

ABRUTTERS (NAME)	VOL/PAGE
A. DAVID P. & LINDA A. NELSON	284/216
B. DENNIS NYLES	487/006
C. ROBERT N. & HEIDI A. HARY	242/582
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N/F  
ROUTE 11 GREENWAY AUTHORITY COMMISSION  
VOL. 528 PG. 153

N/F  
SUSAN M. LOTARSKI  
VOL. 511 PG. 966

N/F  
LINDA J. PAQUETTE  
VOL. 339 PG. 412

- NOTES**
- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-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 26, 1996. IT IS A PROPERTY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO SHOW THE PROPERTY BOUNDARY AND WETLAND LOCATION. THIS MAP IS ALSO CERTIFIED AS NOTED BELOW IN ALTA CERTIFICATION.
  - REFERENCE IS MADE TO THE FOLLOWING MAPS:
    - SUBDIVISION PLAN PROPERTY OF BARBARA J. FIALKOSKY KAREN M. FREJJE & ROBERT J. JANOVIC GRASSY HILL ROAD EAST LYME, CONN. DATED JANUARY 11, 1998 REVISED THRU 6-12-98 SCALE 1" = 100' BY J. ROBERT PFANNER & ASSOC. P.C.
    - BOUNDARY SURVEY PROPERTY OF LOUIS KATZ UPPER WALNUT HILL ROAD AND HOLMES ROAD EAST LYME & MONTVILLE CONNECTICUT, SCALE 1" = 200' DATED JUNE 2, 1980 BY J. ROBERT PFANNER & ASSOC. P.C.
    - HILLTOP ESTATES, INC HOLMES ROAD EAST LYME & MONTVILLE, CONN. SECT 1 - MONTVILLE LOTS 1 TO 28 - SCALE 1" = 100' REV MAY 10, 1960 BY C. BANNING.
    - SUBDIVISION PLAN "DAISY HILL SUBDIVISION" PREPARED FOR ROGER L. & LINDA PHILLIPS CONNECTICUT ROUTE NO. 85 MONTVILLE, CONNECTICUT - DATED JANUARY 1992 REVISED THRU 10-22-92 BY ROLAND J. HARRIS & ASSOC. INC.
    - PLAN OF PROPERTY OF EDWIN D. PERRY, SR. AND FRANCIS W. PERRY, SR. GRASSY HILL ROAD, EAST LYME, CONN. SCALE 1" = 100', DATED MAY 1978 BY EDMUND SITY, L.S.
    - BOUNDARY SURVEY SHOWING LAND TO BE CONVEYED TO JONATHAN KATZ FROM EDWIN D. SR. AND FRANCIS W. PERRY EAST LYME CONNECTICUT DATED AUGUST 21, 2002 BY J. ROBERT PFANNER & ASSOCIATES P.C.
    - "FIRM FLOOD INSURANCE RATE MAP TOWN OF EAST LYME, CONNECTICUT NEW LONDON COUNTY" PANEL 5 OF 15 COMMUNITY-PANEL NUMBER 090096 0005C MAP REVISED DECEMBER 5, 1995. PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.
  - WETLANDS DELINEATED BY DONALD J. FORTUNATO CERTIFIED SOIL SCIENTIST NO. 2278
  - SOME STONE WALLS ON THE INTERIOR OF THIS SITE HAVE BEEN REMOVED
  - PROPERTY IS ZONED SU-E, SU, AND R-80.
  - EXCEPTIONS IN SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE FORM NUMBERS 8,9,10,11, 12,13,14,15,16 & 17 ARE EASEMENTS ALL LOCATED WITHIN THE 325 FT. CL&P ROW THAT RUNS THROUGH THE MIDDLE OF THE PROPERTY AS SHOWN ON THIS MAP.

- NOTES-CONT.**
- THERE APPEARS TO BE ENCROACHMENT OF LAND BY THE FOLLOWING OWNERS:
    - ROBERT W. SCHULTZ SR. - STORAGE OF MATERIAL TO THE WEST PROPERTY LINE & 2' DIA DUG WELL AS SHOWN
    - ROBERT W. SCHULTZ SR. - STORAGE SHED AND MATERIALS ON THE SOUTH PROPERTY LINE
    - DENNIS NYLES - FENCING AND LAWN AREA
    - STEVEN M. & JUDITH L. BILTCLIFFE - FENCING
  - THERE ARE NO BUILDINGS CONSTRUCTED ON THIS SITE.
  - THIS SITE IS PERMITTED BY SPECIAL PERMIT AS RECORDED IN THE FOLLOWING REFERENCED:
    - SPECIAL PERMIT BY TOWN OF MONTVILLE PLANNING & ZONING COMMISSION RECORDED IN VOL. 402 PAGE 280.
    - SPECIAL PERMIT BY TOWN OF MONTVILLE PLANNING & ZONING COMMISSION RECORDED IN VOL. 520 PAGE 972.
    - SPECIAL PERMIT BY TOWN OF EAST LYME ZONING COMMISSION RECORDED IN VOL. 726 PAGE 563.
    - SPECIAL PERMIT BY TOWN OF EAST LYME ZONING COMMISSION RECORDED IN VOL. 726 PAGE 572.
    - SPECIAL PERMIT BY TOWN OF EAST LYME ZONING COMMISSION RECORDED IN VOL. 726 PAGE 575.
  - THIS SITE IS SUBJECT TO A DECLARATION OF COVENANTS AND RESTRICTION REGARDING A COMMUNITY SEWERAGE SYSTEM RECORDED IN VOL. 800 PAGE 547.
  - NORTH ARROW AND BEARINGS BASED ON MAGNETIC COMPASS READING OBSERVED ON SITE ON SEPTEMBER 8, 1986.
  - THIS SITE IS COMPRISED OF THE FOLLOWING TAX MAP PARCELS:
    - MAP 57.0 LOT 30 IN EAST LYME
    - MAP 52.0 LOT 3 IN EAST LYME
    - MAP 55.0 LOT 3-1 IN EAST LYME
    - MAP 004 LOT 8-1 IN MONTVILLE
    - MAP 011 LOT 34 IN MONTVILLE
  - STONE WALLS AND FENCE LINE MAY HAVE MINOR IRREGULARITIES NOT SHOWN.
  - THE PROPERTY SHOWN ON THIS SURVEY REPRESENTS THE SAME PROPERTY AS DESCRIBED IN THE TITLE COMMITMENT # HART1699089 PROVIDED TO THIS OFFICE BY NET FIVE AT PALM POINTE LLC.
  - ALL LAND ON THIS SITE LOCATED IN THE TOWN OF EAST LYME IS LOCATED IN ZONE "SU"

- NOTES-CONT.**
- THIS SITE CONTAINS FRONTAGE FOR ACCESS ON THE FOLLOWING TOWN ROADS:
    - HOLMES ROAD (EAST LYME)
    - WALNUT HILL ROAD (EAST LYME)
    - GRASSY HILL ROAD (EAST LYME)
    - MAVILLE DRIVE (MONTVILLE)
- NOTES CONTINUED ON SHEET 2 OF 4**

To Net Five at Palm Pointe LLC, a Florida limited liability company (owner), Duval Partners, LLC, a North Carolina limited liability company (lender), and First American 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 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(b), 13, 16, 17 and 18 of Table A thereof. 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 Relative Horizontal Accuracy of this survey does not exceed that which is specified therein.

Dated this 21st day of October, 2010.

**LEGEND**

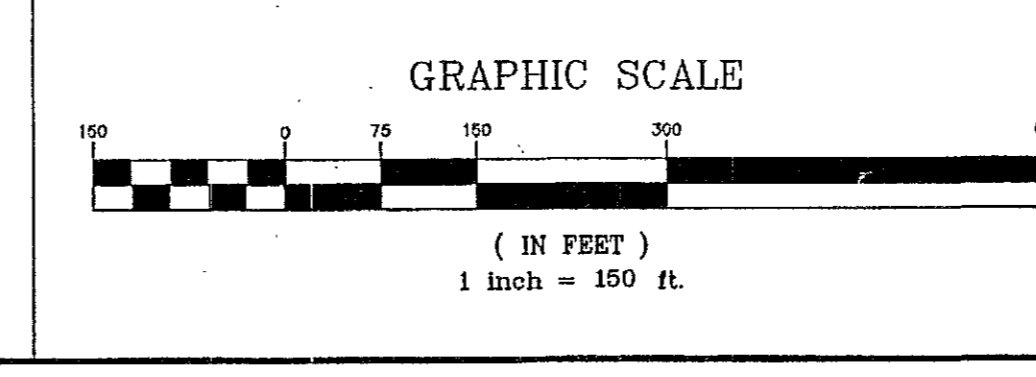
	IRON PIPE RECOVERED
	IRON PIN RECOVERED
	MERESTONE RECOVERED
	CONNECTICUT HIGHWAY MONUMENT RECOVERED
	DRILL HOLE RECOVERED
	PROPERTY CORNER
	DRILL HOLE TO BE SET
	MONUMENT TO BE SET
	WETLANDS LOCATING FLAG
	UTILITIES (PHONE, ELEC., CABLE TV, ETC.)
	UTILITY POLE
	STONE WALL
	WIRE FENCE
	WETLANDS

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NO.	DATE	DESCRIPTION	BY

**J. ROBERT PFANNER & ASSOCIATES, P.C.**  
CIVIL ENGINEERS & LAND SURVEYORS

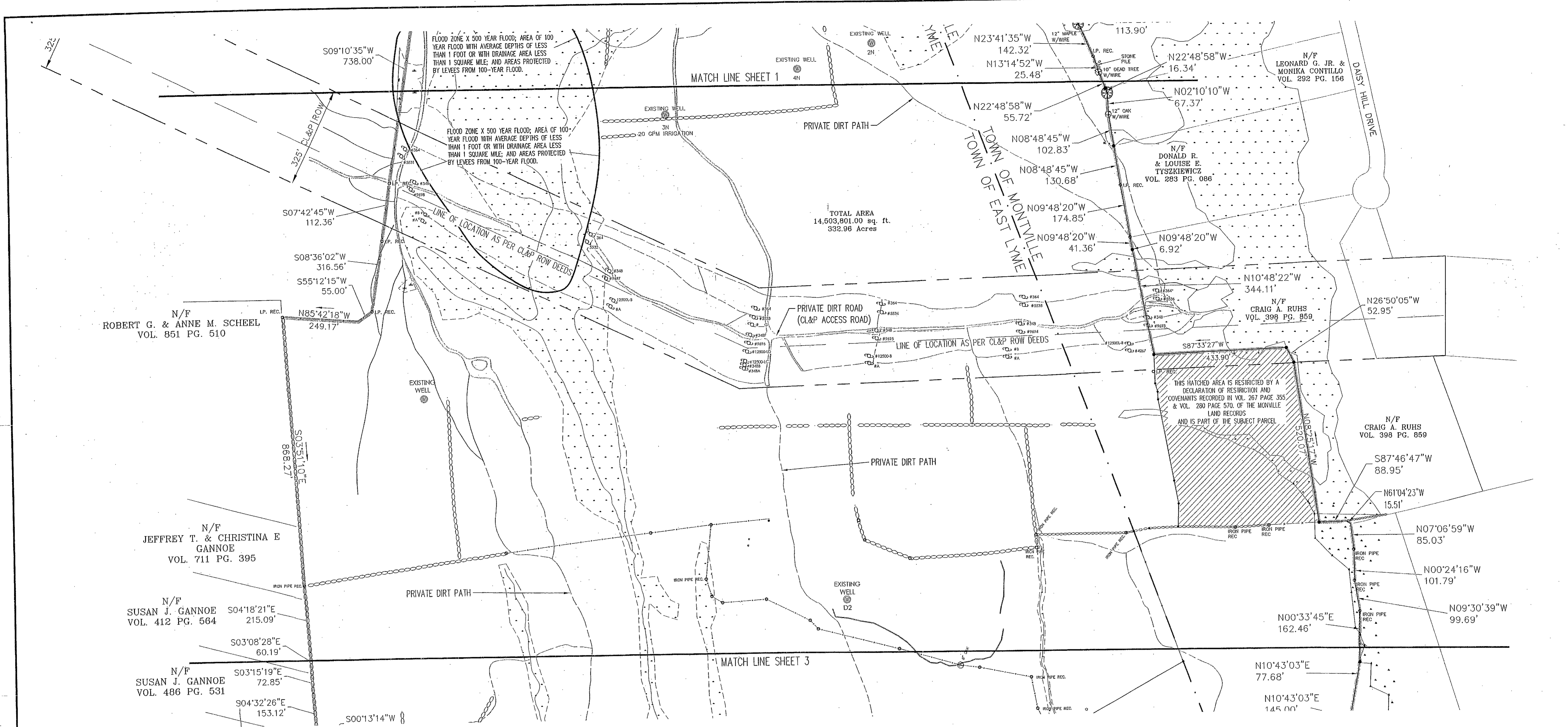
37 GRAND STREET NIANTIC, CONNECTICUT 06357  
TEL. 860-739-6216 FAX 860-739-0693



**TITLE:**  
ALTA SURVEY  
Prepared For  
Net Five at Palm Pointe, LLC

LOCATION: Walnut Hill Road & Holmes Road - East Lyme & Montville, Connecticut

**SHEET NUMBER**  
1 OF 4  
02010-alta 2010



**NOTES—CONT FROM SHEET 1 OF 4.**

- 17. ALL AREAS OUTSIDE OF THE FLOOD ZONE 'X' AREA SHOWN ARE DESIGNATED AS FLOOD ZONE 'X' NO SHADING AND ARE AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
- 18. THERE IS NO EVIDENCE OF EARTH WORK ON SITE OTHER THAN REMOVAL OF SURFACE STONE WALLS AND LOGGING OF TREES.
- 19. THERE HAS BEEN NO CHANGES OR PROPOSED CHANGES OF THE THE STREET RIGHT OF WAY OR RECENT ROAD WORK.
- 20. THERE IS NO EVIDENCE OF ANY SOLID WASTE DUMPS OR SUM OR SANITARY LANDFILL ON SITE.

**LEGEND**

- ⊙ I.P. REC. IRON PIPE RECOVERED
- ⊙ I.PIN REC. IRON PIN RECOVERED
- ⊠ M.S. REC. MERESTONE RECOVERED
- ⊠ CHD. CONNECTICUT HIGHWAY MONUMENT RECOVERED
- ⊙ DR.H. DRILL HOLE RECOVERED
- PROPERTY CORNER
- DRILL HOLE TO BE SET
- ⊠ MONUMENT TO BE SET
- △ 127 WETLANDS LOCATING FLAG
- U — UTILITIES (PHONE,ELEC.,CABLE TV,ETC.)
- U — UTILITY POLE
- STONE WALL
- WIRE FENCE
- WETLANDS

**ZONING COMPLIANCE CHART**

ZONE SU-E (EAST LYME)	REQUIRED
MINIMUM LOT SIZE	10.0 ACRES
MINIMUM FRONTAGE	50 FT.
MINIMUM FRONT YARD	150 FT.
MINIMUM SIDE YARD	100 FT.
MINIMUM REAR YARD	100 FT.
MAXIMUM BUILDING COVERAGE	10 %
MAXIMUM BUILDING HEIGHT	30 FT.

**ZONING COMPLIANCE CHART**

ZONE SU (EAST LYME)	REQUIRED
MINIMUM LOT SIZE	20.0 ACRES
MINIMUM FRONTAGE	500 FT.
MINIMUM FRONT YARD	150 FT.
MINIMUM SIDE YARD	100 FT.
MINIMUM REAR YARD	100 FT.
MAXIMUM BUILDING COVERAGE	10 %
MAXIMUM BUILDING HEIGHT	30 FT.

**ZONING COMPLIANCE CHART**

ZONE R-80 (MONTVILLE)	REQUIRED
MINIMUM LOT SIZE	80,000 S.F.
MINIMUM FRONTAGE	180 FT.
MINIMUM FRONT YARD	50 FT.
MINIMUM SIDE YARD	20 FT.
MINIMUM REAR YARD	50 FT.
MAXIMUM BUILDING HEIGHT	35 FT.

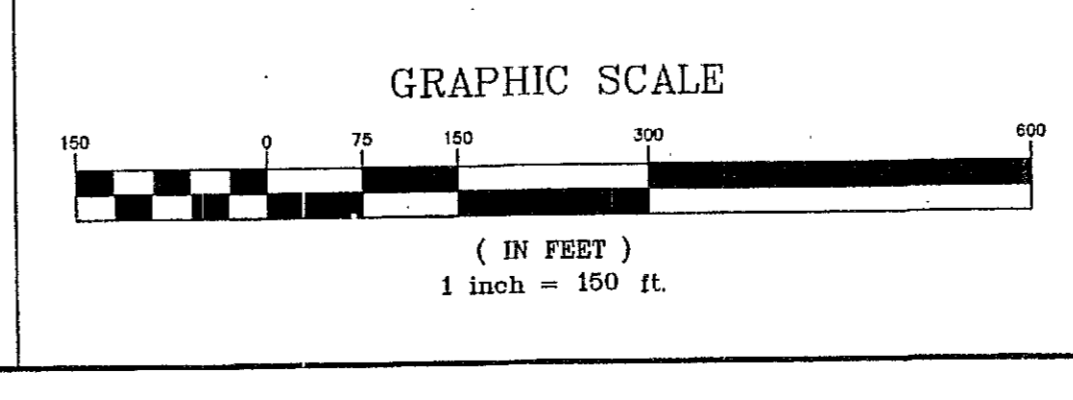
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DRAWN BY: RDP		DATE: OCTOBER 20, 2010	
NO.	DATE	DESCRIPTION	BY

**J. ROBERT PFANNER & ASSOCIATES, P.C.**  
**CIVIL ENGINEERS & LAND SURVEYORS**



37 GRAND STREET NIAN TIC, CONNECTICUT 06357  
 TEL. 860-739-6216 FAX 860-739-0693

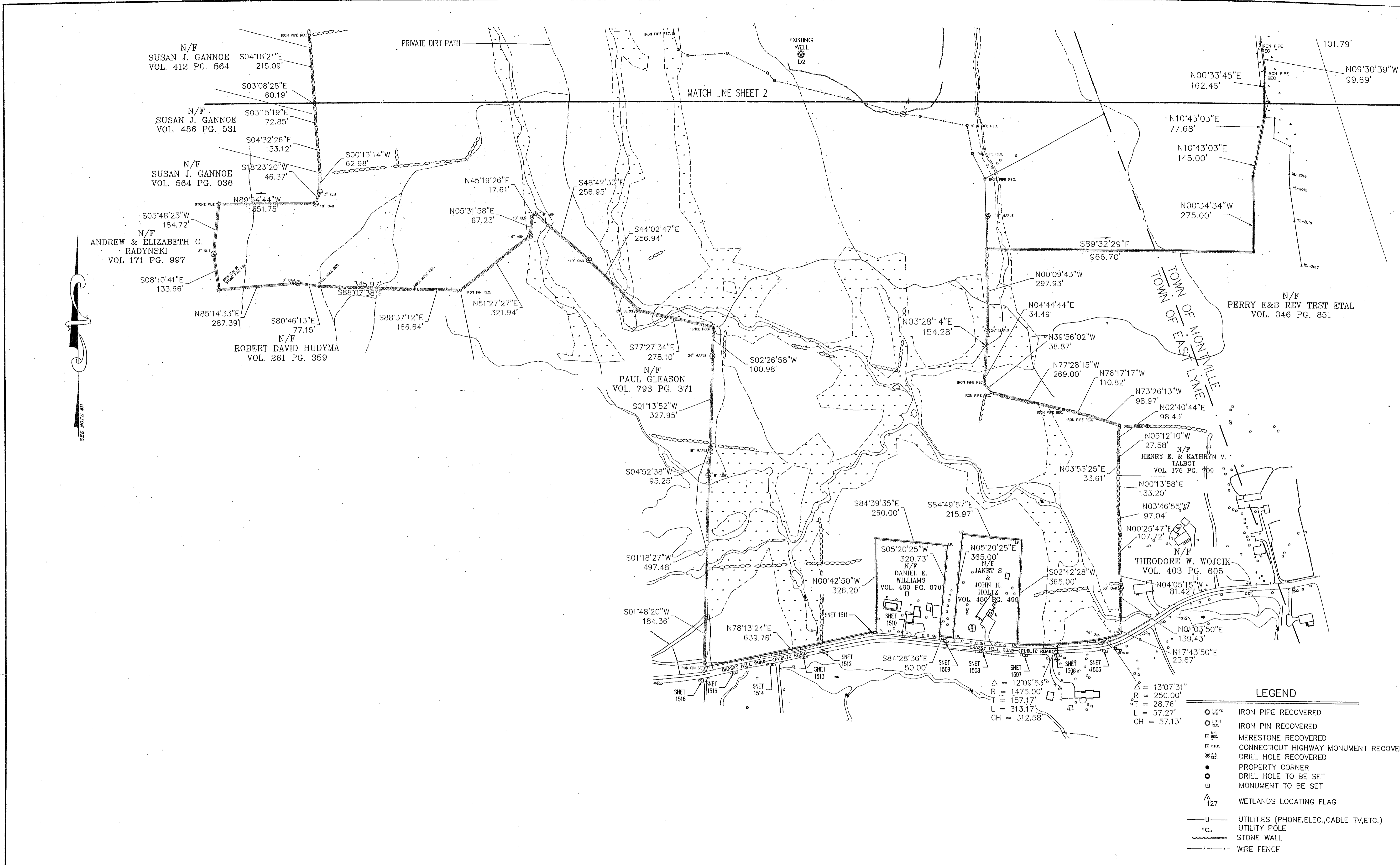


**TITLE: ALTA SURVEY**  
 Prepared For  
**Net Five at Palm Pointe, LLC**

LOCATION: Walnut Hill Road & Holmes Road - East Lyme & Montville, Connecticut

**SHEET NUMBER**  
 2 OF 4

02010-alta 2010

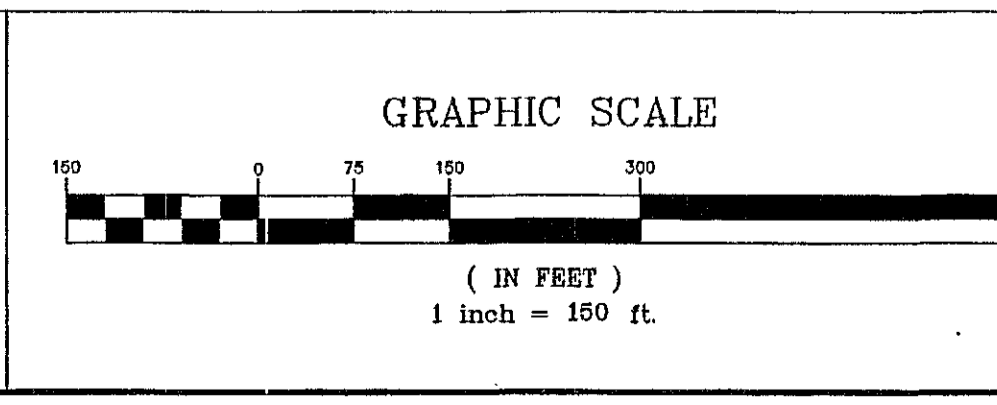


**LEGEND**

- IRON PIPE RECOVERED
- IRON PIN RECOVERED
- MERESTONE RECOVERED
- CONNECTICUT HIGHWAY MONUMENT RECOVERED
- DRILL HOLE RECOVERED
- PROPERTY CORNER
- DRILL HOLE TO BE SET
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- U — UTILITIES (PHONE, ELEC., CABLE TV, ETC.)
- UTILITY POLE
- STONE WALL
- WIRE FENCE

TITLE: **ALTA SURVEY**  
 Prepared For: **Net Five at Palm Pointe, LLC**  
 LOCATION: Walnut Hill Road & Holmes Road - East Lyme & Montville, Connecticut

SHEET NUMBER: **3** OF **4**  
 02010-alta 201



**J. ROBERT PFANNER & ASSOCIATES, P.C.**  
**CIVIL ENGINEERS & LAND SURVEYORS**

37 GRAND STREET NIANTIC, CONNECTICUT 06357  
 TEL. 860-739-6216 FAX 860-739-0693

DRAWN BY: RDP DATE: OCTOBER 20, 2010

NO.	DATE	DESCRIPTION	BY

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**EAST LYME & MONTVILLE PARCEL DESCRIPTION OF FULL SITE**

Beginning at the northwest corner of the parcel said point is located on the south side of Holmes road at the intersection with Walnut Hill Road thence running in a counter clockwise direction the following courses:

- Line Course: S 17-25-36 W Length: 86.58
  - Line Course: S 10-03-27 W Length: 910.32
  - Line Course: S 12-11-05 W Length: 232.87
  - Line Course: S 34-55-53 W Length: 121.11
  - Line Course: S 89-56-28 E Length: 608.23
  - Line Course: N 89-13-40 E Length: 340.83
  - Line Course: S 89-55-21 E Length: 556.34
  - Line Course: N 88-52-27 E Length: 785.14
  - Line Course: S 07-35-56 W Length: 330.76
  - Line Course: S 09-10-35 W Length: 738.00
  - Line Course: S 07-42-45 W Length: 112.36
  - Line Course: S 08-36-02 W Length: 316.56
  - Line Course: S 55-12-15 W Length: 55.00
  - Line Course: N 85-42-18 W Length: 249.17
  - Line Course: S 03-51-10 E Length: 868.27
  - Line Course: S 04-18-21 E Length: 215.09
  - Line Course: S 03-08-28 E Length: 60.19
  - Line Course: S 03-15-19 E Length: 72.85
  - Line Course: S 04-32-26 E Length: 153.12
  - Line Course: S 00-13-14 W Length: 62.98
  - Line Course: S 18-23-20 W Length: 46.37
  - Line Course: N 89-54-44 W Length: 351.75
  - Line Course: S 05-48-25 W Length: 184.72
  - Line Course: S 08-10-41 E Length: 133.66
  - Line Course: N 85-14-33 E Length: 287.39
  - Line Course: S 80-46-13 E Length: 77.15
  - Line Course: S 88-07-38 E Length: 345.97
  - Line Course: S 88-37-12 E Length: 166.64
  - Line Course: N 51-27-27 E Length: 321.94
  - Line Course: N 05-31-58 E Length: 67.23
  - Line Course: N 45-19-26 E Length: 17.61
  - Line Course: S 48-42-33 E Length: 256.95
  - Line Course: S 44-02-47 E Length: 256.94
  - Line Course: S 77-27-34 E Length: 278.10
  - Line Course: S 02-26-58 W Length: 100.98
  - Line Course: S 01-13-52 W Length: 327.95
  - Line Course: S 04-52-38 W Length: 95.25
  - Line Course: S 01-18-27 W Length: 497.48
  - Line Course: S 01-48-20 W Length: 184.36
  - Line Course: N 78-13-24 E Length: 639.76
  - Line Course: N 00-42-50 W Length: 326.20
  - Line Course: S 84-39-35 E Length: 260.00
  - Line Course: S 05-20-25 W Length: 320.73
  - Line Course: S 84-28-36 E Length: 50.00
  - Line Course: N 05-20-25 E Length: 365.00
  - Line Course: S 84-49-57 E Length: 215.97
  - Line Course: S 02-42-28 W Length: 365.00
- Curve Length: 313.17 Radius: 1475.00  
Delta: 12-09-53 Tangent: 157.17
- Chord: 312.58 Course: N 86-37-31 E
- Curve Length: 57.27 Radius: 250.00  
Delta: 13-07-31 Tangent: 28.76  
Chord: 57.13 Course: N 73-58-55 E

- Line Course: N 17-43-50 E Length: 25.67
- Line Course: N 01-03-50 E Length: 139.43
- Line Course: N 04-05-15 W Length: 81.42
- Line Course: N 00-25-47 E Length: 107.72
- Line Course: N 03-46-55 W Length: 97.04
- Line Course: N 00-13-58 E Length: 133.20
- Line Course: N 03-53-25 E Length: 33.61
- Line Course: N 05-12-10 W Length: 27.58
- Line Course: N 02-40-44 E Length: 98.43
- Line Course: N 73-26-13 W Length: 98.97
- Line Course: N 76-17-17 W Length: 110.82
- Line Course: N 77-28-15 W Length: 269.00
- Line Course: N 39-56-02 W Length: 38.87
- Line Course: N 04-44-44 E Length: 31.49
- Line Course: N 03-28-14 E Length: 154.28
- Line Course: N 00-09-43 W Length: 297.93
- Line Course: S 89-32-29 E Length: 966.70
- Line Course: N 00-34-34 W Length: 275.00
- Line Course: N 10-43-03 E Length: 145.00
- Line Course: N 10-43-03 E Length: 77.68
- Line Course: N 00-33-45 E Length: 162.46
- Line Course: N 09-30-39 W Length: 99.69
- Line Course: N 00-24-16 W Length: 101.79
- Line Course: N 07-06-59 W Length: 85.03
- Line Course: N 61-04-23 W Length: 15.51
- Line Course: S 87-46-47 W Length: 88.95
- Line Course: N 08-25-17 W Length: 520.07
- Line Course: N 26-50-05 W Length: 52.95
- Line Course: S 87-33-27 W Length: 433.90
- Line Course: N 10-48-22 W Length: 344.11
- Line Course: N 09-48-20 W Length: 6.92
- Line Course: N 09-48-20 W Length: 41.36
- Line Course: N 09-48-20 W Length: 174.85
- Line Course: N 08-48-45 W Length: 130.68
- Line Course: N 08-48-45 W Length: 102.83
- Line Course: N 02-10-10 W Length: 67.37
- Line Course: N 22-48-58 W Length: 16.34
- Line Course: N 22-48-58 W Length: 55.72
- Line Course: N 13-14-52 W Length: 25.48
- Line Course: N 23-41-35 W Length: 142.32
- Line Course: N 23-29-18 W Length: 113.90
- Line Course: N 22-24-12 W Length: 191.61
- Line Course: N 21-49-23 W Length: 143.57
- Line Course: N 24-37-42 W Length: 145.26
- Line Course: N 23-28-48 W Length: 75.54
- Line Course: N 03-40-28 E Length: 214.81
- Line Course: S 80-30-53 W Length: 321.53
- Line Course: S 75-05-31 W Length: 171.58
- Line Course: S 65-06-57 W Length: 185.63
- Line Course: S 83-09-49 W Length: 58.39
- Line Course: N 76-23-08 W Length: 47.63
- Line Course: N 42-40-24 W Length: 94.44
- Line Course: N 55-55-52 W Length: 68.84
- Line Course: N 76-12-20 E Length: 359.46
- Line Course: N 20-29-07 W Length: 50.34
- Line Course: S 76-12-22 W Length: 116.27

- Line Course: N 13-48-16 W Length: 830.00
- Line Course: S 80-38-10 W Length: 261.73
- Line Course: N 20-50-01 W Length: 48.70
- Line Course: N 09-11-24 W Length: 112.00
- Line Course: S 86-54-27 W Length: 311.18
- Line Course: S 82-43-53 W Length: 842.36
- Line Course: S 87-16-07 E Length: 115.88
- Line Course: S 81-01-13 W Length: 157.10
- Line Course: S 56-32-42 W Length: 43.36
- Line Course: S 81-08-27 W Length: 412.86
- Line Course: N 08-40-54 W Length: 275.14
- Line Course: N 80-45-54 W Length: 926.68

Said parcel contains 14,503,801.00 sq.ft. 332.96 acres of land as shown on a map entitled Property Survey Prepared for Net Five at Palm Point, LLC dated October 20, 2010 scale 1"=150' sheets 1-4 prepared by J. Robert Pfanner & Associates P.C.

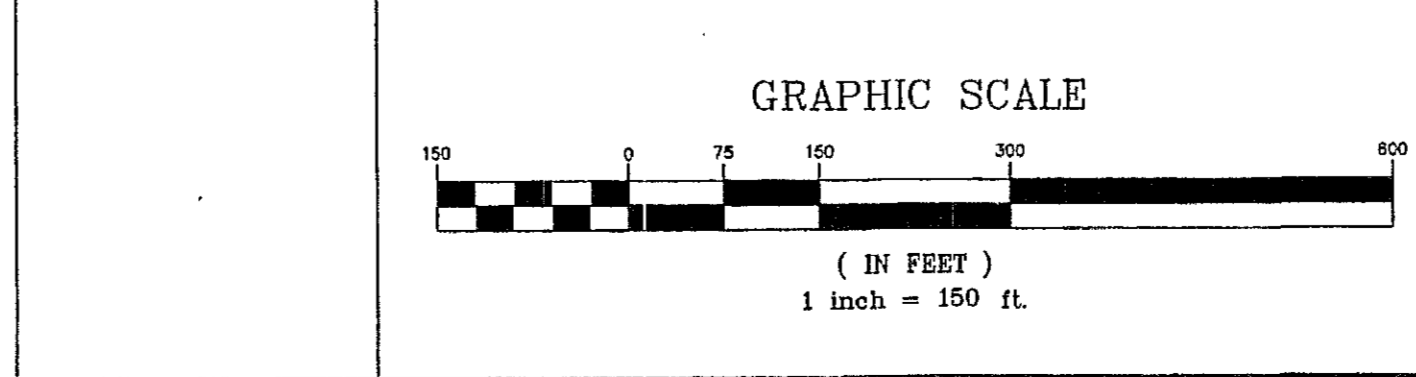
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REVISIONS			

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TITLE: **ALTA SURVEY**  
 Prepared For  
**Net Five at Palm Pointe, LLC**  
 LOCATION: Walnut Hill Road & Holmes Road - East Lyme & Montville, Connecticut

SHEET NUMBER  
**4** OF **4**  
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