



1 TITLE DESCRIPTION

A certain piece or parcel of land together with the buildings, improvements and appurtenances thereto, situated in the Town of Windsor Locks, County of Hartford and State of Connecticut, shown as "Lot 447" on a map entitled "Property Survey Of Iron Mountain Information Management, Inc. 293 Ella Grasso Turnpike Windsor Locks, Connecticut Date Dec. 23, 2002 Scale 1" = 32' Sheet 1 of 1 Composite Engineering Group, LLC, which map is on file in the Town Clerk's office in said Town of Windsor Locks to which reference may be had, and being more particularly bounded and described as follows:

Northerly by land now or formerly of Winchester Partnership, 644.31 feet;

Easterly by lands now or formerly of Charles Rubenstein et al and Chimdale Associates, partly by each, in at 417.38 feet;

Southerly by Chimdale Road, 662.83 feet; and

Westerly by Ella Grasso Turnpike, 228.60 feet.

The land shown in this survey is the same as that described in Schedule A of First American Title Insurance Company Commitment No. CT 6979940, having an effective date of May 9, 2022.

2 TITLE INFORMATION

The Title Description and Schedule B items shown herein are from First American Title Insurance Company CT 6979940, having an effective date of May 9, 2022.

3 SCHEDULE "B" ITEMS

- Numbers corresponds with survey-related Schedule B exception items contained in the above referenced Title Commitment.
9. Sewer Use Lien dated April 4, 2022 and recorded in Volume 517 at page 193. AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE SURVEY ITEMS
 10. Sewer right of way in favor of the Town of Windsor Locks recorded in Volume 90 at Page 46. AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON
 11. Easement rights as contained in a deed from Charles Rubenstein and Hubert M. Anns to Continental Can Company, Inc., dated December 28, 1964 and recorded in Volume 50 at Page 551. AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON
 12. Easement rights as contained in a deed from Charles Rubenstein and Hubert M. Anns to Lynchmont Properties, Inc., dated March 26, 1965 and recorded in Volume 50 at Page 551, as affected by release of the reserved 10 foot easement contained in said deed by said chain deed from Charles Rubenstein to Florence Rubenstein and Hubert Anns dated July 25, 1974 and recorded in Volume 120 at page 536. VOL. 51, PG. 182 AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON VOL. 120, PG. 536 AFFECTS THE SUBJECT PROPERTY - RELEASE OF 10' EASEMENT ALONG ENTIRE NORTH LINE
 13. Easement from Charles Rubenstein and Hubert M. Anns to the Seaburg Real Estate Corporation dated February 28, 1965 and recorded in Volume 50 at Page 551. The collateral assignment of easement rights in favor of First National Bank of Chicago as contained in said easement was released by instrument dated May 13, 1974 and recorded in Volume 118 at page 644. VOL. 50, PG. 551 DOES NOT AFFECT THE SUBJECT PROPERTY VOL. 119, PG. 644: NOT A SURVEY MATTER
 14. Easement rights as contained in a deed from Charles Rubenstein and Hubert M. Anns to Unifco, Inc., dated October 3, 1967 and recorded in Volume 100 at Page 181. AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON
 15. Easement rights as contained in a deed from Charles Rubenstein to Florence Rubenstein dated July 25, 1974 and recorded in Volume 120 at Page 536. Exceptions 14, 15, 16, 17, and 18 affect the twenty five (25) foot easement from Charles Rubenstein and Hubert M. Anns to Richard Joyce Smith and William A. Kirk, Trustees, dated April 21, 1967 and recorded in Volume 100 at Page 646. AFFECTS THE SUBJECT PROPERTY - UNABLE TO PLOT FROM DESCRIPTION PROVIDED; MAP FLEXIBLE - BETTER COPY REQUESTED
 16. Railroad easement and possible effect of railroad easement agreement recorded in Volume 83 at Page 213. AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON
 17. Right to grade granted to the State of Connecticut in a warranty deed from Hubert M. Anns recorded October 27, 1969 in Volume 137 at Page 224. NO LONGER AFFECTS THE SUBJECT PROPERTY
 18. Distribution easement in favor of The Connecticut Water Company dated September 4, 1963 and recorded in Volume 80 at page 20. AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "C" of the Flood Insurance Rate Map, Community Panel No. 090030210F, which bears an effective date of 8/20/2004 and is not a special Flood Hazard area. No field surveying was performed to determine the Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "C" denotes areas outside the 0.2% annual chance floodplain.

6 CEMETERY

There is no observable evidence of cemeteries.

7 POSSIBLE ENCROACHMENTS

At the time of survey there were no observable encroachments.

8 ZONING INFORMATION

The surveyor was not provided with zoning information by the insurer pursuant to Table A Item 8.

10 BASIS OF BEARINGS

The meridian for all bearings shown herein is the Northerly line of Lot 443 known as being N 87° 36' 16" E per Map No. 1227 of Hartford County Records.

11 SURVEYOR'S NOTES

- There is direct access to the subject property via Chimdale Road, a public right of way.
- The address of the site is 293 Ella Grasso Turnpike, Windsor Locks, CT
- The location of utilities shown on the survey are from observed evidence or above ground appurtenances only. The surveyor was not provided with underground utility plans or surface ground markings to determine the location of any subterranean uses.
- There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- At the time of this survey there was no information made available to the surveyor regarding proposed changes in street right-of-way lines. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.
- All statements within this certification, and other references located elsewhere herein, related to utilities, improvements, structures, buildings, parking, party walls, parking, easements, servitudes and encroachments are based on solely on above-ground, visible evidence, unless another source of information is specifically referenced herein.
- Building square footage as shown on the survey is calculated by the exterior footprint of all buildings at ground level and should be used for general purposes only. This calculation does not determine gross floor area and should not be used for any purpose in which a gross floor area determination is required.
- There are no offsite easements or servitudes affecting the subject property that the surveyor has been made aware of.
- This survey has been prepared pursuant to the regulations of Connecticut State Agency's Section 20-300a-2 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Incorporated on September 26, 1996.
- Type of Survey: Property Survey
- Boundary Determination Category: Re-survey

12 PARKING INFORMATION

No Street Parking
17 Loading Bays
21 Handicap Parking Spaces
17 Total Parking Spaces

13 LAND AREA

206,743 Square Feet
4.746 Acres

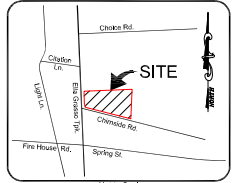
14 BUILDING AREA

95,004 Square Feet

15 BUILDING HEIGHT

35 Feet

16 VICINITY MAP



Not to Scale

4 SURVEYOR CERTIFICATION

To: 293 Ella Grasso Owner LLC; White and Williams LLP; 293 Ella Frying High LLC; Donning Hashk LLC; Murphy Schiller & Wilkes LLP; Madison Abstract Agency LLC, as agent for First American Title Insurance Company; ConnectOne Bank; ISAAC ATMA; Colla Schatz, P.C.; First American Title Insurance Company and Commercial Due Diligence Services.

This is to certify that this map and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, 2nd edition established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, and 20(a). Graphically depicted in addition to the subject tract or property any offsite easements or servitudes benefitting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A" of Table A thereof. The field work was completed on August 2, 2022.

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

Date of Preliminary Plat: August 8, 2022
Date of Final Plat: August 17, 2022

Timothy R. Durr
P.L.S. #70198
In the State of Connecticut
For the benefit and use of LMS Surveying, LTD

18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey" effective February 23, 2021.

This Work Coordinated By:
FA Commercial Due Diligence Services Co.

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
webSite: www.bestamc.com
Toll Free: 888.322.7371

Drawn By: GJR/SS	Date: 8.22.22
Surveyor	Revision: Comments
Ref. No: B-220944	Date: 8.17.22
Approved By: TRD	Revision: Revised Title
Field Date: 8.2.22	Date:
	Revision:
	Date:
	Revision:
Scale: 1" = 40'	

Prepared For:

20 PROJECT ADDRESS

293 Ella Grasso Turnpike
Windsor Locks, CT 06096

Project Name:
Iron Mountain Windsor Locks
CDS Project Number:
22-07-049

Approved CDS Surveyor
LMS SURVEYING LTD
Professional Commercial & Residential Land Surveys
P.O. Box 65 • Sharon Center • OH • 44274
330.329.6812 | Surveys@LMSurveying.com

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

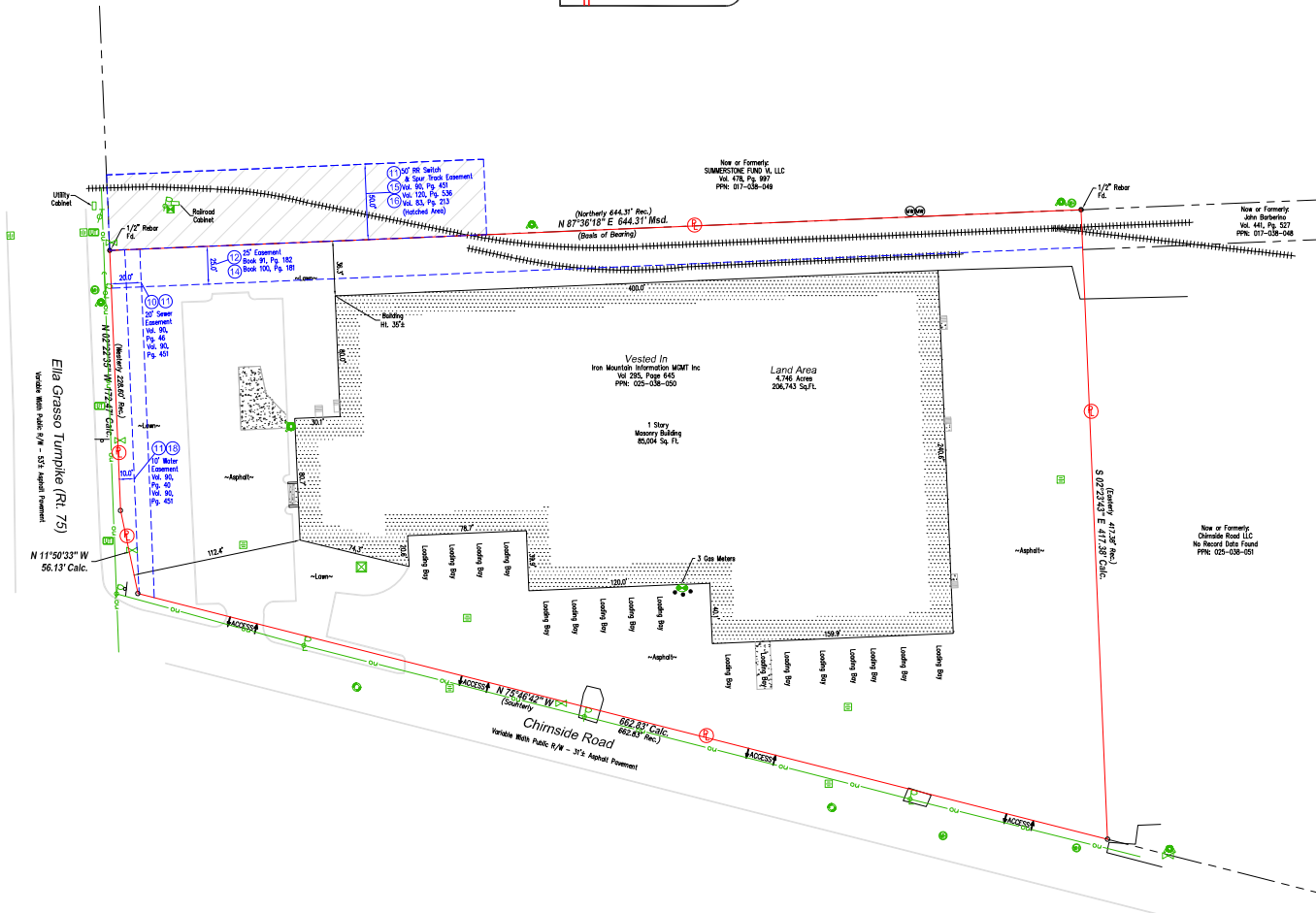


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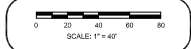
19 SURVEY DRAWING

9 LEGEND

- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- R/W - Right-of-Way
- CL - Centerline
- - Property Line
- - - - - Easement Line
- - Monumentation Found (as noted)
- - Concrete Monument Found
- - 6" Rebar Set
- △ - Mag Nail Set
- ⊙ - Encroachment
- ⊗ - Schedule B-Section Item
- Calc. - Calculated
- Meas. - Measured
- Rec. - Record
- Water Valve
- Hydrant
- Manhole
- Sanitary Manhole
- Gas Meter
- Catch Basin (Square)
- Transformer
- Electric Meter
- Power Pole
- Power Pole w/ Light
- Traffic Pole
- Guy Wire
- Utility Vault
- Overhead Utility Line
- Sign
- Well
- Monitoring Well
- Concrete Area
- No Parking Area
- Building Area



17 SCALE



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P.A. Commercial Due Diligence Services Co.



3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405.253.2444
Toll Free: 888.322.7371

Prepared For:

20 PROJECT ADDRESS

293 Elia Grasso Turnpike
Windsor Locks, CT 06096

Project Name:
Iron Mountain Windsor Locks
CDS Project Number:
22-07-0449

Approved CDS Surveyor

LMS SURVEYING LTD.

Professional Commercial & Residential Land Surveys
P.O. Box 65 • Sharon Center • OH • 44274
330.329.6812 | surveys@lmsurveying.com

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Sheet 2 of 2

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