

DAYVILLE FOUR CORNERS SPACE H
 730 HARTFORD PIKE
 DAYVILLE, CT

225 SOUTHBRIDGE STREET
 AUBURN, MA 01501
 (508) 721-6605
 (508) 721-6655 FAX

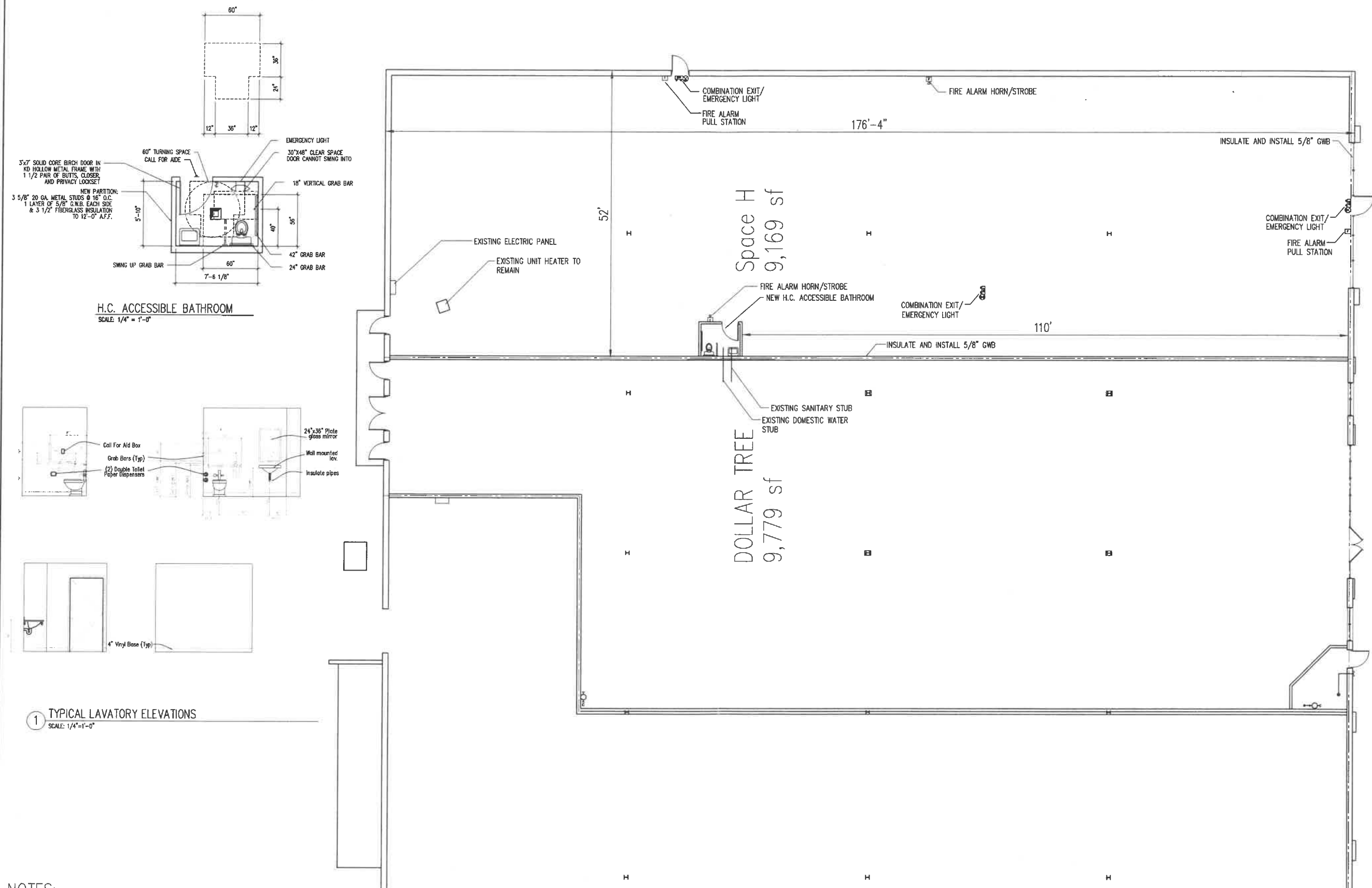


DATE: SCALE:
 JUNE 21, 2011 1/8"=1'-0"
 U.O.N.

REVISIONS:

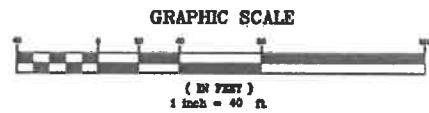
LANDLORD
 WORK SCOPE

A-1



NOTES:

1. THE PURPOSE FOR THIS WORK IS TO FULFILL THE LANDLORDS OBLIGATION ON THE LEASE.
2. THE TENANTS ARE RESPONSIBLE FOR PROVIDING FINAL LAYOUT PLANS AND PERMITTING REQUIRED FOR OCCUPANCY. THE TENANT IS RESPONSIBLE FOR INSTALLATION OF ADDITIONAL LIFE/SAFETY COMPONENTS REQUIRED DUE TO PLACEMENT OF INTERIOR PARTITIONS
3. WORK INCLUDED UNDER THIS PERMIT INCLUDES: CONSTRUCTION OF ONE ADA COMPLIANT BATHROOM, INSULATION & SHEETROCK OF INTERIOR WALL AND FRONT WALL ABOVE STOREFRONT, LIGHTING, & ELECTRICAL COMPONENTS REQUIRED BY FIRE MARSHAL



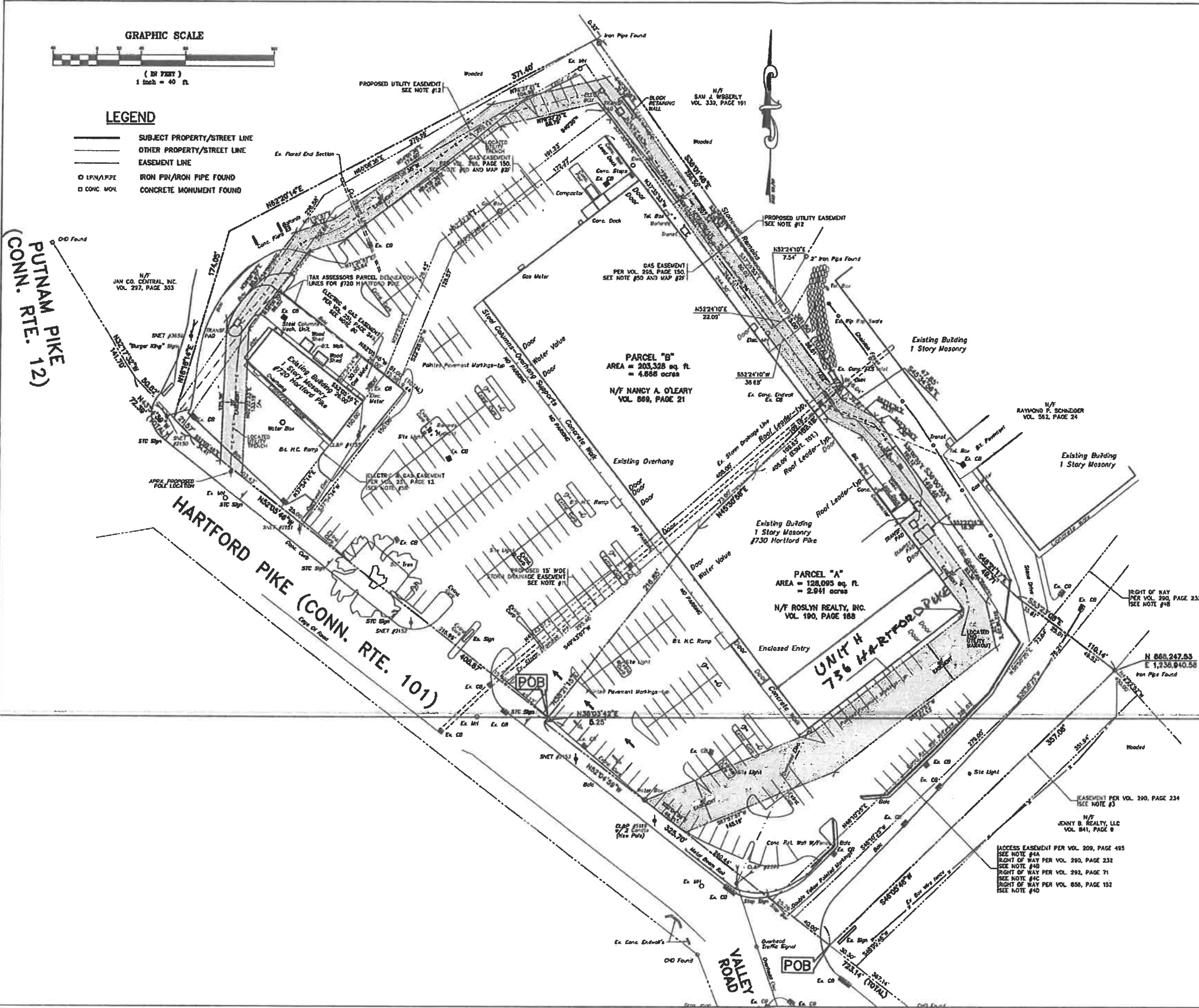
LEGEND

- SUBJECT PROPERTY/STREET LINE
- OTHER PROPERTY/STREET LINE
- EASEMENT LINE
- IRON PIN/PIPE IRON PIN/IRON PIPE FOUND
- CONC. MON. CONCRETE MONUMENT FOUND

PUTNAM PIKE
(CONN. RTE. 12)

HARTFORD PIKE (CONN. RTE. 101)

VALLEY ROAD



NOTES

1. THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-305b-1 THROUGH 20-305b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 25, 1996. THE TYPE OF SURVEY PERFORMED IS A COMPILATION PLAN. THIS SURVEY CONFORMS TO A CLASS "D" HORIZONTAL ACCURACY AND IS INTENDED TO ACQUIRE AN EASEMENT.
2. REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
 - A. "RIGHT OF WAY MAP TOWN OF KILLINGLY, KILLINGLY-EAST KILLINGLY ROAD FROM THE NORWICH-PUTNAM ROAD EASTERLY TO THE BALLOUVILLE ROAD, ROUTE NO. 101," BY THE CONNECTICUT STATE HIGHWAY DEPARTMENT, SCALE 1"=40' AND DATED NOV. 30, 1958.
 - B. "PLOT PLAN ROSLYN REALTY, INC., STATE HIGHWAY ROUTE 101 KILLINGLY, CONNECTICUT" BY GILBERT F. PERRY, SCALE 1"=40', DATED MARCH 10, 1972. TOWN OF KILLINGLY LAND RECORDS MAP #18-10.
 - C. "ELECTRIC AND GAS EASEMENT ON PROPERTY OF CONRAD AND OLIVE JODON, TOWN OF KILLINGLY" BY THE CONNECTICUT LIGHT & POWER COMPANY, DIV. NO. 228, SCALE 1"=40' AND DATED 4-4-78. KILLINGLY LAND RECORDS MAP #17-124.
 - D. "ELECTRIC EASEMENT ON PROPERTY OF CONRAD AND OLIVE JODON, TOWN OF KILLINGLY" BY THE CONNECTICUT LIGHT & POWER COMPANY, DIV. NO. 228, SCALE 1"=40' AND DATED 4-30-78. KILLINGLY LAND RECORDS MAP #17-130.
 - E. "PLAN OF LAND OF RAYMOND P. SCHNEIDER NORTHEASTERLY OF ROUTE #101 KILLINGLY, CONNECTICUT" BY KELTYKA, WOODS & PIKE, SCALE 1"=80', DATED 1-15-1981 AND REVISED ON 6-8-1982. MAP NOT ON FILE IN THE KILLINGLY LAND RECORDS.
 - F. "SURVEY PLAN PREPARED FOR RAYMOND P. SCHNEIDER & ROBERT WELCH AND JOSEPH C. JODON & OLIVE E. JODON SHOWING PROPOSED GAS EASEMENT FOR THE CONNECTICUT LIGHT & POWER COMPANY, ROUTE #101 KILLINGLY, CONNECTICUT" BY KELTYKA, WOODS & PIKE, SCALE 1"=40' AND DATED 11-5-1982. KILLINGLY LAND RECORDS MAP #18-44.
 - G. "SITE GRADING AND UTILITY PLAN ADDITION TO EXIST. SHOPPING CENTER ROUTE 101-KILLINGLY, CONNECTICUT ROSLYN REALTY, INC. DEVELOPER MANSFIELD, CONNECTICUT BY P. DRANDOK AND ASSOCIATES, SCALE 1"=40', DATED 12-18-81 AND REVISED LAST ON 11-04-82.
 - H. "SITE ELECTRICAL PLAN, FOUR CORNERS SHOPPING PLAZA, 730 HARTFORD PIKE, DAYVILLE, CT" BY GALAXY DEVELOPMENT, LLC, SCALE 1"=40' AND DATED 8-27-12 MARKED NOT FOR CONSTRUCTION. PLAN RECEIVED FROM CLIENT.
 - I. "ALTAICSM LAND TITLE SURVEY, PROPERTY SURVEY LAND NOW OR FORMERLY OF ROSLYN REALTY, INC. AND NANCY A. O'LEARY, 720 & 730 HARTFORD PIKE, KILLINGLY, CONNECTICUT" BY O'BRIEN ASSOCIATES, INC. SCALE 1"=40' DATED 3-23-2004. FILE 2775.
3. PARCEL "A" IS TOGETHER WITH A SLOPE EASEMENT AS RECORDED IN VOL. 290, PAGE 234 OF THE KILLINGLY LAND RECORDS.
4. PARCEL "A" IS SUBJECT TO THE FOLLOWING:
 - A. AN ACCESS EASEMENT GRANTED TO FRANK CARBONE AS RECORDED IN VOL. 209, PAGE 435 OF THE KILLINGLY LAND RECORDS.
 - B. A UTILITY EASEMENT AS GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY AND RECORDED IN VOLUME 251, PAGE 13 OF THE KILLINGLY LAND RECORDS.
 - C. A RIGHT OF WAY AS GRANTED TO RAYMOND P. SCHNEIDER AND RECORDED IN VOLUME 252, PAGE 71 OF THE KILLINGLY LAND RECORDS.
 - D. A RIGHT OF WAY AS GRANTED TO RAYMOND P. SCHNEIDER AND RECORDED IN VOLUME 255, PAGE 163 OF THE KILLINGLY LAND RECORDS.
 - E. A RIGHT TO DISCHARGE WATER AS GRANTED TO THE STATE OF CONNECTICUT AND RECORDED IN VOLUME 85, PAGE 395 OF THE KILLINGLY LAND RECORDS.
5. PARCEL "B" IS SUBJECT TO THE FOLLOWING:
 - A. A UTILITY EASEMENT "ON, OVER, UNDER AND ALONG ANY OR ALL OF THE PRIVATE OR PUBLIC STREETS OR PASSEWAYS NOW OR HEREAFTER LAID OUT OR LOCATED ON THE LAND," AS GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY AND RECORDED IN VOL. 194, PAGE 438 OF THE KILLINGLY LAND RECORDS. NO EVIDENCE OF THE FACILITIES REFERRED TO IN THIS DOCUMENT WAS FOUND IN THE FIELD.
 - B. A UTILITY EASEMENT AS GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY AND RECORDED IN VOLUME 251, PAGE 13 OF THE KILLINGLY LAND RECORDS.
 - C. A UTILITY EASEMENT AS GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY AND RECORDED IN VOL. 251, PAGE 349 OF THE KILLINGLY LAND RECORDS.
 - D. A UTILITY EASEMENT AS GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY AND RECORDED IN VOL. 255, PAGE 150 OF THE KILLINGLY LAND RECORDS.
 - E. A POSSIBLE RIGHT TO DRAIN IN FAVOR OF THE STATE OF CONNECTICUT AS SHOWN ON THE PREVIOUS EASEMENT MAPS.
 - F. A RIGHT TO PASS "BY AND BY THE USUAL PASSWAY," AS RESERVED BY GEORGE BLANCHARD IN VOL. 48, PAGE 353 OF THE KILLINGLY LAND RECORDS. NO EVIDENCE OF THIS PASSWAY IS VISIBLE IN THE FIELD. BASED ON RECORD MAPPING, THE PASSWAY WAS ALONG THE EASTERLY PORTION OF THE PARCEL.
6. PARCELS "A" & "B" MAY BE SUBJECT TO A STORM DRAINAGE EASEMENT.
7. UNDERGROUND UTILITIES SHOWN ARE BASED ON RECORD RESEARCH, UTILITY PAINT MARKINGS, AND OTHER SOURCES OF INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
8. THE PROPOSED ELECTRICAL EASEMENT FOR THE CONNECTICUT LIGHT AND POWER COMPANY IS SHOWN SHADED IN GREY FOR CLARITY.

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NOT VALID WITHOUT THE CORRODED SEAL OF THE LAND SURVEYOR APPROVED HEREON

TO THE BEST OF MY KNOWLEDGE AND BELIEF, I AM SUBSTANTIALLY CORRECT AS NOTED HEREON

PREPARED BY: O'BRIEN ASSOCIATES, INC.
83 MOUNTAIN LAUREL DRIVE
MIDDLETOWN, CT 06457
P: 860-345-7511 F: 860-345-7522

SCALE: 1" = 40'

DATE: SEP 17, 2012

FILE: 3341

SHEET: 1 OF 1

L.S. #1188
HELP: O'BRIEN

COMPILATION PLAN
MAP SHOWING EASEMENT AREA TO BE GRANTED TO
The Connecticut Light and Power Company
Across the Property of
N/F Roslyn Realty, Inc.
and
N/F Nancy A. O'Leary
720 & 730 Hartford Pike, Killingly, Connecticut

FOR LOCATION OF UNDERGROUND UTILITIES AND OTHER FACILITIES CONTACT CALL BEFORE YOU DIG AT 1-800-922-4455.