



LEGAL DESCRIPTION (PARCEL II)

A certain piece or parcel of land with buildings thereon, known as No. 74 Union Place and as Nos. 417-427 Church Street and located in the City of Hartford, County of Hartford and State of Connecticut, and bounded and described as follows:

Beginning at the point of intersection of the easterly street line of Union Place and the southerly street line of Church Street, said point being the northwesterly corner of the herein described parcel, and said street lines forming an interior angle of 81°-12'-15"; thence running easterly along the said southerly street line of Church Street a distance of 150.10 feet to a point; thence turning an interior angle of 10°-00'-00" and running southerly along land now or formerly owned by Eastern Greyhound Lines Company a distance of 157.91 feet to a point in the northerly line of other land of I C Investment Corporation; thence turning an interior angle of 89°-41'-00" and running westerly a distance of 10.67 feet to a point; thence turning an interior angle of 25°-39'-00" and running southerly a distance of 28.33 feet to a point; thence turning an interior angle of 91°-11'-30" and running westerly a distance of 28.33 feet to a point; thence turning an interior angle of 102°-36'-15" and running westerly a distance of 81.13 feet to a point in the easterly street line of Union Place, the said point being the southwesterly corner of the herein described parcel, and the last five distances being along other land of I C Investment Corporation; thence turning an interior angle of 85°-59'-00" and running northerly along the said easterly street line of Union Place a distance of 206.16 feet to the point or place of beginning. The herein described parcel has an area of 25,607 square feet, and being the same premises described as Parcel 3 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.

- 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 BY THIS OFFICE ENTITLED "PROPERTY SURVEY FOR IRVING MARSH, UNION PLACE & CHURCH STREET, HARTFORD, CONNECTICUT. SCALE: 1 INCH = 10 FEET. DECEMBER, 1988. REVISION OF CERTIFICATION AUG. 16, 1987. PETERSEN & HOFFMAN, LAND SURVEYORS, SUCCESSORS TO SPENCER & WASHBURN, INC. (THE SAID MAP WAS BASED UPON A PREVIOUS MAP PREPARED BY THIS OFFICE IN JUNE, 1977 FOR REYNARD REAL ESTATE INVESTORS).
 4. REFERENCE IS MADE TO A MAP BY THIS OFFICE ENTITLED "PROPERTY SURVEY OF PREMISES OWNED BY I C INVESTMENT CORPORATION, 48-56 UNION PLACE AND 200 ALLYN STREET, HARTFORD, CONNECTICUT. SCALE: 1 INCH = 10 FEET. MAY, 1995. PREPARED BY PETERSEN & HOFFMAN, LAND SURVEYORS, SUCCESSORS TO SPENCER & WASHBURN, INC. 288 FARMINGTON AVE., WEST HARTFORD, CT. 06107. TEL. (203) 233-6312." REFERENCE IS ALSO MADE TO THREE EARLIER MAPS BY THIS OFFICE AND BY LUZZI ENGINEERING & SURVEYING, DEPICTING THE SAME ADJOINING PREMISES AND MORE FULLY CITED IN NOTES 3, 6 AND 7 ON THE ABOVE DESCRIBED MAP.
 5. REFERENCE IS MADE TO A MAP BY THIS OFFICE ENTITLED "PROPERTY SURVEY FOR EASTERN GREYHOUND LINES, CHURCH & HIGH STREETS, HARTFORD, CONNECTICUT. SCALE: 1 INCH = 10 FEET. MAY, 1968. PETERSEN & HOFFMAN, SUCCESSORS TO SPENCER & WASHBURN, INC."
 6. PARCEL II (THE SURVEYED PREMISES) IS DESCRIBED AS "PARCEL 3" IN A CERTAIN DEED TO I C INVESTMENT CORPORATION FROM FAIR HARBOR PROPERTIES, INC. DATED DEC. 29, 1994 AND RECORDED VOL. 3547, P. 200, CITY OF HARTFORD LAND RECORDS; THE PARCEL IS IN ZONE B-1.
 7. A TELEVISION CABLE MAINTENANCE AGREEMENT IS RECORDED IN VOL. 3175, P. 14, CITY LAND RECORDS.

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 AND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1985, AND INCLUDES ITEMS 4, 7(c), 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. 13644

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 ENCRoACH 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 THIS PROPERTY APPARENT FROM A CAREFUL INSPECTION OF THE SAME.

MAY 31, 1995 *Eugene S. Smith*
EUGENE S. SMITH, L.L.S. 13644



PROPERTY SURVEY
OF PREMISES OWNED BY
I C INVESTMENT CORPORATION
74 UNION PLACE AND 417-427 CHURCH STREET
HARTFORD, CONNECTICUT
SCALE: 1 INCH = 10 FEET MAY, 1995

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



The portions of Union Place & Church Street shown on this map are established public streets of the City of Hartford.
D. D. Smith, Survey Supervisor.

N 8 011-40,113 P 8 42-56,375 M 8 67, 43-90, 70-85

0 INCHES 1 2 3 4