EAST FILE CORP IRVINE CA EFH 34

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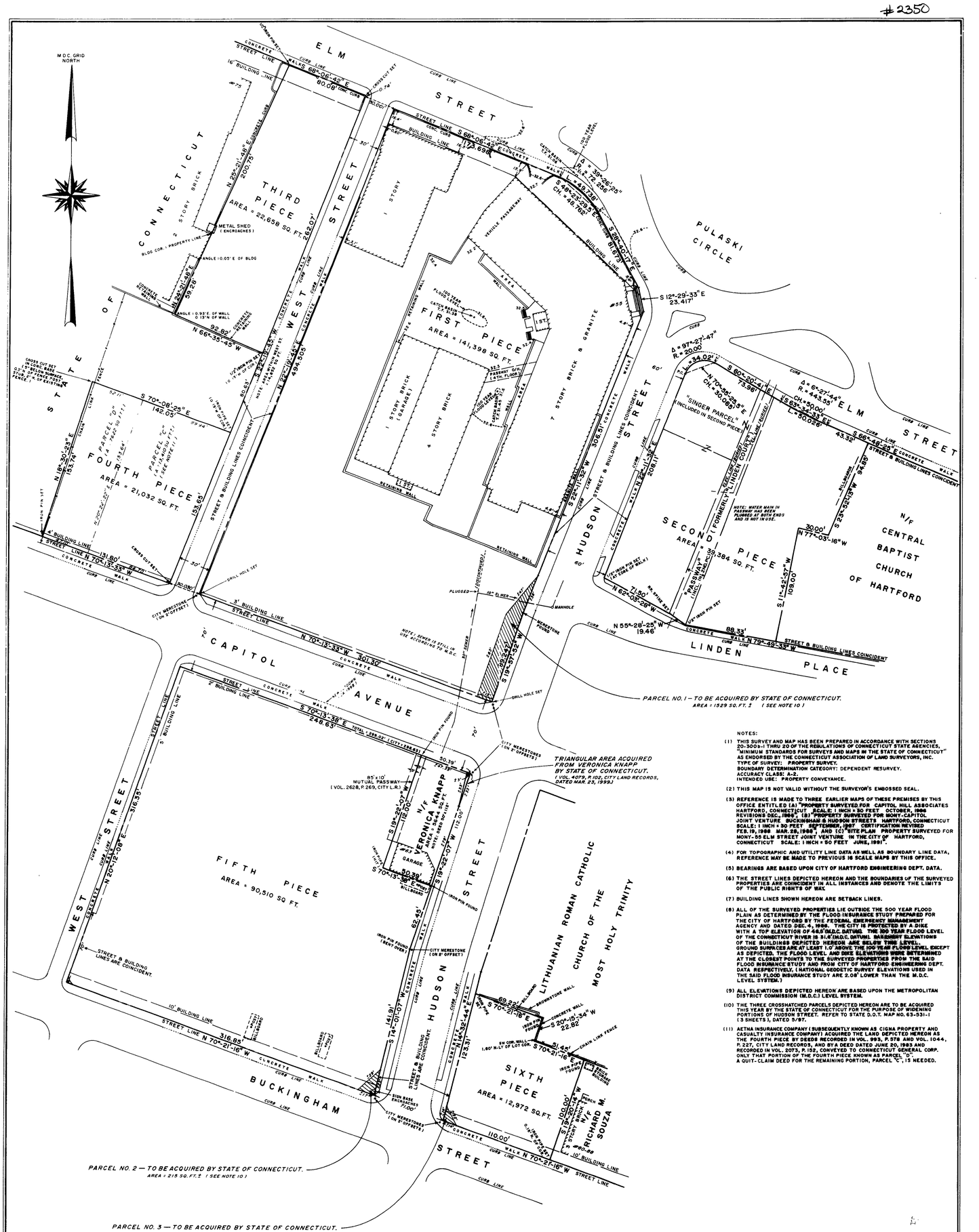

NOTES:

(1) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 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.
TYPE OF SURVEY: PROPERTY SURVEY.
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY.
ACCURACY CLASS: A-2.
INTENDED USE: PROPERTY CONVEYANCE.

(2) THIS MAP IS NOT VALID WITHOUT THE SURVEYOR'S EMBOSSED SEAL.

(3) REFERENCE IS MADE TO THREE EARLIER MAPS OF THESE PREMISES BY THIS OFFICE ENTITLED (A) "PROPERTY SURVEYED FOR CAPITOL HILL ASSOCIATES HARTFORD, CONNECTICUT SCALE: 1 INCH = 30 FEET OCTOBER, 1986 REVISIONS DEC., 1986", (B) "PROPERTY SURVEYED FOR MONY-CAPITOL JOINT VENTURE BUCKINGHAM & HUDSON STREETS HARTFORD, CONNECTICUT SCALE: 1 INCH = 30 FEET SEPTEMBER, 1987 CERTIFICATION REVISED FEB. 19, 1988 MAR. 28, 1988", AND (C) "SITE PLAN PROPERTY SURVEYED FOR MONY-55 ELM STREET JOINT VENTURE IN THE CITY OF HARTFORD, CONNECTICUT SCALE: 1 INCH = 50 FEET JUNE, 1991".

(4) FOR TOPOGRAPHIC AND UTILITY LINE DATA AS WELL AS BOUNDARY LINE DATA, REFERENCE MAY BE MADE TO PREVIOUS 16 SCALE MAPS BY THIS OFFICE.

(5) BEARINGS ARE BASED UPON CITY OF HARTFORD ENGINEERING DEPT. DATA.

(6) THE STREET LINES DEPICTED HEREON AND THE BOUNDARIES OF THE SURVEYED PROPERTIES ARE COINCIDENT IN ALL INSTANCES AND DENOTE THE LIMITS OF THE PUBLIC RIGHTS OF WAY.

(7) BUILDING LINES SHOWN HEREON ARE SETBACK LINES.

(8) ALL OF THE SURVEYED PROPERTIES LIE OUTSIDE THE 500 YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE STUDY PREPARED FOR THE CITY OF HARTFORD BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DATED DEC. 4, 1986. THE CITY IS PROTECTED BY A DIKE WITH A TOP ELEVATION OF 44.5' (M.D.C. DATUM). THE 100 YEAR FLOOD LEVEL OF THE CONNECTICUT RIVER IS 31.8' (M.D.C. DATUM). BASEMENT ELEVATIONS OF THE BUILDINGS DEPICTED HEREON ARE BELOW THIS LEVEL. GROUND SURFACES ARE AT LEAST 1.0' ABOVE THE 100 YEAR FLOOD LEVEL EXCEPT AS DEPICTED. THE FLOOD LEVEL AND DIKE ELEVATIONS WERE DETERMINED AT THE CLOSEST POINTS TO THE SURVEYED PROPERTIES FROM THE SAID FLOOD INSURANCE STUDY AND FROM CITY OF HARTFORD ENGINEERING DEPT. DATA RESPECTIVELY. (NATIONAL GEODETIC SURVEY ELEVATIONS USED IN THE SAID FLOOD INSURANCE STUDY ARE 2.08' LOWER THAN THE M.D.C. LEVEL SYSTEM.)

(9) ALL ELEVATIONS DEPICTED HEREON ARE BASED UPON THE METROPOLITAN DISTRICT COMMISSION (M.D.C.) LEVEL SYSTEM.

(10) THE THREE CROSSHATCHED PARCELS DEPICTED HEREON ARE TO BE ACQUIRED THIS YEAR BY THE STATE OF CONNECTICUT FOR THE PURPOSE OF WIDENING PORTIONS OF HUDSON STREET. REFER TO STATE D.O.T. MAP NO. 63-531-1 (3 SHEETS), DATED 5/87.

(11) AETNA INSURANCE COMPANY (SUBSEQUENTLY KNOWN AS CIGNA PROPERTY AND CASUALTY INSURANCE COMPANY) ACQUIRED THE LAND DEPICTED HEREON AS THE FOURTH PIECE BY DEEDS RECORDED IN VOL. 993, P. 578 AND VOL. 1044, P. 227, CITY LAND RECORDS, AND BY A DEED DATED JUNE 20, 1983 AND RECORDED IN VOL. 2073, P. 152, CONVEYED TO CONNECTICUT GENERAL CORP. ONLY THAT PORTION OF THE FOURTH PIECE KNOWN AS PARCEL "D". A QUIT-CLAIM DEED FOR THE REMAINING PORTION, PARCEL "C", IS NEEDED.

TO ALKON ELM STREET, LLC, ALKON CAPITOL AVENUE, LLC, ALKON HUDSON STREET, LLC, STROOK & STROOK & LAVAN, FIRST AMERICAN TITLE INSURANCE COMPANY, LEHMAN BROTHERS HOLDINGS INC. D/B/A LEHMAN CAPITAL, A DIVISION OF LEHMAN BROTHERS HOLDINGS INC., AND SHOWN RUDNICK FREED & GESMER:

I HEREBY DECLARE THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND AND THAT IT AND THE BOUNDS AND MEASUREMENTS SHOWN HEREON ARE CORRECT WITHIN THE STANDARDS OF CLASS A-2 OF THE REGULATIONS OF THE STATE 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 ENCROACH OVER OR 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.

JUNE 25, 1999 Eugene S. Smith
EUGENE S. SMITH, L.L.S. 13644

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

JUNE 25, 1999 Eugene S. Smith
EUGENE S. SMITH — L.L.S. 13644
OWNER, PETERSEN & HOFFMAN

STATE OF CONNECTICUT LICENSED LAND SURVEYOR No. 13644

That the streets shown hereon are accepted public streets of the City of Hartford.
7-6-99
City Engr.

PROPERTY SURVEY
PROPERTY OF

MONY-55 ELM STREET JOINT VENTURE

IN THE CITY OF
HARTFORD, CONNECTICUT

SCALE: 1 INCH = 40 FEET — JUNE, 1994 — ADDITIONS JULY, 1994 REVISIONS JUNE, 1999

0' 10' 20' 40'

PREPARED BY
PETERSEN & HOFFMAN — LAND SURVEYORS
998 FARMINGTON AVE., WEST HARTFORD, CT. 06107
TEL. (860) 233-6312 FOUNDED 1897

N.B. 204-108; 210-26,42,46,63,72,90,91; & 128-4 F.B. 30-365; 41-368,372,390,458; 46-1 M. 40-39, 71-16, 71-23, 70-92, 70-89, 70-84

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