

GENERAL NOTES

1. The city of Hartford's streets are monumented by a two foot offset. We found monumentation for both New Britain Ave. and Webster St. and surveyed accordingly.
2. The area of this property is 12,350 square feet more or less or 0.284 acres more or less.
3. This property is designated as Tax map 205, block 006, lot 13
4. Total bldg area = 2330 sq. ft. ±  
Bldg height = 40'

SCHEDULE B TITLE NOTES

This survey is based on a title report prepared by CONNECTICUT TITLE SERVICES, INC. Title number 97-5129 certified to Dec 8, 1997 2:21 PM. Item number 4 is the only matter of survey. There are no encroachments upon or easements through this property apparent from a careful inspection of the same.

Utilities are located underground and are not available for survey location.

ENCROACHMENT NOTES

Building encroaches over bldg lines on both streets. Non-conforming location not a zoning violation.

Note that traffic, both pedestrian and vehicular passes through this property from street to street.

ZONING NOTES

Zone B4 BUSINESS  
Existing site conditions fall within permitted uses in City of Hartford Sec 35-182.  
Zoning regulations are subject to interpretation for further zoning information contact: Mr. DAVID SHOFF, CITY OF HARTFORD ZONING OFF. TEL 860-543-8570.

Bulk Regulations

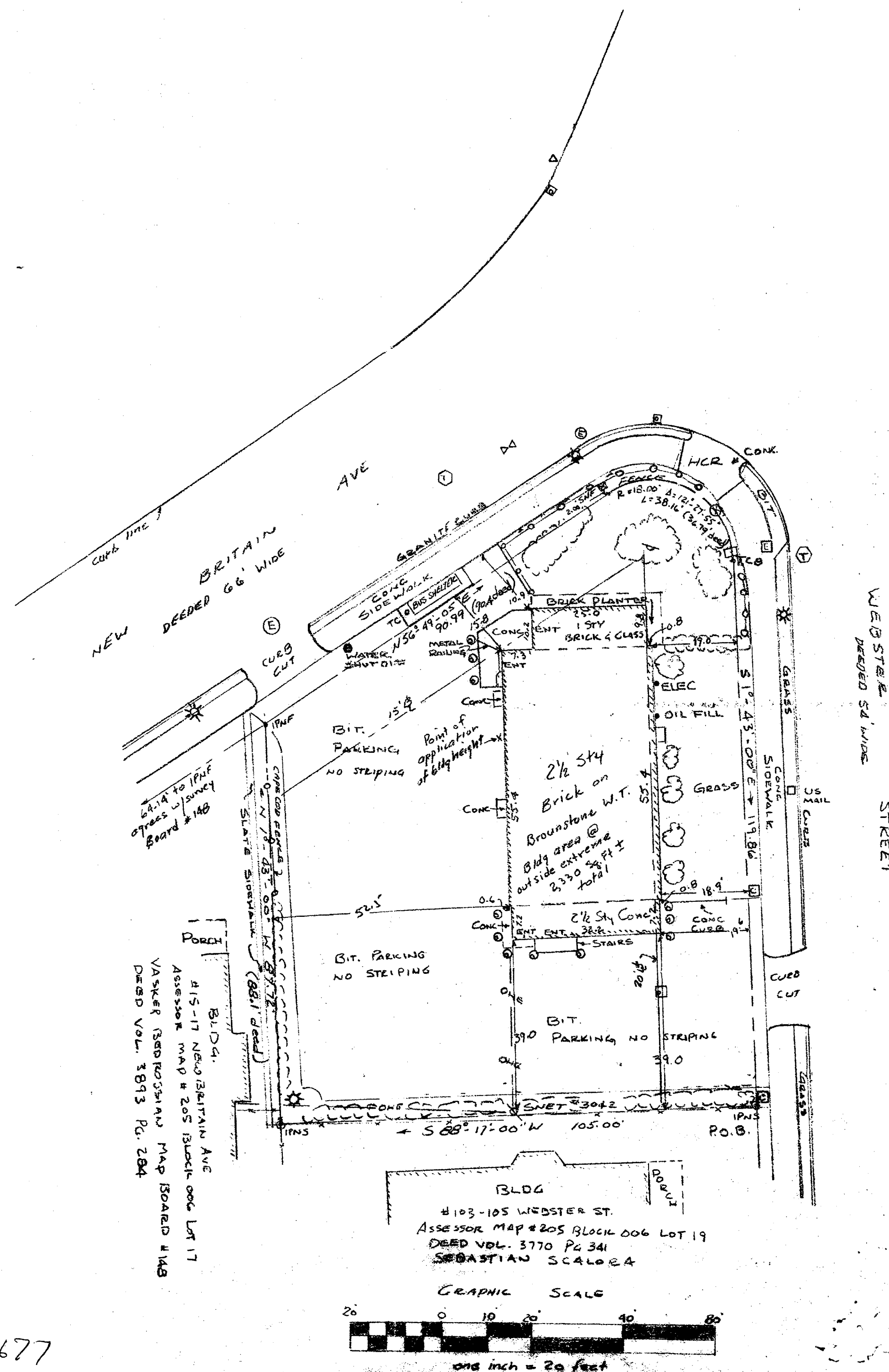
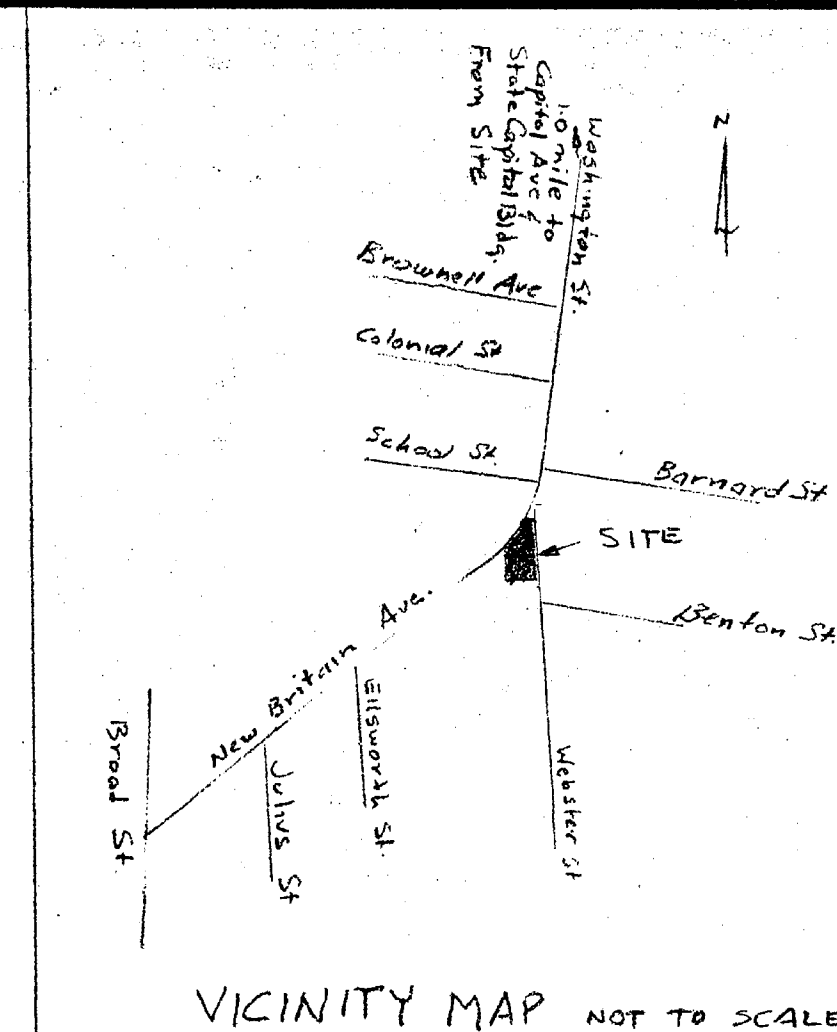
1. Max. Bldg Height 48'
2. Minimum yard requirements side 20' 8' rear 30'
3. Setbacks New Britain Ave. 15' Webster St. 20'

Contact Mr. SHOFF for further clarification.

FLOOD NOTES

By graphic plotting only this property is in zone X of the Flood Insurance Rate Map Community Panel No. 095080 0005B which bears an effective revision date of Dec 4 1986 and is not in a Special Flood Hazard Area. By telephone call Mar 16, 1999 to the National Flood Insurance Program 800-638-6620 we learned that this community does currently participate in the program. No field surveying was performed to determine this zone.

| LEGEND                |                         |
|-----------------------|-------------------------|
| ● IRON PIN FOUND      | ☐ CABLE TV              |
| ○ IRON PIN SET        | ☐ LIGHT POLE            |
| ⊙ STONE FOUND         | ☐ WATER SHUT OFF        |
| ⊙ POWER POLE          | ☐ CATCH BASIN           |
| ☐ WATER VALVE         | ☐ FENCE                 |
| ☐ FIRE HYDRANT        | ☐ BOILER                |
| ☐ FIRE CALL BOX       | ☐ BOLLARD               |
| ☐ TRAFFIC CONTROL BOX | ☐ ONE OVERHEAD ELECTRIC |
| ☐ TRAFFIC LIGHT POLE  |                         |
| ☐ ELECTRIC MAN HOLE   |                         |
| ☐ TELEPHONE MAN HOLE  |                         |



LEGAL DESCRIPTION

Beginning at an iron pin set in the Westerly line of Webster Street which iron pin marks the Northeastern corner of land of Sebastian Scalora and the Southeastern corner of the herein described property.  
Thence running S 88° 17' 00" W along Scalora's North line a distance of 105.00 to an iron pin set in the Easterly line of Vasker Bedrossian, which pin marks the Northwestern corner of Scalora and the Southwestern corner of the herein described property.  
Thence turning and running N 1° 43' 00" W along Bedrossian's Easterly line a distance of 57.76 to an iron pin found in the Southerly line of New Britain Avenue which pin marks the Northeastern corner of Bedrossian and the Northwestern corner of the herein described property.  
Thence turning and running N 56° 49' 05" E along the Southerly line of New Britain Avenue a distance of 90.99 to the beginning of a curve to the right which curve connects the Southerly line of New Britain Avenue with the Westerly line of Webster Street.  
Thence running along said curve to the right having a radius of 18.00 and an interior angle of 121° 27' 55" an arc distance of 38.16 to a point on the Westerly line of Webster Street.  
Thence turning and running S 1° 43' 00" E along the Westerly line of Webster Street a distance of 119.86 to the point of beginning.  
  
This property contains 12,350 square feet more or less or 0.284 acres more or less.

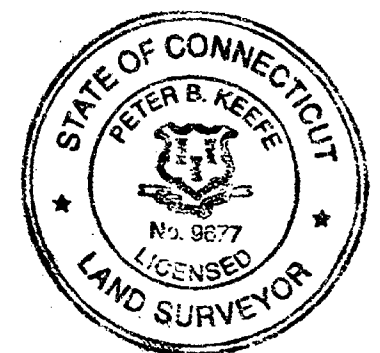
ALTA/ACSM LAND TITLE SURVEY

This declaration is made to:

1. Banc One Management and Consulting Corporation
2. Banc One Mortgage Capital Markets, LLC
3. State Street Bank and Trust Company, as trustee for the Registered Holders of FDIC Remic Trust 1996-C1, Commercial Mortgage Pass-Through Certificates Series 1996-C1

This is to declare that this map or plot and the survey on which it is based were made (1) in accordance with "Minimum Standard Detail Requirements for the 1997 ALTA/ACSM Land Title Surveys" as well as Items 2-4, 6-76 (1), 7C, 8-11 and 13 of Table A Optional Survey Responsibilities. Reference M&A job # 1003-99-0022.

Peter B. Keefe L.S.  
Peter B. Keefe L.S.  
Registered Land Surveyor No 9677  
State of Connecticut  
Date of Survey: Mar 12, 1999



PROJECT NAME: One New Britain Ave. Corp. PROJECT No: 1003-99-0022  
ADDRESS: 1, 3, 5, 9 NEW BRITAIN AVE. CITY: HARTFORD STATE: CONN.



13123 LAZY GLEN COURT  
HERNDON, VIRGINIA 20171  
PHONE: (703) 435-8800  
FAX: (703) 435-8039

BANC ONE ASSET #654503112 SHEET 1 OF 1

PETER B. KEEFE LAND SURVEYOR  
79 LITTLE BROOK ROAD  
WINSTED, CONN  
860-379-7322

| DATE: MAR 14 1999  | REVISION DATES |
|--------------------|----------------|
| SCALE: 1" = 20'    |                |
| DRAWN BY: P.B.K.   |                |
| CHECKED BY: J.E.K. |                |
| DWG. NO.: T3N2     |                |

CREST GRAPHICS  
FIXED LINE MYLAR

Peter B. Keefe L.S. 9677