

LEGEND:

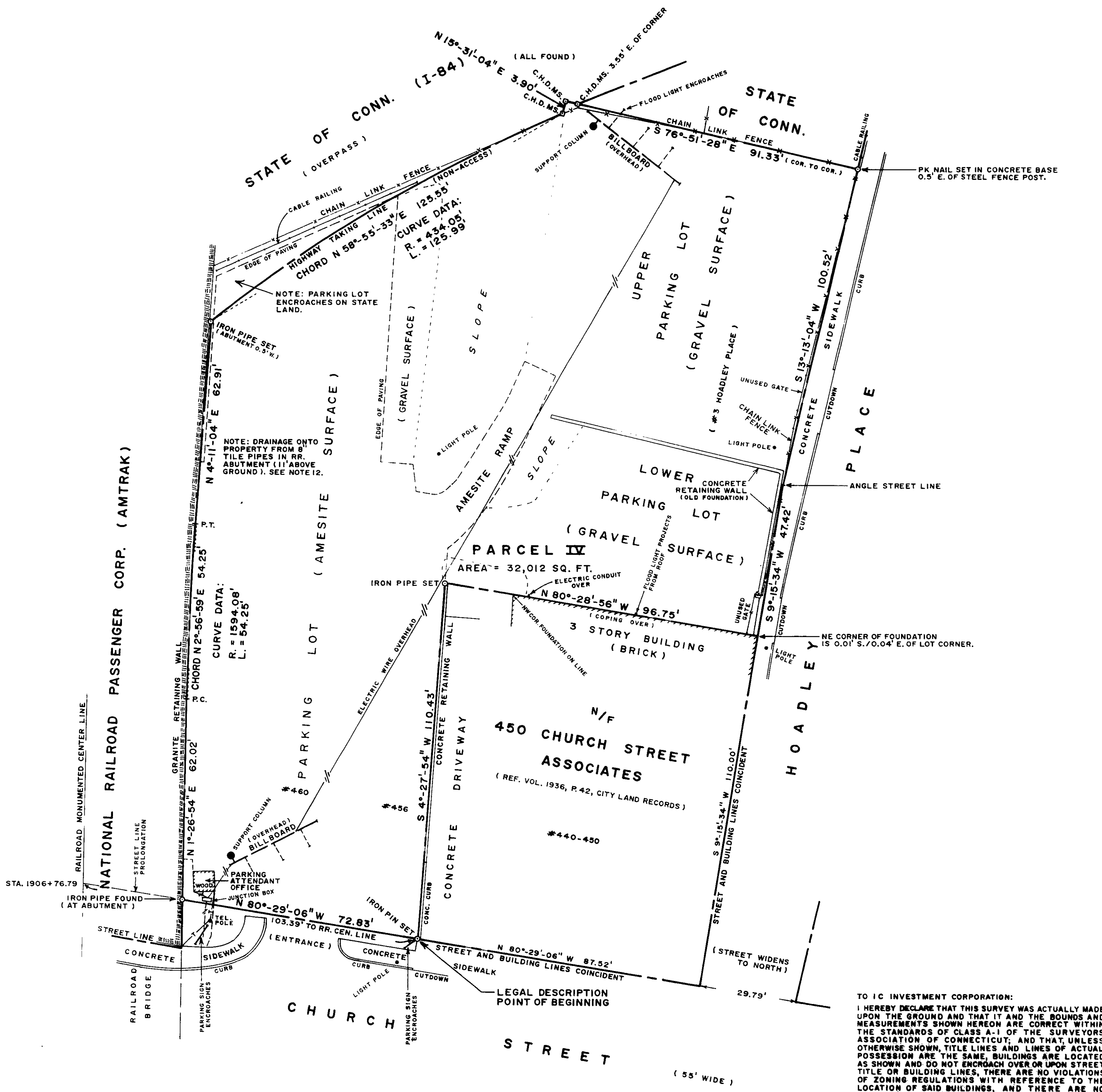
C.H.D. MS. CONNECTICUT HIGHWAY  
CONC. DEPARTMENT MERESTONE  
T. TEL. CONCRETE  
TELEPHONE

NOTES:

1. THIS RESURVEY WAS PREPARED IN ACCORDANCE WITH CLASS A-1 OF THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 24, 1992.
2. THIS MAP IS NOT VALID WITHOUT AN EMBOSSED SEAL.
3. REFERENCE IS MADE TO A MAP ENTITLED "PROPERTY SURVEYED FOR IRVING NAPER, HOADLEY PLACE, HARTFORD, CONNECTICUT SCALE: 1 INCH = 20 FEET DEC. 1986 REVISION OF CERTIFICATION AUG. 14, 1987 PETERSEN & HOFFMAN LAND SURVEYORS".
4. REFERENCE IS MADE TO A MAP ENTITLED "SURVEY MAP 450 CHURCH STREET, HARTFORD, CONN. SCALE: 1" = 20' DATE 12-31-86 REV. 3-18-88 IGOR VECHESLOFF PROFESSIONAL ENGINEER & LAND SURVEYOR 81 CORRAINE STREET, HARTFORD, CONNECTICUT DRAWING NO. 21417".
5. BOUNDARY DATA AS DETERMINED AND DEPICTED HEREON IS IN ACCORDANCE WITH THE ABOVE REFERENCED MAPS. BEARINGS DEPICTED HEREON ARE BASED UPON THE CONNECTICUT PLANE COORDINATE SYSTEM AS UTILIZED IN THE VECHELOFF MAP.
6. REFERENCE IS ALSO MADE TO NEW YORK, NEW HAVEN AND HARTFORD RR. CO. RIGHT OF WAY MAP V. 988 AT, AND CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP 63-09, SHEET 1 OF 2 (VANCE EXPRESSWAY - INTERSTATE 84).
7. REFERENCE IS ALSO MADE TO A MAP SHOWING LAND EXCHANGED BY THE NEW YORK, NEW HAVEN AND HARTFORD RAILROAD CO. AND THE SWIFT COMPANY (FORMER OWNER OF 440-450 CHURCH ST. PREMISES), DATED JULY 23, 1918 AND FILED WITH THE DEEDS IN VOL. 451, P. 370, CITY OF HARTFORD LAND RECORDS.
8. REFERENCE IS ALSO MADE TO A MAP ENTITLED "POST OFFICE SITE, HARTFORD, CONN. DEPARTMENT OF ENGINEERING JANUARY 1933 NOTES 383 SCALE: 1" = 20' MAP NO. 160/3, AND TO CITY ENGINEERING DEPT. STREET LAYOUT VOLUMES FOR CHURCH STREET AND HOADLEY PLACE STREET LINE TIES.
9. REFERENCE IS ALSO MADE TO A MAP ENTITLED "PROPERTY OF ANNA H. DUNN AND GEORGE M. ITMAN, CHURCH STREET, HARTFORD, CONN. PREPARED BY MYRON FEINSTEIN ASSOCIATES WEST HARTFORD, CONNECTICUT SCALE: 1" = 20' 4-23-79 THE SAID MAP AND LEGAL DESCRIPTIONS BASED THEREUPON WERE SUPERSEDED BY THE VECHELOFF SURVEY (SEE NOTE 4).
10. REFERENCE IS ALSO MADE TO A MAP ENTITLED "NEW YORK, NEW HAVEN & HARTFORD RAILROAD CO. OF ENGINEER, REAL ESTATE, LAND IN HARTFORD, CONN. TO BE CONVEYED TO REBECCA DAMBROV SCALE: 1 INCH = 40 FEET OCT. 1958".
11. DIRECT ACCESS TO AND FROM THE STATE HIGHWAY WAS WAIVED IN A CERTAIN DEED DATED NOV. 1, 1960 AND RECORDED IN VOL. 1054, P. 35, CITY LAND RECORDS.
12. PARCEL XX IS SUBJECT TO THE RIGHT OF THE RAILROAD TO MAINTAIN ITS RETAINING WALL FOOTINGS AND TO DRAIN ONTO THE PREMISES AS CITED IN A CERTAIN DEED FROM THE NEW YORK, NEW HAVEN AND HARTFORD RAILROAD COMPANY TO REBECCA DAMBROV DATED FEB. 11, 1958 AND RECORDED IN VOL. 1022, P. 419, CITY LAND RECORDS. CLAUSES IN THE SAID DEED CITING RIGHTS AND OBLIGATIONS CONCERNING A FORMER POLE LINE AND FENCE WHICH RELATED TO A FORMER RAILROAD PARCEL SUBSEQUENTLY INCORPORATED INTO PARCEL XX ARE NO LONGER VALID. INVALID FOR THE SAME REASON ARE GUY WIRE MAINTENANCE RIGHTS CITED IN A CERTAIN DEED RECORDED IN VOL. 782, P. 249, CITY LAND RECORDS.
13. PARCEL XX (THE SURVEYED PREMISES) CONSISTS OF PARCEL 5 (SEE NOTE 3 ABOVE) AND PARCELS 4 AND 6 (SEE NOTE 4 ABOVE) AS APPEAR IN A CERTAIN DEED TO I.C. INVESTMENT CORPORATION FROM FAIR HARBOR PROPERTIES, INC. DATED DEC. 29, 1994 AND RECORDED IN VOL. 3547, P. 200, CITY LAND RECORDS. PARCEL XX IS IN ZONE B-1.

The portions of Hoadley Place and Church Street shown on this map are designated public streets of the City of Hartford.  
C. Clark Survey Supervisor

N 8 511.47 E 42-325, 43.1 W 72.46, R1-2, 69-8811



ALTA/ACSM LAND TITLE SURVEY  
TO I.C. INVESTMENT CORPORATION:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1982, AND INCLUDES ITEMS 1, 4, 7(a), 8 AND 10 OF TABLE A THEREOF, AND (2) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION OF AN URBAN SURVEY.

MAY 31, 1995 Eugene S. Smith  
EUGENE S. SMITH, L.L.S. 15644

TO I.C. INVESTMENT CORPORATION:  
I HEREBY DECLARE 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-1 OF THE SURVEYORS ASSOCIATION OF CONNECTICUT; AND THAT, UNLESS OTHERWISE SHOWN, TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME, BUILDINGS ARE LOCATED AS SHOWN AND DO NOT ENOUGH OVER OR UPON STREET, TITLE 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 THE PROPERTY APPARENT FROM A CAREFUL INSPECTION OF THE SAME.

MAY 31, 1995 Eugene S. Smith  
EUGENE S. SMITH, L.L.S. 15644

TO I.C. INVESTMENT CORPORATION:  
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

MAY 31, 1995 Eugene S. Smith  
EUGENE S. SMITH, L.L.S. 15644  
OWNER, PETERSEN & HOFFMAN



**LEGAL DESCRIPTION (PARCEL IV)**  
A certain place or parcel of land located on the northerly side of Church Street and the westerly side of Hoadley Place in the City of Hartford, County of Hartford and State of Connecticut, known as Nos. 456-460 Church Street and No. 3 Hoadley Place, bounded and described as follows:  
Beginning at a point in the northerly street line of Church Street, said point being the southeasterly corner of land now or formerly owned by 450 Church Street Associates, and said point being marked by an iron pin; thence running N 80°-28'-05" W along the said northerly street line of Church Street a distance of 72.83 feet to a point in the easterly line of land now or formerly owned by the National Railroad Passenger Corporation, said point marking a jog in the said street line of Church Street, and said point being the southeasterly corner of the herein described premises, and said point being marked by an iron pin; thence running N 1°-26'-54" E along the said easterly line of land now or formerly owned by the National Railroad Passenger Corporation a distance of 42.02 feet to a point; thence running in a generally northerly direction along the said land now or formerly owned by the National Railroad Passenger Corporation by a curve to the right having a radius of 1594.08 feet, an arc distance of 54.23 feet to a point; thence running N 4°-11'-04" E along the said land now or formerly owned by the National Railroad Passenger Corporation a distance of 62.91 feet to a point in the southeasterly highway line of land owned by the State of Connecticut and known as Interstate Highway 84, said point being marked by an iron pin; thence running in a generally northeasterly direction along the said highway line by a curve to the right having a radius of 434.05 feet, an arc distance of 125.99 feet to a jog in the said highway line, said point of jog being marked by a concrete marker; thence running N 15°-31'-44" E along the said highway line a distance of 3.90 feet to another jog in the said highway line, said point of jog being marked by a concrete marker; thence running S 76°-51'-28" E in part along the said highway line through a concrete marker located 3.55 feet from the last described point and continuing in the same bearing along other land now or formerly owned by the State of Connecticut, in all a total distance along the bearing of 91.33 feet to a point in the westerly street line of Hoadley Place; thence running S 9°-15'-14" W along the said westerly street line of Hoadley Place a distance of 100.52 feet to a point; thence running S 9°-15'-14" W along the said westerly street line of Hoadley Place a distance of 47.42 feet to a point marking the northeasterly corner of land now or formerly owned by 450 Church Street Associates; thence running N 80°-28'-56" W along the said land now or formerly owned by 450 Church Street Associates a distance of 96.75 feet to the said land now or formerly owned by 450 Church Street Associates a distance of 110.43 feet to the point or place of beginning. The herein described property has an area of 32,012 square feet, and comprises Parcels 4, 5 and 6 as described in a certain quitclaim deed from Fair Harbor Properties, Inc. to I.C. Investment Corporation dated December 29, 1994 and recorded in the Hartford Land Records in Volume 3547 at Page 200.

PROPERTY SURVEY  
OF PREMISES OWNED BY  
**I.C. INVESTMENT CORPORATION**  
456-460 CHURCH STREET AND 3 HOADLEY PLACE  
HARTFORD, CONNECTICUT  
SCALE: 1 INCH = 20 FEET MAY, 1995

PREPARED BY  
PETERSEN & HOFFMAN — LAND SURVEYORS  
998 FARMINGTON AVE., WEST HARTFORD, CT. 06107  
TEL. (203) 233-6312

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