



**NOTES:**

1. This survey has been prepared in accordance with Sections 20-300a-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Board of Surveyors. The Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and the locations and elevations of which conform to Topographic Accuracy Class 1-2. It is intended for use in the construction of buildings and other structures and improvements and topographic features.
2. Total area of surveyed Property = 59,462 SF / 1.3651 Acres  
Area of "Unit B" = 23,233 SF
3. Reference is made to Maps 9010, 9936, 10159, 10230, 11020, 12255 & 14420 of the Stamford Land Records (S.L.R.).
4. Reference is made to First American Title Insurance Company Commitment No. CT-6557096 dated March 7, 2025.
5. The Title is vested in: 30 Oak LLC.
6. Reference is made to the following instruments of record:  
Vol. 10366, Pg. 64 - Declaration of Condominium  
Vol. 5876, Pg. 255 - Parking Easement Agreement  
Vol. 5876, Pg. 293 - Reciprocal Easement & Drainage Easement.
7. Subject parcel ("UNIT B") does not lie in a Special Flood Hazard Area per Flood Insurance Rate Map 0900100516F, dated June 18, 2010.
8. Elevation markers herein are based on the North American Vertical Datum of 1988 (NAVD-88).

**PROPERTY & TOPOGRAPHIC SURVEY**  
DEPICTING:  
"UNIT B" - MAP 14420 S.L.R.  
STAMFORD, CT  
PREPARED FOR:  
**BELPOINTE COMPANIES**

**REDNISS & MEAD**  
LAND SURVEYING  
PLANNING & ZONING CONSULTING  
CIVIL ENGINEERING  
177 BEDFORD STREET  
STAMFORD, CT 06901  
TEL: 203.325.5118  
www.rednissandmead.com

Drawn By: CS Checked By: LWP Date: 04/15/2025  
Scale: 1" = 10' 0" 10' 20'

Contract No: 2025-001  
LAMBREW ROSSON, P.E., C.T.L.S. (R180)  
4/21/2025

Sheet No: **PTS**  
Com. No.: 58320-1

NIP  
STAMFORD CITY SUITON  
#16 OAK STREET  
Vol. 8470, Pg. 158 S.L.R.

NIP  
HS 1200 BEDFORD LLC  
#1200 BEDFORD STREET  
Vol. 12797, Pg. 184 S.L.R.

NIP STREET LLC  
#179 BEDFORD STREET  
Vol. 12250, Pg. 124 S.L.R.

NIP  
LIMITED COMMON ELEMENT  
Map 1420 S.L.R.