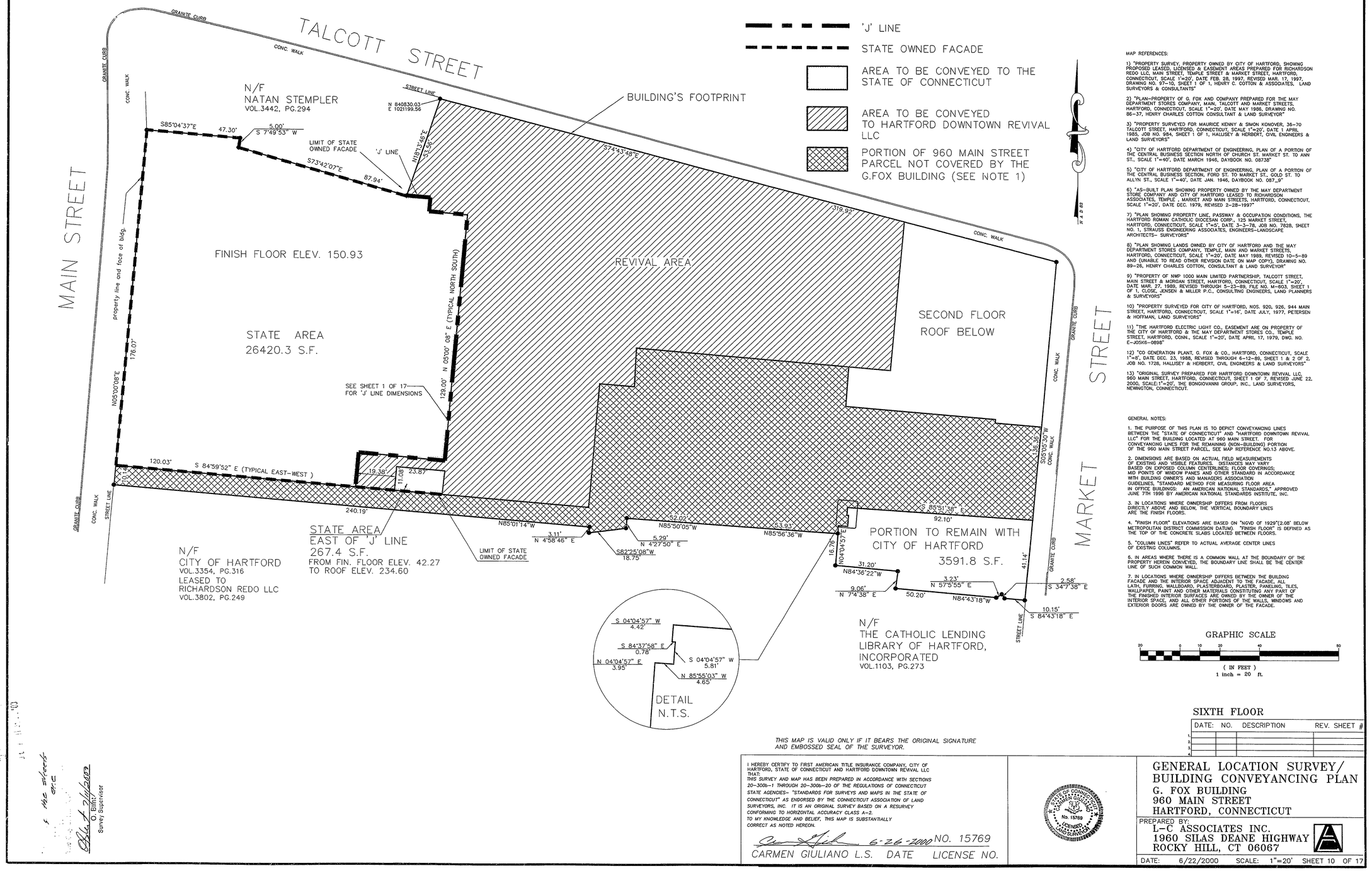
2406-10



MAP REFERENCES:

1) "PROPERTY SURVEY, PROPERTY OWNED BY CITY OF HARTFORD, SHOWING PROPOSED LEASED, LICENSED & EASEMENT AREAS PREPARED FOR RICHARDSON REDO LLC, MAIN STREET, TEMPLE STREET & MARKET STREET, HARTFORD, CONNECTICUT, SCALE 1"=20', DATE FEB. 28, 1997, REVISED MAR. 17, 1997, DRAWING NO. 97-10, 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 1988, DRAWING NO. 86-37, HENRY CHARLES COTTON CONSULTANT & LAND SURVEYOR"

3) "PROPERTY SURVEYED FOR MAURICE KENNY & SIMON KONOVER, 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 ST. MARKET ST. TO ANN ST., SCALE 1"=40', DATE MARCH 1946, DAYBOOK NO. 08736"

5) "CITY OF HARTFORD DEPARTMENT OF ENGINEERING, PLAN OF A PORTION OF THE CENTRAL BUSINESS SECTION, FORD ST. TO MARKET ST., GOLD ST. TO ALLYN ST., SCALE 1"=40', DATE JAN. 1946, DAYBOOK NO. 087_9"

6) "AS-BUILT PLAN SHOWNG 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"=5', 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 NWP 1000 MAIN LIMITED PARTNERSHIP, TALCOTT STREET, MAIN STREET & MORGAN STREET, HARTFORD, CONNECTICUT, SCALE 1"=20', DATE MAR. 27, 1989, REVISED THROUGH 5-23-89, FILE NO. M-603, SHEET 1 OF 1, CLOSE, JENSEN & MILLER P.C., CONSULTING ENGINEERS, LAND PLANNERS & SURVEYORS"

10) "PROPERTY SURVEYED FOR CITY OF HARTFORD, NOS. 920, 926, 944 MAIN STREET, HARTFORD, CONNECTICUT, SCALE 1"=16', DATE JULY, 1977, PETERSEN & HOFFMAN, LAND SURVEYORS"

11) "THE HARTFORD ELECTRIC LIGHT CO., EASEMENT ARE 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-J05K6-0898"

12) "CO 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"

13) "ORIGINAL SURVEY PREPARED FOR HARTFORD DOWNTOWN REVIVAL LLC, 960 MAIN STREET, HARTFORD, CONNECTICUT, SHEET 1 OF 7, REVISED JUNE 22, 2000, SCALE:1"=20', THE BONGIOVANNI GROUP, INC., LAND SURVEYORS, NEWINGTON, CONNECTICUT.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT CONVEYANCING LINES BETWEEN THE "STATE OF CONNECTICUT" AND "HARTFORD DOWNTOWN REVIVAL LLC" FOR THE BUILDING LOCATED AT 960 MAIN STREET. FOR CONVEYANCING LINES FOR THE REMAINING (NON-BUILDING) PORTION OF THE 960 MAIN STREET PARCEL, SEE MAP REFERENCE NO.13 ABOVE.

2. DIMENSIONS ARE BASED ON ACTUAL FIELD MEASUREMENTS OF EXISTING AND VISIBLE FEATURES. DISTANCES MAY VARY BASED ON EXPOSED COLUMN CENTERLINES; FLOOR COVERINGS; MID POINTS OF WINDOW PANES AND OTHER STANDARD IN ACCORDANCE WITH BUILDING OWNER'S AND MANAGERS ASSOCIATION GUIDELINES, "STANDARD METHOD FOR MEASURING FLOOR AREA IN OFFICE BUILDINGS: AN AMERICAN NATIONAL STANDARDS," APPROVED JUNE 7TH 1996 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC.

3. IN LOCATIONS WHERE OWNERSHIP DIFFERS FROM FLOORS DIRECTLY ABOVE AND BELOW, THE VERTICAL BOUNDARY LINES ARE THE FINISH FLOORS.

4. "FINISH FLOOR" ELEVATIONS ARE BASED ON "NGVD OF 1929"(2.08' BELOW METROPOLITAN DISTRICT COMMISSION DATUM). "FINISH FLOOR" IS DEFINED AS THE TOP OF THE CONCRETE SLABS LOCATED BETWEEN FLOORS.

5. "COLUMN LINES" REFER TO ACTUAL AVERAGE CENTER LINES OF EXISTING COLUMNS.

6. IN AREAS WHERE THERE IS A COMMON WALL AT THE BOUNDARY OF THE PROPERTY HEREIN CONVEYED, THE BOUNDARY LINE SHALL BE THE CENTER LINE OF SUCH COMMON WALL.

7. IN LOCATIONS WHERE OWNERSHIP DIFFERS BETWEEN THE BUILDING FACADE AND THE INTERIOR SPACE ADJACENT TO THE FACADE, ALL LATH, FURRING, WALLBOARD, PLASTERBOARD, PLASTER, PANELING, TILES, WALLPAPER, PAINT AND OTHER MATERIALS CONSTITUTING ANY PART OF THE FINISHED INTERIOR SURFACES ARE OWNED BY THE OWNER OF THE INTERIOR SPACE, AND ALL OTHER PORTIONS OF THE WALLS, WINDOWS AND EXTERIOR DOORS ARE OWNED BY THE OWNER OF THE FACADE.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SIXTH FLOOR

DATE:	NO.	DESCRIPTION	REV. SHEET #
1.			
2.			
3.			
4.			

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

I HEREBY CERTIFY TO FIRST AMERICAN TITLE INSURANCE COMPANY, CITY OF HARTFORD, STATE OF CONNECTICUT AND HARTFORD DOWNTOWN REVIVAL LLC THAT:
THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES- "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN ORIGINAL SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

6-26-2000 NO. 15769
CARMEN GIULIANO L.S. DATE LICENSE NO.

STATE OF CONNECTICUT CARMEN GIULIANO No. 15769 LICENSED LAND SURVEYOR

GENERAL LOCATION SURVEY/ BUILDING CONVEYANCING PLAN
G. FOX BUILDING
960 MAIN STREET
HARTFORD, CONNECTICUT

PREPARED BY:
L-C ASSOCIATES INC.
1960 SILAS DEANE HIGHWAY
ROCKY HILL, CT 06067

DATE: 6/22/2000 SCALE: 1"=20' SHEET 10 OF 17

O. Bongiovanni
Survey Supervisor

2406-10

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