

#2413

51-53-55 Imlay Street and 260 Laurel Street

All that certain parcel of land with the buildings and improvements thereon, situated in the City of Hartford, County of Hartford and State of Connecticut, known as 51-53-55 Imlay Street and 260 Laurel Street, as shown on a survey entitled: "Plan of Lord Commons Apartments F.H.A. Project No. 017-11058 51-53, 55 & 61 Imlay Street, Hartford, Connecticut Date: 5/8/2000 revisions 6.24.2000 add text 7.30.2000 Re: Atty's. Remarks 1"=20' Oswald R. Blint Registered Land Surveyor Hartford, Connecticut" and being more particularly bounded and described as follows:

COMMENCING at an iron pin located in the westerly street line of Imlay Street, which iron pin marks the northeasterly corner of land now or formerly of Hartford Gardens, LLC and the southeasterly corner of the premises herein described;

THENCE S 88° 03' 56" W, along now or formerly of Hartford Gardens, LLC, 200.00 feet, to a point;

THENCE along land now or formerly of Raymond Garneau, the following courses and distances:

N 01° 56' 04" W, 2.08 feet, to a point;

S 88° 15' 56" W, 200.00 feet, to a point in the easterly street line of Laurel Street;

THENCE N 01° 56' 04" W, along the easterly street line of Laurel Street, 59.53 feet, to a point;

THENCE along land now or formerly of Eternal Enterprise, Inc., the following courses and distances:

N 88° 03' 56" E, 200.00 feet, to a point;

N 01° 56' 04" W, 42.64 feet, to a point;

THENCE N 88° 03' 56" E, along land now or formerly of Jacqueline Schenk, 200.00 feet, to a point in the westerly street line of Imlay Street;

THENCE S 01° 56' 04" E, along the westerly street line of Imlay Street, 105.00 feet, to the point or place of beginning.

61 Imlay Street

All that certain parcel of land with the buildings and improvements thereon, situated in the City of Hartford, County of Hartford and State of Connecticut, known as 61 Imlay Street, as shown on a survey entitled: "Plan of Lord Commons Apartments F.H.A. Project No. 017-11058 51-53, 55 & 61 Imlay Street, Hartford, Connecticut Date: 5/8/2000 revisions 6.24.2000 add text 7.30.2000 Re: Atty's. Remarks 1"=20' Oswald R. Blint Registered Land Surveyor Hartford, Connecticut" and being more particularly bounded and described as follows:

COMMENCING at an iron pin located on the westerly street line of Imlay Street, which iron pin marks the northeasterly corner of land now or formerly of Jacqueline Schenk and the southeasterly corner of the parcel herein described;

THENCE S 88° 03' 56" E, along land now or formerly of Jacqueline Schenk, 200.00 feet, to a point;

THENCE N 01° 56' 04" W, along land now or formerly of Eternal Enterprise, Inc., 50.00 feet, to a point;

THENCE N 88° 03' 56" E, along land now or formerly of Bruce E. Bergman, 200.00 feet, to a point in the westerly street line of Imlay Street;

THENCE S 01° 56' 04" E, along the westerly street line of Imlay Street, 50.00 feet, to the point and place of beginning.

N/F
Bruce E. Bergman
Vol. 1982 Pg. 388

N/F
Eternal Enterprise, Inc.
Vol. 3863 Pg. 1

N/F
Hartford Gardens, LLC
Vol. 4178 Pg. 186

MAP REFERENCES

- Aetna Court Condominium, Design group One Architects Hartford, Connecticut. Scale: 1" = 20' Sheet 1 of 7 Igor Vecheslav, Surveyor, July 15, 1990.
- Property of The Laurel Street Limited Partnership Plan Showing Location of Building, City of Hartford Scale: 1" = 20', Date: Aug. 2, 1988, Malcolm Hinckley Surveyor.
- City of Hartford, Connecticut, Engineering Department Map No. 392.

AREAS

51-53 Imlay St. 14,484 S.F.
55 Imlay St. 6,500 S.F.
61 Imlay St. 10,000 S.F.

SURVEYOR'S CERTIFICATE

The undersigned, being a licensed surveyor of the State of Connecticut, certifies that the foregoing is a true and correct copy of the original survey as shown to me by the parties thereto.

- THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF THE CONNECTICUT STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS PROPERTY BOUNDARY, THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY, AND THE HORIZONTAL ACCURACY CONFORMS TO A-2.
- THIS SURVEY IS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND MEETS THE REQUIREMENTS OF AN URBAN SURVEY, AS DEFINED IN THE CURRENT ACCURACY STANDARDS JOINTLY ADOPTED BY ALTA AND ACSM AND CONTAINS ITEMS 2.3.4.6.7 (OTHER THAN 7B-2), 8, 9.10.11 AND 13 OF TABLE A THEREOF.
- THIS SURVEY WAS MADE ON THE GROUND BETWEEN APRIL 1, 2000 AND APRIL 10, 2000 AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.
- EXCEPT AS SHOWN ON THIS SURVEY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY. THE DEED LINES AS DISCLOSED ON THE LAND RECORDS AND LINES OF ACTUAL POSSESSION ARE THE SAME.
- EXCEPT AS SHOWN ON THIS SURVEY, THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (B) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.
- THAT THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED ACCEPTED PUBLIC STREET OF HIGHWAY.
- EXCEPT AS SHOWN ON THIS SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES OR INGRESS OR EGRESS.
- THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
- THE PROPERTY IS LOCATED IN ZONE X - AREAS OUTSIDE 500 YEAR FLOOD PLAIN AS SHOWN ON FIRM FLOOD INSURANCE RATE MAP CITY OF HARTFORD, CONNECTICUT, HARTFORD COUNTY, COMMUNITY - PANEL NUMBER 09508 0005 B, MAP REVISED DEC. 4, 1986.
- THE LOTS SHOWN HEREON ARE CONFORMING TO CURRENT ZONING REGULATIONS WITH REGARD TO SIZE.

ADDENDUM TO SURVEYOR'S REPORT

- There are no old highways or abandoned roads, lanes or driveways, drains, sewer or water pipes over and across said premises evident from a careful inspection of the land records.
- There are no springs, streams, rivers, ponds or lakes located, bordering on or running through said premises.
- There are no cemeteries or family burying grounds located on said premises.
- There are no telephone, telegraph or electric power poles, wires or lines located on, over-hanging or crossing said premises.
- There are no disputed boundaries or encroachments relative to surveyed premises except as shown.
- There is no indication of earth moving work, building construction or building addition within recent months.
- There are no party walls on property surveyed. Lines of possession and lines of occupation are the same except as noted.
- There is no recent sidewalk construction and no change in the street is proposed by the City of Hartford.
- Flood hazard is as indicated hereon.
- There is no record of site use as a solid waste dump, pump or sanitary landfill.

The parties listed above are entitled to rely on the survey and the certificate as being true and correct to the standards referenced.

Oswald R. Blint, L.S. #12048 Date 5/14/2000

Joseph Murda & Company
Professional Seal
Surveyor
Hartford, Connecticut

ALTA/ACSM TITLE SURVEY

PLAN OF
LORD COMMONS APARTMENTS
F.H.A. PROJECT No. 017-11058
51-53, 55 & 61 IMLAY STREET
HARTFORD, CONNECTICUT

REVISIONS

7.30.2000 RE: ATTY'S. REMARKS
6.24.2000 add text

Oswald R. Blint
REGISTERED LAND SURVEYOR
HARTFORD, CONNECTICUT

SCALE: 1"=20' DATE 5/8/2000

The portion of the streets shown on this map is as shown on the official street map of the City of Hartford.

1 inch = 20' ft.
(IN FEET)

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

Oswald Blint L.S.

0 INCHES 1 2 3 4

#2413