

# EXHIBIT A-1

## NOTES CORRESPONDING TO SCHEDULE B

AS PER COMMITMENT NO. CT-4920680 DATED AUGUST 20, 2020

- 9 NINTH SQUARE SPECIAL SERVICES DISTRICT NOTICE DATED APRIL 30, 1985 AND RECORDED JUNE 18, 1985 IN VOLUME 3303 AT PAGE 238 OF THE NEW HAVEN LAND RECORDS. NOT SURVEY RELATED.
- 10 EASEMENT AGREEMENT DATED AUGUST 6, 1992 AND RECORDED OCTOBER 6, 1992 IN VOLUME 4530 AT PAGE 297 OF THE NEW HAVEN LAND RECORDS. AFFECTS THE PROPERTY, PERTAINED TO A TEMPORARY CONSTRUCTION EASEMENT FOR THE CONSTRUCTION OF THE PARKING GARAGE TO THE NORTH. EASEMENT WAS TO TERMINATE UPON BUILDING COMPLETION. THE GENERAL LOCATION IS DEPICTED HEREON.
- 12 CITY OF NEW HAVEN-BOARD OF ZONING APPEALS-SPECIAL EXCEPTION DATE APRIL 11, 2018 AND RECORDED APRIL 12, 2018 IN VOLUME 9701 AT PAGE 210 OF THE NEW HAVEN LAND RECORDS. AFFECTS THE PROPERTY, PERTAINS TO USE AND IS NOT DEPICTED HEREON.

## LEGAL DESCRIPTION

### SCHEDULE A, PROPERTY DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON STANDING, SITUATED IN THE CITY OF NEW HAVEN, COUNTY OF NEW HAVEN AND STATE OF CONNECTICUT, KNOWN AS NOS. 266-268 STATE STREET, BOUNDED AND DESCRIBED AS FOLLOWS:

EASTERLY: BY STATE STREET, 28 1/2 FEET, MORE OR LESS;  
NORTHERLY: BY LAND NOW OR FORMERLY OF FREDERICK S. PORTER, 65 FEET, MORE OR LESS;

WESTERLY: BY LAND NOW OR FORMERLY OF CHARLES W. BLAKESLEE AND OTHERS, 28 1/2 FEET, MORE OR LESS;

SOUTHERLY: BY LAND NOW OR FORMERLY OF MENDEL AND FREEDMAN, 65 FEET, MORE OR LESS.

TOGETHER WITH A RIGHT OF WAY ADJOINING SAID PREMISES ON THE WEST AS SET FORTH IN AN EASEMENT AGREEMENT FROM THE NINTH SQUARE HISTORIC LIMITED TO RUSSELL CLUB, INC., DATED JUNE 9, 1992 AND RECORDED IN VOLUME 4530 AT PAGE 300 OF THE NEW HAVEN LAND RECORDS.

## SURVEYOR NOTES

1. ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.
2. BASIS OF BEARINGS: MAP REFERENCE NO.4
3. ZONING INFORMATION PROVIDED.
4. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS OBSERVED AT THE TIME OF SURVEY
5. BOUNDARY BETWEEN #266 AND #260 STATE STREET CAN NOT BE ACCURATELY POSITIONED DUE TO LINES RUNNING THROUGH COMMON WALLS, +/- DIMENSIONS IN DEEDS AND LACK OF BOUNDARY MARKERS IN THE IMMEDIATE PARCEL AREA. THE NORTHERLY PROPERTY LINE AND THE STREET LINE WERE POSITIONED BASED ON MAP REFERENCE #2.

## IMPROVEMENT NOTES

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS DEED LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

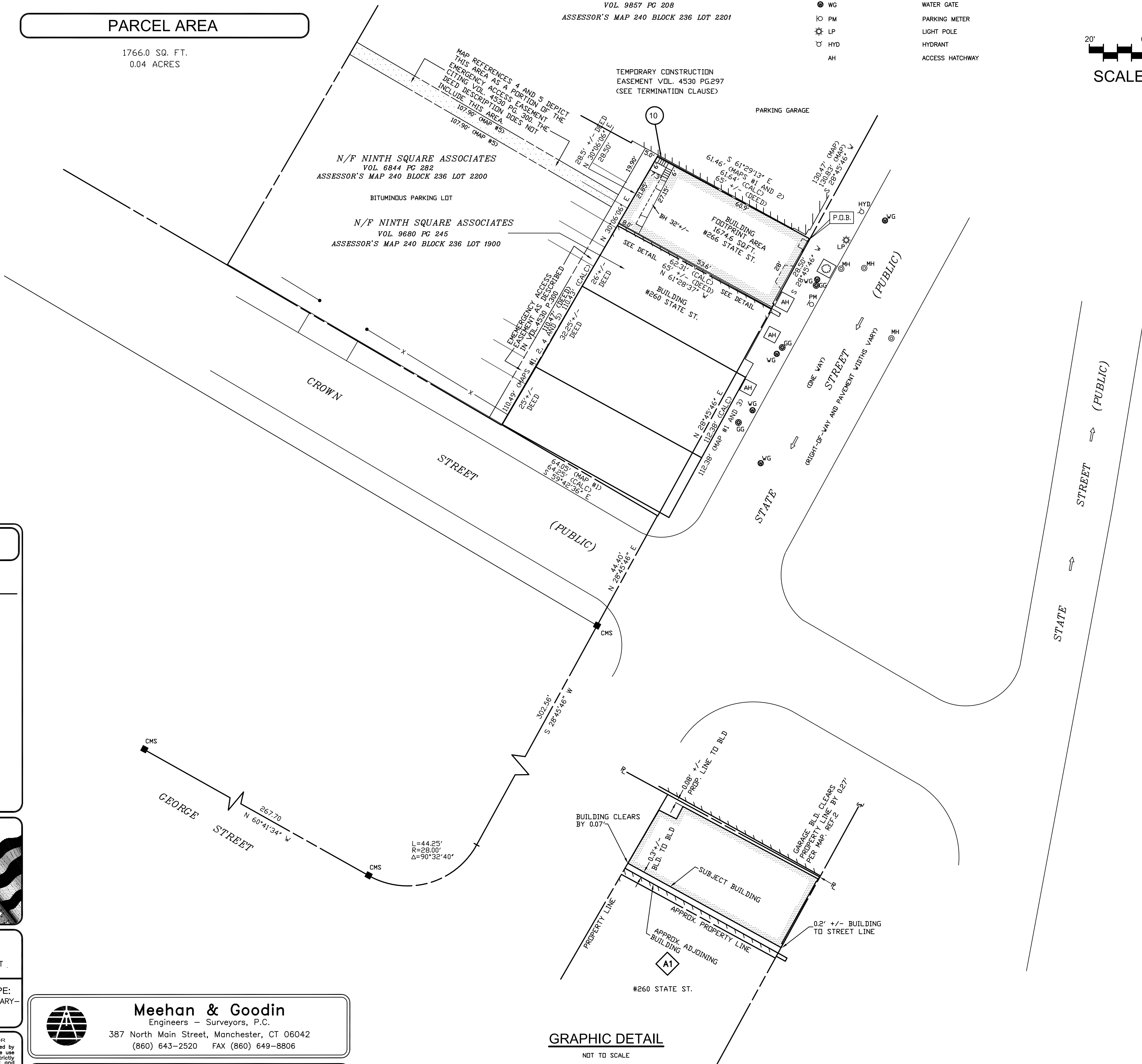
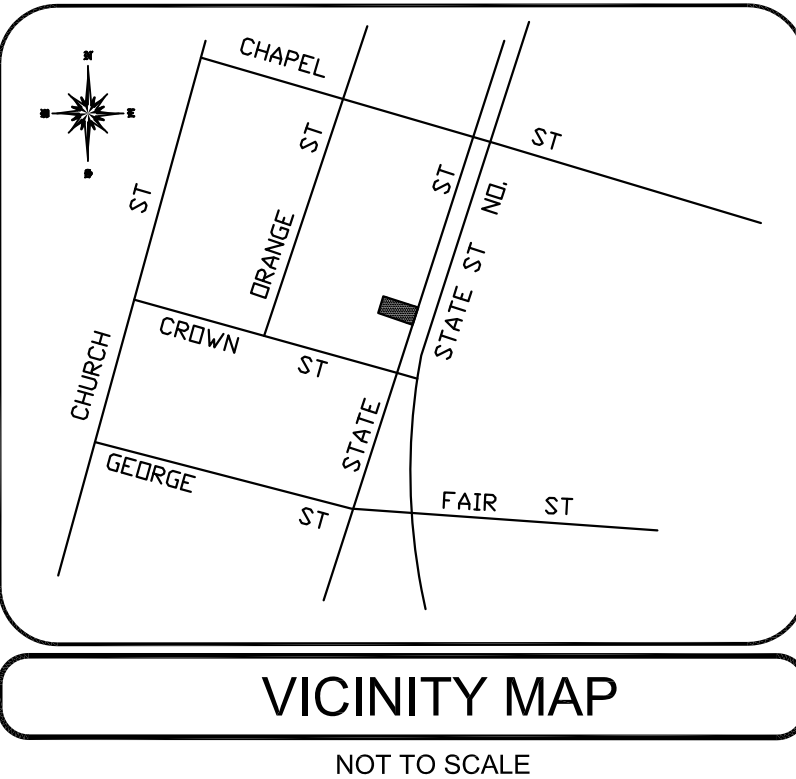
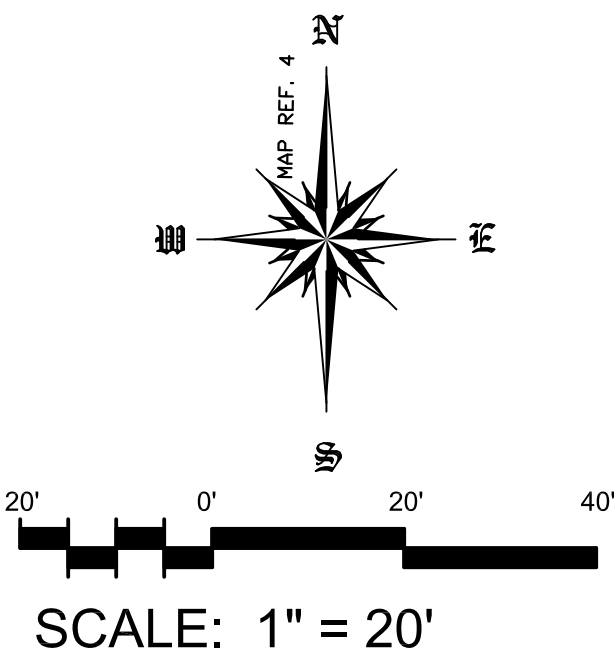
- A1 BUILDING ENCLOSED ONTO SUBJECT PROPERTY

## PARCEL AREA

1766.0 SQ. FT.  
0.04 ACRES

## STANDARD LEGEND

■	CMS	CONCRETE MERESTONE
---	PROPERTY LINE	PROPERTY LINE
---	EASEMENT LINE	EASEMENT LINE
○	MH	MANHOLE
○	GG	GAS GATE
○	WG	WATER GATE
○	PM	PARKING METER
○	LP	LIGHT POLE
○	HYD	HYDRANT
○	AH	ACCESS HATCHWAY



## SITE DATA

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE LOCAL ZONING AUTHORITY. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES, COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

### 1. ZONING- BD-1 (CENTRAL BUSINESS/RESIDENTIAL)

SETBACKS-	PROVIDED
-FRONT= N/R	0.2' +/-
-SIDE= N/R	0.08' +/-
-REAR= 10'	0.07' +/-

HEIGHT RESTRICTIONS- N/R 32'+/-

PARKING REQUIREMENT: PER USE  
PARKING PROVIDED- NO ON SITE PARKING PROVIDED

## MAP REFERENCES

1. PROPERTY SURVEY-BLOCK 236 MCCORMICK, BARON AND ASSOCIATES NINTH SQUARE SQUARE PROJECT AREA NEW HAVEN, CONNECTICUT SCALE 1"=20" SHEET 2 OF 4 MAY 2, 1988 REV. JUNE 24, 1988 SHEET 2 OF 4" BY CLARENCE BLAIR ASSOCIATES INC. TOWN CLERK'S MAP 46-117
2. "AS-BUILT LOCATION SURVEY-BLOCK 236 THE NINTH SQUARE PROJECT STATE, ORANGE AND CROWN STREETS NEW HAVEN, CONNECTICUT SCALE 1"=20" JANUARY 31, 1996 REV. MARCH 6, 1996, APRIL 23, 1996, JULY 11, 1996, JULY 23, 1996" BY CLARENCE BLAIR ASSOCIATES, INC.
3. "PREPARED FOR NINTH SQUARE HISTORIC LIMITED PARTNERSHIP #27-15 CROWN STREET #270-286 STATE STREET NEW HAVEN, CONNECTICUT SCALE 1"=20" JUNE 30, 1987" BY ANTHONY MELLO JR. L.L.S. TOWN CLERK'S MAP 44-54
4. "BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY OF NOS. 26, 30 & 40 CROWN STREET AND NO. 232 STATE STREET BEING PROPERTY OF 26 CROWN STREET ASSOCIATES, LLC AND OF NO. 15 CROWN STREET BEING PROPERTY OF NINTH SQUARE ASSOCIATES, LLC SITUATED IN THE CITY OF NEW HAVEN, COUNTY OF NEW HAVEN, STATE OF CONNECTICUT DECEMBER 1, 2010 REV. 1/10/2011, 1/12/2011, 1/21/2011 SCALE 1"=20" SHEET 1 OF 1" BY BSC GROUP TOWN CLERK'S MAP 60-109
5. PROPERTY SURVEY NINTH SQUARE ASSOCIATES LLC STATE & CROWN STREETS NEW HAVEN, CONNECTICUT SCALE 1"= 20' MARCH 11, 2004 REVISED THRU JUNE 23, 2004 CLARENCE BLAIR ASSOCIATES INC. TOWN CLERK'S MAP 58-36
6. "DIVISION MAP-BLOCK 236 THE NINTH SQUARE PROJECT LIMITED PARTNERSHIP STATE, ORANGE AND CROWN STREETS NEW HAVEN, CONNECTICUT SCALE 1"=20" DATE: 04/09/19" BY CLARENCE BLAIR ASSOCIATES, INC. TOWN CLERK'S MAP 62-145

DATE OF ORIGINAL: OCTOBER 21, 2020  
REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_, 2020  
REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_, 2020  
REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_, 2020

## ALTANSPPS LAND TITLE SURVEY

### SURVEYORS CERTIFICATION

I HEREBY CERTIFY TO THE DOWNTOWN EVENING SOUP KITCHEN, INC., WIGGIN AND DANA LLP, FIRST AMERICAN TITLE INSURANCE COMPANY, AND LIBERTY BANK, AND THEIR SUCCESSORS AND OR ASSIGNS AS THEIR INTEREST MAY APPEAR, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS IN 2016 AND INCLUDES ITEMS 2, 3, 4, 7a, 7b1, 7c, 8, 9, 13, 14 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 1, 2020.

DATE OF PLAT OR MAP: OCTOBER 21, 2020

ROBERT DAHN, CONN. L.L.S. 14651

THE WORD "CERTIFY" AS USED ABOVE IS INTENDED TO BE AN EXPRESSION OF PROFESSIONAL OPINION ONLY AND IN NO WAY IS MEANT TO IMPLY OR REPRESENT ANY WARRANTY OR GUARANTEE.

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS RESURVEY, THE BOUNDARY DETERMINATION CATEGORY IS PROPERTY/BOUNDARY, AND THE HORIZONTAL ACCURACY CONFORMS TO A-2.

For inquiries, questions or concerns about this survey contact [mjfieldbusch@ussurveyor.com](mailto:mjfieldbusch@ussurveyor.com) or call 1-800-867-8783 ext. 201



PREPARED FOR:  
THE DOWNTOWN EVENING SOUP  
KITCHEN, INC.

### PROJECT LOCATION:

NEW HAVEN COUNTY, STATE OF CONNECTICUT

PROJECT ADDRESS:  
266 STATE STREET  
NEW HAVEN, CT,

PROJECT TYPE:  
PROPERTY/BOUNDARY-  
ALTA/NSPS LAND  
TITLE SURVEY



ROBERT DAHN  
SURVEYOR, R.L.S.  
CONNECTICUT REGISTRATION NO. 14651  
DATE OF CERTIFICATION 12/7/2020

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SHEET 1 OF 1

JOB NUMBER:  
SS 54347



**Meehan & Goodin**  
Engineers - Surveyors, P.C.  
387 North Main Street, Manchester, CT 06042  
(860) 643-2520 FAX (860) 649-8806

FLOOD DATA This property is in Zone X  
of the Flood Insurance Rate Map, Community Panel No. 09009C0441J  
which has an effective date of 07/08/2013 and IS NOT in a Special  
Flood Hazard Area. Field surveying was not performed to determine this zone.  
An elevation certificate may be needed to verify this determination or apply  
for an amendment from the Federal Emergency Management Agency.