



The portion of the sheet shown on this map is a re-established public street of the City of Hartford.

08/24/2000  
O. Blint  
Survey Supervisor

NOTES:  
1) PARCEL IS SUBJECT TO NOTES, ENCROACHMENTS AND EASEMENTS AS SHOWN ON MAPS NO. 1898 AND NO. 2279.  
2) PARCEL IS SUBJECT TO RIGHTS TO MAINTAIN STRUCTURES VOL. 1588, PG. 171.  
3) PARCEL IS SUBJECT TO AN AGREEMENT VOL. 1588, PG. 174, AMENDED BY AGREEMENT VOL. 2480, PG. 233 AND FURTHER AMENDED BY AMENDMENT OF AGREEMENT VOL. 2480, PG. 234.  
4) PARCEL IS SUBJECT TO SECOND AMENDMENT AND RESTATMENT OF LEASE VOL. 3802, PG. 249.  
5) PARCEL IS SUBJECT TO AGREEMENT VOL. 1726, PG. 201.  
6) PARCEL IS SUBJECT TO AGREEMENT AND LETTER OF CONSENT VOL. 1760, PG. 327.  
7) PARCEL IS SUBJECT TO A VARIANCE FOR LOADING DOCKS ON MARKET STREET VOL. 2349, PG. 254.  
8) PARCEL IS SUBJECT TO NOTICE OF LEASE VOL. 2974, PG. 76, AND NOTICE OF ASSIGNMENT OF LEASE VOL. 2974, PG. 87. SEE ALSO CONSENT TO ASSIGNMENT VOL. 2974, PG. 82.  
9) PARCEL IS SUBJECT TO COVENANTS AND AGREEMENTS VOL. 3354, PG. 316.

10) PARCEL IS SUBJECT TO INDENTURE OF LEASE VOL. 3928, PG. 131.  
11) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, THE BONGIOVANNI GROUP, INC. RELIED UPON TITLE COMMITMENTS NO. 100502000 CTO AND NO. 100503000 CTO PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.  
12) PARCEL IS SUBJECT TO AN AGREEMENT OF LEASE MADE AS OF THE 3RD DAY OF APRIL, 1986, BY AND BETWEEN THE MAY DEPARTMENT STORES COMPANY AND HARTFORD STEAM COMPANY. THIS AGREEMENT IS NOT FILED WITH THE CITY OF HARTFORD LAND RECORDS AND IS ENTITLED "LEASE, HARTFORD STEAM COMPANY" AND IS LABELED 14/DRV/4. THERE IS ANOTHER LEASE AGREEMENT WITH THE AFMENTIONED PARTIES LABELED 14/DRV/4.  
13) STREET LINES AND BUILDING LINES ARE CONSIDERED.  
14) COORDINATES ARE BASED ON 1983 NORTH AMERICAN DATUM.  
15) OUTDOOR DAYCARE PLAY AREA ELEVATIONS ARE BASED ON "NGVD OF 1929" (2.08' BELOW METROPOLITAN DISTRICT DATUM).  
16) THIS MAP ONLY DEALS WITH THE CONVEYANCE OF LAND, THE OUTDOOR DAYCARE PLAY AREA AND THE "CONNECTOR BUILDING". PLEASE REFER TO MAPS PREPARED BY OTHERS FOR OWNERSHIP OF THE BUILDING.  
17) THE AREA LOCATED ADJACENT TO THE ROOF PARKING AREA SHOWN AS "OUTDOOR DAYCARE PLAY AREA 2,690 S.F." IS TO BE CONVEYED TO THE STATE OF CONNECTICUT AND THE LOADING/UNLOADING AREA LOCATED BELOW SUCH AREA IS TO BE CONVEYED TO HARTFORD DOWNTOWN REVIVAL LLC AND THE VERTICAL BOUNDARY LINE IS THE TOP OF THE CONCRETE SLAB LOCATED BETWEEN SUCH AREAS.  
18) THE "55,978 S.F." FIGURE SHOWN AS BEING CONVEYED TO HARTFORD DOWNTOWN REVIVAL LLC REFLECTS SQUARE FOOTAGE AT GROUND LEVEL ONLY AND DOES NOT INCLUDE THE SQUARE FOOTAGE OF THE AREA SHOWN AS "OUTDOOR DAYCARE PLAY AREA", WHICH AREA IS NOT AT GROUND LEVEL.

MAP REFERENCES:  
1) "PROPERTY SURVEY, PROPERTY OWNED BY CITY OF HARTFORD, SHOWING PROPOSED LEASE, LICENSED & EASEMENT AREAS PREPARED FOR RICHARDSON REDO LLC, MAIN STREET, 1997, REVISED MAR. 17, 1997, DRAWING NO. 9/1-00, SHEET 1 OF 1, HENRY C. COTTON & ASSOCIATES, LAND SURVEYORS & CONSULTANTS".  
2) "PLAN PROPERTY OF G. FOX AND COMPANY PREPARED FOR THE MAY DEPARTMENT STORES COMPANY, MAIN, TALCOTT AND MARKET STREETS, HARTFORD, CONNECTICUT, SCALE 1"=20', DATE MAY 1986, DRAWING NO. 86-37, HENRY CHARLES COTTON CONSULTANT & LAND SURVEYOR".  
3) "PROPERTY SURVEY FOR MAURICE KENNY & SIMON KNOXER, 36 70 TALCOTT STREET, HARTFORD, CONNECTICUT, SCALE 1"=20', DATE 1 APRIL 1985, JOB NO. 984, SHEET 1 OF 1, HALLISEY & HERBERT, CIVIL ENGINEERS & LAND SURVEYORS".  
4) "CITY OF HARTFORD DEPARTMENT OF ENGINEERING, PLAN OF A PORTION OF THE CENTRAL BUSINESS SECTION NORTH OF CHURCH STREET TO ANN STREET, SCALE 1"=40', DATE MARCH 1946, DAYBOOK NO. 087.9".  
5) "CITY OF HARTFORD DEPARTMENT OF ENGINEERING, PLAN OF A PORTION OF THE CENTRAL BUSINESS SECTION, FORD STREET TO MARKET STREET, GOLD STREET TO ALLYN STREET, SCALE 1"=40', DATE JAN. 1946, DAYBOOK NO. 087.9".  
6) "AS-BUILT PLAN SHOWING PROPERTY OWNED BY THE MAY DEPARTMENT STORE COMPANY AND CITY OF HARTFORD LEASED TO RICHARDSON ASSOCIATES, TEMPLE, MARKET AND MAIN STREETS, HARTFORD, CONNECTICUT, SCALE 1"=20', DATE DEC. 1979, REVISED 2-28-1997".  
7) "PLAN SHOWING PROPERTY LINE, PASSWAY & OCCUPATION CONDITIONS, THE HARTFORD ROMAN CATHOLIC DIOCESAN CORP., 125 MARKET STREET, HARTFORD, CONNECTICUT, SCALE 1"=20', DATE 3-3-78, JOB NO. 7828, SHEET NO. 1, STRAUSS ENGINEERING ASSOCIATES, ENGINEERS-LANDSCAPE ARCHITECTS-SURVEYORS".  
8) "PLAN SHOWING LANDS OWNED BY CITY OF HARTFORD AND THE MAY DEPARTMENT STORES COMPANY, TEMPLE, MAIN AND MARKET STREETS, HARTFORD, CONNECTICUT, SCALE 1"=20', DATE MAY 1989, REVISED 10-5-89 AND (UNABLE TO READ OTHER REVISION DATE ON MAP COPY), DRAWING NO. 89-26, HENRY CHARLES COTTON, CONSULTANT & LAND SURVEYOR".  
9) "PROPERTY OF NWO 1000 MAIN LIMITED PARTNERSHIP, TALCOTT STREET, MAIN STREET & MORGAN STREET, HARTFORD, CONNECTICUT, SCALE 1"=20', DATE MAR. 27, 1989, REVISED THROUGH 2-23-89, FILE NO. W-603, SHEET 1 OF 1, CLOSE, JENSEN & MILLER P.C., CONSULTING ENGINEERS, LAND PLANNERS & SURVEYORS".  
10) "PROPERTY SURVEY FOR CITY OF HARTFORD, NOS. 920, 926, 944 MAIN STREET, HARTFORD, CONNECTICUT, SCALE 1"=40', DATE JULY, 1977, PETERSEN & HOFFMAN, LAND SURVEYORS".  
11) "THE HARTFORD ELECTRIC LIGHT CO., EASEMENT AREAS ON PROPERTY OF THE CITY OF HARTFORD & THE MAY DEPARTMENT STORES CO., TEMPLE STREET, HARTFORD, CONN., SCALE 1"=20', DATE APRIL 17, 1979, DWG. NO. E-JOS6-088".  
12) CTO GENERATION PLANT, G. FOX & CO., HARTFORD, CONNECTICUT, SCALE 1"=8', DATE DEC. 23, 1988, REVISED THROUGH 6-12-89, SHEET 1 & 2 OF 2, JOB NO. 1728, HALLISEY & HERBERT, CIVIL ENGINEERS & LAND SURVEYORS".

TOTAL PARCELS  
82,180 S.F.  
1.8866 AC.  
(EXCLUDING AREA TO BE RETAINED BY THE CITY OF HARTFORD)  
VOL. 3354, PG. 316  
ZONE B-1

PARCEL TO BE CONVEYED  
HARTFORD DOWNTOWN REVIVAL LLC  
55,978 S.F.  
1.2851 AC.  
SEE NOTE #18

PARCEL TO BE CONVEYED TO  
THE STATE OF CONNECTICUT  
26,202 S.F.  
0.6015 AC.

LEGEND:  
UTILITY POLE  
WATER GATE  
STORM MANHOLE  
SANITARY MANHOLE  
TELEPHONE MANHOLE  
ELECTRIC MANHOLE  
CABLE TV MANHOLE  
WATER MANHOLE  
CATCH BASIN  
YARD DRAIN  
LIGHT STANDARD  
GAS GATE  
FIRE STANDPIPE  
HYDRANT  
NOT FIELD LOCATION (LOCATION FROM AS-BUILTS)  
NOT TO SCALE  
SPOT ELEVATION  
PARKING METER  
MONITOR WELL  
UNDERGROUND WATER LINE  
UNDERGROUND GAS LINE  
UNDERGROUND ELECTRIC LINE  
UNDERGROUND TELEPHONE LINE

LEGEND:  
LEASE AREAS ASSOCIATED WITH RICHARDSON REDO LLC  
LEASE AREAS ASSOCIATED WITH DOWNTOWN COGENERATION ASSOCIATES LIMITED PARTNERSHIP  
AREA TO BE RETAINED BY THE CITY OF HARTFORD  
HELCO & PUBLIC EASEMENT  
"CONNECTOR BUILDING"  
OUTDOOR DAYCARE PLAY AREA

THIS MAP IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE SURVEYOR.

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CAN NOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.  
INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN.  
CALL "CALL B-4-U DIG" AT 1-800-922-4455 PRIOR TO ANY EXCAVATION.

CERTIFICATION:  
I HEREBY DECLARE TO HARTFORD DOWNTOWN REVIVAL LLC, THE STATE OF CONNECTICUT, THE CITY OF HARTFORD AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT THIS PROPERTY/BOUNDARY SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF THE CONNECTICUT STATE AGENCIES-STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THIS PROPERTY SURVEY IS BASED ON THE BOUNDARY DETERMINATION CATEGORY OF AN ORIGINAL SURVEY CONFORMING TO THE HORIZONTAL ACCURACY CLASS A-2, AND THAT, UNLESS OTHERWISE SHOWN, TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME. BUILDING(S) ARE LOCATED AS SHOWN AND DO NOT ENCRUCH OVER OR UPON STREET, TITLE OR BUILDING LINES, THERE ARE NO VIOLATION OF EASEMENTS OR ENCROACHMENTS AFFECTING THIS PROPERTY FROM A CAREFUL INSPECTION OF THE SAME.

ALAN BONGIOVANNI, L.L.S. #14649  
DATE: MAY 21, 1999

99119CWDSDH1.DWG 99119

2403-1

DATE: 5-21-99  
DRAWN: J.E.T.  
CHECKED: A.B.  
SCALE: 1"=20'

REVISION

DATE

BY

REASON

1

6-02-00

GENERAL

GENERAL

2

5-11-00

GENERAL

GENERAL

3

5-10-00

GENERAL

GENERAL

4

4-07-00

GENERAL

GENERAL

5

2-04-00

UPDATE

UPDATE

ORIGINAL SURVEY PREPARED FOR

HARTFORD DOWNTOWN REVIVAL LLC & THE STATE OF CONNECTICUT

PROPERTY/BOUNDARY SURVEY

960 MAIN STREET, HARTFORD, CONNECTICUT

17

1

7

2403-1

5067  
17