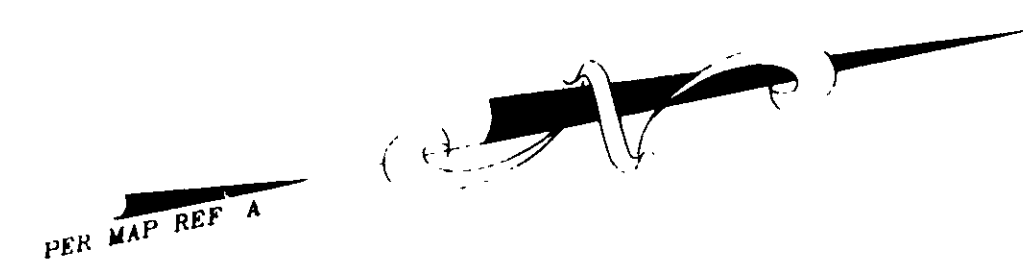


#2345

The portion of Central Row
shown on this map is 13.00
established public street of
The City of Hartford
O. Blint
O. Blint
Survey Supervisor
5/13/99



MAIN STREET

(RIGHT OF WAY WIDTH VARIES - OVER 100' WIDE)



LOCATION MAP
SCALE: 1"=1,000'

1. PROPERTY IS ZONED 'B-1'. THERE ARE NO REQUIREMENTS WITH RESPECT TO:
LOT AREA, MAXIMUM HEIGHT,
LOT WIDTH, OPEN SPACE,
SIDE YARD, PERSONS PER ACRE,
REAR YARD, LOT OCCUPANCY
2. PROPERTY DOES NOT LIE IN A DESIGNATED FLOOD HAZARD ZONE
3. MAP REFERENCES:
A. "PROPERTY OF MAIN STREET LIMITED PARTNERSHIP", "50 MAIN STREET"
DATED APRIL 18, 1990 SCALE: 1"=10' PREPARED BY: CLOSE, JENSEN & MILLER
B. "PROPERTY SURVEYED FOR SIX CENTRAL ROW LIMITED PARTNERSHIP"
DATED JUNE, 1986 SCALE: 1"=4' PREPARED BY: PETERSEN & HOFFMAN
4. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO HERBERT & PRONOVOST. THE LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. "CALL BEFORE YOU DIG: 1-800-922-4444"
5. THERE IS NO VEHICULAR ACCESS ALONG CENTRAL ROW TO THIS SITE

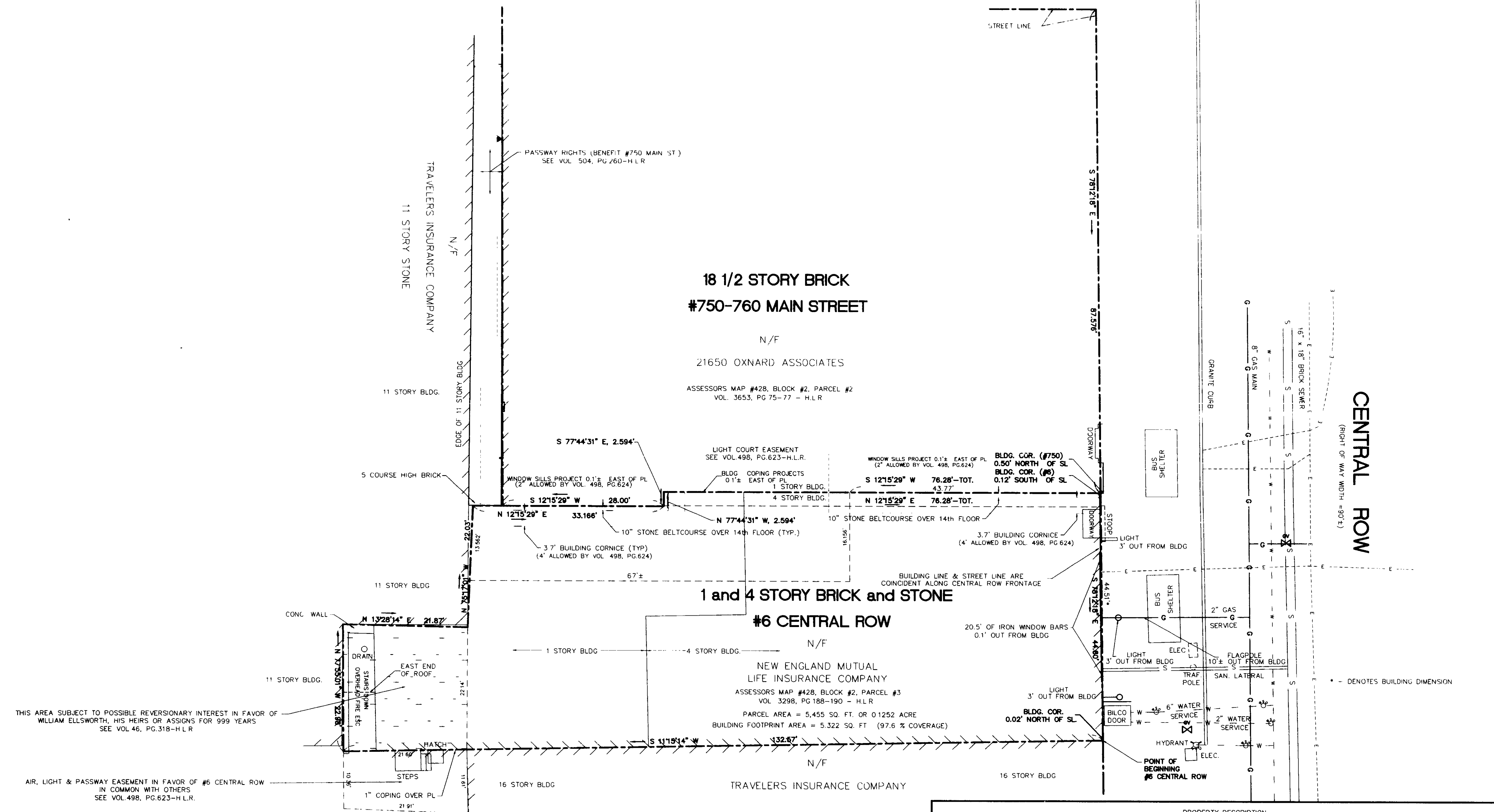
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

I HEREBY CERTIFY TO: CHICAGO TITLE INSURANCE COMPANY, GLASTONBURY BANK & TRUST COMPANY AND ALBRO/CENTRAL ROW LLC, ITS SUCCESSORS AND ASSIGNS, (a) THAT THE SURVEY REPRESENTED HEREIN IS AN ACCURATE SURVEY OF ALL THE REAL PROPERTY LEGALLY DESCRIBED HEREIN, (b) THAT THE SURVEY PROPERTY AND ACCURATELY INDICATES IMPROVEMENTS ON THE REAL PROPERTY AS OF THE DATE OF THE SURVEY, (c) THAT AND LOCATES ALL IMPROVEMENTS ON THE REAL PROPERTY AS OF THE DATE OF THE SURVEY, (d) THAT THE WITHIN SURVEY WAS PREPARED UNDER THE DIRECT SUPERVISION AND CONTROL OF THE UNDERSIGNED FROM AN ACTUAL SURVEY MADE OF THE REAL PROPERTY LEGALLY DESCRIBED HEREIN, (e) THAT THERE ARE NO ENCROACHMENTS EITHER ACROSS PROPERTY LINES OR ZONING RESTRICTION LINES IN EFFECT AS OF THE DATE OF THE SURVEY EXCEPT AS SHOWN OR DEPICTED HEREON, (f) THAT THE WITHIN SURVEY PROPERTY DESIGNATES AND LOCATES ALL VISIBLE OR RECORDED EASEMENTS AS OF THE DATE OF THE SURVEY, (g) AGREES AND EGRESS TO THE SUBJECT PROPERTIES IS PROVIDED BY MAIN STREET AND CENTRAL ROW UPON WHICH THE PROPERTIES ABUT, THE SAME BEING PAVED AND DEDICATED RIGHTS OF WAY MAINTAINED BY THE CITY OF HARTFORD, (h) THE PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARDOUS AREA BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND LIES IN ZONE "C" OF MINIMAL FLOODING, (i) THE SUBJECT PROPERTIES DO NOT SERVICE ANY ADJOINING PROPERTY FOR IMPROVEMENT OR ANY OTHER PURPOSE, (j) THAT THE LAND, AS DESCRIBED ON THE SURVEY, DOES NOT CONSTITUTE AN ILLEGAL SUBDIVISION OF LAND UNDER LOCAL LAW OR CITY ORDINANCES, (k) THAT THE LOCATION OF THE IMPROVEMENTS ON THE SUBJECT PROPERTIES DO NOT CONSTITUTE A VIOLATION OF ANY ZONING OR SETBACK REQUIREMENTS EXCEPT AS SHOWN OR DEPICTED HEREON, AND (l) THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-308B-1 THROUGH 20-308B-20, THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 28, 1988. THE TYPE OF SURVEY IS A PROPERTY SURVEY. THE BOUNDARY DETERMINATION IS A DEPENDENT RESURVEY OF MAP REFERENCE A-B, AND THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.

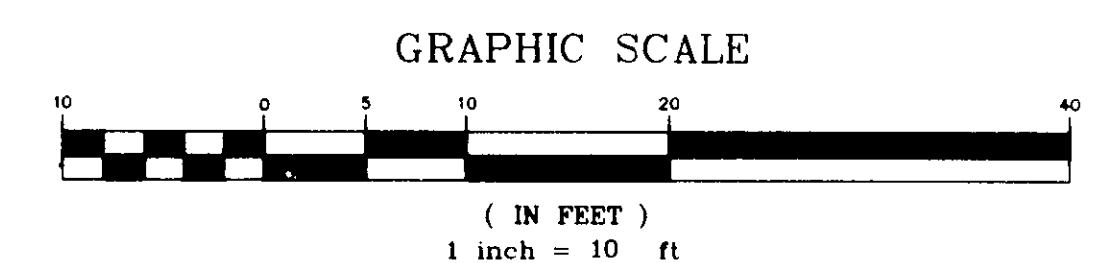
NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND LICENSE NUMBER APPEARS BELOW ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SURVEYOR INVALIDATES THESE DECLARATIONS.

Kenneth Herbert 5/2/99
KENNETH HERBERT LICENSE NO. DATE

* THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION OR BELIEF AS SUCH IT CONSTITUTES NEITHER A GUARANTEE OR WARRANTY.



- ## LEGEND
- PROPERTY LINE
 - EXISTING SANITARY SEWER
 - EXISTING UNDERGROUND ELECTRIC SERVICE
 - EXISTING STORM SEWER
 - EXISTING LIGHT POLE
 - EXISTING WATER MAIN
 - EXISTING UNDERGROUND TELEPHONE SERVICE
 - EXISTING BITUMINOUS CONCRETE LIP CURB
 - EXISTING EDGE OF PAVEMENT
 - EXISTING GAS LINE
 - EXISTING OVERHEAD ELECTRIC SERVICE
 - SOUTHERN NEW ENGLAND TELEPHONE CO. & POLE NO.
 - POLYVINYLCHLORIDE
 - HARTFORD LAND RECORDS
 - NOW OR FORMERLY



PROPERTY DESCRIPTION

PREMISES LOCATED AT #6 CENTRAL ROW
HARTFORD, CONNECTICUT

BEGINNING AT A POINT IN THE SOUTHERLY STREET LINE OF CENTRAL ROW, SAID POINT BEING ONE-HUNDRED THIRTY-TWO AND 376/1000 (132.376) FEET EASTERLY OF THE INTERSECTION OF THE SOUTHERLY STREET LINE OF CENTRAL ROW AND THE EASTERLY STREET LINE OF MAIN STREET;

THENCE N 12°15'29" E ALONG LAND N/F TRAVELERS INSURANCE COMPANY AND LAND N/F 21650 OXNARD ASSOCIATES, PARTLY ON EACH, IN ALL A DISTANCE OF TWENTY-EIGHT AND 90/100 (28.90) FEET TO A POINT;

THENCE N 77°44'31" W A DISTANCE OF TWO AND 594/1000 (2.594) FEET TO A POINT;

THENCE N 12°15'29" E A DISTANCE OF SEVENTY-SIX AND 28/100 (76.28) FEET TO A POINT IN THE SOUTHERLY STREET LINE OF CENTRAL ROW, SAID POINT BEING THE NORTHWESTERLY CORNER OF PREMISES HEREIN DESCRIBED, THE LAST TWO COURSES BEING ALONG LAND N/F TRAVELERS INSURANCE COMPANY;

THENCE S 78°12'18" E ALONG THE SOUTHERLY STREET LINE OF CENTRAL ROW A DISTANCE OF FORTY-FOUR AND 80/100 (44.80) FEET TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINING 5,455 SQ. FT. OR 0.1252 ACRE

HERBERT & PRONOVOST CIVIL ENGINEERS & LAND SURVEYORS 1850 SILAS DEANE HIGHWAY, ROCKY HILL, CONNECTICUT 969 WEST MAIN STREET, WATERBURY, CONNECTICUT 860-528-6811 203-753-0232		DRAWN: GT CHECKED: KH DATE: FEB. 23, 1999 SCALE: 1" = 10 FT. SHEET: 1 OF 1 JOB NO.: 2561 AUTOCAD FILE: 2561-6.DWG
DEPENDENT RESURVEY NEW ENGLAND MUTUAL LIFE INSURANCE COMPANY #6 CENTRAL ROW HARTFORD CONNECTICUT		COPYRIGHT © 1999 HERBERT & PRONOVOST

#2345

