



Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd. Suite E#183
Akron, OH 44312
866.290.8121
www.amnational.net

NETWORK REF. No.: 20214278

VICINITY MAP
SCALE: N.T.S.

1 TITLE INFORMATION

THE TITLE COMMITMENT WAS ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE NO. CT-6792022 DATED DECEMBER 17, 2021. THE PROPERTY DEPICTED ON THE SURVEY IS THE SAME AS THAT DESCRIBED IN THE TITLE COMMITMENT.

2 SURVEYOR CERTIFICATION

- FIRST AMERICAN TITLE INSURANCE COMPANY
- AMERICAN NATIONAL, LLC
- CMG-SONIC RE. LLC
- SCAR RESTAURANTS II, LLC

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 AND NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS (THE "NSPS STANDARDS"), AND INCLUDES ITEMS: 1, 2, 3, 4, (a), (b), (7a), (7b), (7c), 8, 9, 10, 11, 12, 14, 15, 17, 18 & 19. THE FIELD WORK WAS COMPLETED ON JANUARY 5, 2022.



(SIGNED) *John D. Leadingham* (SEAL) DATE: 01/11/2022
JOHN D. LEADINGHAM
CT LIC. 70518

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THE PREMISES IS LOCATED IN FIRM ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS PER MAP NUMBER 900303039F, EFFECTIVE DATE SEPTEMBER 28, 2008. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

4 ENCROACHMENTS

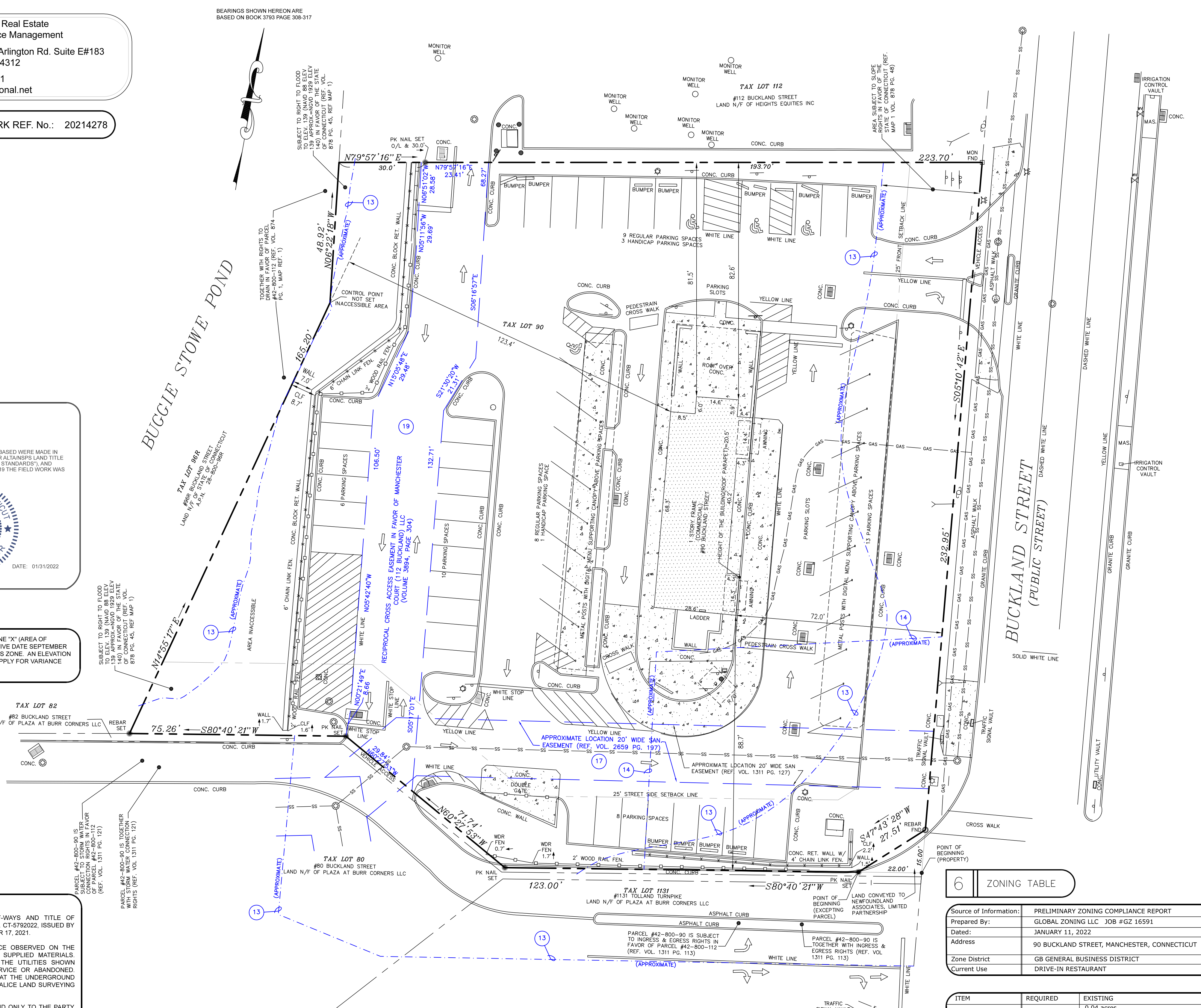
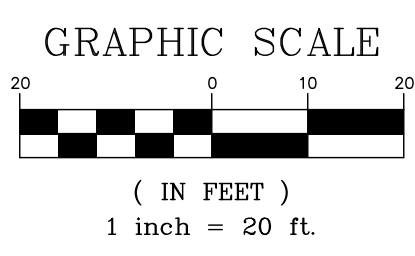
NO ENCROACHMENTS OBSERVED.

5 SURVEYOR'S NOTES

- THE BASIS OF BEARING IS DEED BOOK 3793 PAGE 308-317.
- FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAYS AND TITLE OF RECORD, THE SURVEYOR RELIED UPON TITLE COMMITMENT NO. CT-6792022, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED DECEMBER 17, 2021.
- THE UTILITIES SHOWN HAVE BEEN LOCATED FROM EVIDENCE OBSERVED ON THE SURFACE ONLY OR HAVE BEEN SHOWN GRAPHICALLY PER SUPPLIED MATERIALS. SCALICE LAND SURVEYING MAKES NO WARRANTIES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER INSERVICE OR ABANDONED. SCALICE LAND SURVEYING FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. SCALICE LAND SURVEYING HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS SURVEY AND THE CERTIFICATION HEREON SHALL BE VALID ONLY TO THE PARTY OR PARTIES HEREON NAMED AND ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS, OTHER THAN AS MAY BE OR EXPRESSLY STATED HEREON AND EXCEPT AS NOTED IN THE CERTIFICATIONS.
- ONLY TITLE SURVEYS BEARING THE MAKERS EMBOSSED SEAL SHOULD BE RELIED UPON SINCE COPIES OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.
- THE DEED PARCEL HAS DIRECT ACCESS TO BUCKLAND STREET, A PUBLICLY DEDICATED RIGHT OF WAY.
- THE SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- NO EVIDENCE WAS OBSERVED OF SITE USE FOR LANDFILL PURPOSES.
- THE PROPERTY IS CONTIGUOUS, WITH NO GAPS, GORES OR OVERLAPS BETWEEN THE TAX PARCELS AND TO THE STREETS.
- NO WETLAND FLAGS OBSERVED AT TIME OF SURVEY.
- ALL DOCUMENTED EASEMENTS SUPPLIED TO THE SURVEYOR ARE AS SHOWN ON THE SURVEY.
- NO EVIDENCE WAS OBSERVED OF EARTH WORKS, BUILDING CONSTRUCTION/ADDITIONS AT THE TIME OF THE FIELD VISIT.
- NUMBER OF REGULAR PARKING SPACES 54, NUMBER OF HANDICAP PARKING SPACES 4, TOTAL PARKING SPACES 58.
- THERE WERE NO PARTY WALLS OBSERVED.

LOT AREA	BUILDING FOOTAGE
56,695 S.F. 1.30 AC.	1,874 S.F. 0.04 AC.

SYMBOL LEGEND	
	MONUMENT POINT
	IP / LB. NO.
	IP / LB. SET
	SPOT ELEVATIONS
	UTILITY POLE
	GAS METER
	WATER METER
	PVC FENCE (PVC)
	STAKE
	TEST HOLE
	TREE
	SHRUB
	Boulder
	WELLHEAD FLAG
	CANT. CANTILEVER
	F.L. FENCE
	M.S. MASONRY
	W.W. WINDOW WELL
	B/W WAY WINDOW
	W/R ROOF OVER
	C/O CELLAR ENTRANCE
	A/C UNIT
	STAKE



6 ZONING TABLE

Source of Information:	PRELIMINARY ZONING COMPLIANCE REPORT
Prepared by:	GLOBAL ZONING LLC JOB #ZG 16591
Date:	JANUARY 11, 2022
Address:	90 BUCKLAND STREET, MANCHESTER, CONNECTICUT
Zone District:	GB GENERAL BUSINESS DISTRICT
Current Use:	DRIVE-IN RESTAURANT

ITEM	REQUIRED	EXISTING
MINIMUM LOT SIZE	NONE SPECIFIED	0.04 acres (1,784 SF)
MINIMUM LOT WIDTH	NONE SPECIFIED	VAR. WIDTH
LOT FRONTAGE	NONE SPECIFIED	232.93 FEET
MINIMUM SETBACKS:		
FRONT	25 FEET	72 FEET
SIDE	25 FEET	88.7 FEET
INTERIOR SIDE SETBACK:		
REAR	NONE SPECIFIED	81.5 FEET
REAR	NONE SPECIFIED	123.4'
Off-Street Parking:		
MINIMUM NUMBER OF PARKING SPACES	MINIMUM 50 PARKING SPACES OR 1 PARKING SPACE PER EACH 3 SEATS AND 1 PARKING SPACE FOR EACH 2 EMPLOYEES ON THE LARGEST SHIFT, WHICHEVER IS THE GREATER NUMBER	54 REGULAR PARKING SPACES 4 HANDICAP PARKING SPACES 58 TOTAL PARKING SPACES
MAXIMUM NUMBER OF PARKING SPACES	NO MAXIMUM	

7 SCHEDULE 'B' SECTION II EXCEPTIONS

SCHEDULE B - SECTION 2 EXCEPTIONS

- ALL SCHEDULE B ITEMS NOT LISTED ARE NOT A MATTER OF SURVEY.
- RIGHT-OF-WAY IN FAVOR OF THOMAS A. HACKETT, ET AL AS SET FORTH IN A DEED FROM JEREMIAH HEALY DATED AND RECORDED DECEMBER 8, 1902 IN VOLUME 32 AT PAGE 617 OF THE MANCHESTER LAND RECORDS.
 - CANNOT DETERMINE FROM DOCUMENT OF RECORD.
 - RIGHT-OF-WAY IN FAVOR OF CONNECTICUT SUMATRA TOBACCO COMPANY, INCORPORATED AS SET FORTH IN A WARRANTY DEED FROM JEREMIAH HEALY DATED JANUARY 16, 1911 AND RECORDED IN VOLUME 44 AT PAGE 238 OF THE MANCHESTER LAND RECORDS.
 - BLANKET IN NATURE
 - RIGHT TO MAINTAIN AS WATER PUMP AS RESERVED IN WARRANTY DEED FROM ANDREW J. HEALY ET AL PLANNED PLAT/DEED DATED MARCH 11, 1938 IN VOLUME 127 AT PAGE 464 OF THE MANCHESTER LAND RECORDS.
 - PROVIDED DOCUMENT AFFECTS 351 PORTER STREET, MANCHESTER, CT
 - NOTICE OF DEFERRED CONDITIONS AND REQUIREMENTS RESPECTING SIDEWALKS, CURBING AND ROAD WIDENING PER SUBDIVISION APPROVAL AS SET FORTH IN CAVEAT BY THE TOWN OF MANCHESTER DATED JUNE 11, 1961 AND RECORDED IN VOLUME 783 AT PAGE 116 OF THE MANCHESTER LAND RECORDS.
 - CANNOT DETERMINE FROM DOCUMENT OF RECORD.
 - ACCESS RIGHTS, SLOPE RIGHTS AND RIGHT TO FLOOD TO ELEVATION OF 140 FEET AS SET FORTH IN CERTIFICATE OF CONDEMNATION BY THE STATE OF CONNECTICUT DATED DECEMBER 15, 1963 AND RECORDED IN VOLUME 678 AT PAGES 43 AND 45 OF THE MANCHESTER LAND RECORDS.
 - PLOTTED
 - SLOPE EASEMENT AS RESERVED IN A QUIT-CLAIM DEED FROM THE STATE OF CONNECTICUT TO CIRCLE ASSOCIATES DATED JULY 10, 1984 AND RECORDED IN VOLUME 919 AT PAGE 90 OF THE MANCHESTER LAND RECORDS.
 - PLOTTED
 - NOTICE OF DEFERRED SIDEWALK INSTALLATION REQUIREMENT SET FORTH IN CAVEAT BY THE TOWN OF MANCHESTER DATED DECEMBER 6, 1991 AND RECORDED IN VOLUME 1488 AT PAGE 271 OF THE MANCHESTER LAND RECORDS.
 - NO PLOTTABLE EASEMENTS
 - SPECIAL EXCEPTION GRANTED BY TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION RECORDED APRIL 15, 1992 IN VOLUME 1510 AT PAGE 252 OF THE MANCHESTER LAND RECORDS.
 - SPECIAL EXCEPTION GRANT TO PERMIT DEVELOPMENT WHICH REQUIRES MORE THAN 60 PARKING SPACES, EXPIRED ON 4/16/95. NOT PLOTTABLE.
 - SANITARY SEWER EASEMENT AS SET FORTH IN CERTIFICATE OF TAKING BY THE TOWN OF MANCHESTER DATED JUNE 15, 2003 AND RECORDED IN VOLUME 2659 AT PAGE 197 OF THE MANCHESTER LAND RECORDS.
 - PLOTTED
 - RESTRICTIVE COVENANT AGREEMENT BY AND BETWEEN JOHN B. BARNIN, ET AL AND EXCONOMBO, LLC CORPORATION DATED AS OF JANUARY 15, 2008 AND RECORDED IN VOLUME 3537 AT PAGE 84. AS AFFECTED BY TERMINATION AND PARTIAL RELEASE OF RESTRICTIVE COVENANT AGREEMENT DATED AS OF MARCH 24, 2011 AND RECORDED IN VOLUME 3851 AT PAGE 171. THIS AGREEMENT APPEARS TO HAVE EXPIRED MAY 15, 2013.
 - NO PLOTTABLE EASEMENTS
 - RECIPROCAL CROSS ACCESS EASEMENT AGREEMENT BY AND BETWEEN 90 BUCKLAND STREET MANCHESTER, LLC AND INSITE REAL ESTATE INVESTMENTS, L.L.C. DATED MARCH 23, 2011 AND RECORDED IN VOLUME 3894 AT PAGE 304 OF THE MANCHESTER LAND RECORDS.
 - PLOTTED
 - VARIANCE GRANTED BY THE TOWN OF MANCHESTER ZONING BOARD OF APPEALS RECORDED DECEMBER 6, 2011 IN VOLUME 3913 AT PAGE 161 OF THE MANCHESTER LAND RECORDS.
 - NO PLOTTABLE EASEMENTS.

8 SCHEDULE A DESCRIPTION

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

THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE TOWN OF MANCHESTER, COUNTY OF HARTFORD, STATE OF CONNECTICUT, ON THE WESTERLY SIDE OF BUCKLAND ROAD KNOWN AND DESIGNATED AS "AREA 58,800 S.F." ON A CERTAIN MAP ENTITLED "PROPERTY OF RICHARD C. WOODHOUSE, TRUSTEE ET AL LOCATED ON BUCKLAND ST. MANCHESTER, CONN. SCALE 1"=40' APRIL 24, 1988 I HEREBY CERTIFY THAT THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A2 SURVEY AS DEFINED IN THE STANDARDS OF PRACTICE AND ACCURACY OF SURVEYS AND MAPS ADOPTED DEC. 10 1975 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. A COPY OF WHICH MAP IS ON FILE IN THE MANCHESTER LAND RECORDS BOOK 281 PAGE 45. SAID PREMISES BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE WESTERLY LINE OF BUCKLAND ROAD, SAID IRON PIN MARKING THE SOUTHEASTERLY CORNER OF THE WITHIN DESCRIBED PREMISES AND THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF BURR CORNER ASSOCIATES, LIMITED PARTNERSHIP THE LINE RUNS THENCE S 80° 40' 21" W ALONG LAND OF BURR CORNER ASSOCIATES, LIMITED PARTNERSHIP A DISTANCE OF SEVENTY ONE AND 14/100 (71.14) FEET TO AN IRON PIN. THE LINE RUNS THENCE S 80° 40' 21" W ALONG LAND OF BURR CORNER ASSOCIATES, LIMITED PARTNERSHIP A DISTANCE OF SEVENTY-FIVE AND 28/100 (75.28) FEET TO A CONNECTICUT HIGHWAY DEPARTMENT BOUND, THE LINE RUNS THENCE N 14° 55' 17" E ALONG LAND OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION A DISTANCE OF ONE HUNDRED SIXTY-FIVE AND 20/100 (165.20) FEET TO A CONNECTICUT HIGHWAY DEPARTMENT BOUND, THE LINE RUNS THENCE N 6° 22' 18" W ALONG LAND OF THE STATE OF THE CONNECTICUT DEPARTMENT OF TRANSPORTATION A DISTANCE OF FORTY-EIGHT AND 92/100 (48.92) FEET TO A POINT, THE LINE RUNS THENCE N 79° 57' 16" E ALONG OTHER LAND NOW OR FORMERLY OF CIRCLE ASSOCIATES, A DISTANCE OF TWO HUNDRED TWENTY-TWO AND 70/100 (222.70) FEET TO A POINT IN THE WESTERLY LINE OF BUCKLAND ROAD, THE LINE RUNS THENCE S 5° 10' 42" E ALONG BUCKLAND ROAD, A DISTANCE OF TWO HUNDRED FORTY-SEVEN AND 95/100 (247.95) FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING FOUR (4) EASEMENT:

- A PERPETUAL EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN INGRESS AND EGRESS EASEMENT FROM BURR CORNER ASSOCIATES, LIMITED PARTNERSHIP NEWFOUNDLAND ASSOCIATES, LIMITED PARTNERSHIP, AND 62 BUCKLAND STREET ASSOCIATES, LIMITED PARTNERSHIP TO CIRCLE ASSOCIATES AND RICHARD C. WOODHOUSE, TRUSTEE DATED DECEMBER 30, 1988 AND RECORDED IN VOLUME 1311, PAGE 113 AND IN VOLUME 1291, PAGE 73, OF THE MANCHESTER LAND RECORDS.
- A PERPETUAL EASEMENT FOR THE PURPOSE OF CONNECTING INTO LINES PROVIDING FOR THE FLOWAGE OF STORM WATER AS DESCRIBED IN STORM WATER EASEMENT FROM BURR CORNER ASSOCIATES, LIMITED PARTNERSHIP AND NEWFOUNDLAND ASSOCIATES, LIMITED PARTNERSHIP TO CIRCLE ASSOCIATES AND RICHARD C. WOODHOUSE, TRUSTEE DATED DECEMBER 30, 1988 AND RECORDED IN VOLUME 1311, PAGE 121 AND IN VOLUME 1291, PAGE 81, OF THE MANCHESTER LAND RECORDS.
- A PERPETUAL EASEMENT FOR THE PURPOSE OF CONNECTING INTO LINES PROVIDING FOR THE FLOWAGE OF SANITARY SEWERAGE AS DESCRIBED IN SANITARY SEWER EASEMENT FROM BURR CORNER ASSOCIATES, LIMITED PARTNERSHIP AND NEWFOUNDLAND ASSOCIATES, LIMITED PARTNERSHIP TO CIRCLE ASSOCIATES AND RICHARD C. WOODHOUSE, TRUSTEE DATED DECEMBER 30, 1988 AND RECORDED IN VOLUME 1311, PAGE 127 AND IN VOLUME 1291, PAGE 67, OF THE MANCHESTER LAND RECORDS.
- A DRAINAGE EASEMENT SET FORTH IN THE DEED FROM JOHN B. BARNIN, ET AL TO RICHARD C. WOODHOUSE, TRUSTEE, DATED DECEMBER 6th, 1983 AND RECORDED IN 12/7/83 IN VOL. 874 AT PAGE 1, OF THE MANCHESTER LAND RECORDS.

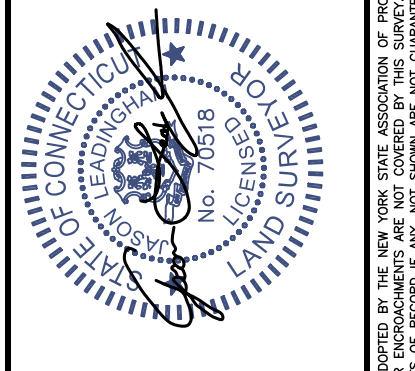
EXCEPTING THEREFROM THE FOLLOWING:

THAT CERTAIN TRIANGULAR PIECE OR PARCEL OF LAND SITUATED ON THE WESTERLY STREET LINE OF BUCKLAND STREET IN THE TOWN OF MANCHESTER, COUNTY OF HARTFORD AND STATE OF CONNECTICUT AND SHOWN AND DESIGNATED AS THE SHADED AREA ON A CERTAIN MAP OR PLAN ENTITLED "LAND TO BE CONVEYED TO NEWFOUNDLAND ASSOCIATES, LIMITED PARTNERSHIP BUCKLAND STREET MANCHESTER CONNECTICUT F.A. HESKETH & ASSOCIATES, INC 101 MILLBROOK COMMON, BLOOMFIELD, CT 06062 SURVEYORS DATE: 10/20/02 DRAWN BY: R.J. JOB NO. 89099 SCALE 1"=20' CHECKED BY: F.A.H. SHEET 1 OF 1, WHICH MAP IS FILED OR TO BE FILED ON THE MANCHESTER LAND RECORDS, TO WHICH REFERENCE MAY BE HAD.

SAID PARCEL IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHICH IS THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY, THENCE N 47° 43' 36" E ALONG LAND NOW OR FORMERLY OF CIRCLE ASSOCIATES A DISTANCE OF 27.51 FT TO A POINT ON THE WESTERLY STREET LINE OF BUCKLAND STREET, WHICH POINT ALSO MARKS THE NORTHEASTERLY CORNER OF SAID PARCEL, THENCE TURNING AND PROCEEDING S 17° 40' E ALONG BUCKLAND STREET A DISTANCE OF 15 FT TO A POINT WHICH MARKS THE SOUTHEASTERLY CORNER OF SAID PARCEL, THENCE TURNING AND PROCEEDING S 80° 40' 21" W A DISTANCE OF 22.00 FT TO A POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 164.4 SQ. FT. OR 0.004 ACRES, AS SHOWN ON SAID MAP.



REV.	DATE	DESCRIPTION
3	01/31/2022	SURVEY REVISED
2	01/27/2022	SURVEY REVISED
1	01/14/2022	SURVEY REVISED

SCALICE land surveying
P:631-957-2400
mjlandsurvey.com

TAX MAP NO. 08000090
JOB No. 422-4446
DATE SURVEYED: 01/05/2022
DR:MC CREW:JT SCALE: 1" = 20'

SHEET 1
ALTA/NSPS LAND TITLE SURVEY
90 BUCKLAND STREET, CT 06042
SITUATE AT
TOWN OF MANCHESTER
HARTFORD COUNTY, CONNECTICUT