

- NOTES:
1. THIS SURVEY 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 OF MICHAEL KANE ET AL. ALLYN STREET, HARTFORD, CONNECTICUT. SCALE: 1 INCH = 10 FEET JULY, 1984. SPENCER & WASHBURN, INC., ENGRS."
  4. REFERENCE IS MADE TO A MAP BY THIS OFFICE ENTITLED "PROPERTY SURVEY FOR IRVING HARTFORD UNION PLACE & CHURCH STREET, HARTFORD, CONNECTICUT. SCALE: 1 INCH = 10 FEET DECEMBER, 1986. REVISION OF CERTIFICATION AUG. 14, 1987. PETERSEN & HOFFMAN, LAND SURVEYORS, INC. SUCCESSORS TO SPENCER & WASHBURN, INC." (THIS SAID MAP WAS BASED UPON A PREVIOUS MAP PREPARED BY THIS OFFICE IN JUNE, 1977 FOR REYNARD REAL ESTATE INVESTORS).
  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 1989. PETERSEN & HOFFMAN, LAND SURVEYORS, INC. SUCCESSORS TO SPENCER & WASHBURN, INC."
  6. REFERENCE IS MADE TO A MAP ENTITLED "PROPERTY AT 200 ALLYN STREET, HARTFORD, CONNECTICUT. SCALE: 1 INCH = 20 FEET MAY 1983. ZONE B-2 PREPARED BY LUZZI ENGINEERING & SURVEYING, 412 WEST AVON ROAD, AVON, CONNECTICUT."
  7. REFERENCE IS MADE TO A MAP ENTITLED "PROPERTY OF JUSTIN A. DENNO, JR. AND ALAN R. LAZOWSKI, 50 UNION PLACE, HARTFORD, CONNECTICUT. SCALE: 1 INCH = 20 FEET AUGUST 9, 1993. ZONE B-2 PREPARED BY LUZZI ENGINEERING & SURVEYING, 412 WEST AVON ROAD, AVON, CONNECTICUT."
  8. THE 200 ALLYN STREET PARCEL HAS RECORD RIGHTS TO CONNECT WITH AND USE CERTAIN SEWER AND WATER PIPES RUNNING UNDER THE PARCEL THROUGH THE 48-56 UNION PLACE PARCEL, AND HAS THE FURTHER RIGHT OF SURFACE DRAINAGE OVER THE SAID PARCEL, AS CITED IN VOL. 728, P. 272, CITY OF HARTFORD LAND RECORDS.
  9. PARCELS I & II (FORMER DIVISION LINE) ARE DESCRIBED AS PARCELS 2 AND 1 RESPECTIVELY 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. THE PARCELS ARE IN ZONE B-1.
  10. REFERENCE IS MADE TO A MAP RECENTLY PREPARED BY THIS OFFICE, BEING AN UPDATE OF THE MAP CITED IN NOTE #9, ENTITLED "PROPERTY SURVEY OF PREMISES OWNED BY I C INVESTMENT CORPORATION, 16 UNION PLACE AND 427 SURFERS, HARTFORD, CONNECTICUT. SCALE: 1 INCH = 10 FEET MAY 1995. PREPARED BY PETERSEN & HOFFMAN, LAND SURVEYORS, INC. SUCCESSORS TO SPENCER & WASHBURN, INC. 998 FARMINGTON AVE., WEST HARTFORD, CT. 06107 TEL. (203) 253-6312."

**LEGAL DESCRIPTION (PARCEL I)**

A certain piece or parcel of land known as No. 200 Allyn Street, 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 northerly street line of Allyn Street and the westerly street line of High Street, said point being the southeasterly corner of the herein described parcel, and said street lines forming an interior angle of 90°-26'-40"; thence running westerly along the said northerly street line of Allyn Street a distance of 186.98 feet to a point marking the southeasterly corner of the herein described parcel and the southeasterly corner of other land of I C Investment Corporation known as Parcel II, and said point being marked by an iron pin; thence turning an interior angle of 98°-10'-15" and running northerly along the said other land of I C Investment Corporation known as Parcel I a distance of 98.05 feet to a point in the southerly line of other land of I C Investment Corporation known as Parcel II, said point being the northwesterly corner of the herein described parcel, and said point being marked by an iron pin; thence turning an interior angle of 94°-12'-10" and running easterly a distance of 4.00 feet to a point; thence turning an interior angle of 257°-23'-45" and running northerly along the said other land of I C Investment Corporation known as Parcel I a distance of 2.01 feet to a point; thence turning an interior angle of 90°-00'-00" and running easterly a distance of 28.33 feet to a point; thence turning an interior angle of 268°-48'-30" and running northerly a distance of 25.99 feet to a point; the last four distances being along the other land of I C Investment Corporation known as Parcel II; thence turning an interior angle of 90°-40'-00" and running easterly along other land of I C Investment Corporation known as Parcel II a distance of 168.99 feet to a point in the westerly street line of High Street, said point being the northwesterly corner of the herein described parcel; thence turning an interior angle of 90°-18'-40" and running southerly along the said westerly street line of High Street a distance of 123.57 feet to the point of place of beginning. The herein described parcel has an area of 23,617 square feet, and contains the major portion of lot but excluding a strip of land 16.62 feet wide at the westerly end of Parcel I as described in a certain 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.

**LEGAL DESCRIPTION (PARCEL II)**

A certain piece or parcel of land with the building thereon, known as No. 48-56 Union Place, 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 northerly street line of Allyn Street, said point being the southeasterly corner of the herein described parcel, and said street lines forming an interior angle of 98°-21'-25"; thence running northerly along the said easterly street line of Union Place a distance of 81.40 feet to a point marking the northwesterly corner of the herein described parcel; thence turning an interior angle of 94°-01'-00" and running easterly along other land owned by I C Investment Corporation and known as Parcel I a distance of 77.13 feet to a point marking the northwesterly corner of the herein described parcel, and said point being marked by an iron pin; thence turning an interior angle of 85°-47'-50" and running southerly along the said other land of I C Investment Corporation known as Parcel II a distance of 98.05 feet to a point in the northerly street line of Allyn Street, said point marking the southeasterly corner of the herein described parcel, and said point being marked by an iron pin; thence turning an interior angle of 81°-49'-45" and running westerly along the said northerly street line of Allyn Street a distance of 77.44 feet to the point of place of beginning. The herein described parcel has an area of 1889 square feet, and comprises all of Parcel 2 and a strip of land 16.62 feet wide from the westerly end of Parcel I as described in a 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.

**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 1992, AND INCLUDES ITEMS 1, 4, 7(a), 8 AND 10 OF TABLE A THEREOF, AND (2) IN ACCORDANCE WITH 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:

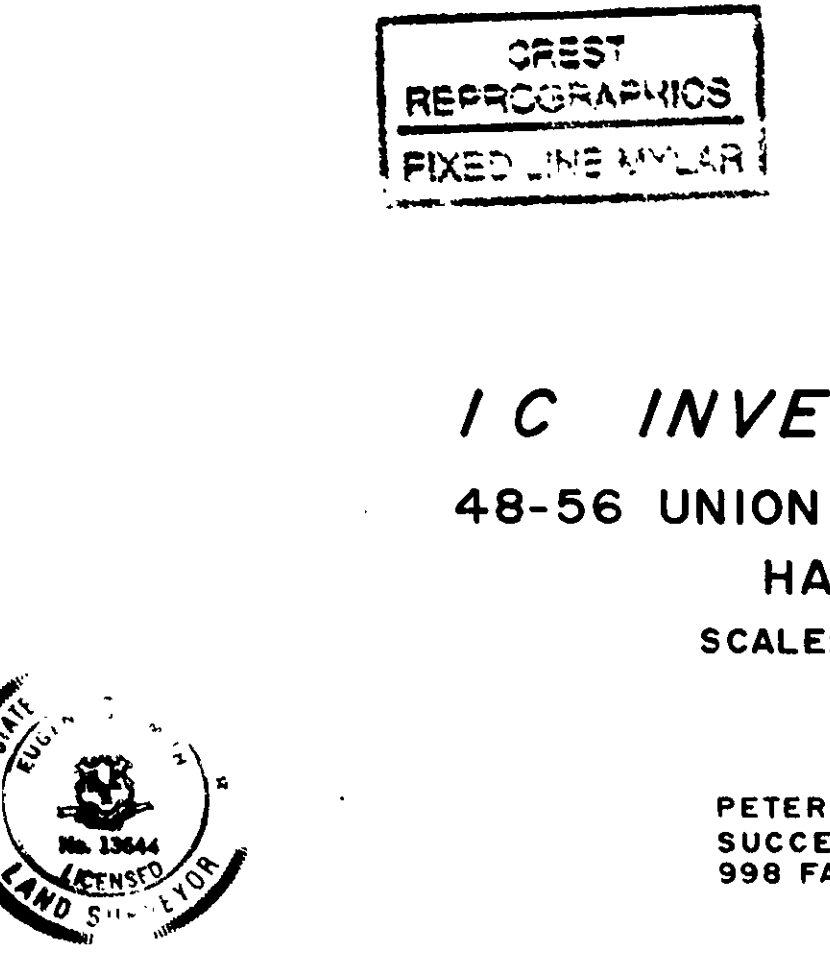
I HEREBY DECLARE THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUNDS AND THAT IT AND THE BOUNDS AND MEASUREMENTS SHOWN HEREON ARE CORRECT WITHIN THE STANDARDS OF CLASS A-1 OF THE SURVEYORS ASSOCIATION OF CONNECTICUT; AND THAT, UNLESS OTHERWISE SHOWN, TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME. BUILDINGS ARE LOCATED AS SHOWN AND DO NOT ENCRUMBER 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

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. 13644  
OWNER, PETERSEN & HOFFMAN



**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.  
998 FARMINGTON AVE., WEST HARTFORD, CT. 06107  
TEL. (203) 253-6312

The portions of Union Place, Allyn Street and High Street shown on this map are established public streets of the City of Hartford.

D. Smith, Survey Supervisor.

2158