

GENERAL NOTES

- 1. A) THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AUGUST 29, 2019.
 - B) THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND A TOPOGRAPHIC ACCURACY OF T-2.
 - C) BOUNDARY DETERMINATION IS BASED UPON A RESURVEY.
- D) THE TYPE OF SURVEY PERFORMED IS A BOUNDARY/TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE EXISTING CONDITIONS WITH RESPECT TO MONUMENTATION FOUND, STRUCTURES, EASEMENTS, ENCROACHMENTS, VISIBLE UTILITIES, ROADWAYS AND CONTOURS.
- NORTH ARROW AND BEARINGS REFER TO NAD 83, CONNECTICUT STATE PLANE ZONE, US FOOT, AND ARE BASED ON GPS OBSERVATIONS BY BL COMPANIES UTILIZING THE ACORN NETWORK TAKEN IN MARCH 2023.
- ELEVATIONS REFER TO NAVD 88, CONNECTICUT STATE PLANE ZONE, US FOOT, AND ARE BASED ON GPS OBSERVATIONS BY BL COMPANIES UTILIZING THE ACORN NETWORK TAKEN IN MARCH 2023.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE IN OTHER AREAS - ZONE C (AREAS OF MINIMAL FLOODING, NO SHADING) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF TORRINGTÓN, COMMUNITY PANEL NO. 0950810007B, EFFECTIVE DATE
- THE PROPERTIES SURVEYED AND SHOWN HEREON IS THE INTENT OF BEING THE SAME PROPERTY DESCRIBED IN THE FUTURE FIRST AMERICAN TITLE INSURANCE COMPANY DESCRIPTION IN EXHIBIT A OF THE FILE NO: CT-6319203 WITH A COMMITMENT DATE OF JANUARY 23, 2023 AND EXHIBIT A OF THE FILE NO: CT-6337497 WITH A COMMITMENT DATE OF FEBRUARY 06, 2023.
- THIS SURVEY WAS PERFORMED WITH SIGNIFICANT SNOW COVER ON THE PREMISES. THERE WAS SUBSTANTIAL AREAS FULL OF JUNK AND DEBRIS PILES OBSERVED AT THE TIME OF SURVEY. SOME FEATURES MAY NOT HAVE BEEN VISIBLE AND LOCATED AT THE TIME OF THE SURVEY.
- THERE WERE NO ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT.
- 8. THERE WERE NO CLEARLY MARKED OR IDENTIFIABLE PARKING SPACES OBSERVED AT THE TIME OF SURVEY.
- 9. THERE WERE NO DIVISION OR PARTY WALLS OBSERVED IN THE FIELD AT THE TIME OF SURVEY.
- 10. THERE WAS NO EVIDENCE OF RECENT EARTH WORK NOTICED ON SITE AT THE TIME OF SURVEY.
- 11. THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES OR RECENT STREET OR SIDEWALK CONSTRUCTIONS OR REPAIRS AT THE TIME OF SURVEY.
- 12. THERE WERE NO CEMETERIES OBSERVED DURING THE PROCESS WHILE CONDUCTING THE FIELDWORK.
- 13. EXCEPT AS SHOWN HEREON, THERE ARE NO APPARENT ENCROACHMENTS ONTO ADJOINING PROPERTIES, STREETS, OR EASEMENT AREAS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTIES.

UTILITY NOTES

- 1. EXISTING SUBSURFACE UTILITY FEATURES HAVE BEEN DEPICTED IN ACCORDANCE WITH CI/ASCE 38-02, "AMERICAN SOCIETY OF CIVIL ENGINEERS, STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA". THIS STANDARD HAS ESTABLISHED FOUR DISTINCT QUALITY LEVELS OF UTILITY MAPPING.
- QUALITY LEVEL D INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.
- QUALITY LEVEL C INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D
- QUALITY LEVEL B INFORMATION OBTAINED THROUGH THE APPLICATION OF . SURFACE GEOPHISICAL METHODS TO DETERMINE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. THIS INFORMATION IS SURVEYED TO APPLICABLE TOLERANCES DEFINED BY THE PROJECT AND REDUCED ONTO PLAN DOCUMENTS. PROFESSIONAL JUDGMENT IS USED IN CORRELATING THIS INFORMATION TO QUALITY LEVEL C AND D INFORMATION.
- QUALITY LEVEL A HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE (OR VERIFICATION OF PREVIOUSLY EXPOSED AND SURVEYED UTILITIES) AND SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES, USUALLY AT A SPECIFIC POINT. PROFESSIONAL JUDGMENT IS USED IN CORRELATING THIS INFORMATION TO QUALITY LEVEL

ONE OR MORE OF THESE QUALITY LEVELS HAS BEEN UTILIZED IN THE PRODUCTION OF THIS SURVEY. REFER TO THE LEGEND FOR DESIGNATION OF

- 2. THE SURVEYOR MAKES NO GUARANTEE OR WARRANTY THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE OR WARRANT THAT THE UNDERGROUND UTILITIES DEPICTED ARE IN THE EXACT LOCATION INDICATED. UTILITIES ARE DEPICTED IN ACCORDANCE WITH THE STANDARD OF CARE, FROM INFORMATION AVAILABLE.
- 3. THE CONTRACTOR SHALL UTILIZE "CALL BEFORE YOU DIG", "ONE CALL", OR LOCAL EQUIVALENT, PRIOR TO EXCAVATION, FOR THE PURPOSE OF VERIFYING THE SUBSURFACE UTILITIES IN THE AREA. IN AREAS WHERE THE "CALL BEFORE YOU DIG", "ONE CALL", OR LOCAL EQUIVALENT DOES NOT RESPOND, THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF THE EXISTING UTILITIES, IN ACCORDANCE WITH THE OWNER'S CONTRACT AND ALL APPLICABLE LAWS AND REGULATIONS, INCLUDING OSHA.
- 4. INDIVIDUAL COMPONENTS OF UTILITIES AND RELATED STRUCTURES MAY EXIST ABOVE OR BELOW GRADE ON OR NEAR THE STRUCTURES AND MAY NOT BE DEPICTED. THESE MAY INCLUDE BUT ARE NOT LIMITED TO GROUND WIRES, STRUCTURAL SUPPORT, AND CATHODIC PROTECTION. THE CONTRACTOR SHALL 1) CONTACT THE OWNER OF THE UTILITY PRIOR TO EXCAVATION FOR INSTRUCTION REGARDING HAZARDS ASSOCIATED WITH, AND SPECIFIC PRECAUTIONS TO BE UTILIZED WHEN WORKING AT OR NEAR, SUCH FACILITIES AND 2) EXERCISE THE APPROPRIATE STANDARD OF CARE REQUIRED IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS, INCLUDING OSHA, WHEN EXCAVATING IN THE VICINITY OF A UTILITY AND/OR ITS RELATED
- 5. DETERMINATION OF ABANDONMENT OF A UTILITY, INDICATED AS "ABANDONED" OR "ABAN", HAS BEEN MADE ACCORDING TO RECORD INFORMATION AND IS NOT TO BE CONSTRUED AS BEING THE RESULT OF A PHYSICAL EVALUATION BY BL COMPANIES.

SURVEY CERTIFICATION

TO: HUTTON BUILD; MODWASH; 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 10, 11(b), 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH, 2023.

PATRICK U. CORLESS, JR. PROFESSIONAL LAND SURVEYOR #70015



3755 Boettler Oaks Drive, Suite G Green, Ohio 4685

(234) 294-6340

D 2/4

WY/JW PJC 1" = 20' 2300190

03/30/2023 CAD File: AL23001901

ALTA/NSPS LAND TITLE SURVEY

Sheet No

No. 1 of 2

RECORD LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF , STATE OF CONNECTICUT, AND DESCRIBED AS FOLLOWS:

PARCEL ONE (472 EAST MAIN STREET):

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN THE CITY OF TORRINGTON, COUNTY OF LITCHFIELD, AND STATE OF CONNECTICUT, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 113.2 FEET EASTERLY FROM THE INTERSECTION OF THE SOUTHERLY LINE OF EAST MAIN STREET WITH THE EASTERLY LINE OF HILLSIDE AVENUE; THENCE RUNNING SOUTHERLY ALONG LAND NOW OR FORMERLY OF JOHN AND OLGA PULICA, 138.51 FEET TO A POINT 116.81 FEET EASTERLY FROM THE EASTERLY LINE OF HILLSIDE AVENUE; THENCE RUNNING EASTERLY ALONG LAND NOW OR FORMERLY OF MARY S. KULES, 47.42 FEET TO A POINT; THENCE RUNNING SOUTHERLY ALONG LAND NOW OR FORMERLY OF SAID MARY S. KULES, 78.75 FEET TO A POINT IN THE NORTHERLY LINE OF LAND NOW OR FORMERLY OF DOMENICO AND ANGELA SALINETTI; THENCE RUNNING EASTERLY ALONG SAID SALINETTI LINE 19 FEET TO A POINT; THENCE RUNNING NORTHERLY ALONG LAND NOW OR FORMERLY OF JOHN AND LAURETTA C. CARTA, AND AT RIGHT ANGLES TO EAST MAIN STREET, 217.28 FEET TO THE SOUTH LINE OF EAST MAIN STREET; THENCE WESTERLY ALONG THE SOUTH LINE OF EAST MAIN STREET 66.5 FEET TO THE POINT AND PLACE OF BEGINNING.

BOUNDED:

NORTHERLY: BY EAST MAIN STREET;

EASTERLY: BY LAND NOW OR FORMERLY OF JOHN AND LAURETTA C. CARTA;

SOUTHERLY: BY LAND NOW OR FORMERLY OF DOMENICO AND ANGELA SALINETTI AND BY LAND NOW OR FORMERLY OF MARY S. KULES, IN PART BY EACH;

WESTERLY: BY LAND NOW OR FORMERLY OF JOHN AND OLGA PULICA AND LAND NOW OR FORMERLY OF SAID MARY S. KULES, IN PART BY EACH.

PARCEL TWO (478 EAST MAIN STREET):

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED ON THE SOUTHERLY SIDE OF EAST MAIN STREET IN THE CITY OF TORRINGTON, COUNTY OF LITCHFIELD, AND STATE OF CONNECTICUT, BOUNDED AND DESCRIBED AS FOLLOWS:

NORTHERLY: BY PUBLIC HIGHWAY KNOWN AS EAST MAIN STREET, 50 FEET;

EASTERLY: BY LAND NOW OR FORMERLY OF VINCENZO AND ELIZA D. GIAMPAOLO, 218 FEET;

SOUTHERLY: BY LAND NOW OR FORMERLY OF DOMENICO AND ANGELA SALINETTI, 68.075 FEET;

WESTERLY: BY LAND NOW OR FORMERLY OF ARISTIDE FAVALI, 217.28 FEET.

PARCEL THREE (486 EAST MAIN STREET):

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN THE CITY OF TORRINGTON, COUNTY OF LITCHFIELD, AND STATE OF CONNECTICUT, KNOWN AS 486 EAST MAIN STREET, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

NORTHERLY: BY PUBLIC HIGHWAY KNOWN AS EAST MAIN STREET, 50 FEET;

EASTERLY: BY LAND NOW OR FORMERLY OF ROBERT J. AND DORA G. WEIMANN, 218.73 FEET;

SOUTHERLY: BY LAND NOW OR FORMERLY OF JULIA HOFFMAN, 68.075 FEET;

WESTERLY: BY LAND NOW OR FORMERLY OF LORETTA CARTA, ABOUT 218 FEET.

PARCEL FOUR (31 HILLSIDE AVENUE):

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN THE CITY OF TORRINGTON, COUNTY OF LITCHFIELD, AND STATE OF CONNECTICUT, BOUNDED:

NORTHERLY: BY LAND NOW OR FORMERLY OF ONE DUCATELLI, IN PART BY LAND NOW OR FORMERLY OF ONE BURNS, AND IN PART BY LAND NOW OR FORMERLY OF ONE FAVALI;

EASTERLY: BY LAND NOW OR FORMERLY OF C.S. BRADSHAW;

SOUTHERLY: BY LAND NOW OR FORMERLY OF EUGENE BARLUZZI; AND

WESTERLY: BY PUBLIC HIGHWAY KNOWN AS HILLSIDE STREET, 35 FEET.

PARCEL FIVE (19 HILLSIDE AVENUE)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF , STATE OF CONNECTICUT, AND DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN THE TOWN OF TORRINGTON, COUNTY OF LITCHFIELD, AND STATE OF CONNECTICUT, BOUNDED AS FOLLOWS:

NORTHERLY: BY LAND NOW OR FORMERLY OF JOHN PULICA ET UX, IN PART, AND IN PART BY LAND NOW OR FORMERLY OF ARISTIDE FAVALI, IN ALL, 164.23

EASTERLY: BY LAND NOW OR FORMERLY OF SAID FAVALI, 78.75 FEET;

SOUTHERLY: BY LAND NOW OR FORMERLY OF JULIA HOFFMAN, 164.69 FEET;

WESTERLY: BY PUBLIC HIGHWAY KNOWN AS HILLSIDE STREET, 84.5 FEET.

TITLE COMMITMENT INFORMATION

TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT		
AS TO 472 EAST MAIN STREET:					
12	VOL 1365 PG 160	SEWER USE LIEN IN FAVOR OF THE WATER POLLUTION CONTROL AUTHORITY FOR THE CITY OF TORRINGTON IN THE AMOUNT OF \$302.00, DATED MAY 4, 2022 (BY ADDRESS ONLY, NO SURVEY ITEMS)	AFFECTS SUBJECT PROPERTY NOT PLOTTABLE		
13	VOL 949 PG 724 VOL 1059 PG 733	MORTGAGE FROM TARGA I, LLC TO THOMASTON SAVINGS BANK IN THE ORIGINAL PRINCIPAL AMOUNT OF \$122,000.00, DATED NOVEMBER 7, 2005 (A. AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS) AS MODIFIED BY A MODIFICATION OF MORTGAGE DATED JANUARY 29, 2009 (B. AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS)	AFFECTS SUBJECT PROPERTY NOT PLOTTABLE		
14	VOL 949 PG 735	ASSIGNMENT OF RENTS FROM TARGA I, LLC TO THOMASTON SAVINGS BANK DATED NOVEMBER 7, 2005 (AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS)	AFFECTS SUBJECT PROPERTY NOT PLOTTABLE		
15	VOL 949 PG 741	UCC-1 FINANCING STATEMENT BETWEEN TARGA I, LLC, AS DEBTOR, AND THOMASTON SAVINGS BANK, AS SECURED PARTY, RECORDED NOVEMBER 7, 2005 (AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS)	AFFECTS SUBJECT PROPERTY NOT PLOTTABLE		
16	VOL 1195 PG 57 VOL 1242 PG 266 VOL 1255 PG 208 VOL 1283 PG 706 VOL 1319 PG 282 VOL 1380 PG 1016	MORTGAGE FROM TARGA I, L.L.C. TO THOMASTON SAVINGS BANK IN THE ORIGINAL PRINCIPAL AMOUNT OF \$175,000.00, DATED DECEMBER 5, 2014 (A. AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS) AS MODIFIED BY A MODIFICATION OF MORTGAGE DATED DECEMBER 30, 2016 (B. AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS) AS FURTHER MODIFIED BY A MODIFICATION OF MORTGAGE DATED SEPTEMBER 25, 2017 (C. LEGAL DESCRIPTION IS FOR 486 E MAIN ST, MAY AFFECT SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS) AS FURTHER MODIFIED BY A MODIFICATION OF MORTGAGE DATED MARCH 21, 2019 (D. AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS) AS FURTHER MODIFIED BY A MODIFICATION OF MORTGAGE DATED OCTOBER 30, 2020 (E. AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS) AS FURTHER MODIFIED BY A MODIFICATION OF MORTGAGE DATED OCTOBER 27, 2022 (F. AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS)	AFFECTS SUBJECT PROPERTY NOT PLOTTABLE		
(7)	VOL 1195 PG 68	ASSIGNMENT OF RENTS FROM TARGA I, L.L.C. TO THOMASTON SAVINGS BANK DATED DECEMBER 5, 2014	AFFECTS SUBJECT PROPERTY		
	VOL 1100 1 0 00	(AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS) UCC-1 FINANCING STATEMENT BETWEEN TARGA I, L.L.C., AS DEBTOR, AND	NOT PLOTTABLE AFFECTS SUBJECT		
18	VOL 1195 PG 75	THOMASTON SAVINGS BANK, AS SECURED PARTY, RECORDED DECEMBER 8, 2014 (AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS)	PROPERTY NOT PLOTTABLE		
		AS TO 478 EAST MAIN STREET:			
19	VOL 1364 PG 968	SEWER USE LIEN IN FAVOR OF THE WATER POLLUTION CONTROL AUTHORITY FOR THE CITY OF TORRINGTON IN THE AMOUNT OF \$453.00, DATED MAY 4, 2022 (AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS)	AFFECTS SUBJECT PROPERTY NOT PLOTTABLE		
20	VOL 1195 PG 85 VOL 1242 PG 274 VOL 1255 PG 212 VOL 1283 PG 714 VOL 1319 PG 286 VOL 1380 PG 1020	MORTGAGE FROM LEONARD J. LOPARDO TO THOMASTON SAVINGS BANK IN THE ORIGINAL PRINCIPAL AMOUNT OF \$175,000.00, DATED DECEMBER 5, 2014 (A. AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS) AS MODIFIED BY A MODIFICATION OF MORTGAGE DATED DECEMBER 30, 2016 (B. AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS) AS FURTHER MODIFIED BY A MODIFICATION OF MORTGAGE DATED SEPTEMBER 24, 2017 (C. AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS) AS FURTHER MODIFIED BY A MODIFICATION OF MORTGAGE DATED MARCH 21, 2019 (D. AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS) AS FURTHER MODIFIED BY A MODIFICATION OF MORTGAGE DATED OCTOBER 30, 2020 (E. AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS) AS FURTHER MODIFIED BY A MODIFICATION OF MORTGAGE DATED OCTOBER 27, 2022	AFFECTS SUBJECT PROPERTY NOT PLOTTABLE		
2)	VOL 1195 PG 96	(F. AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS) ASSIGNMENT OF RENTS FROM LEONARD J. LOPARDO TO THOMASTON SAVINGS BANK DATED DECEMBER 5, 2014 (AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS)	AFFECTS SUBJECT PROPERTY NOT PLOTTABLE		
22	VOL 1195 PG 103	UCC-1 FINANCING STATEMENT BETWEEN LEONARD J. LOPARDO, AS DEBTOR, AND THOMASTON SAVINGS BANK, AS SECURED PARTY, RECORDED DECEMBER 8, 2014 (AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS)	AFFECTS SUBJECT PROPERTY NOT PLOTTABLE		
		AS TO 478 EAST MAIN STREET:			
23	VOL 1364 PG 968	SEWER USE LIEN IN FAVOR OF THE WATER POLLUTION CONTROL AUTHORITY FOR THE CITY OF TORRINGTON IN THE AMOUNT OF \$453.00, DATED MAY 4, 2022 (DUPLICATE OF ITEM 19)	AFFECTS SUBJECT PROPERTY NOT PLOTTABLE		
24	VOL 1195 PG 85 VOL 1242 PG 274 VOL 1255 PG 212 VOL 1283 PG 714 VOL 1319 PG 286 VOL 1380 PG 1020	MORTGAGE FROM LEONARD J. LOPARDO TO THOMASTON SAVINGS BANK IN THE ORIGINAL PRINCIPAL AMOUNT OF \$175,000.00, DATED DECEMBER 5, 2014 (A. DUPLICATE OF ITEM 20A) AS MODIFIED BY A MODIFICATION OF MORTGAGE DATED DECEMBER 30, 2016 (B. DUPLICATE OF ITEM 20B) AS FURTHER MODIFIED BY A MODIFICATION OF MORTGAGE DATED SEPTEMBER 24, 2017 (C. DUPLICATE OF ITEM 20C) AS FURTHER MODIFIED BY A MODIFICATION OF MORTGAGE DATED MARCH 21, 2019 (D. DUPLICATE OF ITEM 20D) AS FURTHER MODIFIED BY A MODIFICATION OF MORTGAGE DATED OCTOBER 30, 2020 (E. DUPLICATE OF ITEM 20E) AS FURTHER MODIFIED BY A MODIFICATION OF MORTGAGE DATED OCTOBER 27, 2022 (F. DUPLICATE OF ITEM 20F)	AFFECTS SUBJECT PROPERTY NOT PLOTTABLE		
25	VOL 1195 PG 96	ASSIGNMENT OF RENTS FROM LEONARD J. LOPARDO TO THOMASTON SAVINGS BANK DATED DECEMBER 5, 2014 (DUPLICATE OF ITEM 21)	AFFECTS SUBJECT PROPERTY NOT PLOTTABLE		
26	VOL 1195 PG 103	UCC-1 FINANCING STATEMENT BETWEEN LEONARD J. LOPARDO, AS DEBTOR, AND THOMASTON SAVINGS BANK, AS SECURED PARTY, RECORDED DECEMBER 8, 2014 (DUPLICATE OF ITEM 22)	AFFECTS SUBJECT PROPERTY NOT PLOTTABLE		
	VOL 1121 PG 158 VOL 1195 PG 105	COMMERCIAL MORTGAGE, SECURITY AGREEMENT AND ASSIGNMENT OF LEASES AND RENTS FROM LEONARD J. LOPARDO, JR. TO CHERYL A. CALDWELL IN THE ORIGINAL PRINCIPAL AMOUNT OF \$150,000.00, DATED AS OF NOVEMBER 9, 2011 (A. AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS) AS SUBORDINATED TO THE MORTGAGE DESCRIBED IN PARAGRAPH 20 ABOVE BY A SUBORDINATION AGREEMENT DATED DECEMBER 4, 2014 (B. AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS)	AFFECTS SUBJECT PROPERTY NOT PLOTTABLE		
23	VOL 1263 PG 919	NOTICE OF SALE OF REAL ESTATE FOR TAXES DATED APRIL 6, 2018 (AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS)	AFFECTS SUBJECT PROPERTY NOT PLOTTABLE		

TITLE COMMITMENT INFORMATION (CONTINUED)

		AS TO 486 EAST MAIN STREET:	
9	VOL 1365 PG 159	SEWER USE LIEN IN FAVOR OF THE WATER POLLUTION CONTROL AUTHORITY FOR THE CITY OF TORRINGTON IN THE AMOUNT OF \$151.00, DATED MAY 4, 2022 (AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS)	AFFECTS SUBJECT PROPERTY NOT PLOTTABLE
30	VOL 984 PG 614 VOL 1059 PG 737	MORTGAGE FROM TARGA I, LLC TO THOMASTON SAVINGS BANK IN THE ORIGINAL PRINCIPAL AMOUNT OF \$152,000.00, DATED SEPTEMBER 1, 2006 (A. AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS) AS MODIFIED BY A MODIFICATION OF MORTGAGE DATED JANUARY 29, 2009 (B. AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS)	AFFECTS SUBJECT PROPERTY NOT PLOTTABLE
3)	VOL 984 PG 626	ASSIGNMENT OF RENTS FROM TARGA I, LLC TO THOMASTON SAVINGS BANK DATED SEPTEMBER 1, 2006 (AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS)	AFFECTS SUBJECT PROPERTY NOT PLOTTABLE
32	VOL 1195 PG 108 VOL 1242 PG 270 VOL 1255 PG 216 VOL 1283 PG 710 VOL 1319 PG 290 VOL 1380 PG 1024	MORTGAGE FROM TARGA I, L.L.C. TO THOMASTON SAVINGS BANK IN THE ORIGINAL PRINCIPAL AMOUNT OF \$175,000.00, DATED DECEMBER 5, 2014 (A. AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS) AS MODIFIED BY A MODIFICATION OF MORTGAGE DATED DECEMBER 30, 2016 (B. AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS) AS FURTHER MODIFIED BY A MODIFICATION OF MORTGAGE DATED SEPTEMBER 25, 2017 (C. AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS) AS FURTHER MODIFIED BY A MODIFICATION OF MORTGAGE DATED MARCH 21, 2019 (D. AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS) AS FURTHER MODIFIED BY A MODIFICATION OF MORTGAGE DATED OCTOBER 30, 2020 (E. AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS) AS FURTHER MODIFIED BY A MODIFICATION OF MORTGAGE DATED OCTOBER 27, 2022 (F. AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS)	AFFECTS SUBJECT PROPERTY NOT PLOTTABLE
33	VOL 1195 PG 119	ASSIGNMENT OF RENTS FROM TARGA I, L.L.C. TO THOMASTON SAVINGS BANK DATED DECEMBER 5, 2014 (AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS)	AFFECTS SUBJECT PROPERTY NOT PLOTTABLE
34	VOL 1195 PG 126	UCC-1 FINANCING STATEMENT BETWEEN TARGA I, L.L.C., AS DEBTOR, AND THOMASTON SAVINGS BANK, AS SECURED PARTY, RECORDED DECEMBER 8, 2014 (AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS)	AFFECTS SUBJECT PROPERTY NOT PLOTTABLE
		AS TO 31 HILLSIDE AVENUE:	
(35)	VOL 682 PG 369	SEWER USE LIEN IN FAVOR OF THE WATER POLLUTION CONTROL AUTHORITY FOR THE CITY OF TORRINGTON IN THE AMOUNT OF \$404.00, DATED APRIL 23, 2015 (AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS)	AFFECTS SUBJEC PROPERTY NOT PLOTTABLE
3 6	VOL 1121 PG 158	COMMERCIAL MORTGAGE, SECURITY AGREEMENT AND ASSIGNMENT OF LEASES AND RENTS FROM LEONARD J. LOPARDO, JR. TO CHERYL A. CALDWELL IN THE ORIGINAL PRINCIPAL AMOUNT OF \$150,000.00, DATED AS OF NOVEMBER 9, 2011 (DUPLICATE OF ITEM 27A)	AFFECTS SUBJECT PROPERTY NOT PLOTTABLE
3	VOL 1195 PG 131 VOL 1373 PG 551 VOL 1373 PG 552 VOL 1374 PG 1122	MORTGAGE FROM LEONARD J. LOPARDO TO THOMAS J. DWYER IN THE ORIGINAL PRINCIPAL AMOUNT OF \$150,000.00, DATED DECEMBER 8, 2014 (A. AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS) AS ASSIGNED TO MAUREEN A. DWYER, TRUSTEE OF THE THOMAS J. DWYER REVOCABLE TRUST, DATED OCTOBER 22, 2003 BY AN INSTRUMENT DATED AUGUST 1, 2022 (B. AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS) AS FURTHER ASSIGNED TO MAUREEN A. DWYER BY AN INSTRUMENT DATED AUGUST 1, 2022 (C. AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS) AS FURTHER ASSIGNED TO MAUREEN A. DWYER, TRUSTEE OF THE MAUREEN A. DWYER REVOCABLE TRUST, DATED OCTOBER 22, 2003 BY AN INSTRUMENT DATED SEPTEMBER 13, 2022 (D. AFFECTS SUBJECT PROPERTY, NO ADDITIONAL SURVEY ITEMS)	AFFECTS SUBJECT PROPERTY NOT PLOTTABLE

REFERENCE: FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. CT6319203, COMMITMENT DATE: JANUARY 23, 2023.

TITLE COMMITMENT INFORMATION

TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
9	VOL 1141 PG 127	MORTGAGE FROM DANIEL J. DILEO AND DENISE J. DILEO TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ARK-LA-TEX FINANCIAL SERVICES, LLC D/B/A BENCHMARK MORTGAGE IN THE ORIGINAL PRINCIPAL AMOUNT OF \$129,731.00, DATED SEPTEMBER 11, 2012 (AFFECTS SUBJECT PROPERTY, NO SURVEY ITEMS)	AFFECTS SUBJECT PROPERTY NOT PLOTTABLE

REFERENCE: FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. CT-6337497, COMMITMENT DATE: FEBRUARY 06, 2023.

Sheet No.

Reviewed

Project No.

CAD File: AL23001901

Scale

No. 2 of 2

ALTA/NSPS LAND TITLE

SURVEY

WY/JW

1" = 20'

2300190

03/30/2023

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