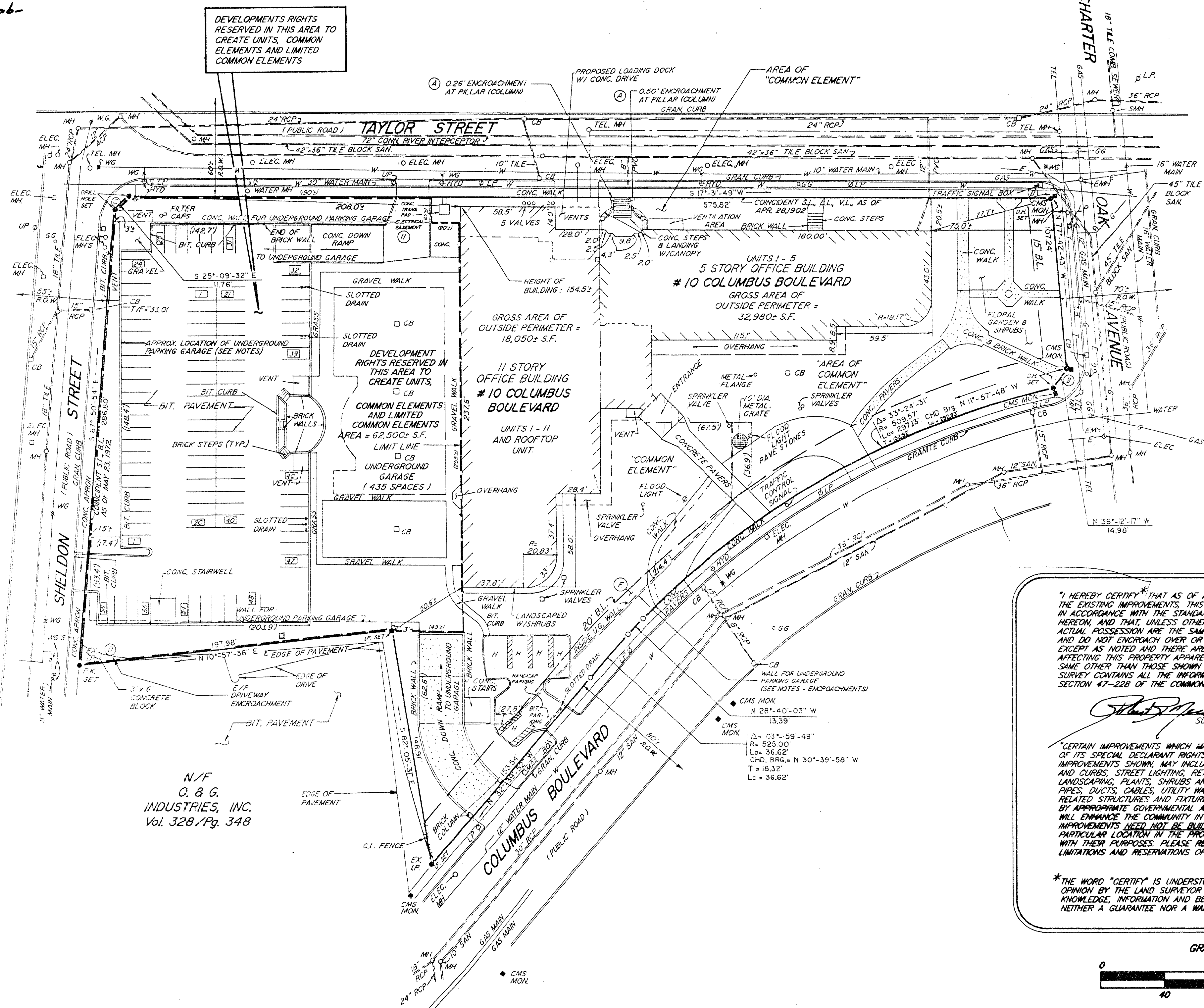


S&B NOTES

The portions of Taylor St, Sheldon St, Columbus Blvd & Charter Oak Ave. shown on this map are established public streets of the City of Hartford.

Survey Supervisor

ACTION BLUEPRINT
MANCHESTER, CT
(203) 647-1223
CONTACT WASHOFF ETL

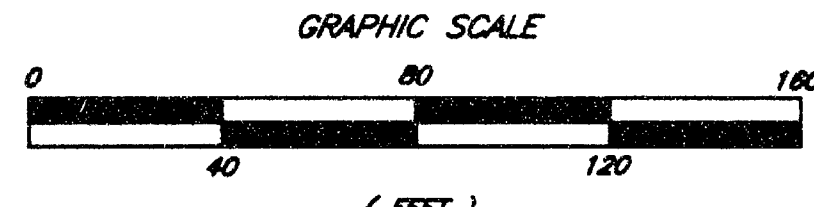


N/F
O. & G.
INDUSTRIES, INC.
Vol. 328/Pg. 348

"HEREBY CERTIFY" THAT AS OF FEB. 27, 1997 WITH RESPECT TO THE EXISTING IMPROVEMENTS, THIS SURVEY AND PLAN WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS STATED HEREON, AND THAT, UNLESS OTHERWISE SHOWN, TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME. BUILDINGS ARE LOCATED AS SHOWN AND DO NOT ENCRUMPH OVER OR UPON STREET, TITLE OR BUILDING LINES EXCEPT AS NOTED AND THERE ARE NO EASEMENTS OR ENCROACHMENTS AFFECTING THIS PROPERTY APART FROM A CAREFUL INSPECTION OF THE SAME OTHER THAN THOSE SHOWN AND DEPICTED THEREIN AND THAT THIS SURVEY CONTAINS ALL THE INFORMATION REQUIRED OF A SURVEY UNDER SECTION 47-228 OF THE COMMON INTEREST OWNERSHIP ACT.

"CERTAIN IMPROVEMENTS WHICH MAY BE BUILT BY DECLARANT AS A PART OF ITS SPECIAL DECLARANT RIGHTS, IN ADDITION TO BUILDINGS AND IMPROVEMENTS SHOWN, MAY INCLUDE ROAD AND PARKING AREA PAVEMENT AND CURBS, STREET LIGHTING, RETAINING WALLS, DRAINAGE SYSTEMS, GRADING, LANDSCAPING, PLANTS, SHRUBS AND TREES, FENCES, GREENHOUSES, SIGNS, PIPES, DUCTS, CABLES, UTILITY LINES, INFRASTRUCTURE AND ACCESSORY OR RELATED STRUCTURES AND FIXTURES AND IMPROVEMENTS WHICH ARE REQUIRED BY APPROPRIATE GOVERNMENTAL AUTHORITIES, OR UTILITY COMPANIES, OR WHICH WILL ENHANCE THE COMMUNITY IN THE DISCRETION OF THE DECLARANT. THE IMPROVEMENTS NEED NOT BE BUILT IN ANY PARTICULAR ORDER OR AT ANY PARTICULAR LOCATION IN THE PROPERTY AND WILL BE OF DIMENSIONS CONSISTENT WITH THEIR PURPOSES. PLEASE REFER TO ARTICLE VIII OF THE DECLARATION FOR LIMITATIONS AND RESERVATIONS OF THESE RIGHTS.

"THE WORD 'CERTIFY' IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS/HER BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.



HARTFORD LAND RECORDS
RECEIVED FOR RECORDING:

TOWN CLERK DATE TIME MAP No.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON AND THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A BOUNDARY SURVEY BASED ON A DEPENDANT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 SURVEY. (SEE NOTES HEREON)

DATE 02/97
SURVEYOR'S SIGNATURE
12056
LICENSE NUMBER

LEGEND

- EXISTING IRON PIN
- EXISTING MONUMENT
- EXISTING CATCH BASIN
- LIGHT POLE
- FENCE
- GAS MAIN
- GUARDRAIL
- MONUMENT TO BE SET
- ANGLE POINT
- WATER GATE
- POWER POLE
- WATER MAIN
- SPECIAL DEVELOPMENT RIGHTS RESERVED

ZONE: B-4
TOTAL AREA = 3,451± AC.
150,328± S.F.

COPYRIGHT © 1997
MESSIER & ASSOCIATES, INC.
SURVEYORS - ENGINEERS

THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER/SURVEYOR AND HAVE BEEN PREPARED SPECIFICALLY FOR THE OWNER FOR THIS PROJECT AT THIS SITE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. LOCATION OF OWNER WITHOUT WRITTEN CONSENT OF THE ENGINEER/SURVEYOR.

MESSIER & ASSOCIATES, Inc.
SURVEYORS - ENGINEERS
288 MAIN STREET
MANCHESTER, CT. (860) 646-6013
PUTNAM, CT. (860) 928-1171
PLANNING - SURVEY - DESIGN - CONSTRUCTION

BOUNDARY SURVEY

PREPARED FOR:

HARTFORD SQUARE NORTH
A COMMERCIAL CONDOMINIUM
SCHEDULE A-2
10 COLUMBUS BOULEVARD
HARTFORD, CONNECTICUT

GENERAL NOTES

THIS PLAN WAS PREPARED FROM LIMITED RESEARCH, DEEDS, MAPS, FIELD INVESTIGATION AND OTHER SOURCES AND IT IS, IN THE OPINION OF THE LAND SURVEYOR, A PROPERTY SURVEY BASED ON A DEPENDANT RESURVEY AND IS SUBJECT TO SUCH FACTS THAT MAY BE DISCLOSED WITH THE PERFORMANCE OF AN INDEPENDENT RESURVEY.

METES AND BOUNDS AS DEPICTED HEREON WERE TAKEN FROM THE FOLLOWING MAPS ENTITLED "SURVEY MAP PROPERTY OF THOMAS K. STANDISH, 10 COLUMBUS BOULEVARD, HARTFORD, CT. BY ROY VEDRESLOFF, L.S., SCALE 1"=40', DATED 8-13-83, REV. 9-26-83, 11-1-83, 2-10-84, 2-14-84."

"PROPERTY MAP, HARTFORD SQUARE NORTH ASSOCIATES LIMITED PARTNERSHIP, 10 COLUMBUS BOULEVARD, HARTFORD, CONNECTICUT, DATED 5/90, SCALE 1"=40', SHEET 1 OF 1 SHEETS, MESSIER & ASSOCIATES INC. SURVEYORS-ENGINEERS, MANCHESTER, CT. ROBERT R. MESSIER, L.S., REV. 1, 4/24/92."

"AS-BUILT PLAN, PREPARED FOR HARTFORD SQUARE NORTH LIMITED PARTNERSHIP, 10 COLUMBUS BOULEVARD, HARTFORD, CONNECTICUT, DATED 5/90, SCALE 1"=40', SHEET 1 OF 1 SHEETS, MESSIER & ASSOCIATES INC. SURVEYORS-ENGINEERS, MANCHESTER, CT. ROBERT R. MESSIER, L.S., REV. 1, 4/24/92."

"PROPERTY MAP, HARTFORD SQUARE NORTH ASSOCIATES LIMITED PARTNERSHIP, 10 COLUMBUS BOULEVARD, HARTFORD, CONNECTICUT, DATED 2/94, SCALE 1"=20', REVISED 12/96, ROBERT R. MESSIER, L.S., SURVEYOR."

REFERENCE IS ALSO MADE TO MAPS ENTITLED "THE CONNECTICUT LIGHT AND POWER COMPANY, FACILITIES ON THE PROPERTY OF THOMAS K. STANDISH, 10 COLUMBUS BOULEVARD, HARTFORD, CONNECTICUT, SCALE 1"=20', DATED 4/13/94, AND 10-1-94, 10-1-94, 10-1-94."

"PROPERTY OF THOMAS K. STANDISH, CHARTER OAK AVE., TAYLOR STREET, SHELTON STREET & COLUMBUS BLVD., HARTFORD, CONNECTICUT, HALLSEY & HERRICK, CIVIL ENGINEERS & LAND SURVEYORS, 3717 SILAS DEANE HIGHWAY, ROCKY HILL, CONNECTICUT."

"PROPERTY OF 500R LIMITED PARTNERSHIP, 50 COLUMBUS BOULEVARD, HARTFORD, CONNECTICUT, SCALE 1"=1", JOB NO. 3078, DATED NOV. 1983, CLOSE JENSEN & MILLER, WETHERSFIELD, CONNECTICUT."

BEARINGS AS DEPICTED HEREON ARE BASED ON THE ABOVE REFERENCED MAPS FOR HARTFORD SQUARE NORTH.

PROPERTY IS SUBJECT TO COVENANTS AND CONDITIONS AS OF RECORD MAY APPEAR.

PROPERTY IS SUBJECT TO A CONNECTICUT LIGHT & POWER CO. EASEMENT FOR ELECTRICAL DISTRIBUTION AS STATED IN VOLUME 3171 AT PAGE 8, MAY 24, 1984 AND RECORDED IN THE HARTFORD LAND RECORDS. (PLOTTED)

PROPERTY IS ALSO SUBJECT TO A CABLE TELEVISION EASEMENT AND MAINTENANCE AGREEMENT BY AND BETWEEN UNITED ARTISTS CABLE OF CONNECTICUT AND HARTFORD SQUARE NORTH ASSOCIATES LIMITED PARTNERSHIP DATED JUNE 11, 1980 AND RECORDED ON JULY 19, 1981 IN VOLUME 3179 AT PAGE 7 OF THE HARTFORD LAND RECORDS. (BLANKET EASEMENT FOR ENTIRE SITE)

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

COVENANTS AND CONDITIONS SET FORTH IN THE REDEVELOPMENT PLAN FOR SHELTON-CHARTER OAK PROJECT SECTION 11, CONN. R-77 RECORDED IN VOLUME 1300 AT PAGE 192 OF THE HARTFORD LAND RECORDS. SEE ALSO REDEVELOPMENT PLAN FOR SHELTON-CHARTER OAK PROJECT RECORDED IN VOLUME 1238 AT PAGE 548 OF THE SAID LAND RECORDS. AMENDED BY AMENDED REDEVELOPMENT PLAN FOR SHELTON-CHARTER OAK PROJECT SECTION 11, CONN. R-77 DATED JULY 30, 1988 RECORDED ON OCTOBER 19, 1970 IN VOLUME 1207 AT PAGE 652. FURTHER AMENDED BY AMENDED REDEVELOPMENT PLAN FOR SHELTON-CHARTER OAK PROJECT, SECTION 11, CONN. R-77 DATED AUGUST 20, 1971 RECORDED ON JANUARY 27, 1972 IN VOLUME 1283 AT PAGE 70 OF THE SAID LAND RECORDS.

COVENANTS CONTAINED IN TWO QUIT CLAIM DEEDS FROM THE CITY OF HARTFORD, THOMAS K. STANDISH DATED DECEMBER 22, 1981 AND RECORDED ON DECEMBER 23, 1981 IN VOLUME 1511 AT PAGE 184 OF THE HARTFORD LAND RECORDS, AND DATED MAY 31, 1983 AND RECORDED IN VOLUME 2066 AT PAGE 186 OF THE SAID LAND RECORDS. SEE ALSO CERTIFICATE OF COMPLETION OF CONSTRUCTION OF IMPROVEMENTS BY THE HARTFORD REDEVELOPMENT AGENCY DATED MAY 5, 1984 AND RECORDED ON JUNE 1, 1984 IN VOLUME 3483 AT PAGE 242 OF THE SAID LAND RECORDS.

THE DECLARANT RESERVES THE DEVELOPMENT RIGHT TO SUBDIVIDE THE UNITS IN ACCORDANCE WITH SECTIONS 47-224, 47-225 AND 47-228 OF THE CONNECTICUT STATE STATUTES, AND ARTICLE III OF THE DECLARATION.

THE DECLARANT RESERVES THE DEVELOPMENT RIGHTS TO CREATE UNITS, COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SUCH RIGHTS ARE DESCRIBED IN ARTICLE III OF THE DECLARATION.

THE VERTICAL HEIGHT OF THE UNITS IS TO BE DEPICTED ON THE GENERAL UNIT FLOOR PLAN (EXHIBIT A-4) BY OTHERS.

NOTE: NOTICE OF GRANT OF VARIANCE, SPECIAL PERMIT OR SPECIAL EXEMPTION (EXCEPTION) BY THE CITY OF HARTFORD ZONING BOARD OF APPEALS RECORDED ON MARCH 15, 1994 IN VOLUME 3459 AT PAGE 178 OF THE HARTFORD LAND RECORDS.

STATEMENT OF ENCROACHMENTS

- A PORTION OF THE BRICK COLUMN FOR THE STEPS EXTEND OVER THE STREET LINE BY 0.266 FEET ON THE NORTH SIDE AND 0.504 FEET ON THE SOUTH SIDE OF THE ENTRANCE STEPS.
- A PORTION OF THE CONCRETE WALK EXTENDS OVER THE STREET LINE BY 0.34 FEET.
- A PORTION OF THE CONCRETE WALK ON THE RADIAL PORTION ENCRUMPHS OVER THE STREET LINE BY 0.54 FEET.
- A PORTION OF THE BITUMINOUS CONCRETE PAVEMENT FOR THE PARKING FACILITY ON THE ADJACENT PROPERTY ENCRUMPHS AS SHOWN.
- A PORTION OF THE UNDERGROUND PARKING GARAGE CONCRETE WALL EXTENDS OVER THE 20 FOOT BUILDING LINE FOR COLUMBUS BOULEVARD AND VARIES TO APPROXIMATELY 6 FEET AT THE MID POINT OF THE WALL. THE ACTUAL LOCATION OF THE UNDERGROUND PARKING GARAGE WALL IS APPROXIMATE ONLY AND IS BASED ON LIMITED FIELD INVESTIGATION AND THE ORIGINAL DESIGN FOR THE STRUCTURE. THEREFORE, THE POINT TO THE STREET LINES AND PROPERTY LINES ARE APPROXIMATE ONLY.

REF: PLAN No. 97-015 REF: PLAN No. 97-015

