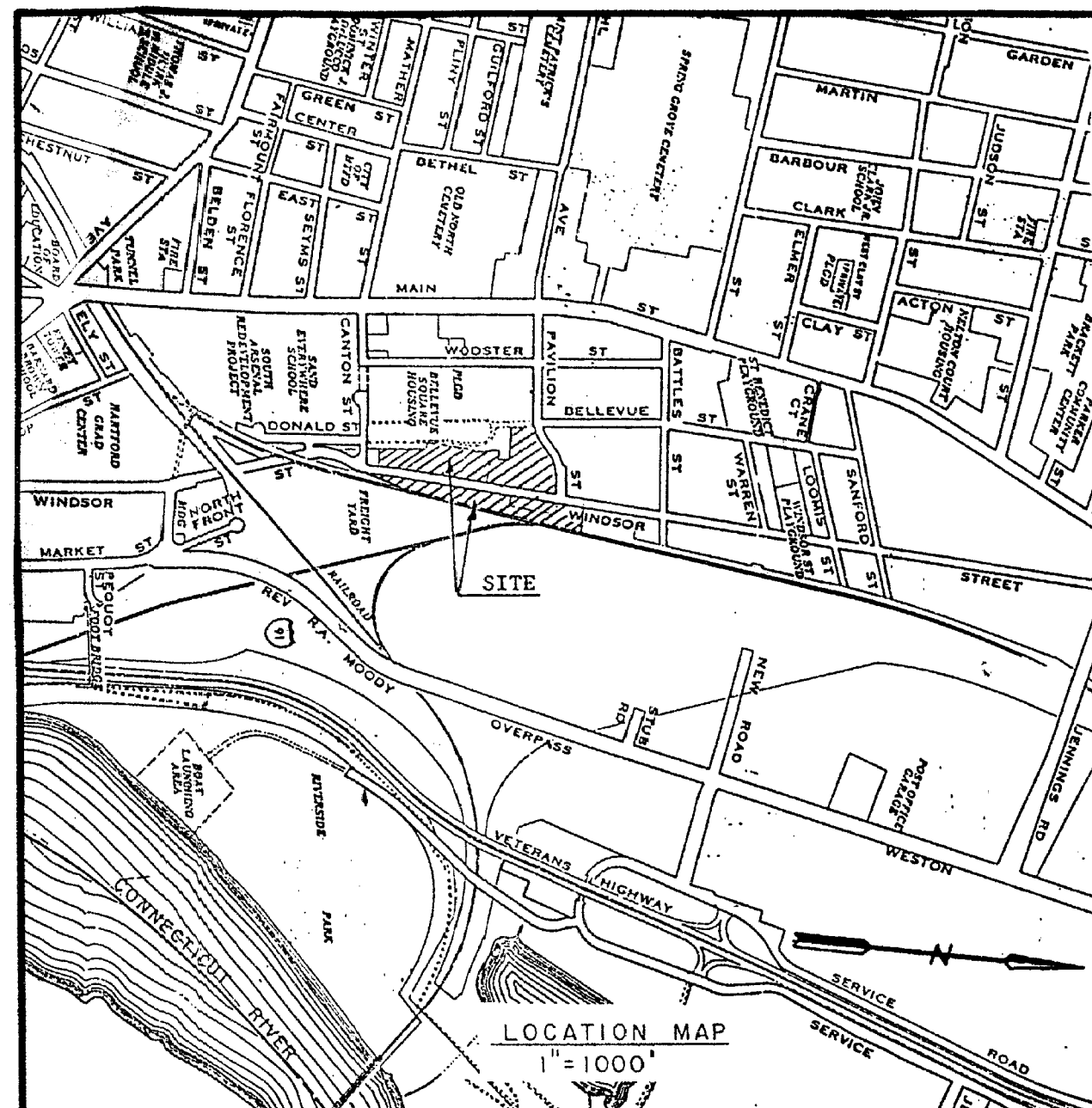
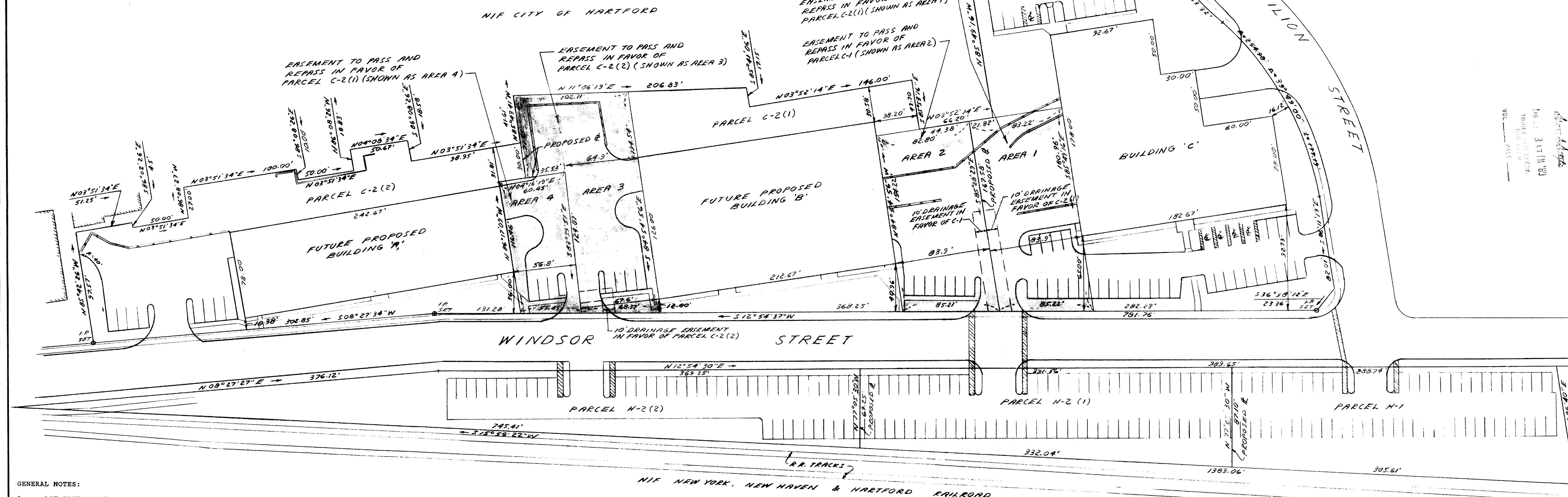




I HEREBY DECLARE TO PEOPLE'S BANK AND CHICAGO TITLE INSURANCE COMPANY THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND AND THAT IT AND THE BOUNDS AND MEASUREMENTS SHOWN HEREON ARE CORRECT WITHIN THE STANDARDS OF CLASS A-2 AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY ADOPTED BY THE CONN. ASSOCIATION OF LAND SURVEYORS AND THAT UNLESS OTHERWISE SHOWN, DEED LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME BUILDINGS ARE LOCATED AS SHOWN AND DO NOT ENCRUMBER OR UPON STREET DEED OR BUILDING LINES THERE ARE NO VIOLATIONS OF ZONING REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS AND THERE ARE NO EASEMENTS OR ENCROACHMENTS AFFECTING THIS PROPERTY APPARENT FROM A CAREFUL INSPECTION OF THE SAME UNLESS OTHERWISE SHOWN

DECLARATION VALID ONLY ON MAPS BEARING EMBOSSED SURVEYOR'S SEAL.

4/14/89



GENERAL NOTES:

- LOT ZONE: I-2
- LOT AREA: 5.01 ACRES WEST OF WINDSOR STREET
TOTAL: 1.96 ACRES EAST OF WINDSOR STREET
TOTAL: 6.97 ACRES (303,776 S.F.)
- PROPERTY DOES NOT LIE IN A DESIGNATED FLOOD HAZARD ZONE.
- ELEVATIONS ARE BASED ON CGS DATUM.
- THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM AVAILABLE RECORD DATA AND HAVE BEEN LOCATED IN THE FIELD WHERE POSSIBLE. THE ACTUAL LOCATION OF THESE UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR. CALL BEFORE YOU DIG 1-800-922-4455.
- MAP REFERENCES:
 - "MAP OF PROPERTY KNOWN AS TRACT C, SOUTH ARSENAL PROJECT, PAVILION & WINDSOR STREETS, HARTFORD, CONNECTICUT, PROPERTY OF CITY OF HARTFORD," SCALE: 1"=50', DATE: JANUARY, 1985, BY: OSWALD BLINT, L.S.
 - "MAP OF TRACT H, WINDSOR STREET (SOUTH ARSENAL PROJECT), HARTFORD, CONNECTICUT" SCALE: 1"=50', DATE: REV. THRU 1-3-85 BY: OSWALD BLINT, L.S.
- CONTRACTOR SHALL FOLLOW ALL SPECIFICATIONS AS OUTLINED IN "CITY OF HARTFORD, RULES AND SPECIFICATIONS REGULATING CURBS AND WALK LAYERS AND STREET EXCAVATION" AVAILABLE THROUGH THE CITY OF HARTFORD, DEPARTMENT OF PUBLIC WORKS.

ZONING INFORMATION		C-1	C-2(1)	C-2(2)	H-1	H-2(1)	H-2(2)	EASEMENT AREA 1	EASEMENT AREA 2	EASEMENT AREA 3	EASEMENT AREA 4
ZONE	I-2	REQUIRED	PROPOSED	PROPOSED	PROPOSED	PROPOSED	PROPOSED	AREA 1	AREA 2	AREA 3	AREA 4
USE		OFFICE	FACTORY	FACTORY	OFFICE	FACTORY	FACTORY				
BUILDING AREA (GROSS)	N/A	28,043	54,442	32,856							
LOT AREA (SQ. FT.)	15,000	91,624	71,341	55,494	28,236	25,913	31,164	19,524	13,447	15,250	6,253
RESIDENTIAL DENSITY	N/A										
F.A.R.	N/A										
LOT OCCUPANCY	50%	CLIMAX 20%	CLIMAX 20%	CLIMAX 20%							
LOT WIDTH	100' (MIN)	AS SHOWN									
FRONT YARD	AS SHOWN										
SIDE YARD	NONE										
REAR YARD	AS SHOWN										
HEIGHT	NONE										
USEABLE OPEN SPACE	NONE										
PARKING SPACES	SEE BELOW										

PARKING		
	REQUIRED	PROPOSED
C-1	1 PER 500 S.F.	137
H-1	1 PER 1,250 S.F.	22
C-2	NONE	79
H-2	NONE	54
C-3	NONE	54
H-3	NONE	54
TOTAL PARKING PROVIDED:		270 SPACES

The portions of Windsor St. and Bellevue St. shown on this plan are established public streets of the City of Hartford.

4/24/89 Date
City Engineer

HALLISEY & HERBERT CIVIL ENGINEERS & LAND SURVEYORS 78 BEAVER ROAD, WETHERSFIELD, CONNECTICUT		DRAWN: J.D. CHECKED: K.H. DATE: 6 OCT 1988 SCALE: 1"=40' SHEET 1 OF 1 JOB NO: 1645
BOUNDARY SURVEY PREPARED FOR WINDSOR STREET DEVELOPMENT CORP ENTERPRISE PARK "SOUTH ARSENAL REDEVELOPMENT PROJECT" 485-555 WINDSOR STREET HARTFORD, CONNECTICUT		
REVISIONS: 23 APR 1989		

