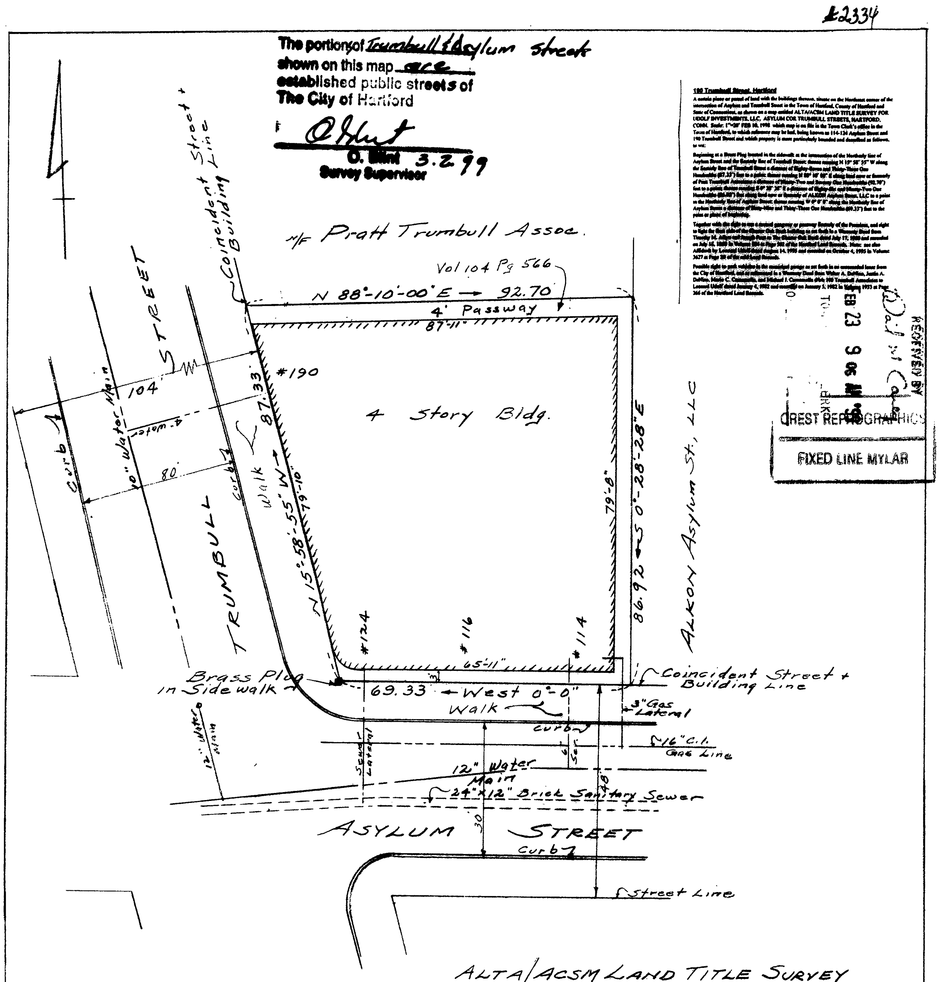
#2334

The portion of Trumbull & Asylum Streets shown on this map are established public streets of The City of Hartford

C. Klint 3.2.99
Survey Supervisor



100 Trumbull Street, Hartford

A certain piece or parcel of land with the buildings thereon, situate on the Northeast corner of the intersection of Asylum and Trumbull Street in the Town of Hartford, County of Hartford and State of Connecticut, as shown on a map entitled ALTA/ACSM LAND TITLE SURVEY FOR UDOLF INVESTMENTS, LLC. ASYLUM COR TRUMBULL STREETS, HARTFORD, CONN. Scale: 1"=20' Feb 10, 1998 which map is on file in the Town Clerk's office in the Town of Hartford, to which reference may be had, being known as 114-124 Asylum Street and 190 Trumbull Street and which property is more particularly bounded and described as follows, to wit:

Beginning at a Brass Plug located in the sidewalk at the intersection of the Northerly line of Asylum Street and the Easterly line of Trumbull Street, thence running N 15° 58' 55" W along the Easterly line of Trumbull Street a distance of Eighty-Seven and Thirty-Three One Hundredths (87.33') feet to a point, thence running N 88° 10' 00" E a distance of Ninety-Two and Seventy One Hundredths (92.70') feet to a point, thence running S 0° 28' 28" E a distance of Eighty-Six and Ninety-Two One Hundredths (86.92') feet to a point, thence running S 88° 35' 20" W a distance of Eighty-Two and Fifty-Two One Hundredths (82.52') feet along land now or formerly of ALCOM Asylum Street, LLC to a point on the Northerly line of Asylum Street, thence running N 0° 0' 0" E along the Northerly line of Asylum Street a distance of Sixty-Nine and Thirty-Three One Hundredths (69.33') feet to the point or place of beginning.

Together with the rights in and to a natural gas gate or gateway formerly of the Premises, and right to light the Hall added to the same that Hall building as set forth in a Warranty Deed from Timothy M. Adams and Nancy Perry to The Charter Oak Bank dated July 17, 1986 and recorded on July 22, 1986 in Volume 5014 at Page 304 of the Hartford Land Records. Items are also subject to a Declaration of Restrictions dated July 14, 1988 and recorded on October 4, 1988 in Volume 5429 at Page 329 of the Hartford Land Records.

Possible rights in and/or title to the municipal garage as set forth in an unrecorded lease from the City of Hartford, and subsequently conveyed by a Warranty Deed from Walter A. DeFilio, Linda A. DeFilio, Nicole C. Cannarella, and Michael J. Cannarella a/k/a 100 Trumbull Associates to Leonard Udolf dated January 6, 1995 and recorded on January 9, 1995 in Volume 6071 at Page 241 of the Hartford Land Records.

FEB 23 9 56 AM
CREST REPROGRAPHICS
FIXED LINE MYLAR

ALTA/ACSM LAND TITLE SURVEY
FOR
UDOLF INVESTMENTS, LLC
ASYLUM COR TRUMBULL STREETS
HARTFORD, CONN.
Scale: 1"=20' Feb 10, 1998

B-1 Central Business Zone
Block Map - Block 6

6720 Land Area
6130 sq.ft (Foot-print
x 4 Stories
24520 sq.ft

Height of Building = 45
B-1 Zone-No Height Requirement
Floor Area Ratio - N/A
Parking Requirements - n/a

Building built before present zoning regulations - No Zoning regulations violated at this time

100 Trumbull Street, Hartford

Exhibit 2

A. Floor Area Ratio Tab

1. The floor area of the subject property, calculated in conformance with the zoning ordinances of Hartford, is 24,520 square feet.
2. The land area of the subject property is 6,720 square feet.
3. The floor-area ratio of the subject property, calculated in conformance with the zoning ordinances of Hartford, is N/A.
4. The subject property does not meet the floor area ratio requirements set forth in the zoning ordinances of Hartford.

B. Parking Tab N/A Parking is on street or off site

1. There exists 0 regular parking spaces and 0 handicapped parking spaces on the subject property.
2. The zoning ordinances of Hartford requires that the subject property have 0 regular parking spaces and 0 handicapped parking spaces.
3. The subject property exists/does/exempt the current parking requirements set forth in the zoning ordinances of Hartford.

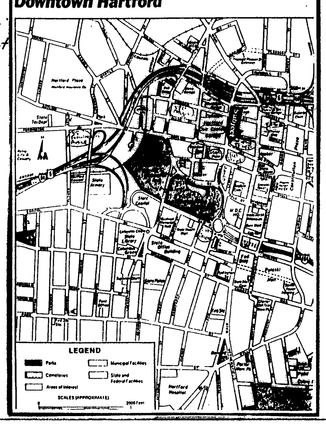
C. Height Tab N/A

1. The zoning ordinances of Hartford limits the height of any building to 0 feet. The subject property meets the current zoning ordinance requirements.

Building predates zoning - structure and parking a legally non-conforming

Location Map

Downtown Hartford



SURVEYOR'S CERTIFICATE

The undersigned, being a registered surveyor of the State of Connecticut, certifies to AMRESCO CAPITAL, L.P., its successors and assigns, TICOR TITLE INSURANCE COMPANY, and UDOLF INVESTMENTS, LLC:

1. This map or plat and survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1992 and meets the accuracy requirements for a Class 1-A Survey, as defined therein.
2. The survey was made on the ground on February 10, 1998 by me or under my supervision and correctly shows the name and boundary description and the land area of the subject property, the location and type of all buildings, structures and other improvements (including sidewalks, curbs, parking areas and spaces and fences) situated on the subject property, and any other matters situated on the subject property.
3. Except as shown on the survey, there are no visible easements or rights of way of which the undersigned has been advised.
4. Except as shown on the survey, there are no party walls and no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets, alleys, easements, or rights of way, or (b) by the improvements on any adjoining properties, streets, or alleys upon the subject property.
5. The location of each easement, right of way, servitude, and other matter (above or below ground) affecting the subject property and listed in the title insurance commitment No. 5013890D dated January 27, 1998, issued by Ticor Title Insurance Company with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback side yard and rear yard lines, permissions and restrictions of record for the subject property referenced in such title commitment.
6. The subject property has direct access to and from a duly dedicated and accepted public street or highway.
7. Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, structural support or ingress or egress.
8. The record description of the subject property forms a mathematically closed figure.
9. No portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located.

The parties listed above and their successors and assigns are entitled to rely on the survey and this certificate as being true and accurate.

Abraham V. Hamilton
Abraham V. Hamilton
7 Haynes Road
West Hartford, CT 06117
Registration No. 3078

Dated 3/20/98

10-2-1998 U1

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