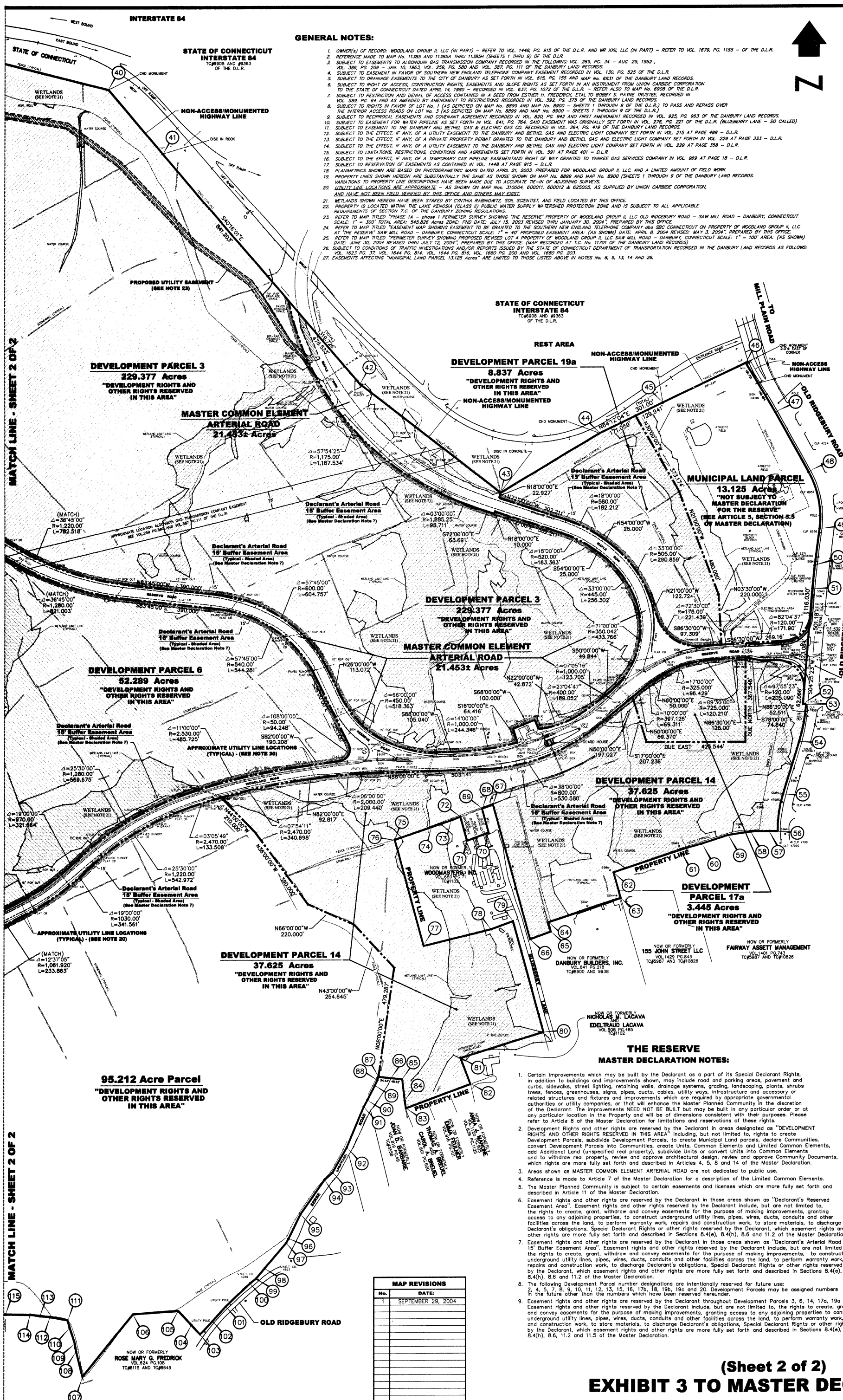

GENERAL NOTES:

1. OWNER(s) OF RECORD: WOODLAND GROUP II, LLC (IN PART) – REFER TO VOL. 1448, PG. 915 OF THE D.L.R. AND WR XXII, LLC (IN PART) – REFER TO VOL. 1679, PG. 1155 – OF THE D.L.R.
2. REFERENCE MADE TO MAP No. 11385 AND 11385A THRU 11385H (SHEETS 1 THRU 9) OF THE D.L.R.
3. SUBJECT TO EASEMENTS TO ALGONQUIN GAS TRANSMISSION COMPANY RECORDED IN THE FOLLOWING: VOL. 269, PG. 34 – AUG. 29, 1952, VOL. 386, PG. 209 – JAN. 10, 1963, VOL. 259, PG. 580 AND VOL. 387, PG. 111 OF THE DANBURY LAND RECORDS.
4. SUBJECT TO EASEMENT IN FAVOR OF SOUTHERN NEW ENGLAND TELEPHONE COMPANY EASEMENT RECORDED IN VOL. 130, PG. 525 OF THE D.L.R.
5. SUBJECT TO DRAINAGE EASEMENTS TO THE CITY OF DANBURY AS SET FORTH IN VOL. 615, PG. 155 AND MAP No. 6831 OF THE DANBURY LAND RECORDS.
6. SUBJECT TO RIGHT OF ACCESS, CONSTRUCTION RIGHTS, EASEMENTS AND SLOPE RIGHTS AS SET FORTH IN AN INSTRUMENT FROM UNION CARBIDE CORPORATION TO THE STATE OF CONNECTICUT DATED APRIL 14, 1980 – RECORDED IN VOL. 637, PG. 1072 OF THE D.L.R. – REFER ALSO TO MAP No. 6908 OF THE D.L.R.
7. SUBJECT TO RESTRICTION AND DENIAL OF ACCESS CONTAINED IN A DEED FROM ESTHER H. FREDERICK, ETAL TO BOBBY S. PAYNE TRUSTEE, RECORDED IN VOL. 589, PG. 64 AND AS AMENDED BY AMENDMENT TO RESTRICTIONS RECORDED IN VOL. 592, PG. 375 OF THE DANBURY LAND RECORDS.
8. SUBJECT TO RIGHTS IN FAVOR OF LOT No. 1 (AS DEPICTED ON MAP No. 8899 AND MAP No. 8900 – SHEETS 1 THROUGH 9 OF THE D.L.R.) TO PASS AND REPASS OVER THE INTERIOR ACCESS ROADS ON LOT No. 3 (AS DEPICTED ON MAP No. 8899 AND MAP No. 8900 – SHEETS 1 THROUGH 9 OF THE D.L.R.)
9. SUBJECT TO RECIPROCAL EASEMENTS AND COVENANT AGREEMENT RECORDED IN VOL. 820, PG. 942 AND FIRST AMENDMENT RECORDED IN VOL. 925, PG. 963 OF THE DANBURY LAND RECORDS.
10. SUBJECT TO EASEMENT FOR WATER PIPELINE AS SET FORTH IN VOL. 641, PG. 764. SAID EASEMENT WAS ORIGINALLY SET FORTH IN VOL. 276, PG. 221 OF THE D.L.R. (BLUEBERRY LANE – SO CALLED)
11. SUBJECT TO EASEMENT TO THE DANBURY AND BETHEL GAS & ELECTRIC GAS CO. RECORDED IN VOL. 264, PG. 419 OF THE DANBURY LAND RECORDS.
12. SUBJECT TO THE EFFECT, IF ANY, OF A UTILITY EASEMENT TO THE DANBURY AND BETHEL GAS AND ELECTRIC LIGHT COMPANY SET FORTH IN VOL. 215 AT PAGE 498 – D.L.R.
13. SUBJECT TO THE EFFECT, IF ANY, OF A PRIVATE PROPERTY PERMIT GRANTED TO THE DANBURY AND BETHEL GAS AND ELECTRIC LIGHT COMPANY SET FORTH IN VOL. 229 AT PAGE 333 – D.L.R.
14. SUBJECT TO THE EFFECT, IF ANY, OF A UTILITY EASEMENT TO THE DANBURY AND BETHEL GAS AND ELECTRIC LIGHT COMPANY SET FORTH IN VOL. 229 AT PAGE 358 – D.L.R.
15. SUBJECT TO LIMITATIONS, RESTRICTIONS, CONDITIONS AND AGREEMENTS SET FORTH IN VOL. 591 AT PAGE 401 – D.L.R.
16. SUBJECT TO THE EFFECT, IF ANY, OF A TEMPORARY GAS PIPELINE EASEMENTAND RIGHT OF WAY GRANTED TO YANKEE GAS SERVICES COMPANY IN VOL. 969 AT PAGE 18 – D.L.R.
17. SUBJECT TO RESERVATION OF EASEMENTS AS CONTAINED IN VOL. 1448 AT PAGE 915 – D.L.R.
18. PLANIMETRICS SHOWN ARE BASED ON PHOTOGRAMETRIC MAPS DATED APRIL 21, 2003, PREPARED FOR WOODLAND GROUP II, LLC, AND A LIMITED AMOUNT OF FIELD WORK.
19. PROPERTY LINES SHOWN HEREON ARE SUBSTANTIALLY THE SAME AS THOSE SHOWN ON MAP No. 8899 AND MAP No. 8900 (SHEETS 1 THROUGH 9 OF THE DANBURY LAND RECORDS. VARIATIONS TO PROPERTY LINE DESCRIPTIONS HAVE BEEN MADE DUE TO ACCURATE TIE-IN OF ADJOINING SURVEYS.
20. UTILITY LINE LOCATIONS ARE APPROXIMATE – AS SHOWN ON MAP Nos. 310004, 600011, 600012 & 625005, AS SUPPLIED BY UNION CARBIDE CORPORATION, AND HAVE NOT BEEN FIELD VERIFIED BY THIS OFFICE AND OTHERS MAY EXIST.
21. WETLANDS SHOWN HEREON HAVE BEEN STAKED BY CYNTHIA RABINOWITZ, SOIL SCIENTIST, AND FIELD LOCATED BY THIS OFFICE.
22. PROPERTY IS LOCATED WITHIN THE LAKE KENOSIA (CLASS II) PUBLIC WATER SUPPLY WATERSHED PROTECTION ZONE AND IS SUBJECT TO ALL APPLICABLE REQUIREMENTS OF SECTION 7.C. OF THE DANBURY ZONING REGULATIONS.
23. REFER TO MAP TITLED "PHASE 1A – phase 1 PERIMETER SURVEY SHOWING 'THE RESERVE' PROPERTY OF WOODLAND GROUP II, LLC OLD RIDGEBURY ROAD – SAW MILL ROAD – DANBURY, CONNECTICUT SCALE: 1" = 300' TOTAL AREA: 545.826 Acres ZONE: PND DATE: JULY 15, 2003 REVISED THRU JANUARY 30, 2004", PREPARED BY THIS OFFICE.
24. REFER TO MAP TITLED "EASEMENT MAP SHOWING EASEMENT TO BE GRANTED TO THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY dba SBC CONNECTICUT ON PROPERTY OF WOODLAND GROUP II, LLC AT 'THE RESERVE' SAW MILL ROAD – DANBURY, CONNECTICUT SCALE: 1" = 40' PROPOSED EASEMENT AREA: (AS SHOWN) DATE: APRIL 8, 2004 REVISED: MAY 3, 2004", PREPARED BY THIS OFFICE.
25. REFER TO MAP TITLED "PERIMETER SURVEY SHOWING PROPOSED REVISED LOT 4 PROPERTY OF WOODLAND GROUP II, LLC SAW MILL ROAD – DANBURY, CONNECTICUT SCALE: 1" = 100' AREA: (AS SHOWN) DATE: JUNE 30, 2004 REVISED THRU JULY 12, 2004", PREPARED BY THIS OFFICE. (MAP RECORDED AT T.C. No. 11701 OF THE DANBURY LAND RECORDS)
26. SUBJECT TO CONDITIONS OF TRAFFIC INVESTIGATIONS AND/OR REPORTS ISSUED BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RECORDED IN THE DANBURY LAND RECORDS AS FOLLOWS: VOL. 1623 PG. 37, VOL. 1644 PG. 814, VOL. 1644 PG. 816, VOL. 1680 PG. 200 AND VOL. 1680 PG. 203.
27. EASEMENTS AFFECTING "MUNICIPAL LAND PARCEL 13.125 Acres" ARE LIMITED TO THOSE LISTED ABOVE IN NOTES No. 6, 9, 13, 14 AND 26.

461.363 Acres

Combined Area - Development Parcel 3, Development Parcel 6, Development Parcel 14, Development Parcel 17a, Development Parcel 19a, Municipal Land Parcel, 95.212 Acre Parcel & Master Common Element Arterial Road

Description Table

PROPERTY LINE	BEARING	DISTANCE
1 TO 2	N13°04'50"W	265.97'
2 TO 3	Δ=95°41'24" R=30.00	L= 50.10
3 TO 4	N71°13'46"E	6.57'
4 TO 5	Δ=32°50'40" R=275.00	L= 157.64
5 TO 6	N38°23'06"E	90.94'
6 TO 7	Δ=38°16'54" R=730.00	L= 487.74
7 TO 8	N76°40'00"E	137.32'
8 TO 9	Δ=65°39'41" R=396.57	L= 454.47
9 TO 10	N11°00'19"E	156.74'
10 TO 11	Δ=40°52'36" R=664.03	L= 473.74
11 TO 12	Δ=04°11'16" R=1121.92	L= 82.00
12 TO 13	N07°30'01"W	1332.99'
13 TO 14	N66°31'58"W	649.70'
14 TO 15	S86°52'16"W	739.37'
15 TO 16	S06°47'42"W	408.00'
16 TO 17	S76°38'39"W	565.95'
17 TO 18	S12°26'16"E	400.00'
18 TO 19	S18°29'18"E	479.30'
19 TO 20	S74°48'26"W	304.12'
20 TO 21	N27°36'49"W	483.30'
21 TO 22	Δ=10°29'08" R=753.20	L= 137.84
22 TO 23	N27°42'08"W	11.65'
23 TO 24	N48°58'29"W	13.25'
24 TO 25	Δ=09°13'28" R=753.20	L= 121.26
25 TO 26	N49°11'07"W	160.58'
26 TO 27	Δ=32°32'06" R=521.55	L= 296.16
27 TO 28	N16°39'01"W	620.06'
28 TO 29	Δ=07°29'52" R=3629.99	L= 475.02
29 TO 30	N07°12'50"W	114.44'
30 TO 31	N40°33'58"E	598.84'
31 TO 32	N49°43'39"E	694.41'
32 TO 33	N55°44'02"E	201.00'
33 TO 34	N61°26'37"E	470.35'
34 TO 35	N61°44'15"E	28.36'
35 TO 36	N77°20'00"E	146.76'
36 TO 37	N66°43'00"E	523.00'
37 TO 38	Δ=11°00'00" R=2739.79	L= 526.00
38 TO 39	S81°28'28"E	514.12'
39 TO 40	S75°46'43"E	525.09'
40 TO 41	S40°24'46"E	362.49'
41 TO 42	S40°16'01"E	1319.73'
42 TO 43	S52°09'28"E	766.11'
43 TO 44	N58°59'48"E	497.00'
44 TO 45	N64°12'04"E	301.00'
45 TO 46	N64°07'11"E	396.95'
46 TO 47	S30°24'05"E	250.22'
47 TO 48	S29°14'37"E	296.14'
48 TO 49	Δ=36°32'27" R=396.00	L= 252.55
49 TO 50	S07°17'50"W	159.81'
50 TO 51	Δ=02°52'27" R=2036.00	L= 102.13
51 TO 52	S04°25'23"W	501.18'
52 TO 53	S85°34'37"E	13.98'
53 TO 54	Δ=12°22'46" R=770.00	L= 166.37
54 TO 55	S16°48'11"W	238.29'
55 TO 56	Δ=18°23'19" R=510.00	L= 163.68
56 TO 57	N88°44'31"W	36.92'
57 TO 58	S89°09'01"W	79.50'
58 TO 59	S81°18'37"W	99.96'
59 TO 60	S71°37'13"W	120.63'
60 TO 61	S73°07'01"W	96.64'
61 TO 62	S71°17'40"W	300.01'
62 TO 63	S16°03'55"E	116.00'
63 TO 64	S71°34'05"W	329.31'
64 TO 65	S15°59'13"E	40.94'
65 TO 66	S69°30'37"W	95.77'
66 TO 67	N15°25'53"W	608.76'
67 TO 68	S70°24'44"W	48.02'
68 TO 69	S68°45'34"W	2.12'
69 TO 70	S15°25'53"E	109.48'
70 TO 71	S69°30'37"W	100.00'
71 TO 72	N15°25'53"W	108.17'
72 TO 73	S68°45'33"W	39.74'
73 TO 74	S71°00'31"W	91.56'
74 TO 75	S70°49'36"W	167.41'
75 TO 76	S63°54'14"W	1.21'
76 TO 77	S15°20'28"E	478.32'
77 TO 78	N76°17'12"E	300.00'
78 TO 79	N69°30'37"E	100.00'
79 TO 80	S15°25'53"E	500.00'
80 TO 81	S72°35'52"W	374.89'
81 TO 82	S20°57'50"E	120.00'
82 TO 83	S69°28'35"W	297.34'
83 TO 84	N08°34'05"W	33.24'
84 TO 85	N06°38'55"W	93.84'
85 TO 86	N84°21'15"W	48.62'
86 TO 87	N84°21'15"W	54.43'
87 TO 88	S19°55'19"W	15.00'
88 TO 89	S24°32'55"W	25.98'
89 TO 90	S26°45'08"W	71.14'
90 TO 91	S28°38'25"W	31.76'
91 TO 92	S22°34'58"W	193.35'
92 TO 93	S29°40'02"W	124.79'
93 TO 94	S47°53'50"W	46.46'
94 TO 95	S34°51'20"W	180.53'
95 TO 96	S25°53'44"W	118.36'
96 TO 97	S29°59'45"W	21.35'
97 TO 98	S40°18'17"W	142.49'
98 TO 99	S39°56'48"W	58.86'
99 TO 100	S51°31'52"W	30.71'
100 TO 101	S45°48'14"W	149.08'
101 TO 102	S41°51'38"W	86.71'
102 TO 103	S42°52'49"W	77.22'
103 TO 104	N42°03'08"W	56.54'
104 TO 105	N42°42'55"W	83.61'
105 TO 106	S86°02'56"W	195.69'
106 TO 107	S39°06'47"W	347.06'
107 TO 108	N14°16'15"W	111.42'
108 TO 109	N09°05'11"W	33.98'
109 TO 110	N17°25'20"W	72.80'
110 TO 111	N15°06'09"W	34.95'
111 TO 112	N79°46'41"W	77.01'
112 TO 113	N84°18'07"W	42.55'
113 TO 114	N82°24'39"W	43.68'
114 TO 115	N89°10'29"W	105.59'
115 TO 116	N89°03'28"W	8.76'
116 TO 117	S58°57'36"W	31.53'
117 TO 118	S88°25'17"W	58.92'
118 TO 119	N87°40'02"W	46.75'
119 TO 120	N79°49'22"W	37.40'
120 TO 121	S86°22'15"W	20.47'
121 TO 122	S79°12'12"W	55.53'
122 TO 123	N57°45'34"W	16.16'
123 TO 124	S83°28'37"W	12.52'
124 TO 125	N88°50'59"W	35.42'
125 TO 126	S51°07'34"W	5.47'
126 TO 127	N83°49'36"W	40.21'
127 TO 128	S87°44'01"W	79.32'
128 TO 129	S79°12'40"W	10.33'
129 TO 130	N71°04'48"W	11.24'
130 TO 131	S87°25'31"W	102.31'
131 TO 132	N83°36'22"W	71.24'
132 TO 133	S53°48'36"W	4.77'
133 TO 134	N75°00'40"W	7.51'
134 TO 135	N82°29'50"W	43.39'
135 TO 136	N82°36'00"W	60.96'
136 TO 137	N83°42'56"W	123.44'
137 TO 138	N82°24'31"W	124.21'
138 TO 139	N87°17'34"W	89.92'
139 TO 140	N78°02'41"W	86.39'
140 TO 141	N80°00'35"W	144.17'
141 TO 142	N80°32'47"W	87.64'
142 TO 1	N81°41'42"W	53.26'

THE RESERVE
MASTER DECLARATION NOTES:

1. Certain improvements which may be built by the Declarant as a part of its Special Declarant Rights, in addition to buildings and improvements shown, may include road and parking areas, pavement and curbs, sidewalks, street lighting, retaining walls, drainage systems, grading, landscaping, plants, shrubs trees, fences, greenhouses, signs, pipes, ducts, cables, utility ways, infrastructure and accessory or related structures and fixtures and improvements which are required by appropriate governmental authorities or utility companies, or that will enhance the Master Planned Community in the discretion of the Declarant. The improvements NEED NOT BE BUILT but may be built in any particular order or at any particular location in the Property and will be of dimensions consistent with their purposes. Please refer to Article 8 of the Master Declaration for limitations and reservations of these rights.
2. Development Rights and other rights are reserved by the Declarant in areas designated as "DEVELOPMENT RIGHTS AND OTHER RIGHTS RESERVED IN THIS AREA" including, but not limited to, rights to create Development Parcels, subdivide Development Parcels, to create Municipal Land parcels, declare Communities, convert Development Parcels into Communities, create Units, Common Elements and Limited Common Elements, add Additional Land (unspecified real property), subdivide Units or convert Units into Common Elements and to withdraw real property, review and approve architectural design, review and approve Community Documents, which rights are more fully set forth and described in Articles 4, 5, 8 and 14 of the Master Declaration.
3. Areas shown as MASTER COMMON ELEMENT ARTERIAL ROAD are not dedicated to public use.
4. Reference is made to Article 7 of the Master Declaration for a description of the Limited Common Elements.
5. The Master Planned Community is subject to certain easements and licenses which are more fully set forth and described in Article 11 of the Master Declaration.
6. Easement rights and other rights are reserved by the Declarant in those areas shown as "Declarant's Reserved Easement Area". Easement rights and other rights reserved by the Declarant include, but are not limited to, the rights to create, grant, withdraw and convey easements for the purpose of making improvements, granting access to any adjoining properties, to construct underground utility lines, pipes, wires, ducts, conduits and other facilities across the land, to perform warranty work, repairs and construction work, to store materials, to discharge Declarant's obligations, Special Declarant Rights or other rights reserved by the Declarant, which easement rights and other rights are more fully set forth and described in Sections 8.4(e), 8.4(h), 8.6 and 11.2 of the Master Declaration.
7. Easement rights and other rights are reserved by the Declarant in those areas shown as "Declarant's Arterial Road 15' Buffer Easement Area". Easement rights and other rights reserved by the Declarant include, but are not limited to, the rights to create, grant, withdraw and convey easements for the purpose of making improvements, to construct underground utility lines, pipes, wires, ducts, conduits and other facilities across the land, to perform warranty work, repairs and construction work, to discharge Declarant's obligations, Special Declarant Rights or other rights reserved by the Declarant, which easement rights and other rights are more fully set forth and described in Sections 8.4(e), 8.4(h), 8.6 and 11.2 of the Master Declaration.
8. The following Development Parcel number designations are intentionally reserved for future use: 2, 4, 5, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17b, 18, 19b, 19c and 20. Development Parcels may be assigned numbers in the future other than the numbers which have been reserved hereunder.
9. Easement rights and other rights are reserved by the Declarant throughout Development Parcels 3, 6, 14, 17a, 19a and 21. Easement rights and other rights reserved by the Declarant include, but are not limited to, the rights to create, grant, withdraw and convey easements for the purpose of making improvements, granting access to any adjoining properties to construct underground utility lines, pipes, wires, ducts, conduits and other facilities across the land, to perform warranty work, repairs and construction work, to store materials, to discharge Declarant's obligations, Special Declarant Rights or other rights reserved by the Declarant, which easement rights and other rights are more fully set forth and described in Sections 8.4(e), 8.4(h), 8.6, 11.2 and 11.5 of the Master Declaration.

MAP REVISIONS	
No.	DATE:
1	SEPTEMBER 29, 2004

MAPPING NOTES:

A. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES – "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A PROPERTY SURVEY WITH A BOUNDARY DETERMINATION BASED UPON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS OF A-2 AND INTENDED TO BE USED FOR CONDOMINIUM DOCUMENTATION.

B. ALL MONUMENTATION FOUND OR SET IS DEPICTED HEREON.

C. TO: FIRST AMERICAN TITLE INSURANCE COMPANY, WOODLAND GROUP II, LLC AND THE RESERVE MASTER ASSOCIATION, INC.
I CERTIFY, PURSUANT TO SECTION 47-228 OF THE CONNECTICUT GENERAL STATUTES, THAT THIS SURVEY CONTAINS ALL THE INFORMATION WHICH SECTION 47-228 REQUIRES TO BE CONTAINED ON SURVEYS.

Paul M. Fagan
PAUL M. FAGAN L.S. #7756

11785

ORIGINAL INK DRAWING
SURVEYING ASSOCIATES P.C.

RECEIVED AND FILED
OCT 20 2004
at 2:01 pm o'clock Map #11785
TOWN CLERK'S OFFICE
DANBURY, CONN.
Town Clerk

(Sheet 2 of 2)
EXHIBIT 3 TO MASTER DECLARATION
MASTER SURVEY FOR 'THE RESERVE' A MASTER PLANNED COMMUNITY
(ORGANIZED PURSUANT TO C.G.S. 47-241a)

OLD RIDGEBURY ROAD – SAW MILL ROAD – DANBURY, CONNECTICUT

SCALE: 1"=200' TOTAL AREA: 545.826 Acres ZONE: PND DATE: JULY 12, 2004

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Paul M. Fagan
PAUL M. FAGAN L.S. #7756

PREPARED BY **SURVEYING ASSOCIATES, P.C.** 432 MAIN ST. – DANBURY, CONNECTICUT 06810
(203) 792-5510

02088-CONDO-MAP-1

11785