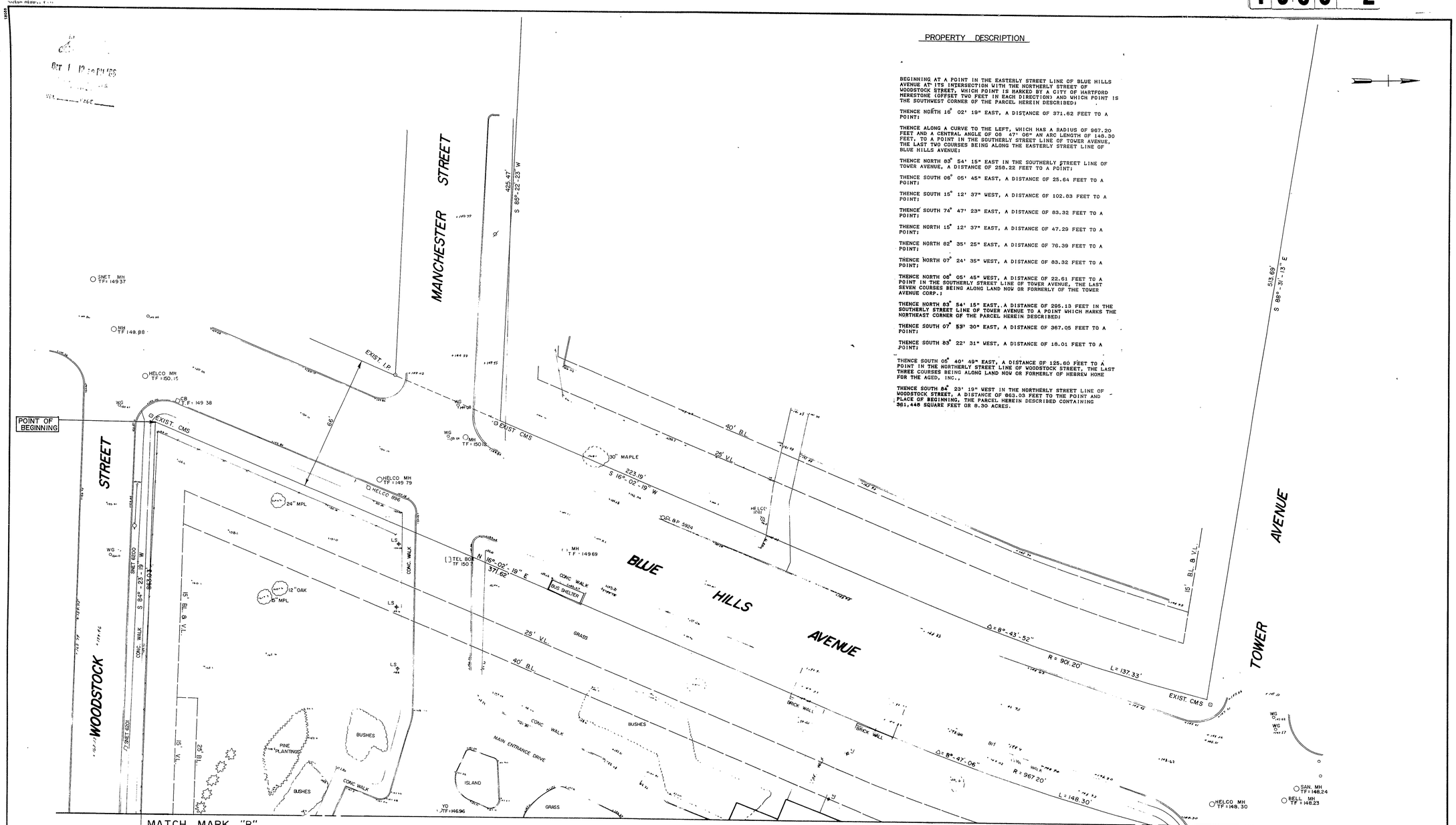
1560-2



PROPERTY DESCRIPTION

BEGINNING AT A POINT IN THE EASTERLY STREET LINE OF BLUE HILLS AVENUE AT ITS INTERSECTION WITH THE NORTHERLY STREET OF WOODSTOCK STREET, WHICH POINT IS MARKED BY A CITY OF HARTFORD MERESTONE (OFFSET TWO FEET IN EACH DIRECTION) AND WHICH POINT IS THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH 16° 02' 19" EAST, A DISTANCE OF 371.62 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT, WHICH HAS A RADIUS OF 967.20 FEET AND A CENTRAL ANGLE OF 08 47' 06" AN ARC LENGTH OF 148.30 FEET, TO A POINT IN THE SOUTHERLY STREET LINE OF TOWER AVENUE, THE LAST TWO COURSES BEING ALONG THE EASTERLY STREET LINE OF BLUE HILLS AVENUE;

THENCE NORTH 83° 54' 15" EAST IN THE SOUTHERLY STREET LINE OF TOWER AVENUE, A DISTANCE OF 258.22 FEET TO A POINT;

THENCE SOUTH 06° 05' 45" EAST, A DISTANCE OF 25.64 FEET TO A POINT;

THENCE SOUTH 15° 12' 37" WEST, A DISTANCE OF 102.83 FEET TO A POINT;

THENCE SOUTH 74° 47' 23" EAST, A DISTANCE OF 83.32 FEET TO A POINT;

THENCE NORTH 15° 12' 37" EAST, A DISTANCE OF 47.29 FEET TO A POINT;

THENCE NORTH 82° 35' 25" EAST, A DISTANCE OF 76.39 FEET TO A POINT;

THENCE NORTH 07° 24' 35" WEST, A DISTANCE OF 83.32 FEET TO A POINT;

THENCE NORTH 06° 05' 45" WEST, A DISTANCE OF 22.61 FEET TO A POINT IN THE SOUTHERLY STREET LINE OF TOWER AVENUE, THE LAST SEVEN COURSES BEING ALONG LAND NOW OR FORMERLY OF THE TOWER AVENUE CORP.;

THENCE NORTH 83° 54' 15" EAST, A DISTANCE OF 295.13 FEET IN THE SOUTHERLY STREET LINE OF TOWER AVENUE TO A POINT WHICH MARKS THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH 07° 53' 30" EAST, A DISTANCE OF 367.05 FEET TO A POINT;

THENCE SOUTH 83° 22' 31" WEST, A DISTANCE OF 18.01 FEET TO A POINT;

THENCE SOUTH 05° 40' 49" EAST, A DISTANCE OF 125.80 FEET TO A POINT IN THE NORTHERLY STREET LINE OF WOODSTOCK STREET, THE LAST THREE COURSES BEING ALONG LAND NOW OR FORMERLY OF HEBREW HOME FOR THE AGED, INC.;

THENCE SOUTH 84° 23' 19" WEST IN THE NORTHERLY STREET LINE OF WOODSTOCK STREET, A DISTANCE OF 663.03 FEET TO THE POINT AND PLACE OF BEGINNING, THE PARCEL HEREIN DESCRIBED CONTAINING 361,448 SQUARE FEET OR 8.30 ACRES.

The portions of Woodstock St, Manchester St, Blue Hills Ave and Tower Ave. shown on this plan are established public streets of the City of Hartford.

10/7/86 — Date
George F. Rothmer — City Engineer

I HEREBY CERTIFY TO CONNECTICUT BANK CORP., THE CONNECTICUT BANK AND TRUST COMPANY, N.A. AND CONNECTICUT ATTORNEYS TITLE INSURANCE COMPANY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WAS MADE ON THE SURVEYED PROPERTY AND WAS PERFORMED IN ACCORDANCE WITH, AND THE COORDINATES AND MEASUREMENTS SHOWN HEREON ARE CORRECT WITHIN, THE TOLERANCE OF A CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY FOR SURVEYS AND MAPS, ADOPTED DECEMBER 10, 1981 AS AMENDED BY THE ACSM BOARD OF DIRECTORS, (ACSM) AND THE SURVEYORS, (ALTA) BOUNDARY LINES AND LINES OF ACCESS, EASEMENTS AND RESTRICTIONS, IF ANY, ARE SHOWN HEREON, IMPROVEMENTS ARE LOCATED AS SHOWN, AND EXECUTED ENTIRELY WITHIN THE PROPERTY LINES, AND DO NOT ENCROACH OVER OR UPON ADJACENT TITLE OR BUILDING LINES ON ANY RIGHT OF WAY OR EASEMENT OF OR APPURTENANT TO THE PROPERTY; (d) THERE ARE NO ENTULTS OR OTHER ENCROACHMENTS OR RIGHTS OF WAY AFFECTING THIS PROPERTY APPARENT FROM A VISUAL INSPECTION OTHER THAN THOSE SHOWN HEREON; (e) THERE IS NO EVIDENCE OF ANY BUILDING OR OTHER STRUCTURE ON THE PROPERTY ON OR RIGHTS OF WAY OR EASEMENTS APPURTENANT TO THE SAME BY BUILDERS OR IMPROVEMENTS ERECTED ON ADJACENT LANDS; (f) NO PORTION OF THE PROPERTY IS LOCATED IN AREAS SPECIAL FLOOD HAZARD ZONE; AND (g) THE BUILDINGS AND IMPROVEMENTS ON THIS PROPERTY DO NOT VIOLATE ANY BUILDING OR ZONING REGULATION, RELATING TO THE LOCATION AND EXTENT THEREOF, EXCEPT AS NOTED ON SURVEY.

DATED: 9/29/86 — Frederick A. Hesketh

*BUILDING DOES NOT PROVIDE REQUIRED SETBACK OF EAST WALL ADJACENT TO LAND NOW TOWER AVENUE CORP. LOWER LEVEL (UNDERGROUND) OF BUILDING IS CONSTRUCTED BEYOND 25' BUILDING LINE AT NORTHEAST CORNER.

STATE OF CONNECTICUT — FREDERICK A. HESKETH — No. 7796 — LICENSED LAND SURVEYOR

MORTGAGE SURVEY
THE MOUNT SINAI HOSPITAL CORPORATION
BLUE HILLS AVENUE
HARTFORD — CONNECTICUT

revisions: 9/26/86, 9/29/86

date: 8/11/86	drawn by: MS	job no: 76255
scale: 1" = 20'	checked by: FAH	sheet no: 3 OF 3

F.A. Hesketh & Associates, Inc. — Engineers, Surveyors
101 Millbrook Common, Bloomfield, Ct. 06002

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