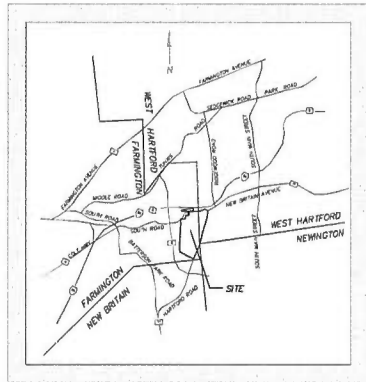


Exhibit C

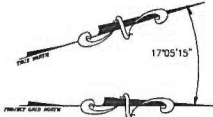
Existing Conditions Survey

and

ALTA Survey



SPECIAL FLOOD HAZARD AREA ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) BASED UPON A VISUAL INSPECTION OF A MAP ENTITLED FIRM FLOOD INSURANCE RATE MAP, HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 353 OF 675 MAP NUMBER 0900300353F EFFECTIVE DATE SEPTEMBER 26, 2008 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY



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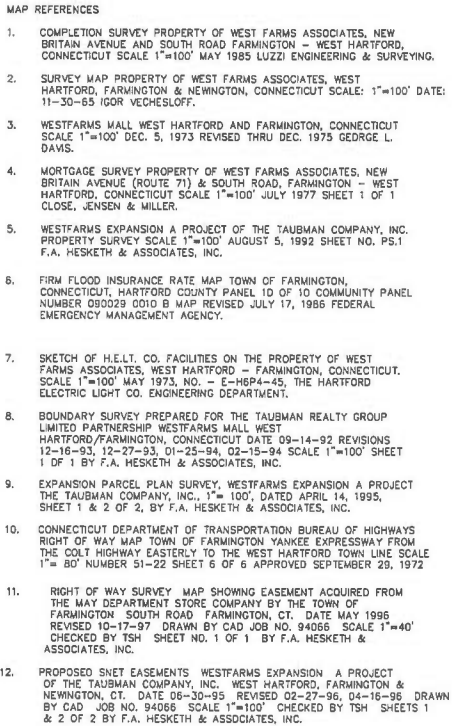
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13. EASEMENT SURVEY - PROPOSED SANITARY SEWER EASEMENT IN FAVOR OF THE TOWN OF FARMINGTON ON LANDS OF WEST FARMS ASSOCIATES SOUTH ROAD FARMINGTON, CONNECTICUT DATE 02-10-97 REVISED 02-27-97 DRAWN BY CAD JOB NO. 94066 SCALE 1"=40' CHECKED BY TSH SHEET NO. 1 OF 1 BY F.A. HESKETH & ASSOCIATES, INC.
14. EASEMENT IN FAVOR OF THE TOWN OF FARMINGTON FOR HIGHWAY PURPOSES ON LAND OF WESTFARM ASSOCIATES SOUTH ROAD FARMINGTON, CT. DATE 01-15-95 REVISED 11-13-95 DRAWN BY BPS JOB NO. 94066.20 SCALE 1"=20' CHECKED BY TSH SHEET NO. 1 OF 1 BY F.A. HESKETH & ASSOCIATES, INC.
15. RIGHT OF WAY SURVEY - TOWN OF WEST HARTFORD MAP SHOWING EASEMENT ACQUIRED FROM THE MAY DEPARTMENT STORES COMPANY BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION NEW BRITAIN AVENUE CONNECTICUT ROUTE 71 SCALE 1"=40' DATE MAY 1996 REVISED 12-05-96, 12-18-96 SHEETS 1 & 2 OF 2 JAMES F. BRYNES JR., P.E. CHIEF ENGINEER BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS.
16. EASEMENT IN FAVOR OF TOWN OF FARMINGTON FOR HIGHWAY PURPOSES ON LAND OF WESTFARM ASSOCIATES 317 SOUTH ROAD & LOT 3A WOODBURY ROAD FARMINGTON, CONNECTICUT DATE 11-22-95 DRAWN BY BPS JOB NO. 94066.11 SCALE 1"=40' CHECKED BY TSH SHEET NO. 1 OF 1 BY F.A. HESKETH & ASSOCIATES, INC.
17. EASEMENT IN FAVOR OF THE TOWN OF FARMINGTON FOR HIGHWAY PURPOSES ON LAND OF THE MAY DEPARTMENT STORES COMPANY SOUTH ROAD FARMINGTON, CT DATE 01-15-95 REVISED 13-96 DRAWN BY BPS JOB NO. 94066.20 SCALE 1"=40' CHECKED BY TSH SHEET NO. 1 OF 1 BY F.A. HESKETH & ASSOCIATES, INC.
18. EASEMENT IN FAVOR OF THE TOWN OF WEST HARTFORD FOR HIGHWAY PURPOSES ON LAND OF THE MAY DEPARTMENT STORES COMPANY SOUTH ROAD FARMINGTON, CT DATE 01-15-95 REVISED 11-13-96 DRAWN BY BPS JOB NO. 94066.20 SCALE 1"=40' CHECKED BY TSH SHEET NO. 1 OF 1 BY F.A. HESKETH & ASSOCIATES, INC.
19. RIGHT OF WAY SURVEY - TOWN OF WEST HARTFORD MAP SHOWING EASEMENT ACQUIRED FROM THE MAY DEPARTMENT STORES COMPANY BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION NEW BRITAIN AVENUE CONNECTICUT ROUTE 71 SCALE 1"=40' DATE MAY 1996 REVISED 12-05-96, 12-18-96 SHEETS 1 & 2 JAMES F. BRYNES JR., P.E. CHIEF ENGINEER BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS.
20. RIGHT OF WAY SURVEY - TOWN OF WEST HARTFORD MAP SHOWING EASEMENT ACQUIRED FROM THE MAY DEPARTMENT STORES COMPANY BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION NEW BRITAIN AVENUE CONNECTICUT ROUTE 71 DATE JANUARY 1995 REVISED 7-10-96, 12-18-96 JAMES F. BRYNES JR., P.E. CHIEF ENGINEER BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS.
21. MORTGAGE SURVEY WESTFARMS EXPANSION A PROJECT OF THE TALENTAM COMPANY INC. WEST HARTFORD FARMINGTON CONNECTICUT DATE 04-14-95 SCALE 1"=100' SHEET NO. 1-3 OF 3 F.A. HESKETH & ASSOCIATES, INC.



PROPERTY SURVEY

CSM LAND TITLE SURVEY	
Prepared For	revisions:

FARMS MALL, L.L.C.

MAIN AVENUE (CONN RTE. 71) &

... ..

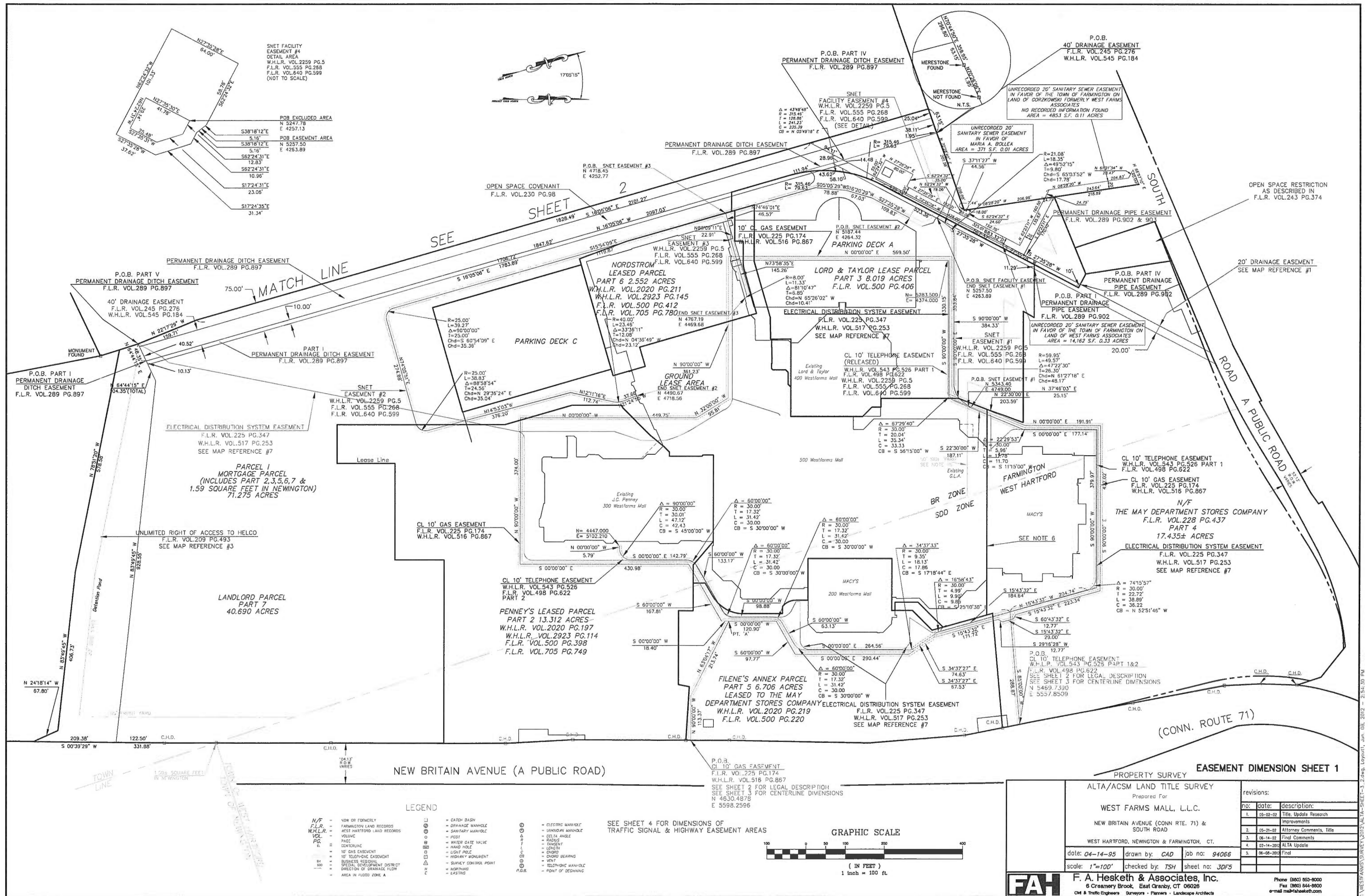
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eth & Associates, Inc

Surveyors • Planners • Landscape Architects

Phone (860) 653-8000
Fax (860) 844-8800
e-mail mail@ahasketh.com



TELEPHONE COMPANY EASEMENT
W.H.L.R. VOLUME 543, PAGE 528
F.L.R. VOLUME 498, PAGE 622
PART 2

A 10.00 foot wide easement in lands known as Westfarms Shopping Center in the Town of West Hartford and Farmington, Hartford County, Connecticut, whose center line is described as follows:

Beginning at a point in the westerly street line of New Britain Avenue (Connecticut Route 71) solid point having project coordinates N=5469.7390 and E=5557.8509;

thence, S85°00'00"W a distance of 288.87 feet to a point;

thence, S15°43'32"E a distance of 184.64 feet to a point of curvature;

thence, along a curve to the left having a central angle of 16°58'43" a radius of 30.00 feet and an arc length of 9.90 feet to a point, solid point being S25°10'30"E a chord distance of 9.85 feet from solid point of curvature;

thence, S34°37'27"E a distance of 67.53 feet to a point of curvature;

thence, along a curve to the right having a central angle of 34°37'33" a radius of 30.00 feet and an arc length of 18.13 feet to a point, solid point being S17°18'44"E a chord distance of 17.85 feet from solid point of curvature;

thence, due south a distance of 264.56 feet to a point of curvature;

thence, along a curve to the right having a central angle of 60°00'00" a radius of 30.00 feet and an arc length of 31.42 feet to a point, solid point being S30°00'00"W a chord distance of 30.00 feet from solid point of curvature;

thence, S60°00'00"W a distance of 63.13 feet to a point of curvature;

thence, along a curve to the left having a central angle of 60°00'00" a radius of 30.00 feet and an arc length of 31.42 feet to a point, solid point being S30°00'00"W a chord distance of 30.00 feet from solid point of curvature;

thence, due south 98.88 feet to a point of curvature;

thence, along a curve to the right having a central angle of 60°00'00" a radius of 30.00 feet and an arc length of 31.42 feet to a point, solid point being S30°00'00"W a chord distance of 30.00 feet from solid point of curvature;

thence, S60°00'00"W a distance of 133.17 feet to a point of curvature;

thence, along a curve to the left having a central angle of 60°00'00" a radius of 30.00 feet and an arc length of 31.42 feet to a point, solid point being S30°00'00"W a chord distance of 30.00 feet from solid point of curvature;

thence, due south a distance of 142.79 feet to a point of curvature;

thence, along a curve to the right having a central angle of 90°00'00" a radius of 30.00 feet and an arc length of 47.12 feet to a point, solid point being S45°00'00"W a chord distance of 42.43 feet from solid point of curvature;

thence, due west a distance of 5.79 feet to a point with project coordinates N=4447.000 and E=5102.210, solid point being the point of termination of the center line of this easement.

TELEPHONE COMPANY EASEMENT
W.H.L.R. VOLUME 543, PAGE 528
F.L.R. VOLUME 498, PAGE 622
PART 1

A 10.00 foot wide easement in land known as Westfarms Shopping Center, being in the Towns of West Hartford and Farmington Hartford County, Connecticut, whose center line is described as follows:

Beginning at a point in the westerly street line of New Britain Avenue (Connecticut Route 71) solid point having project coordinates N=5469.7390 and E=5557.8509;

thence, S85°00'00"W a distance of 288.87 feet to a point;

thence, N15°43'32"E a distance of 204.74 feet to a point of curvature;

thence, along a curve to the left having a central angle of 74°55'57" a radius of 30.00 feet and an arc length of 38.89 feet to a point, solid point being N52°51'46"W a chord distance of 35.22 feet from solid point of curvature;

thence, due west a distance of 379.97 feet to a point;

thence, due south a distance of 177.14 feet to a point of curvature;

thence, along a curve to the left having a central angle of 22°29'53" a radius of 30.00 feet and an arc length of 11.78 feet to a point, solid point being S11°15'00"W a chord distance of 11.70 feet from solid point of curvature;

thence, S22°30'00"W a distance of 187.11 feet to a point of curvature;

thence, along a curve to the right having a central angle of 67°29'40" a radius of 30.00 feet and an arc length of 35.34 feet to a point, solid point being S56°15'00"W a chord distance of 33.33 feet from solid point of curvature;

thence, due west a distance of 330.15 feet to a point with project coordinates N=5283.500 and E=4374.000, solid point being the termination of the center line of the easement.

CONNECTICUT NATURAL GAS CORPORATION EASEMENT
F.L.R. VOLUME 225, PAGE 174
W.H.L.R. VOLUME 516, PAGE 187

A certain piece of land, 10.00 feet in width, being on a portion of land known as Westfarms Shopping Center in the Towns of Farmington and West Hartford, County of Hartford, Connecticut, the center line of which is more particularly described as follows:

Beginning at a point in the westerly street line of New Britain Avenue, solid point having project coordinates N = 4630.4878 and E = 5598.2596;

thence, due west 113.37 feet to a point;

thence, N63°04'17"W a distance of 213.74 feet to a point, solid point to be designated as point "A";

thence, due south 18.40 feet to a point;

thence, S60°00'00"W a distance of 167.81 feet to a point;

thence, due south 430.98 feet to a point;

thence, due west 374.00 feet to a point;

thence, due north 449.75 feet to a point;

thence, N32°00'00"W a distance of 95.81 feet to a point;

thence, due west 361.23 feet to a point;

thence, due north 569.50 feet to a point;

thence, due east 353.84 feet to a point;

thence, N22°30'00"E a distance of 203.59 feet to a point;

thence, due North 191.91 feet to a point;

thence, due east 422.02 feet to a point;

thence, S15°43'32"E a distance of 223.34 feet to a point;

thence, S60°43'32"E a distance of 12.77 feet to a point;

thence, S15°43'32"E a distance of 29.00 feet to a point;

thence, S29°16'28"W a distance of 12.77 feet to a point;

thence, S15°43'32"E a distance of 171.72 feet to a point;

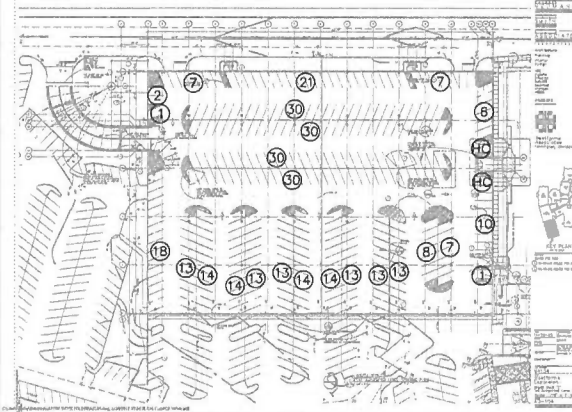
thence, S34°37'27"E a distance of 74.63 feet to a point;

thence, due south a distance of 290.44 feet to a point;

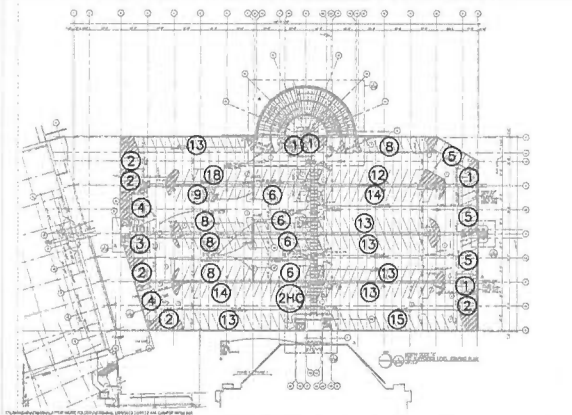
thence, S60°00'00"W a distance of 97.77 feet to a point;

thence, due south 120.90 feet to a point, solid point being point "A" as previously designated and the point of termination of the center line being described.

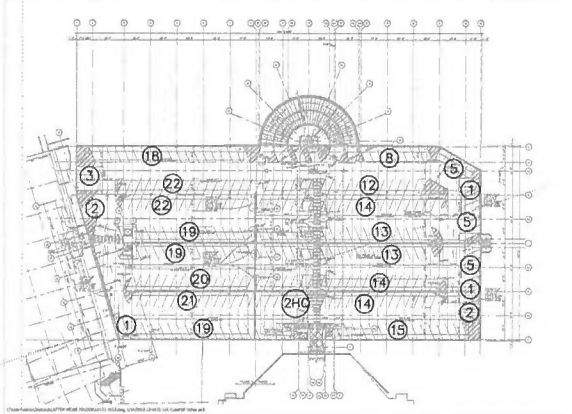
PARKING COUNT-DECK C 1ST SUPPORTED LEVEL
341 REGULAR SPACES - 2 HANDICAPPED SPACES



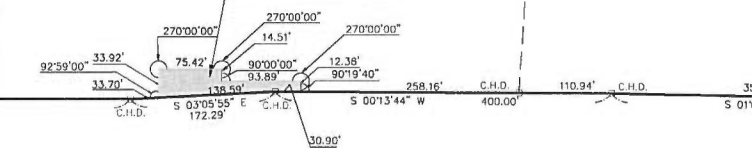
PARKING COUNT-DECK A 1ST SUPPORTED LEVEL
254 REGULAR SPACES - 2 HANDICAPPED SPACES



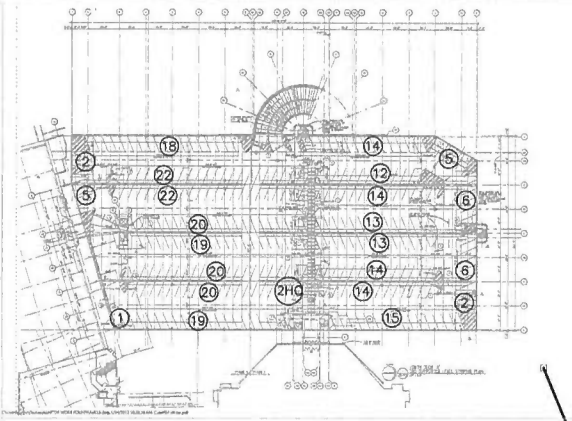
PARKING COUNT-DECK C 2ND SUPPORTED LEVEL
286 REGULAR SPACES - 2 HANDICAPPED SPACES



EASEMENT TO THE
STATE OF CONNECTICUT
FOR TRAFFIC SIGNAL
W.H.L.R. VOL. 2264 PG. 33



PARKING COUNT-DECK C 3RD SUPPORTED LEVEL
295 REGULAR SPACES - 2 HANDICAPPED SPACES



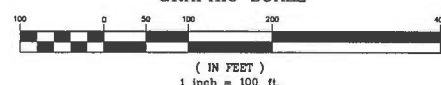
TOWN
LINE

FARMINGTON
WEST HARTFORD

N/F
THE MAY DEPARTMENT STORES COMPANY
F.L.R. VOL. 228 PG. 437
PART 4
17.43± ACRES

EASEMENT TO THE
STATE OF CONNECTICUT
FOR TRAFFIC SIGNAL
W.H.L.R. VOL. 2264 PG. 27
W.H.L.R. VOL. 2264 PG. 39

GRAPHIC SCALE



PARCEL III
CONSERVATION RESTRICTION
AREA #1 0.59 ACRES
F.L.R. VOL. 496 PG. 453
(see note #10)

PARCEL IV
CONSERVATION RESTRICTION
AREA #2 1.71 ACRES
F.L.R. VOL. 496 PG. 453
(see note #10)

EASEMENT TO THE
TOWN OF FARMINGTON
FOR HIGHWAY PURPOSES
F.L.R. VOL. 584 PG. 592 (P.II)
F.L.R. VOL. 584 PG. 614 (P.IV)
F.L.R. VOL. 584 PG. 568 (P.V)

NON-ACCESS
HIGHWAY LINE I-84
F.L.R. VOL. 173 PG. 12
F.L.R. VOL. 175 PG. 284

EASEMENT TO THE
TOWN OF FARMINGTON
FOR HIGHWAY PURPOSES
F.L.R. VOL. 584 PG. 562

EASEMENT TO THE
TOWN OF WEST HARTFORD
FOR HIGHWAY PURPOSES
W.H.L.R. VOL. 2263 PG. 311

PROPERTY SURVEY EASEMENT DIMENSION SHEET 2

ALTA/ACSM LAND TITLE SURVEY		revisions:	
Prepared For		no:	date:
WEST FARMS MALL, L.L.C.		1.	05-02-02 Title, Update Research
NEW BRITAIN AVENUE (CONN RTE. 71) & SOUTH ROAD		2.	05-21-02 Improvements
WEST HARTFORD, NEWINGTON & FARMINGTON, CT.		3.	06-14-02 Attorney Comments, Title
date: 04-14-95	drawn by: CAD	4.	02-14-2002 Final Comments
scale: 1"=100'	checked by: TSH	5.	06-08-2002 Final
F. A. Hesketh & Associates, Inc.		Phone (860) 853-8000	
6 Creamery Brook, East Granby, CT 06026		Fax (860) 844-8600	
CMT & Traffic Engineers Surveyors - Planners - Landscape Architects		e-mail mal@fahsketh.com	

W:\WESTFARMS SURVEY\2012\ALTA-SHEET-2.dwg, Layout1, Jun 08, 2012 - 2:55:27 PM

Commonwealth

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12/1/2010 10:11 AM

Commonwealth Life Insurance Company
ALTA COMMERCIAL LIFE INSURANCE POLICY (BIF0700)

P = PLOTTED
N = NOT PLOTTED
B = BLANKET IN NATURE

SCHEDULE B II

Reference to the terms herein shall be subject to the following conditions: the following terms herein are as they appeared in the Company's validation:

D Effects, losses, reimbursements, advances, costs or other matters if any, stated, being first appearing in the public records of the State of New York, shall be deemed to be the actual and true facts of the Proposed Insured and the actual facts of records the estate or Insurance or mortgage terms appearing in said State.

F Capital of the insured, partners or owners in connection with the public records.

I Any fee, or right to sue, for services, bills of material, reimbursements or remainder balance, retained by law and not subject to the Public Records.

J Any assignment, encumbrance, liability, variation, or advance claimable after the fact that would be audited by an actuary and complete and accurate of the law. Flaming 2011 to the Current Issues a survey done by the Public Records.

K There is no Trust of Virginia and the Virginia of the State of 2011 not yet in the public and the Public Records. There is no list also issued from the Town of Virginia for the Public Records.

L There is the Town of Virginia in the public of October 1, 2011 in the amount of 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549,

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THE PLANNING & ZONING RESOURCE CORPORATION

100 NORTH EIGHTH STTH STREET
OKLAHOMA CITY, OKLAHOMA 73104
(405) 540-4441
(405) 540-2808 FAX

ZONING AND SITE REQUIREMENTS SUMMARY

I. Property Location and Size

1. Jurisdiction:	Town of Westminster, Connecticut Town of West Hartford, Connecticut Town of Westport, Connecticut
2. Name:	Westfarms Mall
3. Address:	600 Westfarms Mall, West Hartford, CT or 1000 Baites Avenue, West Hartford, CT
4. Size:	Farmington: 16.73 Acres or 5,670,744 Square Feet +/- Farmington: 5.16 Acres or 1,755,091 Square Feet +/- West Hartford: 74.56 Acres or 25,628,320 Square Feet +/- West Hartford: 15.16 Acres or 5,247,897 Square Feet +/- Newington: 1.93 Square Feet +/- (Per Survey)

a. Please note, the 1.93 Square Feet parcel in Newington is considered as optional for the purposes of 2.00A(2)(iii) and 2.00C and shall not comply with the requirements of 2.00D.

II. Existing Land Use and Zoning

1. Date of Enabling Ordinance:	Farmington: August 30, 2010 West Hartford: As current online www.west-hartford.com
2. Existing Zoning Designation:	"B1C" Farmstead Restricted District within the Farmington Jurisdiction "SDDRB1" General Business District within the West Hartford Jurisdiction
3. Adjacent Zoning Designation and/or Uses if Applicable: Farmington: North: "B1" & "R2P" South: "R2P" & "B2P" East: Highway West: Highway	North: North: "O1B1B" South: "R2B1A" & East: "SDDRB1-R10"
4. Existing Land Use:	Retail / Shopping Center

In the Excluding Use in Conformance? Yes, as a Permitted Use within the Farmington Jurisdiction with a Special Use Permit. (See Attached Special Use Permit.)
Yes, as a Permitted Use within the West Hartford Jurisdiction subject to a building annual zoning permit. (See Section 11 and 17T Attachment I, Schedule of Permitted Uses in the West Hartford Ordinance for Code references).

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**DOES NOT INCLUDE DETENTION POND AREA
136,188SQ.FT. OR 3.11 ACRES TO BE CONSISTENT WITH TOWN APPLICABLE PLANS

4. Parking

a. Parking Space Formula:

Farmington
6.8 Spaces per 1,000 Square Feet of Gross Usable Floor Area
 $(771,811 \text{ (Per-Rent Road)} + 1,000 = 771 + 5.0 = 4,249)$

West Hartford
1 Space per 100 Square Feet of Gross Floor Area
 $(460,636 \text{ (Per-Rent Road)} / 100 = 4,607)$

b. Parking Spaces Required:

Farmington: 4,240 Total Parking Spaces
West Hartford: Per Current Code (See Note Below)

c. Existing Parking Spaces:

Farmington: 4,964 Total Parking Spaces
West Hartford: 1,872 Total Parking Spaces (Per Survey)
Turt Parking: 711 Total Parking Spaces
Total: 6,826 Total Parking Spaces

"Please note, per Brian Pothoff with the Town of West Hartford "This property is located and conforming based on the fact that it is a Special Development District (SDD). The SDD approval process is one that gives an applicant an opportunity to request waivers of certain requirements of the zoning regulations including parking requirements. The fact that they have an approval (and here for many years) means that the property is conforming to the conditions of the approval established by the SDD, which superseded the zoning regulations." (See Attached Email and Approved Site Survey Plan.)"

In the Existing Parking in Conformance? Yes. (See Section 6 of the Farmington Ordinances and Section 177-52 of the West Hartford Ordinances for Code referenced).

Page 5 of 6 - e- 162,021-12 12:29 PM PJM :A - hspg@wznhart.org; 06/30/2007 09:58AM001 / Farmington_01_0306.doc

Other Comments: 5/21/2013 - Report was revised to reflect client comments. The performance status was unchanged.

3/29/2012 - Report was revised to reflect client comments and updated survey. The performance status was unchanged.

3/6/2012 - Report was revised to reflect client comments and updated survey. The performance status was unchanged.

3/7/2012 - Report was revised to reflect client comments. The performance status was unchanged.

The Planning & Zoning Resource Corporation has relied on information provided by the following:

Municipal Officials	Surveyor
Jeffrey Olendorf Town of Farmington 1 Monmouth Drive Farmington, CT 06032 (860) 875-2392	F.A. Heath & Associates, Inc. 4 Chantry Brook East Granby, CT 06026 (810) 632-6000
Brian Puzik Zoning Enforcement Officer West Hartford Town Hall 50 South Main St, Room 214 West Hartford, CT 06107 860-561-1755	Survey Dated: 3/6/2012

This report was prepared by Stacy Reid. Questions may be directed to Stephanie Davis at (860) 561-1755 extension 3312 or by email to stephanie.davis@pzr.com. Please reference PIR File Number 59007.L

Page 6 of 8 - D:\2012\12.28.10 PW PIR - Waterbury\archival\20030507059007-1 Farmington, CT 06103

ZONING NOTES

1. HEIGHT OF BUILDING DEFINITIONS:

HEIGHT OF BUILDING -- WEST HARTFORD:
THE VERTICAL DISTANCE TO THE LEVEL OF THE HIGHEST POINT OF A FLAT ROOF OR, IF THE ROOF IS OF ANY OTHER SHAPE, TO THE MEAN LEVEL BETWEEN THE EAVES AND THE HIGHEST POINT OF THE ROOF, MEASURED FROM THE AVERAGE LEVEL OF THE FINISHED GRADE ALONG THE EXTERIOR WALLS OF THE BUILDING.

HEIGHT OF BUILDING -- FARMINGTON: THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE LEVEL OF THE GROUND ALONG ALL WALLS OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF FOR FLAT ROOFS; TO DECK LINE FOR MANSARD ROOFS, THE MEAN HEIGHT BETWEEN THE HIGHEST EAVE AND RIDGE FOR GABLE, HIP OR GAMBRUEL ROOFS AND TO THE HIGHEST POINT OF ANY OTHER TYPE OF ROOF; CHIMNEYS, SPIRES, MASTS, ELEVATOR PENTHOUSES, TANKS AND SIMILAR PROJECTIONS SHALL NOT BE INCLUDED IN THE HEIGHT PROVIDED THAT ANY SUCH PROJECTION SHALL NOT HAVE AN AGGREGATE AREA GREATER THAN 25 PERCENT OF THE ROOF AREA.

2. THE EXISTING BUILDING IS LEGALLY NONCONFORMING TO THE 50' SIDE YARD SETBACK. SEE NOTE 11 ON SHEET 2 OF 5.

Commonwealth

OFFICE MAIL 1/25/2013 11:01 AM

Commonwealth Life Insurance Company ALTA COMMITMENT FOR TITLE INSURANCE (6/1/76)

SCHEDULE B (continued)

P 17 Title of ALTA RECORD by The Hartford Empire Life Insurance Company in Our Claim File, TABS 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802,

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IX. Zoning Regulations

- Any copies of zoning regulations available for this use? **Yes, Attached**
- If any aspect of the property is not in conformance with current zoning, does the municipality provide ordinances dealing with non-conforming use? **Yes, Attached**
(For information only)

IV. Property Specification

	Required	Existing
Farmington:		403.52'
a. Front:	65 Feet	400-64 Feet, Per Survey
b. Side:	50 Feet	382.20 Feet, Per Survey
c. Rear:	50 Feet if abutting residential; 30 Feet in all other cases	Not Applicable, Part of a larger development
West Hartford:		
a. Front:	Abutting Residential; Building Line	Greater than Building Line, Per Review of Survey N/A
b. Side/Rear:	Width of at least 1/3 of the height of said building, but not less than 15 Feet	Greater than 15 Feet, Per Review of Survey N/A
a. Front:	Abutting Non-Residential; Building Line	Greater than Building Line, Per Review of Survey 279.36
b. Side/Rear:	Width of at least 1/3 of the height of said building, but not less than 10 Feet	Greater than 10 Feet, Per Review of Survey NONE

In the Existing Building in Conformance? **Yes (See Section 11 of the Farmington Ordinances and 177 Attachment 6, Standards for Business Districts of the West Hartford Ordinances for Code reference)**

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V. Site History	
1. Was special permitting or condition(s) applied to existing zoning?	Yes
a. Site Plan Approval or Planned Unit Development?	Site Plan Approval (copy requested)
b. Other?	Attached please find a copy of the 1994 approval from the Farmington Town Plan and Zoning Commission granting a special permit, site plan approval, and a wetlands permit for the expansion of Westfarms Mall. (See Attached).
2. Are there any outstanding building or zoning violations on file?	Farmington: No, according to Jeffrey Clowdort, Town Planner, "A review of my files indicates that there are no known zoning violations associated with this property." (See Attached).
No, according to Christopher Furman, Building Officer, there are no open building violations on file. (See Attached)	
West Hartford: No, according to Mary Ann Basile, there are no building violations on file. (See Attached)	
No, according to Brian Padilla, Zoning Enforcement Officer, there are no open zoning violations on file. (See Attached)	
3. Is a Certificate of Occupancy available for the site?	Farmington:
According to Christopher Furman, Building Officer, "All stores presently open at the Westfarms Mall, 500 Southard Rd., Farmington, CT 06032 have a Certificate of Occupancy. Stores cannot open without a Certificate of Occupancy." Mr. Furman further stated, "A valid first certificate of occupancy has been issued and is now outstanding for the Project. For any certificate of occupancies not found, the absence of a certificate would not affect the Project nor will give rise to any enforcement action affecting the Project." (See Attached)	
West Hartford:	
Yes, attached please find all available Certificates of Occupancy for West Farms Mall. Please note, Certificates of Occupancy are issued for a change of use, tenant improvements and renovations and/or remodels. The absence of a Certificate of Occupancy is not considered a violation nor will give rise to any enforcement action affecting the Project.	

continuation of
CG-202 (Rev. 10-6-95)

The Paying Filing Office Designation
is William Street
Exemption City, CA 94040

ATTN: Steven Wolfenthal

Ind. No. 0002-4

Tax Washington Ind, 1902 and 1908 New Britain Avenue, West Hartford, CT

Address.

What is the exact listing of the property? 10000

What are the existing zoning designations? Block 10000, Parcel 10000, and 10000-00, West 10000

What is the present and anticipated use of the property? What is Present and Anticipated? If use, use as per zoning of the PLAT for

What present or future special assessment or service charge? None

Are there any special circumstances relating to this?

To be able to pay immediately, do you need show any documentation with statement?

☐ Yes, please see page attached to this tax return. (Please attach all documentation)
☐ No, there are no special situations in this tax return.

Please indicate whether or you are submitting your payment. With accompanying payment return.

Please see us re: submitted at 0000 000-0000.

Number 0000 0000

Date 0000-00-00

File 0000-00-00



When no money is received
from the taxpayer, the
amount of the tax shall be
paid by the taxpayer within
the time specified in the
notice of assessment and
collection of the tax.
If the taxpayer fails to pay
the tax within the time
specified in the notice of
assessment and collection
of the tax, the taxpayer
shall be liable for the
amount of the tax plus
interest and penalties.

Accepted for Payment by the Taxpayer

WESTFARM
USAB
WESTF
FLOO

PARKING SPACE FORMULA

JAN 25 1993
 JAN 25 1993
 THE PLANNING AND ZONING COMMISSION
 200 E. 10TH AVE.
 OMAHA, NE 68102
 Re: Westlake 1661 - 200 South 16th
 Westlake, Cedar Rapids
 Dear Mr. Smith:
 In 1984 the Planning, Zoning and Building Commission granted a special permit, site plan approved, and a warranty permit for the expansion of Westlake 1661. All of the requirements mentioned under the approved conditions in the zoning ordinance are in particular the 300 acre as they apply now.
 A review of my files indicates that there are no more zoning violations pending with this property. This question of the facility is to be completed with the completion of the site plan approved.
 A review of the records of 1994 is attached for your file.
 Please let me know if you require any additional information. I may be reached at 800-678-8333.
 Sincerely,
 Jeff H. Hines
 Jeff Hines
 Planning Commission
 Planning Director
 Director of Public Works
 City of Omaha
 1000 N. 10th Street, Omaha, NE 68102
 402-441-1111
 1000 N. 10th Street, Omaha, NE 68102
 402-441-1111

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a. Maximum Building Height or Stories:	Farmington: 38 Feet West Hartford: 4 Stories / 40 Feet
b. Existing Building Height or Stories:	Farmington: 38 Feet (Per Survey) West Hartford: 38 Feet (Per Survey)
c. Building Eits Area Requirements:	Farmington: Minimum Lot Size: 80,000 Square Feet (Existing: 2,694,765 Square Feet, Per Survey) Minimum Lot Frontage: 200 Feet (Existing: 577.48 Feet and 464.14 Feet, Per Survey) West Hartford: None Specified
Is The Existing Building in Conformance? Yes (See Section 11 of the Farmington Ordinances and 177 Attachment & Standards for Business Districts of the West Hartford Ordinances for Code reference)	
3. Density	Farmington: Maximum Impervious Coverage: 40% (Existing: 1,377,417 (Roofed) / 1,739,044 in 65%, Completed as a whole development) West Hartford: None Specified 746 Lot Square Feet (as a whole Per Survey)
b. Approximate Building Footprint.	None Specified
Is The Building Coverage in Conformance? No. as Farmington, but is Legally Non-Conforming. See Section "VI" (See Section 11 of the Farmington Ordinances and 177 Attachment & Standards for Business Districts of the West Hartford Ordinances for Code reference)	

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CORPORATION ZONING AND SITE RE THIS SHEET	
W 11	
EXISTING PARKING SPACES	
*REINFORCED TURF SPACES = 71 *HANDICAPPED SPACES WEST HA *INCLUDED IN TOTAL SPACES REINFORCED TURF PARKING COUNT SHEET" DATED APRIL 15, 1994, SHEET "REINFORCED TURF PARKING REPAIR" FARMINGTON AND WEST HARTFORD, 09-02-04, SCALE 1"=30', SHEETS	
12 LOADING DOCK BAYS ON THE SU 3 LOADING DOCK BAYS - THE MAY	
PROPOSED	
ALTA/ACSM Pr WEST FAR NEW BRITAIN AV SC WEST HARTFORD, NE	
date: 04-14-95	draw
scale: 1"=100'	chec
F. A. Hesketh 8 Creamery Brook, Old & Traffic Engineers Survey	

SUMMARY		
FORD	FARMINGTON	TOTAL
	4245	5917
30	FARMINGTON = 49	TOTAL = 79
UPON A PLAN "ENTITLED ZONING DATA AND ZO-2 BY AND BY A PLAN ENTITLED D FOR WETSFARMS MALL, NEW BRATTLE UT, DATED 07-25-04 REVISED TO 4 B.Y.A. HESKETH & ASSOCIATES, INC.		
CELS		
OMPANY		
VEY		
LE SURVEY		
, L.L.C.		
(P.R.T.E. 71) &		
FARMINGTON, CT.		
D	job no:	94066
H	sheet no:	50F5
ates, Inc.		
CT 06026		
Landscape Architects		
Phone (950) 653-8000		
Fax (950) 844-8900		
e-mail main@lahaarch.com		