

The undersigned being a licensed surveyor of the State of Connecticut certifies to Trustees of Trinity College and Commonwealth Land Title Insurance Company as follows: 1. This survey has been prepared in accordance with the Regulations of Connecticut State Agencies, Sections 20–300b–1 thru 20–300b–20, and the "Standards for surveys and maps in the State of Connecticut" adopted by the Connecticut Association of Land Surveyors, Inc. The type of survey is property/boundary, the boundary determination category is resurvey, and the horizontal accuracy conforms to A–2.

7. The location of each easement, right of way, servitude, and other matter affecting the subject property and listed in the title insurance commitment dated September 22, 1988, issued by Commonwealth Land Title Insurance Company with respect to the subject property has been shown on this survey, together with appropriate recording references, to the extent such matters can be located. The property shown on this survey is the property described in that title commitment. Except as shown on this survey, the location of all improvements on the subject

8. That the subject property has access to and from a duly dedicated accepted public

property for drainage, utilities or ingress or egress. 10. The record description of the subject property forms a mathematically closed

11. Said described property is located within an area having a zone designated X By the Secretary of Housing and Urban Development on Flood Insurance Rate Map, with a date of identification of December 4, 1986, for Community No. 095080 0005 B, in Hartford County, State of Connecticut, which is the current Flood Insurance Rate Map for the community in which

and accurate to the standards referenced above. Michael G. Wilmes, Connecticut L.S. #14206

## **\*** ∩ 33'

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URS Groiner Scale: 1" = 40' Date : OCTOBER 1998		Surveying and Mapping by: URS Greiner, Inc. A.E.S 500 Enterprise Drive, P.O. Box 4002 Rocky Hill, Connecticut 06067-4002 Tei. (860) 529-8882	
Field book #	Crew Chief	Search #	Project #
1 <b>463-</b> -14	G. NEVIN	3634	F10175309
Computed by	Brawn by	Checked by	Map file #
E. LEWIS	E. LEWIS		T1 <b>40-60</b>

The parties listed above are entitled to rely on the survey and this certificate as being true

property is in accordance with the minimum setback provisions and restrictions of record

6. Except as shown on this survey, there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject

4. Except as shown on this survey, there are no visible easements or rights of way. 5. The deed lines as disclosed on the land records and lines of actual possession are

3. This survey was made on the ground between October 16, 1998 and October 23, 1998 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters

2. This survey is made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1997, and meets the requirements of an Urban Survey, as defined in the current accuracy standards jointly adopted by ALTA and ACSM and contains items 2, 3, 4, 6, 7 (other than 7b-2), 8, 9, 10, 11 and 13 of Table A thereof.

SURVEYOR'S CERTIFICATE

THERE ARE 161 MARKED REGULAR PARKING SPACES AND 4 MARKED HANDICAP SPACES LOCATED ON 165 NEW BRITAIN AVENUE.

EXCEPT IF PROVIDED MINIMUM IS 8 FEET. 20 FEET FOR PRINCIPAL NON RESIDENTIAL STRUCTURE. YARDS FOR RESIDENTIAL USE ARE DIFFERENT, SEE HARTFORD ZONING

6. 165 NEW BRITAIN AVENUE IS TOGETHER WITH AND SUBJECT TO OBLIGATIONS AND RIGHTS OF WAY CONTAINED IN AN AGREEMENT RECORDED IN VOLUME 1016, PAGE 57 OF THE HARTFORD LAND

VOLUME 453, PAGE 189 OF THE HARTFORD LAND RECORDS. 5. 165 NEW BRITAIN AVENUE IS SUBJECT TO A CAVEAT FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES IN FAVOR OF THE METROPOLITAN DISTRICT RECORDED IN VOLUME 761, PAGE

"MAP SHOWING RIGHT OF WAY FOR STABER REALTY INC. & HARCOURT REALTY CO., INC. BROAD STREET HARTFORD, CONNECTICUT", BY F. PERRY CLOSE & ASSOCIATES, SCALE 1"=30', DATED AUGUST 1958.

\*PROPERTY LEASED BY THE FENN MANUFACTURING CO. FROM

"PLAN SHOWING LAND ASSESSED BENEFITS FOR DRAINAGE FACILITIES NORTH OF MOUNTFORD STREET HARTFORD AND

A. "PROPERTY OF JAMES MCAULIFFE", BY L.W. BURT & SON, SCALE 1"=30', DATED JANUARY 16, 1917. B. "PROPERTY OF JAMES MCAULIFFE AND DENNIS MEHEGAN", BY L.W. BURT & SON, SCALE 1"=30', DATED DECEMBER 1917.

MDC 63052 N 334,278.81 MDC 77042 N 331,222.49 E 615,378.70 E 615,753.91

2. BEARINGS TO REFER TO THE CONNECTICUT COORDINATE SYSTEM BASED UPON MDC MONUMENTS 63052 & 77042 HOLDING THE FOLLOWING

CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. THE TYPE OF SURVEY IS A PROPERTY SURVEY, THE BOUNDARY DETERMINATION CATEGORY IS A RESURVEY. THE HORIZONTAL LOCATIONS CONFORM TO CLASS A-2 ACCURACY.

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-3006-1 THRU 20-3006-20, AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED BY THE

#233!