

VICINITY MAP
SCALE: 1" = 600'

- LEGEND**
- * S. SIGN
 - ✱ BOLLARD
 - LIGHT POLE
 - UTILITY POLE
 - G.V. GAS VALVE
 - W.V. WATER VALVE
 - HYD. HYDRANT
 - CATCH BASIN
 - MH MAN HOLE
 - G --- UNDERGROUND GAS LINE
 - E --- UNDERGROUND ELECTRIC LINE
 - T --- UNDERGROUND TELEPHONE LINE
 - W --- EXIST. WATER LINE
 - S --- EXIST. SAN. SEWER LINE
 - SS --- EXIST. STORM SEWER LINE

MAP REFERENCES:

- MAP ENTITLED, "STEFAN BUDA AND OTHERS," DATED APR. 27, 1909, SCALE 1"=40', PREPARED BY SCOFIELD & FORD, SURVEYORS. MAP ON FILE IN THE BRIDGEPORT TOWN CLERK'S OFFICE AS MAP VOL. 6, PG. 15.
- "MAP OF SURVEY OF PROPERTY IN BRIDGEPORT, CONN., STRATFORD, CONN., FOR TULIP REALTY CO. OF CONN., INC.," DATED APR. 18, 1955, SCALE 1"=50', PREPARED BY FULLER & CO., INC., ON FILE IN THE TOWN CLERK'S OFFICE IN MAP VOL. 23, PG. 100.
- "MAP OF SURVEY OF PROPERTY IN BRIDGEPORT, CONN., STRATFORD, CONN., FOR TULIP REALTY CO. OF CONN., INC.," DATED APR. 7, 1959, SCALE 1"=50', PREPARED BY FULLER & CO., INC., ON FILE IN THE TOWN CLERK'S OFFICE IN MAP VOL. 24, PG. 89.
- "MAP OF SURVEY OF PROPERTY IN BRIDGEPORT, CONN., TO BE LEASED BY THE STATE NATIONAL BANK OF CONNECTICUT," MAP DATED JULY 27, 1963, SCALE 1"=16', PREPARED BY FULLER & CO., INC., ON FILE IN THE TOWN CLERK'S OFFICE AS MAP VOL. 29, PG. 16.

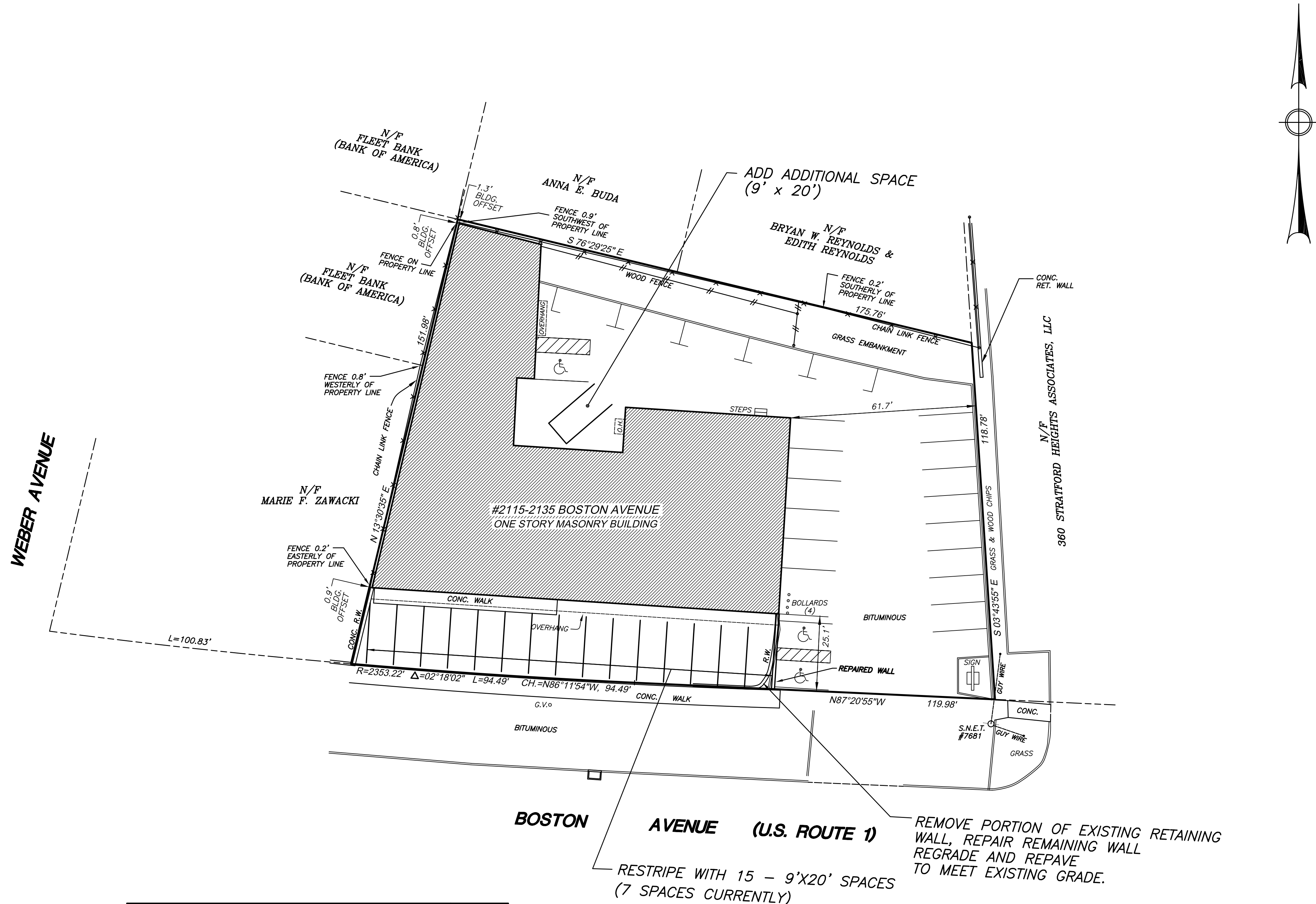
NOTES:

- THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, "THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT," ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 26, 1996. THE TYPE OF SURVEY IS A PROPERTY SURVEY. IT IS A RESURVEY CONFORMING TO CLASS A-2 HORIZONTAL ACCURACY STANDARDS.
- ADDITIONAL PROPERTY CORNER MONUMENTATION NOT SET.
- PROPERTY SUBJECT TO A NOTICE OF GRANT OF VARIANCE OR SPECIAL PERMIT RECORDED ON MAR. 13, 2003 IN VOL. 5222, PG. 11.

I hereby certify to Citibank, N.A., Fidelity Title Insurance Company and Westrock Development, LLC that as of the date hereof (a) this survey was made on the grounds of the surveyed property and was prepared in accordance with the Regulations of Connecticut State Agencies, Sections 20-300b-1 through 20-300b-20 and "The Minimum Standards for Surveys and Maps in the State of Connecticut," adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996, and that the bounds and measurements depicted hereon are correct within the accuracy standards of a class A-2 survey as defined in said "Regulations and Standards;" (b) the title lines and lines of actual possession are the same; (c) all buildings and improvements are located as depicted, are erected entirely within the property lines, and do not encroach over or upon street, title or building lines, wetland boundaries or any right of way or easement on or appurtenant to the property; (d) there are no utility or other easements or rights of way affecting this property other than those depicted hereon; (e) there are no encroachments or projections on or over the property or on rights of way or easements appurtenant to the same by buildings or improvements erected on adjacent lands; (f) that the buildings and improvements on this property do not violate any building or zoning regulation, covenant, deed restriction or other regulation or requirement relating to the location thereof.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PHILIP L. TISO, L.S. CONN. LIC. No. 12324
NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE SIGNATURE AND THE EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.

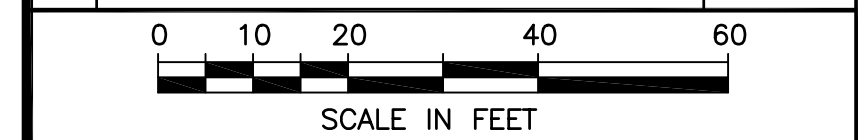


OFFICE/RETAIL GENERAL (OR-S) ZONE	STANDARDS	EXISTING CONDITION	PROPOSED CONDITION
Maximum FAR	0.75 to 1 [1]	0.37 TO 1	No Change
Minimum Lot Area	5,000 s.f.	26,144 s.f.	No Change
Minimum Frontage	60 ft.	214.47 FT.	No Change
Minimum Building Setbacks:			
*From Street Lot Line	0	25.1 ft.	No Change
*Lot Line Abutting an MU, OR or I Zoned Lot	0	0.8'	No Change
Lot Line Abutting an R Zoned Lot	10 ft.	1.3 ft.	No Change
Maximum Building Setbacks	10 ft.	25.1 ft *	No Change
Landscaping in Setbacks Abutting an R-Zoned Lot	5 ft. @ L3 See Sec. 11-4	Varies from 1.3' to 15'	No Change
Maximum Building Coverage	65 %	37 %	No Change
Minimum Landscaped Area	15%	8.7 % *	No Change
Maximum Height	35 ft.	<35 ft.	No Change
Parking Allowed Between Buildings & Streets	NO	Yes	No Change
Drive-through Facilities Permitted	NO	None	No Change
Outdoor Display Permitted	Yes, see Sec. 11-6	None	No Change
Outdoor Storage Permitted	NO	None	No Change
Trucks and Equipment Permitted	Light & Medium only	Light	No Change
Required Parking = 3.5 spaces/1000 s.f.	34	30 *	No Change
Required Loading Space	1	None *	No Change

* NOTE: BUILDING AND SITE IMPROVEMENTS PREDATE CURRENT ZONING STANDARDS.

AREA = 26,144 S.F. = 0.6002 AC.

REVISIONS		
NO.	DESCRIPTION	DATE
1.	ADD PROPOSED PARKING STRIPING	06-11-09



IMPROVEMENT LOCATION SURVEY

OF PROPERTY LOCATED AT
2115-2135 BOSTON AVENUE (U.S. ROUTE 1)
BRIDGEPORT, CONNECTICUT
PREPARED FOR
WESTROCK DEVELOPMENT, LLC

Rose & Tiso & Co., L.L.C.
ARCHITECTS • SURVEYORS • ENGINEERS
WWW.ROSETISO.COM
418 HAZARD STREET, SUITE 203, FARMINGTON, CT 06030
TEL: 860.634.0888 FAX: 860.634.0888

DATE: DEC. 4, 2007
SCALE: 1" = 20'
DRAWN BY: LJC
CHECKED BY: PLT
SHEET 1 OF 1
DWG: 0744-M1.dwg
PATH: H:\Survey\0744-BostonAve