

NINTH AMENDMENT TO DECLARATION OF CONDOMINIUM

AND

EXERCISE OF DEVELOPMENT RIGHTS

AND

GRANT OF RIGHT-OF-WAY

BY B & B REALTY, INCORPORATED

B & B Realty, Incorporated, a Connecticut corporation having an office and place of business at 427 Goshen Road, Torrington, Connecticut, being the successor Declarant under a certain Declaration of Condominium by G. Y. Yorkhaven, Inc. dated December 28, 1987 and recorded in Volume 177 at Page 263 and successive pages to the Clinton Land Records, which Declaration has been amended by Amendment #1 to Declaration of Condominium by G. Y. Yorkhaven, Inc. dated February 29, 1988 and recorded in Volume 179 at Page 352 of the Clinton Land Records (which Amendment #1 was rerecorded in Volume 180 at Page 946 of the Clinton Land Records), and which Declaration has been further amended by the Second Amendment to Declaration of Condominium by G. Y. Yorkhaven, Inc. dated December 30, 1988 and recorded in Volume 189 at Page 24 of the Clinton Land Records, and which Declaration has been further amended by the Third Amendment to Declaration of Condominium by G. Y. Yorkhaven, Inc. dated March 16, 1989 and recorded in Volume 190 at Page 537 of the Clinton Land Records, and which Declaration has been further amended by the Fourth Amendment to the Declaration of Condominium By G. Y. Yorkhaven, Inc. dated May 17, 1989 and recorded in Volume 192 at Page 176 of the Clinton Land Records and which Declaration has been further amended by the Fifth Amendment to Declaration of Condominium by G. Y. Yorkhaven, Inc. dated May 23, 1989 and recorded in Volume 192 at Page 336 of the Clinton Land Records and which Declaration has been further amended by the Sixth Amendment to Declaration of Condominium by G. Y. Yorkhaven, Inc. dated July ___, 1989 and recorded in Volume 193 at Page 670 of the Clinton Land Records and which Declaration has been further amended by the Seventh Amendment to Declaration of Condominium by B & B Realty, Incorporated dated March 29, 1993 and recorded in Volume 221 at Page 378 of the Clinton Land Records and which Declaration has been further amended by the Eighth Amendment to Declaration of Condominium by B & B Realty, Incorporated dated September 27, 1993 and recorded in Volume 225 at Page 894 of the Clinton Land Records (the original Declaration of Condominium by G. Y. Yorkhaven, Inc. and its amendments being hereinafter collectively referred to as the "Declaration"), pursuant to Section 47-229 of the Connecticut General Statutes, as amended, and pursuant to reservation of Development Rights reserved in Article IX of the Declaration, and as the current owner of the property to be subject to a right-of way as set forth herein, does hereby further amend the Declaration and declare:

1. Section 8.2(c)(i) of the Declaration is hereby modified to read as follows:

(i) As to Marine Units. The length of each 25, 30, 33, 36, 40, 45 and 50 foot Marine Unit shall be determined by measuring the distance from the main dock to the pilings at the outer-most boundary of each such Marine Unit, and each such Marine Unit shall be deemed to have a length of 25, 30, 33, 36, 40, 45 or 50 feet.

2. Schedule A-2 entitled "ALLOCATED INTERESTS Revised December ____, 2001" attached hereto is substituted for the current Schedule A-2 to the Declaration which is hereby declared null and void. By this Amendment and revision of Schedule A-2, the Declarant hereby adds Marine Units E-1 through E-26 inclusive together with the allocated interests to the Common Interest Community and hereby allocates certain common elements as shown on the revisions to Schedule A-3 and Schedule A-4 as Limited Common Elements of Commercial Unit 1.

3. The revised Survey entitled "SURVEY - SCHEDULE A-3 BOUNDARY STAKE-OUT MAP PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G. Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: 1" = 50' DATE: FEBRUARY 1, 1993 Last Revised 9-24-01 DiCESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.02 SHEET 1 OF 4" attached hereto is substituted for the current Schedule A-3 of the Declaration which sheet is hereby declared null and void.

4. The revised Plan entitled "PLAN - SCHEDULE A-4 IMPROVEMENT LOCATION MAP AMENDED DECLARATION CLINTON YACHT HAVEN DOCKOMINIUM PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: 1" = 50' DATE: FEBRUARY 1, 1993 Last Revised 9-24-01 DiCESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.02 SHEET 2 OF 4" attached hereto is substituted for Sheet 2 of 4 of the current Schedule A-4 of the Declaration which sheet is hereby declared null and void. The revised boundary index entitled "PLAN - SCHEDULE A-4 DOCKOMINIUM UNIT BOUNDARY INDEX CLINTON YACHT HAVEN DOCKOMINIUM PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: NO SCALE DATE: FEBRUARY 1, 1993 Last Revised 9-24-01 DiCESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.03 SHEET 3 OF 4" attached hereto is substituted for Sheet 3 of 4 of the current Schedule A-4 of the Declaration which sheet is hereby declared null and void. The revised floor plan entitled "PLAN - SCHEDULE A-4 BOAT STORAGE UNITS AMENDED DECLARATION CLINTON YACHT HAVEN DOCKOMINIUM PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: 3/32" = 1'-0" DATE: FEBRUARY 1, 1993, Last Revised 9-24-01 DiCESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.04 SHEET 4 of 4" attached hereto is substituted for Sheet 4 of 4 of the current Schedule A-4 of the Declaration which sheet is hereby declared null and void.

5. Schedule A-5 dated September 24, 2001, the surveyor's certificate, is hereby appended to the Declaration.

6. The Declarant hereby grants to the Clinton Yacht Haven Dockominium Association, Inc. (the "Association") a non-exclusive right-of-way over the area shown as "NEW 25' WIDE_RELOCATABLE ACCESS EASEMENT AREA=11,738 SF M/L" on the revised Plan entitled "PLAN - SCHEDULE A-4 IMPROVEMENT LOCATION MAP AMENDED DECLARATION CLINTON YACHT HAVEN DOCKOMINIUM PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: 1" = 50' DATE: FEBRUARY 1, 1993 Last Revised 9-24-01 DICESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.02 SHEET 2 OF 4" attached hereto and more particularly described on Schedule A to this Amendment (as the same may be relocated by the Declarant as set forth below, the "Right-of-Way Area") for the purpose of ingress and egress from the Dockominium to Riverside Drive, subject, however, to the following conditions, to which the Association hereby agrees by the acceptance of this right-of-way by the Association: (a) the Association shall be solely responsible for the maintenance, repair and replacement of any road in the Right-of-Way Area and the Declarant shall have no responsibility or liability in connection therewith; (b) the Association shall be solely responsible for compliance with all applicable federal, state and local laws, regulations and permits relating to the use of the right-of-way and the Declarant shall have no responsibility or liability in connection therewith; (c) the Association shall be responsible for the payment to the Declarant promptly upon the demand of the Declarant of any increase in property taxes on the Declarant's property arising from the existence of the right-of-way; (d) the Association shall maintain liability insurance with respect to the right-of-way in amounts which are satisfactory to Declarant in Declarant's reasonable discretion, which insurance shall name the Declarant as an additional insured, and the Association shall provide certificates of such insurance and copies of such insurance policies to Declarant promptly upon the request of Declarant; (e) the Association will defend, indemnify and hold harmless the Declarant from and against any and all claims, suits, costs, attorneys' fees, expenses or damages to any person or property arising out of, connected with or resulting, directly or indirectly, from the use of the right-of-way by the Association, any Unit Owner or any of their agents, employees, contractors or invitees; (f) the Declarant reserves the right to use the Right-of-Way Area for any use which does not prevent the Association from using the right-of-way for the purpose of ingress and egress as provided herein; (g) the Declarant reserves the right to relocate the right-of-way and the Right-of-Way Area to any other location as long as the Association will continue to have access for ingress and egress from the Dockominium to Riverside Drive and that the condition of the relocated right-of-way area upon relocation is substantially similar to the condition of the Right-of-Way Area at the time of such relocation; and (h) the provisions of this Section relating to the right-of-way shall run with the land and be binding upon and inure to the benefit of the successors and assigns of the Declarant and the Association. The rights of the Declarant contained in this paragraph are obtained by the Declarant in consideration for its grant of the right-of-way. Such rights of the Declarant are not Development Rights of the Declarant and shall continue in full force and effect beyond any termination or expiration of the Declarant's Development Rights.


7. The Declarant hereby terminates its right to exercise any Development Rights after the exercise of its rights contained in this Amendment.


8. Except as herein modified, the Declaration shall remain in full force and effect.

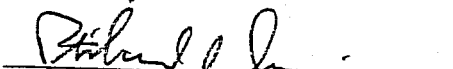
IN WITNESS WHEREOF, B & B Realty, Incorporated, as successor Declarant, has caused this Ninth Amendment to the Declaration of Condominium by B & B Realty, Incorporated to be executed this 18th day of December, 2001.

Signed and Delivered
in the presence of

B & B REALTY, INCORPORATED


GARY W CHESTONE

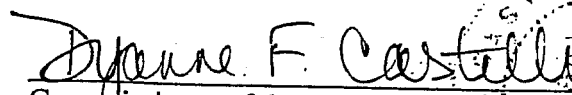
By 
William M. Ducci
Its President
Duly Authorized

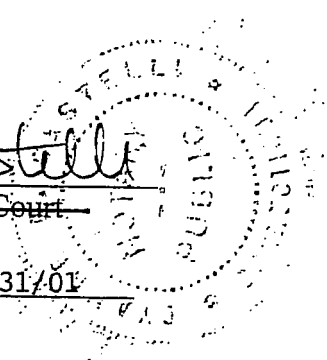

Richard J. Ducci

STATE OF CONNECTICUT)
: ss. Torrington
COUNTY OF Litchfield)

On this the 18th day of December, 2001, before me, the undersigned officer, personally appeared William M. Ducci, who acknowledged himself to be the President of B & B REALTY, INCORPORATED, a corporation, and that he, as such officer, being authorized so to do, executed the foregoing instrument for purposes therein contained as his and its free act and deed, by signing the name of the corporation by himself as such officer.

In witness whereof I hereunto set my hand.


~~Commissioner of the Superior Court~~
Notary Public
My Commission Expires: 12/31/01



SCHEDULE A-2

ALLOCATED INTERESTS

Revised December 18, 2001

Total Quantity	Quantity per Type	Description / Unit Type	Unit #	% Share of Common Elements & Expenses	% Share of Ltd Common Elements & Expenses	Votes	Shares (of comm.ele. exp. For calculation)
		Marine (Slip)	(Marine)				
		Boat Storage (Rack)	(Boat Storage)				
		Commercial	(Commercial)				
1	1	25' Slip	E - 1	0.4430%	0.4872%	1	0.6944
2	2	"	E - 2	0.4430%	0.4872%	1	0.6944
3	3	"	E - 3	0.4430%	0.4872%	1	0.6944
4	4	"	E - 4	0.4430%	0.4872%	1	0.6944
5	5	"	E - 5	0.4430%	0.4872%	1	0.6944
6	6	"	E - 6	0.4430%	0.4872%	1	0.6944
7	1	30' Slip	E - 25	0.5316%	0.5847%	1	0.8333
8	2	"	E - 26	0.5316%	0.5847%	1	0.8333
9	1	33' Slip	E - 23	0.5848%	0.6431%	1	0.9166
10	2	"	E - 24	0.5848%	0.6431%	1	0.9166
11	1	36' Slip	E - 7	0.6380%	0.7016%	1	1.0000
12	2	"	E - 8	0.6380%	0.7016%	1	1.0000
13	3	"	E - 9	0.6380%	0.7016%	1	1.0000
14	4	"	E - 10	0.6380%	0.7016%	1	1.0000
15	5	"	E - 11	0.6380%	0.7016%	1	1.0000
16	6	"	E - 12	0.6380%	0.7016%	1	1.0000
17	7	"	E - 13	0.6380%	0.7016%	1	1.0000
18	8	"	E - 14	0.6380%	0.7016%	1	1.0000
19	9	"	E - 15	0.6380%	0.7016%	1	1.0000
20	10	"	E - 16	0.6380%	0.7016%	1	1.0000
21	11	"	E - 17	0.6380%	0.7016%	1	1.0000
22	12	"	E - 18	0.6380%	0.7016%	1	1.0000
23	13	"	E - 19	0.6380%	0.7016%	1	1.0000
24	14	"	E - 20	0.6380%	0.7016%	1	1.0000
25	15	"	E - 21	0.6380%	0.7016%	1	1.0000
26	16	"	E - 22	0.6380%	0.7016%	1	1.0000
27	17	"	A - 5	0.6380%	0.7016%	1	1.0000
28	18	"	A - 6	0.6380%	0.7016%	1	1.0000
29	19	"	A - 7	0.6380%	0.7016%	1	1.0000
30	20	"	A - 8	0.6380%	0.7016%	1	1.0000
31	21	"	A - 9	0.6380%	0.7016%	1	1.0000
32	22	"	A - 10	0.6380%	0.7016%	1	1.0000
33	23	"	A - 11	0.6380%	0.7016%	1	1.0000
34	24	"	A - 12	0.6380%	0.7016%	1	1.0000
35	25	"	A - 13	0.6380%	0.7016%	1	1.0000
36	26	"	A - 14	0.6380%	0.7016%	1	1.0000
37	27	"	A - 15	0.6380%	0.7016%	1	1.0000
38	28	"	A - 16	0.6380%	0.7016%	1	1.0000
39	29	"	A - 17	0.6380%	0.7016%	1	1.0000
40	30	"	A - 18	0.6380%	0.7016%	1	1.0000
41	31	"	A - 19	0.6380%	0.7016%	1	1.0000
42	32	"	A - 20	0.6380%	0.7016%	1	1.0000
43	33	"	A - 21	0.6380%	0.7016%	1	1.0000
44	34	"	A - 22	0.6380%	0.7016%	1	1.0000
45	35	"	A - 23	0.6380%	0.7016%	1	1.0000
46	36	"	A - 24	0.6380%	0.7016%	1	1.0000
47	37	"	A - 25	0.6380%	0.7016%	1	1.0000
48	38	"	A - 26	0.6380%	0.7016%	1	1.0000

Total Quantity	Quantity per Type	Description / Unit Type	Unit #	% Share of Common	% Share of Ltd Common	Votes	Shares (of comm.ele. exp. For calculation)
		Marine (Slip)	(Marine)	Elements	Elements		
		Boat Storage (Rack)	(Boat Storage)	& Expenses	& Expenses		
		Commercial	(Commercial)				
49	39	"	A - 27	0.6380%	0.7016%	1	1.0000
50	40	"	A - 28	0.6380%	0.7016%	1	1.0000
51	41	"	A - 29	0.6380%	0.7016%	1	1.0000
52	42	"	A - 30	0.6380%	0.7016%	1	1.0000
53	43	"	A - 31	0.6380%	0.7016%	1	1.0000
54	44	"	A - 32	0.6380%	0.7016%	1	1.0000
55	45	"	A - 33	0.6380%	0.7016%	1	1.0000
56	46	"	A - 34	0.6380%	0.7016%	1	1.0000
57	47	"	A - 35	0.6380%	0.7016%	1	1.0000
58	48	"	A - 36	0.6380%	0.7016%	1	1.0000
59	49	"	A - 37	0.6380%	0.7016%	1	1.0000
60	50	"	A - 38	0.6380%	0.7016%	1	1.0000
61	51	"	A - 40	0.6380%	0.7016%	1	1.0000
62	52	"	36 - 02	0.6380%	0.7016%	1	1.0000
63	53	"	36 - 03	0.6380%	0.7016%	1	1.0000
64	54	"	36 - 04	0.6380%	0.7016%	1	1.0000
65	55	"	36 - 05	0.6380%	0.7016%	1	1.0000
66	56	"	36 - 06	0.6380%	0.7016%	1	1.0000
67	57	"	36 - 07	0.6380%	0.7016%	1	1.0000
68	58	"	36 - 08	0.6380%	0.7016%	1	1.0000
69	59	"	36 - 09	0.6380%	0.7016%	1	1.0000
70	60	"	36 - 10	0.6380%	0.7016%	1	1.0000
71	61	"	36 - 11	0.6380%	0.7016%	1	1.0000
72	62	"	36 - 12	0.6380%	0.7016%	1	1.0000
73	63	"	36 - 13	0.6380%	0.7016%	1	1.0000
74	64	"	36 - 14	0.6380%	0.7016%	1	1.0000
75	65	"	36 - 15	0.6380%	0.7016%	1	1.0000
76	66	"	36 - 16	0.6380%	0.7016%	1	1.0000
77	67	"	36 - 17	0.6380%	0.7016%	1	1.0000
78	68	"	36 - 18	0.6380%	0.7016%	1	1.0000
79	69	"	36 - 19	0.6380%	0.7016%	1	1.0000
80	70	"	36 - 20	0.6380%	0.7016%	1	1.0000
81	1	40' Slip	40 - 01	0.7089%	0.7796%	1	1.1111
82	2	"	40 - 02	0.7089%	0.7796%	1	1.1111
83	1	45' Slip	45 - 01	0.7975%	0.8770%	1	1.2500
84	2	"	45 - 02	0.7975%	0.8770%	1	1.2500
85	3	"	45 - 03	0.7975%	0.8770%	1	1.2500
86	4	"	45 - 04	0.7975%	0.8770%	1	1.2500
87	5	"	45 - 05	0.7975%	0.8770%	1	1.2500
88	6	"	45 - 06	0.7975%	0.8770%	1	1.2500
89	7	"	45 - 07	0.7975%	0.8770%	1	1.2500
90	8	"	45 - 08	0.7975%	0.8770%	1	1.2500
91	9	"	45 - 09	0.7975%	0.8770%	1	1.2500
92	10	"	45 - 10	0.7975%	0.8770%	1	1.2500
93	11	"	45 - 11	0.7975%	0.8770%	1	1.2500
94	12	"	45 - 12	0.7975%	0.8770%	1	1.2500
95	13	"	45 - 13	0.7975%	0.8770%	1	1.2500
96	14	"	45 - 14	0.7975%	0.8770%	1	1.2500
97	15	"	45 - 15	0.7975%	0.8770%	1	1.2500
98	16	"	45 - 16	0.7975%	0.8770%	1	1.2500
99	17	"	45 - 17	0.7975%	0.8770%	1	1.2500
100	18	"	45 - 18	0.7975%	0.8770%	1	1.2500
101	19	"	45 - 19	0.7975%	0.8770%	1	1.2500
102	20	"	45 - 20	0.7975%	0.8770%	1	1.2500

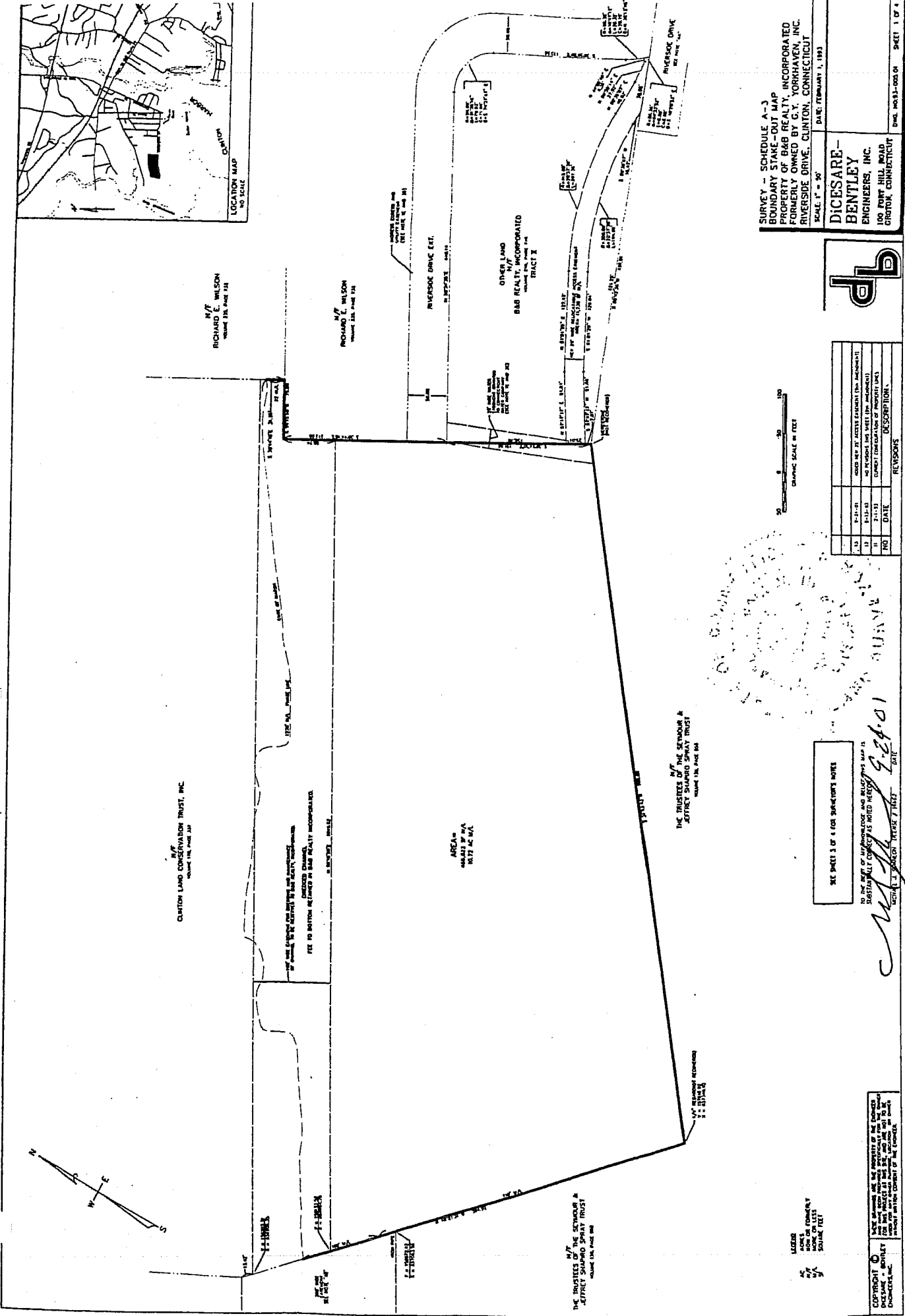
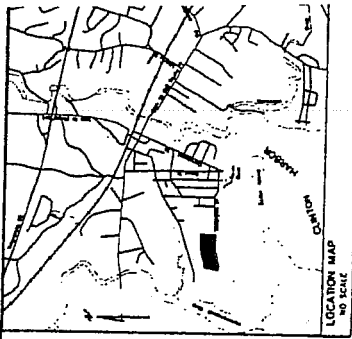
Total Quantity	Quantity per Type	Description / Unit Type	Unit #	% Share of Common	% Share of Ltd Common	Votes	Shares (of comm.ele. exp. For calculation)
		Marine (Slip)	(Marine)				
		Boat Storage (Rack)	(Boat Storage)	Elements	Elements		
		Commercial	(Commercial)	& Expenses	& Expenses		
103	21	"	45 - 21	0.7975%	0.8770%	1	1.2500
104	22	"	45 - 22	0.7975%	0.8770%	1	1.2500
105	23	"	45 - 23	0.7975%	0.8770%	1	1.2500
106	24	"	45 - 24	0.7975%	0.8770%	1	1.2500
107	25	"	45 - 25	0.7975%	0.8770%	1	1.2500
108	26	"	45 - 26	0.7975%	0.8770%	1	1.2500
109	27	"	45 - 27	0.7975%	0.8770%	1	1.2500
110	28	"	45 - 28	0.7975%	0.8770%	1	1.2500
111	29	"	45 - 29	0.7975%	0.8770%	1	1.2500
112	30	"	45 - 30	0.7975%	0.8770%	1	1.2500
113	31	"	45 - 31	0.7975%	0.8770%	1	1.2500
114	32	"	45 - 32	0.7975%	0.8770%	1	1.2500
115	33	"	45 - 33	0.7975%	0.8770%	1	1.2500
116	34	"	45 - 34	0.7975%	0.8770%	1	1.2500
117	35	"	45 - 35	0.7975%	0.8770%	1	1.2500
118	36	"	45 - 36	0.7975%	0.8770%	1	1.2500
119	37	"	45 - 37	0.7975%	0.8770%	1	1.2500
120	38	"	45 - 38	0.7975%	0.8770%	1	1.2500
121	39	"	45 - 39	0.7975%	0.8770%	1	1.2500
122	1	50' Slip	50 - 01	0.8859%	0.9747%	1	1.3888
123	2	"	50 - 02	0.8859%	0.9747%	1	1.3888
124	3	"	50 - 03	0.8859%	0.9747%	1	1.3888
125	4	"	50 - 04	0.8859%	0.9747%	1	1.3888
126	5	"	50 - 05	0.8859%	0.9747%	1	1.3888
127	6	"	50 - 06	0.8859%	0.9747%	1	1.3888
128	7	"	50 - 07	0.8859%	0.9747%	1	1.3888
129	8	"	50 - 08	0.8859%	0.9747%	1	1.3888
130	9	"	50 - 09	0.8859%	0.9747%	1	1.3888
131	10	"	50 - 10	0.8859%	0.9747%	1	1.3888
				100.0000%			
132	1	Boat Storage Unit (Rack)	S2 A	0.4030%	5.7143%	1	0.6316
133	2	"	S2 B	0.2518%	3.5714%	1	0.3947
134	3	"	S2 C	0.3526%	5.0000%	1	0.5527
135	4	"	S3 A	0.4030%	5.7143%	1	0.6316
136	5	"	S3 B	0.2518%	3.5714%	1	0.3947
137	6	"	S3 C	0.3526%	5.0000%	1	0.5527
138	7	"	S4 A	0.4030%	5.7143%	1	0.6316
139	8	"	S4 B	0.2518%	3.5714%	1	0.3947
140	9	"	S4 C	0.3526%	5.0000%	1	0.5527
141	10	"	S5 A	0.4030%	5.7143%	1	0.6316
142	11	"	S5 B	0.2518%	3.5714%	1	0.3947
143	12	"	S5 C	0.3526%	5.0000%	1	0.5527
144	13	"	S6 A	0.4030%	5.7143%	1	0.6316
145	14	"	S6 B	0.2518%	3.5714%	1	0.3947
146	15	"	S6 C	0.3526%	5.0000%	1	0.5527
147	16	"	S7 A	0.4030%	5.7143%	1	0.6316
148	17	"	S7 B	0.2518%	3.5714%	1	0.3947
149	18	"	S7 C	0.3526%	5.0000%	1	0.5527
150	19	"	S8 A	0.4030%	5.7143%	1	0.6316
151	20	"	S8 B	0.2518%	3.5714%	1	0.3947
152	21	"	S8 C	0.3526%	5.0000%	1	0.5527
				99.9999%			
153	1	Commercial Unit	CU # 1	2.0180%	100%	4	3.1633
				100.0000%		156	156.7427

P 12

SCHEDULE A-3

The Schedule A-3 entitled "SURVEY - SCHEDULE A-3 BOUNDARY STAKE-OUT MAP PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: 1" = 50' DATE: FEBRUARY 1, 1993 Last Revised 9-24-01 DiCESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.02 SHEET 1 OF 4" is being recorded simultaneously herewith in the Land Records of the Town of Clinton, Connecticut.

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N/W
RICHARD E. WILSON
PLANNED FOR THE TRACT

N/W
RICHARD E. WILSON
PLANNED FOR THE TRACT

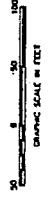
ONCE LAND
BAG REALTY, INCORPORATED
TRACTS

N/W
CLINTON LAND CONSERVATION TRUST, INC.
PLANNED FOR THE TRACT

AREA =
0.471 AC ±
10.17 AC ±

THE TRUSTEES OF THE STENOGRAPH &
STREY SHARPO SPARTY TRUST
PLANNED FOR THE TRACT

THE TRUSTEES OF THE STENOGRAPH &
STREY SHARPO SPARTY TRUST
PLANNED FOR THE TRACT



NO.	DATE	DESCRIPTION	REVISIONS
1	8-1-81	ADDED REF. TO ACCESS EASEMENT (TR. 40000000)	
2	8-1-81	ADDED REF. TO ACCESS EASEMENT (TR. 40000000)	
3	8-1-81	ADDED REF. TO ACCESS EASEMENT (TR. 40000000)	
4	8-1-81	ADDED REF. TO ACCESS EASEMENT (TR. 40000000)	

SEE SHEET 3 OF 4 FOR SHARPO'S NOTES

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS ACCURATE AND COMPLETE AS TO THE INFORMATION THEREON.

[Signature]
DATE: 9-24-01

LEGEND
AC = ACRES
SQUARE FEET
SQUARE FEET

COPYRIGHT ©
BENTLEY ENGINEERS, INC.
100 WEST HILL ROAD
CLINTON, CONNECTICUT

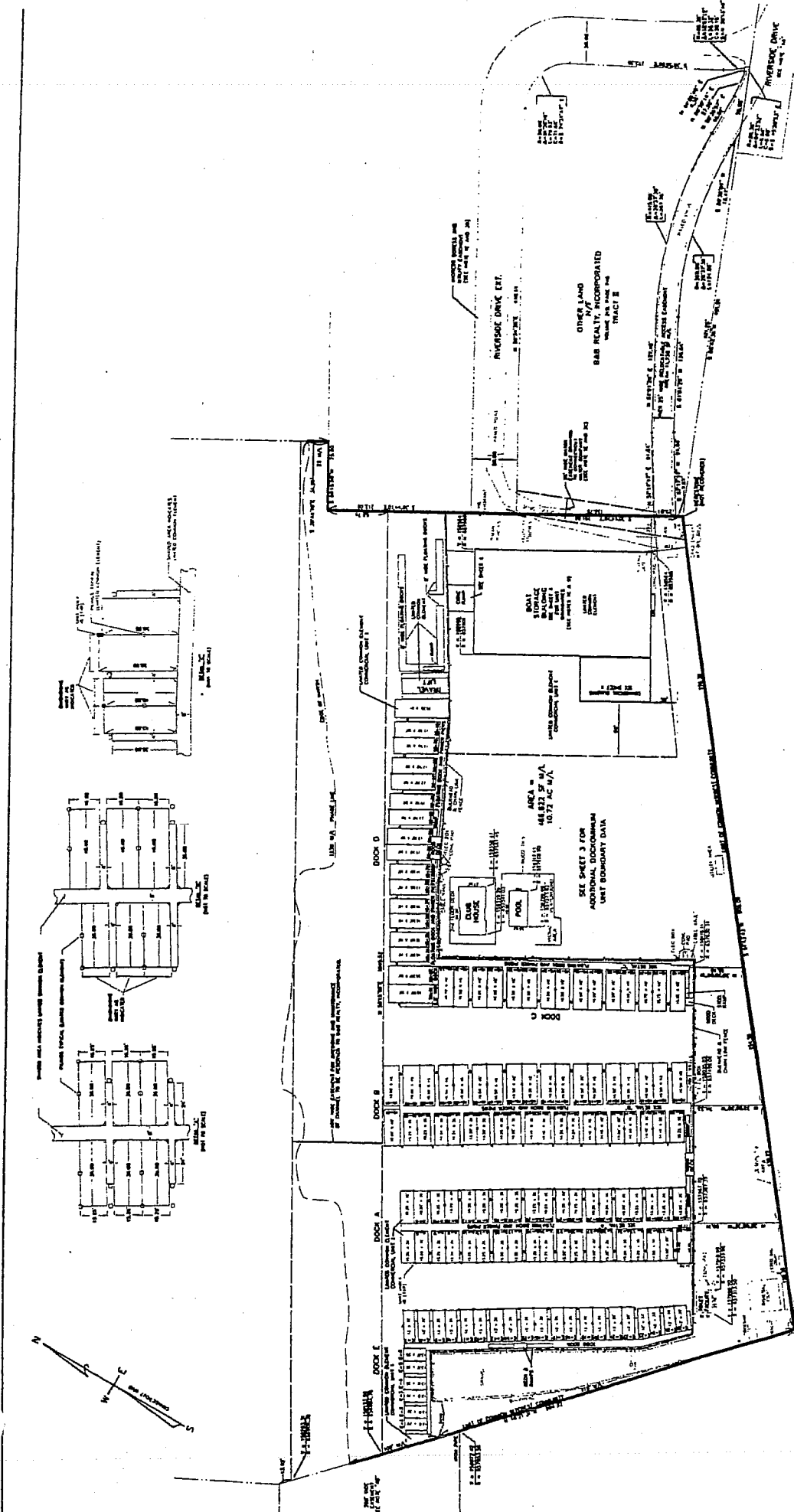
SURVEY - SCHEDULE A-3
BOUNDARY STAKE-OUT MAP
PROPERTY OF BAG REALTY, INCORPORATED
FORMERLY OWNED BY G. YORSHAWEN, INC.
RIVERSIDE DRIVE, CLINTON, CONNECTICUT
SCALE: 1" = 50'
DATE: FEBRUARY 1, 1981

DICESARE-
BENTLEY ENGINEERS, INC.
100 WEST HILL ROAD
CLINTON, CONNECTICUT



SCHEDULE A-4

The Schedule A-4 entitled "PLAN - SCHEDULE A-4 IMPROVEMENT LOCATION MAP AMENDED DECLARATION CLINTON YACHT HAVEN DOCKOMINIUM PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: 1" = 50' DATE: FEBRUARY 1, 1993 Last Revised 9-24-01 DiCESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.02 SHEET 2 OF 4", the Schedule A-4 entitled "PLAN - SCHEDULE A-4 DOCKOMINIUM UNIT BOUNDARY INDEX CLINTON YACHT HAVEN DOCKOMINIUM PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: NO SCALE DATE: FEBRUARY 1, 1993 Last Revised 9-24-01 DiCESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.03 SHEET 3 OF 4" and the Schedule A-4 entitled "PLAN - SCHEDULE A-4 BOAT STORAGE UNITS AMENDED DECLARATION CLINTON YACHT HAVEN DOCKOMINIUM PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: 3/32" = 1'-0" DATE: FEBRUARY 1, 1993, Last Revised 9-24-01 DiCESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.04 SHEET 4 of 4" are being recorded simultaneously herewith in the Land Records of the Town of Clinton, Connecticut.



NO	DATE	DESCRIPTION
1	11-18-47	ADDED DOCKS, LAUNCHES, ETC. TO DOCKS
2	11-18-47	ADDED DOCKS, LAUNCHES, ETC. TO DOCKS
3	11-18-47	ADDED DOCKS, LAUNCHES, ETC. TO DOCKS
4	11-18-47	ADDED DOCKS, LAUNCHES, ETC. TO DOCKS
5	11-18-47	ADDED DOCKS, LAUNCHES, ETC. TO DOCKS
6	11-18-47	ADDED DOCKS, LAUNCHES, ETC. TO DOCKS
7	11-18-47	ADDED DOCKS, LAUNCHES, ETC. TO DOCKS
8	11-18-47	ADDED DOCKS, LAUNCHES, ETC. TO DOCKS
9	11-18-47	ADDED DOCKS, LAUNCHES, ETC. TO DOCKS
10	11-18-47	ADDED DOCKS, LAUNCHES, ETC. TO DOCKS
11	11-18-47	ADDED DOCKS, LAUNCHES, ETC. TO DOCKS
12	11-18-47	ADDED DOCKS, LAUNCHES, ETC. TO DOCKS
13	11-18-47	ADDED DOCKS, LAUNCHES, ETC. TO DOCKS
14	11-18-47	ADDED DOCKS, LAUNCHES, ETC. TO DOCKS
15	11-18-47	ADDED DOCKS, LAUNCHES, ETC. TO DOCKS

SEE SHEET 1 FOR BACKGROUND INFORMATION
SEE SHEET 3 FOR UNIT BOUNDARY DATA

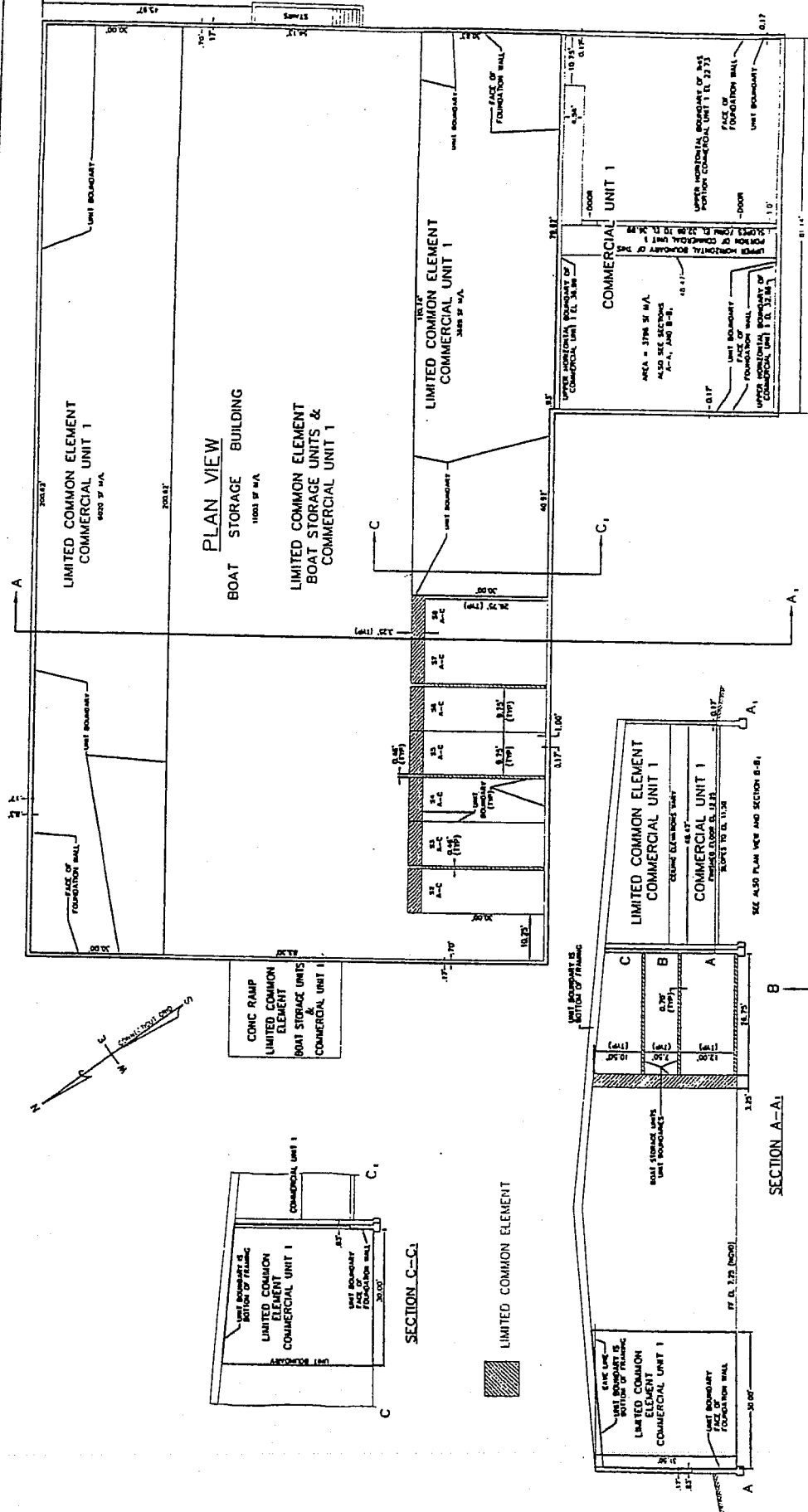
LEGEND
 AC ACRES
 SQ FT SQUARE FEET
 SQ YD SQUARE YARD

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 ALL RIGHTS RESERVED. NO PART OF THIS PUBLICATION MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM BENTLEY ENGINEERS, INC.

PLAN - SCHEDULE A-4
 IMPROVED LOCATION MAP
 AMENDED DECLARATION
 CLINTON YACHT HAVEN DOCKMINIUM
 PROPERTY OF B&B REALTY, INCORPORATED
 FORMERLY OWNED BY G.Y. YORKHAVEN, INC.
 RIVERSIDE DRIVE, CLINTON, CONNECTICUT
 SCALE: 1" = 50'
 DATE: FEBRUARY 1, 1963

DICESARE - BENTLEY ENGINEERS, INC.
 100 FORT HILL ROAD
 CROTON, CONNECTICUT

INC. NO. 31-80592 9-SET 7 OF 4



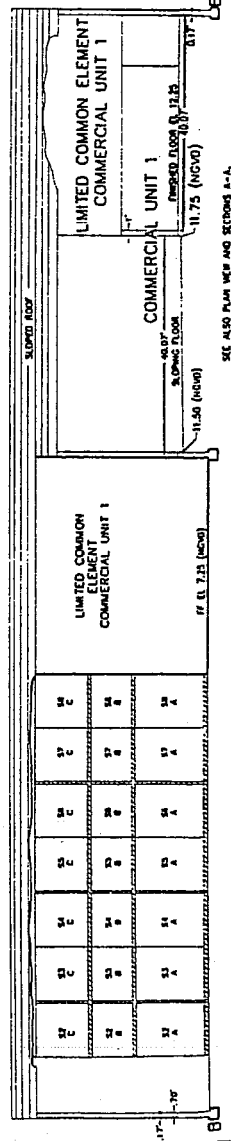
PLAN - SCHEDULE A-4
 BOAT STORAGE UNITS
 AMENDED DECLARATION
 CLINTON YACHT HAVEN DOCKCOMMUNIUM
 PROPERTY OF B&B REALTY INCORPORATED
 FORMERLY OWNED BY G.Y. YORKHAVEN, INC
 RIVERSIDE DRIVE, CLINTON, CONNECTICUT
 DATE: FEBRUARY 1, 1983



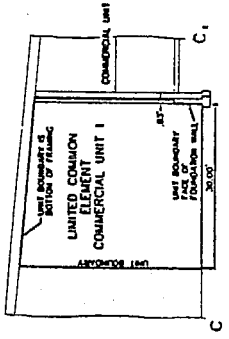
**DICESARE-
 BENTLEY**
 ENGINEERS, INC.
 100 WEST HILL ROAD
 CLINTON, CONNECTICUT

SEE SECTION B FOR SECTION B-B
 SEE SECTION C FOR SECTION C-C

NO	DATE	DESCRIPTION
1	2-1-83	ISSUED
2	2-1-83	REVISIONS
3	2-1-83	REVISIONS
4	2-1-83	REVISIONS
5	2-1-83	REVISIONS
6	2-1-83	REVISIONS
7	2-1-83	REVISIONS
8	2-1-83	REVISIONS
9	2-1-83	REVISIONS
10	2-1-83	REVISIONS



SECTION A-A



SECTION C-C

SEE ALSO PLAN VIEW AND SECTIONS A-A,
 SECTION B-B,
 SECTION C-C

COPYRIGHT © 1983 BY B&B REALTY INCORPORATED
 ALL RIGHTS RESERVED. PARTICULARLY THE RIGHT
 TO REPRODUCE OR TRANSMIT IN ANY FORM OR BY ANY
 MEANS, ELECTRONIC OR MECHANICAL, INCLUDING
 PHOTOCOPYING, RECORDING, OR BY ANY
 INFORMATION STORAGE AND RETRIEVAL SYSTEM,
 WITHOUT WRITTEN CONSENT OF THE COPYRIGHT
 OWNER.

CLINTON YACHT HAVEN
SCHEDULE A-5
SURVEYOR'S CERTIFICATE

Marine Units: E-1 through E-26 inclusive

Re: Clinton Yacht Haven, a Dockominium situated in the Town of Clinton, County of Middlesex and State of Connecticut, which premises are more particularly shown on maps or plans entitled "SURVEY - SCHEDULE A-3 BOUNDARY STAKE-OUT MAP PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: 1" = 50' DATE: FEBRUARY 1, 1993 Last Revised 9-24-01 DiCESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.01 SHEET 1 OF 4", "PLAN - SCHEDULE A-4 IMPROVEMENT LOCATION MAP AMENDED DECLARATION CLINTON YACHT HAVEN DOCKOMINIUM PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: 1" = 50' DATE: FEBRUARY 1, 1993 Last Revised 9-24-01 DiCESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.02 SHEET 2 OF 4", "PLAN - SCHEDULE A-4 DOCKOMINIUM UNIT BOUNDARY INDEX CLINTON YACHT HAVEN DOCKOMINIUM PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: NO SCALE DATE: FEBRUARY 1, 1993 Last Revised 9-24-01 DiCESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.03 SHEET 3 OF 4" and "PLAN - SCHEDULE A-4 BOAT STORAGE UNITS AMENDED DECLARATION CLINTON YACHT HAVEN DOCKOMINIUM PROPERTY OF B&B REALTY, INCORPORATED FORMERLY OWNED BY G.Y. YORKHAVEN, INC. RIVERSIDE DRIVE, CLINTON, CONNECTICUT SCALE: 3/32" = 1'-0" DATE: FEBRUARY 1, 1993 Last Revised 9-24-01 DiCESARE-BENTLEY ENGINEERS, INC. 100 FORT HILL ROAD GROTON, CONNECTICUT DWG. NO: 93-005.04 SHEET 4 OF 4" which maps are on file in the Town Clerk's office in said Town of Clinton to which reference may be had.

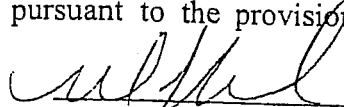
The undersigned hereby certified that:

1. The architect, surveyor or engineer is certified by the State of Connecticut under Certification No. LS 14662.

2. To the best of his knowledge, information and belief, the Units are substantially complete in accordance with the above referenced survey and plans on file and shown as Schedule A-3 and Schedule A-4 to the Declaration of Condominium by G.Y. Yorkhaven, Inc., as amended, for the Clinton Yacht Haven Dockominium.

3. This certificate is made pursuant to the provisions of Section 47-220 of the Connecticut General Statutes.

Dated: 9-24-01, 2001



Licensed Surveyor
Michael J. Scanlon

SCHEDULE A TO NINTH AMENDMENT

RIGHT-OF-WAY AREA

LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND LOCATED AT THE WESTERLY TERMINUS OF RIVERSIDE DRIVE, IN THE TOWN OF CLINTON, COUNTY OF MIDDLESEX, STATE OF CONNECTICUT SHOWN AS "NEW 25' WIDE RELOCATABLE ACCESS EASEMENT" ON A PLAN TITLED: "SURVEY - SCHEDULE A-3, BOUNDARY STAKE-OUT MAP, PROPERTY OF B&B REALTY, INCORPORATED, FORMERLY OWNED BY G.Y. YORKHAVEN, INC., RIVERSIDE DRIVE, CLINTON, CONNECTICUT, SCALE: 1"=50', DATE: FEBRUARY 1, 1993, REVISED THROUGH 9-24-01, DICESARE-BENTLEY ENGINEERS, INC., GROTON, CONNECTICUT" AND IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE WESTERLY STREET LINE OF RIVERSIDE DRIVE EXTENSION AND THE NORTHERLY STREET LINE OF RIVERSIDE DRIVE, SAID POINT BEING THE SOUTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF B&B REALTY, INCORPORATED (TRACT II);

THENCE RUNNING S 66° 42' 36" W BY AND WITH THE NORTHERLY STREET LINE OF RIVERSIDE DRIVE FOR A DISTANCE OF 70.66 FEET TO A POINT;

THENCE DEPARTING SAID NORTHERLY STREET LINE AND RUNNING S 89° 39' 07" W FOR A DISTANCE OF 16.47 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 390.00 FEET;

THENCE RUNNING IN A GENERALLY SOUTHWESTERLY DIRECTION BY AND WITH THE ARC OF SAID CURVE FOR A DISTANCE OF 194.86 FEET THROUGH A CENTRAL ANGLE OF 28° 37' 39" TO A POINT;

THENCE RUNNING S 61° 01' 29" W FOR A DISTANCE OF 126.64 FEET TO AN ANGLE POINT;

THENCE RUNNING S 57° 17' 17" W FOR A DISTANCE OF 91.66 FEET TO A POINT ON THE WESTERLY PROPERTY LINE OF SAID LAND NOW OR FORMERLY OF B&B REALTY, INCORPORATED (TRACT II);

THENCE RUNNING N 30° 44' 10" W BY AND WITH SAID WESTERLY PROPERTY LINE FOR A DISTANCE OF 25.01 FEET TO A POINT;

THENCE DEPARTING SAID WESTERLY PROPERTY LINE AND RUNNING N 57° 17' 17" E FOR A DISTANCE OF 91.61 FEET TO AN ANGLE POINT;

THENCE RUNNING N 61° 01' 29" E FOR A DISTANCE OF 127.45 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 415.00 FEET;

THENCE RUNNING IN A GENERALLY NORTHEASTERLY DIRECTION BY AND WITH THE ARC OF SAID CURVE FOR A DISTANCE OF 207.35 FEET THROUGH A CENTRAL ANGLE OF 28° 37' 39" TO A POINT;

THENCE RUNNING N 89° 39' 07" E FOR A DISTANCE OF 46.02 FEET TO AN ANGLE POINT;

THENCE RUNNING N 80° 50' 14" E FOR A DISTANCE OF 27.92 FEET TO AN ANGLE POINT;

22

THENCE RUNNING N 44° 05' 40" E FOR A DISTANCE OF 4.38 FEET TO A POINT IN A CURVE ON THE WESTERLY STREET LINE OF RIVERSIDE DRIVE EXTENSION, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 86.36 FEET, A CHORD OF 6.88 FEET AND A CHORD BEARING OF S 45° 20' 53" E;

THENCE RUNNING IN A GENERALLY SOUTHEASTERLY DIRECTION BY AND WITH THE WESTERLY STREET LINE OF RIVERSIDE DRIVE EXTENSION AND BY AND WITH THE ARC OF SAID CURVE FOR A DISTANCE OF 6.88 FEET THROUGH A CENTRAL ANGLE OF 04° 33' 52" TO THE POINT AND PLACE OF BEGINNING;

SAID PARCEL CONTAINS 11,738 SQUARE FEET MORE OR LESS.

Received for record December 26 2001
at 2 h 35 m P M and recorded by
Reginald Hanks Town Clerk
Acut.

Received for record December 26 2001

AT 2 h 35 m P M and

Recorded in Vol 309 on Page 257

of Clinton Land Records.

Town Clerk.

[Handwritten signature]

Att. SHARON SPINELLI

06103-3185

HANTFORD, CT

REID + RIEGE
ONE STATE STREET

RECORD + RETURN