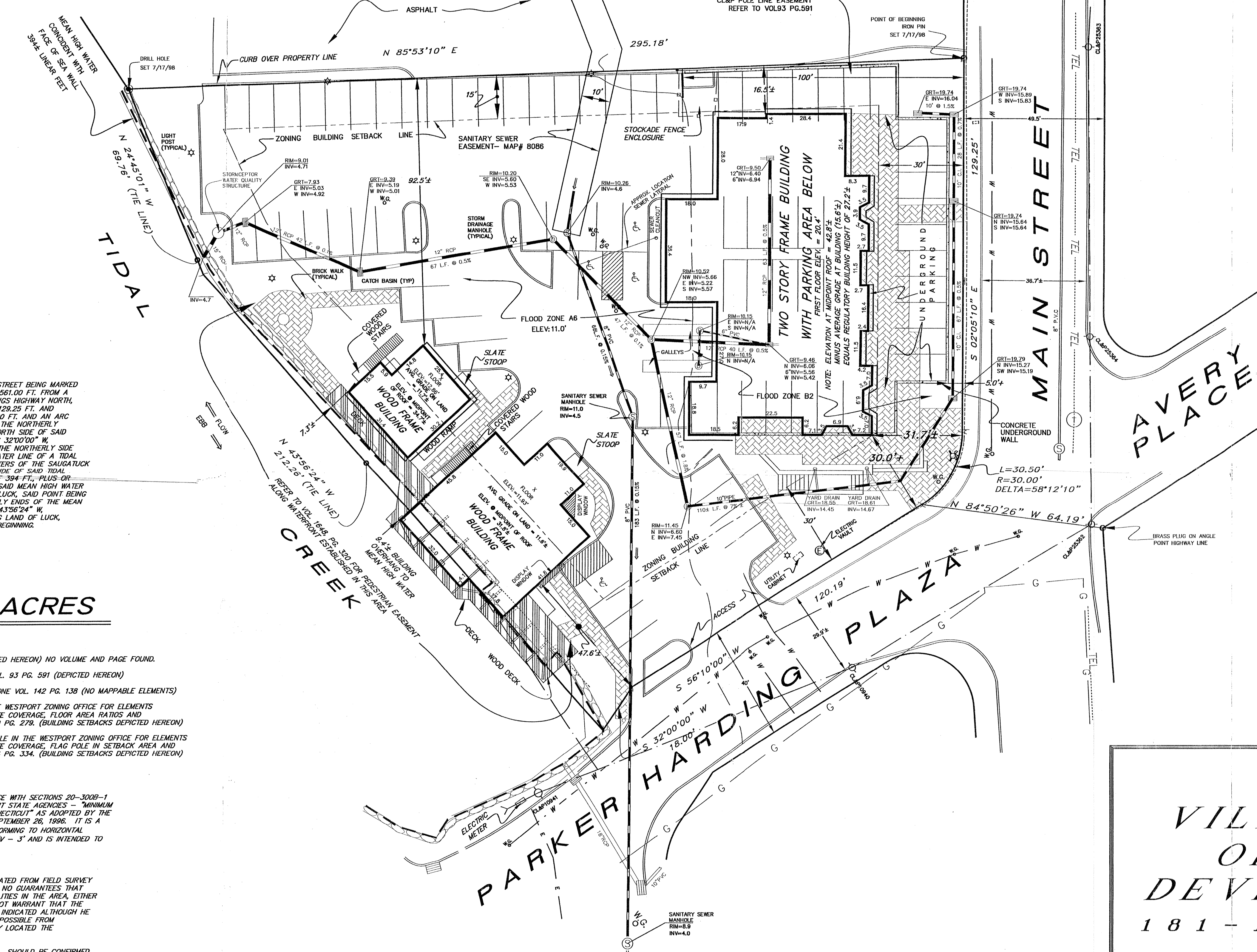


N/F
LEON E. LUCK
MARIAM LUCK



LEGAL DESCRIPTION
 BEGINNING AT A POINT ON THE WESTERLY SIDE OF MAIN STREET BEING MARKED BY AN IRON PIN, SAID POINT BEING LOCATED SOUTHERLY 561.00 FT. FROM A CHD MONUMENT LOCATED ON THE SOUTHERLY SIDE OF KINGS HIGHWAY NORTH, THENCE SOUTHERLY ALONG MAIN STREET S 02°05'10" E, 129.25 FT. AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FT. AND AN ARC LENGTH OF 30.50 FT. AND DELTA ANGLE OF 58°12'10" TO THE NORTHERLY SIDE OF PARKER HARDING PLAZA, THENCE ALONG THE NORTH SIDE OF SAID PARKER HARDING PLAZA S 56°10'00" W, 120.19 FT. AND S 32°00'00" W, 18.00 FT. TO A POINT FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF SAID PARKER HARDING PLAZA AND THE MEAN HIGH WATER LINE OF A TIDAL CREEK FORMERLY A CANAL CONNECTED TO THE TIDAL WATERS OF THE SAUGATUCK RIVER, THENCE NORTH WESTERLY ALONG THE EASTERLY SIDE OF SAID TIDAL CREEK ALONG THE MEAN HIGH WATER LINE A DISTANCE OF 394 FT., PLUS OR MINUS TO A POINT FORMED BY THE INTERSECTION OF SAID MEAN HIGH WATER AND LAND, NOW OR FORMERLY, OF LEON E. AND MARIAM LUCK, SAID POINT BEING MARKED BY A DRILL HOLE, THE NORTHERLY AND SOUTHERLY ENDS OF THE MEAN HIGH WATER LINES ARE CONNECTED WITH THE LINES OF N 43°58'24" W, 212.26 FT. AND N 24°45'01" W, 69.76 FT., THENCE ALONG LAND OF LUCK, N 85°53'10" E, 295.18 FT. TO THE POINT AND PLACE OF BEGINNING.

AREA = 1.011± ACRES
 (TO MEAN HIGH WATER)

- SCHEDULE B EXCEPTIONS:**
- 10' SEWER EASEMENT SHOWN ON MAP NO. 8086. (DEPICTED HEREON) NO VOLUME AND PAGE FOUND.
 - CONNECTICUT LIGHT AND POWER POLE LINE EASEMENT VOL. 93 PG. 591 (DEPICTED HEREON)
 - AGREEMENTS AND SPECIAL CONDITIONS OF CHANGE OF ZONE VOL. 142 PG. 138 (NO MAPPABLE ELEMENTS)
 - VARIANCE GRANTED. REFER TO SITE PLAN ON FILE IN THE WESTPORT ZONING OFFICE FOR ELEMENTS RELATING TO BUILDING SETBACK LINES, BUILDING AND SITE COVERAGE, FLOOR AREA RATIOS AND OTHER ELEMENTS APPROVED WITH CONDITIONS, VOL. 1509 PG. 279. (BUILDING SETBACKS DEPICTED HEREON)
 - VARIANCE GRANTED. REFER TO MODIFIED SITE PLAN ON FILE IN THE WESTPORT ZONING OFFICE FOR ELEMENTS RELATING TO BUILDING SETBACK LINES, BUILDING AND SITE COVERAGE, FLAG POLE IN SETBACK AREA AND OTHER ELEMENTS APPROVED WITH CONDITIONS, VOL. 1534 PG. 334. (BUILDING SETBACKS DEPICTED HEREON)

THIS SURVEY AND MAP HAVE 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 ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A PROPERTY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 'A - 2' AND VERTICAL ACCURACY CLASS 'V - 3' AND IS INTENDED TO BE USED AS A SUPPORT DOCUMENT FOR RE-FINANCING.

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PRIOR TO EXCAVATION THE EXACT LOCATION OF THE UTILITIES SHOULD BE CONFIRMED WITH 'CALL BEFORE YOU DIG' @ 1-800-922-4455 AND/OR THE RESPECTIVE UTILITY COMPANIES.

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN THAT WHICH WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

THIS MAP AND DECLARATION SHOWN HEREON ARE INVALID WITHOUT THE SURVEYORS EMBOSSED SEAL AND LIVE SIGNATURE.

DISTANCES SHOWN ± FROM BUILDINGS TO PROPERTY LINES ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

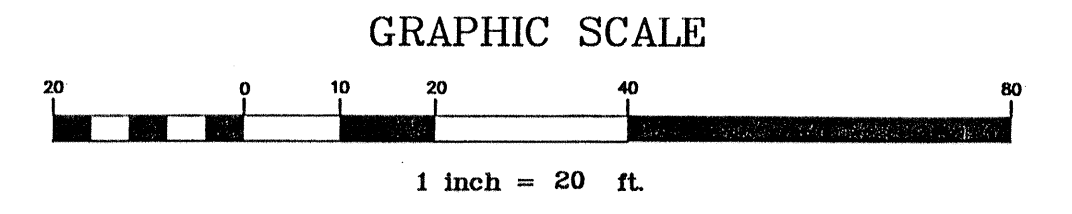
REFER TO MAP NO. 2174, 4956, 5620, 8086, 8228, AND 8228-A WESTPORT LAND RECORDS PROPERTY IS LOCATED IN 'B' ZONE.

NOTE: BUILDING COVERAGE = 23.4% (EXCLUDING PORTION OF BUILDING AND DECKS BEYOND MEAN HIGH WATER)

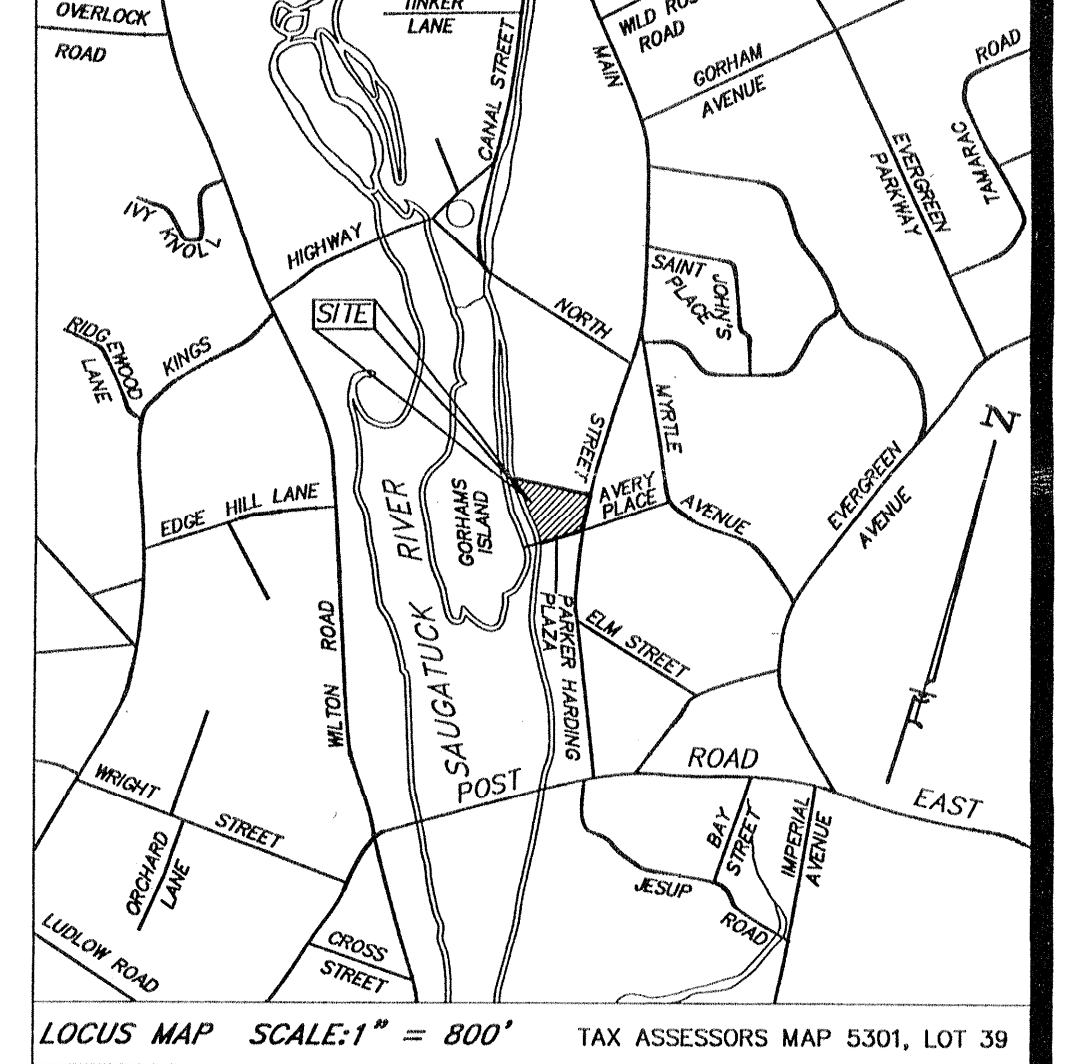
NOTE: FLOOD ZONES DERIVED FROM FLOOD ZONE INSURANCE RATE MAP NO. 090019 0003B REVISIONS DECEMBER 4, 1994

NOTE: THE TIE LINE IS A RANDOM SURVEY LINE USED FOR TECHNICAL PURPOSES AND IS NOT TO BE CONSTRUED AS A PROPERTY LINE.

VERTICAL DATUM: MEAN SEA LEVEL N.G.V.D. 1929



REVISIONS
 Pedestrian Easement Reference added Jan. 28, 2003



SURVEYOR'S CERTIFICATE
 The undersigned, being a registered surveyor of the State of Connecticut, certifies to (1) Solomon Brothers Realty Corporation, its successors and assigns, (2) First American Title Insurance Company and (3) Village Square of Westport Development, LLC as follows:

- 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 the American Land Title Association, the American Congress of Surveying and Mapping and National Society of Professional Surveyors in 1989, and includes Items 2, 3, 4, 6, 7(a), 7(b), (1), 8, 9, 10, 11(a) of Table A thereof.
- Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.
- The survey was made on the ground on October 1, 1999 and re-surveyed on January 21, 2003 by me or under my supervision and correctly shows the metes and bounds description and the land area of the subject property, the location and type of all buildings, structures and other improvements (including sidewalks, curbs, parking areas and spaces and fences) situated on the subject property, and any other matters situated on the subject property.
- (Except as shown on the survey,) there are no visible easements or rights of way of which the undersigned has been advised.
- (Except as shown on the survey,) there are no party walls and no observable, above ground encroachments (a) by the improvements on the subject property, upon adjoining properties, streets, alleys, easements, or rights of way, or (b) by the improvements on any adjoining properties, streets, or alleys upon the subject property.
- The location of each easement, right of way, servitude, and other matter (above or below ground) affecting the subject property and listed in the title insurance commitment no. CTSD1647 dated Jan. 17, 2003, issued by First American Title Insurance Company with respect to the subject property, has been shown on the survey together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment as parcel L. Parcel II as referred to appears to be land below mean high water and is not depicted hereon. The location of all improvements on the subject property is in accord with minimum setback, side yard and rear yard lines, provisions and restrictions of record for the subject property referenced in such title commitment.
- The subject property has direct access to and from a duly dedicated and accepted public street or highway known as Parker Harding Plaza.
- (Except as shown on the survey,) the subject property does not serve any adjoining property for drainage, utilities, structural support or ingress or egress.
- The record description of the subject property forms a mathematically closed figure conforming to horizontal accuracy Class A-2 as defined in the 'Standards for Surveys and Maps in the State of Connecticut' sections 20-300b-1 to 20-300b-20 inclusive.
- (Except as shown on the survey,) no portion of the property shown on the survey lies within a Special Flood Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located. (The survey/correctly indicates the zone designation of any area shown as being within a Special Hazard Area.)

The parties listed above and their successors and assigns are entitled to rely on the survey and this certificate as being true and accurate.

Jeffrey W. McDougal PLS Reg. No. 70090
 5-5-03
 Date

THE WORD "CERTIFY" AS USED HEREIN IS AN EXPRESSION OF THE SURVEYOR'S PROFESSIONAL OPINION. AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESSED OR IMPLIED.

ALTA / ACSM LAND TITLE SURVEY
 PREPARED FOR
**VILLAGE SQUARE
 OF WESTPORT
 DEVELOPMENT LLC**
 181 - 185 MAIN STREET
 WESTPORT, CONNECTICUT 06880
 SCALE: 1" = 20' MAY 5, 2003
 TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON
 PREPARED TO CLASS 'A - 2' AND 'V - 3' STANDARDS
WILLIAM W. SEYMOUR & ASSOCIATES, P.C.
 LAND SURVEYORS ~ DARIEN, CONN. ©