

2500

4-25-00

SURVEYORS CERTIFICATION:

THE UNDERSIGNED, A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF CONNECTICUT, HEREBY DECLARES TO CITIZENS BANK OF CONNECTICUT, ITS SUCCESSORS AND ASSIGNS, FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK, SUTTON LAND SERVICES, LLC AND 440 ASYLUM, LLC, THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND BY THE UNDERSIGNED, OR UNDER HIS DIRECT PERSONAL SUPERVISION, ON SEPTEMBER 6, 2001, AND THAT AS OF THE DATE HEREOF, (A) THIS SURVEY AND THE INFORMATION, BOUNDS AND MEASUREMENTS SHOWN HEREON ARE CORRECT; (B) THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; (C) ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS (INCLUDING, BUT NOT LIMITED TO, ALL STREET, DRIVEWAYS, SIDEWALKS AND PARKING AREAS) ARE LOCATED AS SHOWN, AND, EXCEPT FOR STREETS, SIDEWALKS AND UTILITY LINES SHOWN AS BEING LOCATED OTHERWISE, SUCH BUILDINGS, STRUCTURES AND IMPROVEMENTS ARE ERECTED ENTIRELY WITHIN THE PROPERTY LINES AND DO NOT ENCRUMBER, OVER OR UPON ANY STREET, TITLE, SET-BACK OR BUILDING LINES OR ANY RIGHT-OF-WAY OR EASEMENT ON OR APPURTENANT TO THE PROPERTY; (D) THERE ARE NO RECORDED UTILITY OR OTHER EASEMENTS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY OTHER THAN THOSE SHOWN HEREON; (E) THERE ARE NO ENCROACHMENTS OR PROJECTIONS ON OR OVER THE PROPERTY OR ON RIGHTS-OF-WAY OR EASEMENTS APPURTENANT TO THE SAME BY BUILDINGS, STRUCTURES OR IMPROVEMENTS ERECTED ON ADJACENT LANDS; (F) THE BUILDINGS, STRUCTURES AND IMPROVEMENTS ON THIS PROPERTY DO NOT VIOLATE ANY BUILDING, ZONING OR OTHER LAW OR REGULATION RELATING TO THE LOCATION AND EXTENT THEREOF; AND (G) THIS PROPERTY DOES NOT LIE WITHIN ANY FLOOD HAZARD AREA DESIGNATED AS SUCH BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS SURVEY IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS FOR AN URBAN SURVEY INITIALLY ESTABLISHED BY ALTA AND ACSM IN 1997.

ALAN BONGIOVANNI, LLS 14849

LEGAL DESCRIPTION  
PARCEL 1

A CERTAIN PIECE OR PARCEL OF LAND WITH THE BUILDINGS AND ALL IMPROVEMENTS THEREON, SITUATED IN THE CITY OF HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT ON THE NORTHERLY SIDE OF ASYLUM STREET, KNOWN AS NOS. 424-448 ASYLUM STREET AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHICH MARKS THE CORNER OF THE INTERSECTION OF THE WESTERLY STREET LINE OF UNION PLACE AND THE NORTHERLY STREET LINE OF ASYLUM STREET;

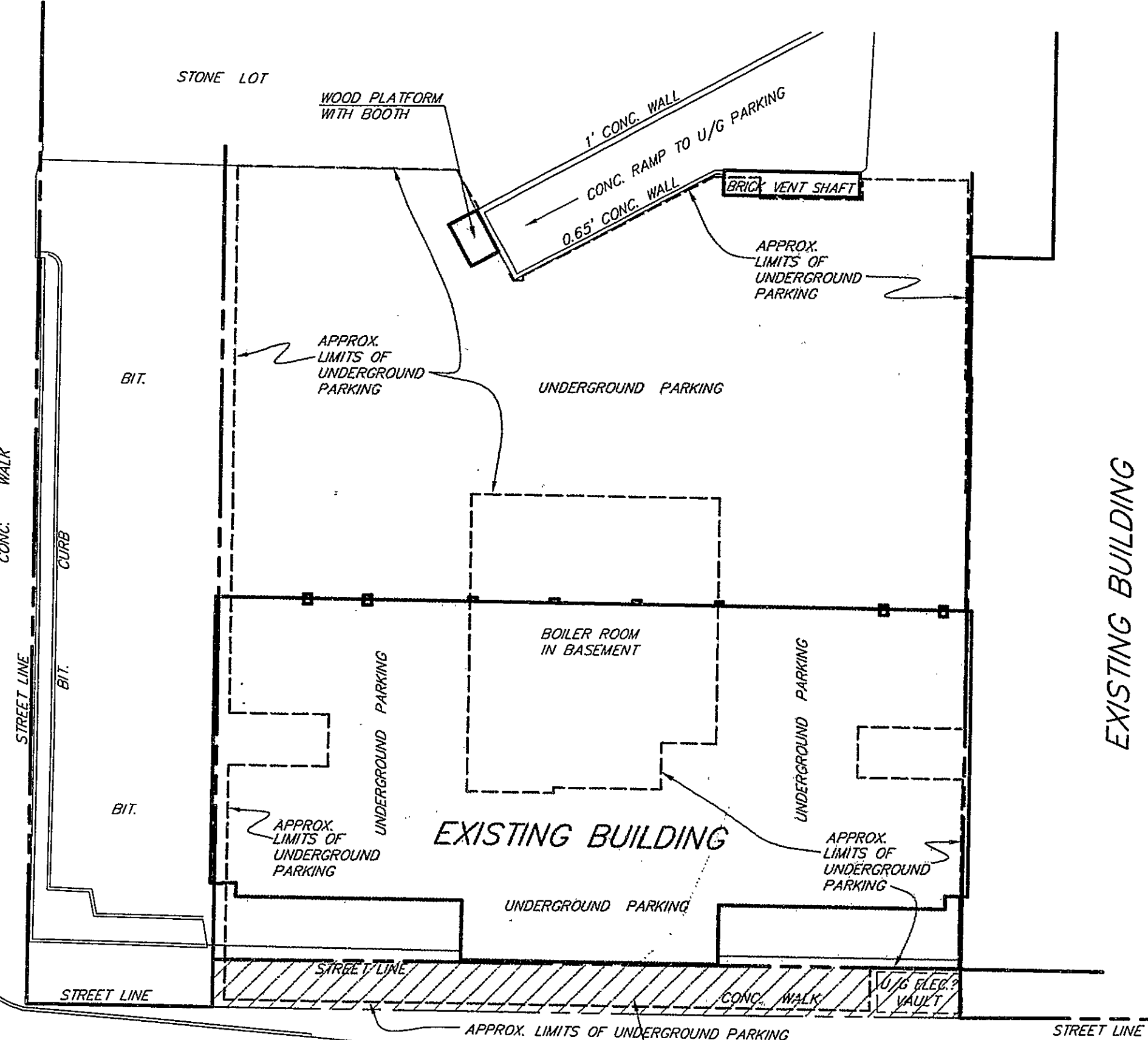
THENCE IN SAID NORTHERLY STREET LINE OF ASYLUM STREET S89°12'18"E A DISTANCE OF 31.41 FEET TO A POINT;  
THENCE N00°45'32"E A DISTANCE OF 8.12 FEET TO THE POINT AND PLACE OF BEGINNING;  
THENCE N00°45'32"E A DISTANCE OF 138.09 FEET ALONG PARCEL 2 TO A POINT;  
THENCE S89°10'18"W A DISTANCE OF 43.75 FEET ALONG PARCEL 2 TO A POINT;  
THENCE S89°10'18"W A DISTANCE OF 2.69 FEET ALONG PARCEL 2 TO A POINT;  
THENCE S89°12'18"E A DISTANCE OF 9.07 FEET ALONG PARCEL 2 TO A POINT;  
THENCE N02°07'14"E A DISTANCE OF 78.84 FEET ALONG PARCEL 2 TO A POINT;  
THENCE S00°53'42"W A DISTANCE OF 37.47 FEET ALONG LAND OF N/F CAPITOL CENTER, LLC TO A POINT;  
THENCE S89°45'18"E A DISTANCE OF 4.27 FEET ALONG LAND OF N/F CAPITOL CENTER, LLC TO A POINT;  
THENCE S00°50'12"W A DISTANCE OF 34.78 FEET ALONG LAND OF N/F CAPITOL CENTER, LLC TO A POINT;  
THENCE S89°07'08"E A DISTANCE OF 0.52 FEET ALONG LAND OF N/F CAPITOL CENTER, LLC TO A POINT;  
THENCE S00°50'12"W A DISTANCE OF 100.43 FEET ALONG LAND OF N/F CAPITOL CENTER, LLC TO A POINT;  
THENCE N89°26'58"W A DISTANCE OF 126.17 FEET IN THE AFOREMENTIONED NORTHERLY STREET LINE OF ASYLUM STREET TO THE POINT AND PLACE OF BEGINNING.

LEGAL DESCRIPTION  
PARCEL 2

A CERTAIN PIECE OR PARCEL OF LAND WITH ALL IMPROVEMENTS THEREON, SITUATED IN THE CITY OF HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT ON THE NORTHERLY SIDE OF ASYLUM STREET, KNOWN AS NOS. 430-454 AND ALSO ON THE EASTERLY SIDE OF UNION PLACE, KNOWN AS NOS. 22-26 UNION PLACE AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

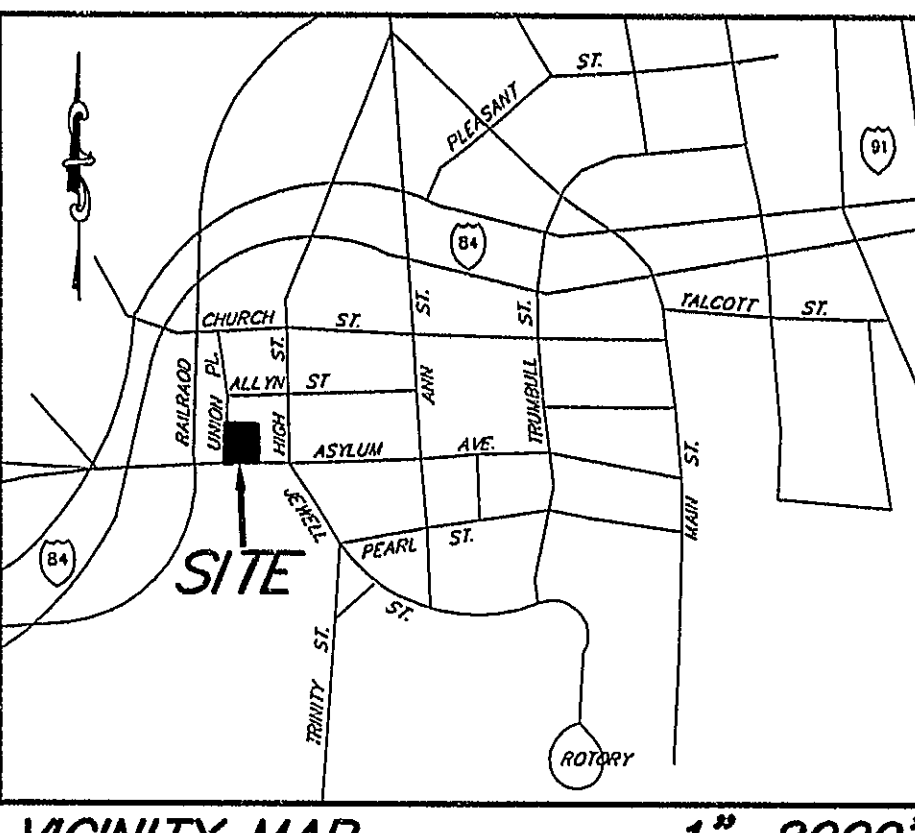
BEGINNING AT A POINT WHICH MARKS THE CORNER OF THE INTERSECTION OF THE WESTERLY STREET LINE OF UNION PLACE AND THE NORTHERLY STREET LINE OF ASYLUM STREET;  
THENCE N00°50'52"E A DISTANCE OF 192.62 FEET IN THE SAID EASTERLY STREET LINE OF UNION PLACE TO A POINT;  
THENCE S89°07'08"E A DISTANCE OF 153.23 FEET ALONG LAND OF N/F UNION PLACE PARTNERS, LLC TO A POINT;  
THENCE S01°08'18"W A DISTANCE OF 15.70 FEET ALONG LAND OF N/F CAPITOL CENTER, LLC TO A POINT;  
THENCE S89°07'08"E A DISTANCE OF 78.84 FEET ALONG PARCEL 1 TO A POINT;  
THENCE N89°12'18"E A DISTANCE OF 9.07 FEET ALONG PARCEL 1 TO A POINT;  
THENCE N00°55'42"E A DISTANCE OF 2.69 FEET ALONG PARCEL 1 TO A POINT;  
THENCE N89°10'18"W A DISTANCE OF 43.75 FEET ALONG PARCEL 1 TO A POINT;  
THENCE S00°45'32"W A DISTANCE OF 138.09 FEET ALONG PARCEL 1 TO A POINT;  
THENCE S00°50'12"W A DISTANCE OF 100.43 FEET ALONG LAND OF N/F CAPITOL CENTER, LLC TO A POINT;  
THENCE N89°12'18"E A DISTANCE OF 31.41 FEET IN SAID NORTHERLY STREET LINE OF ASYLUM STREET TO THE POINT AND PLACE OF BEGINNING.

UNION PLACE

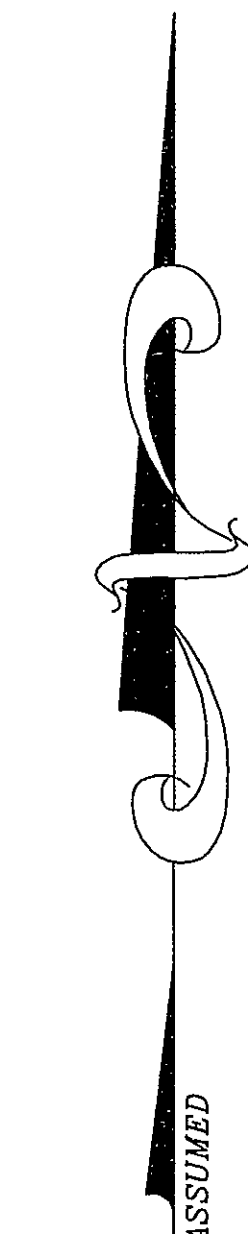
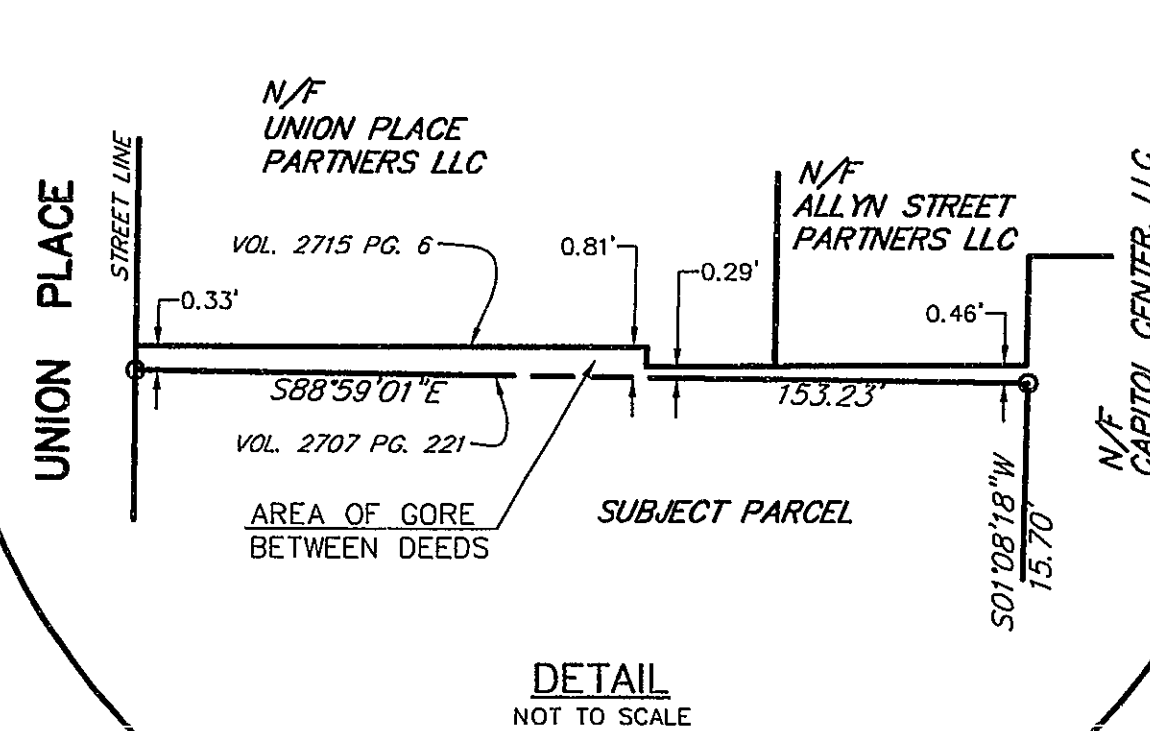


ASYLUM STREET

UNDERGROUND PARKING DETAIL  
1"=20'

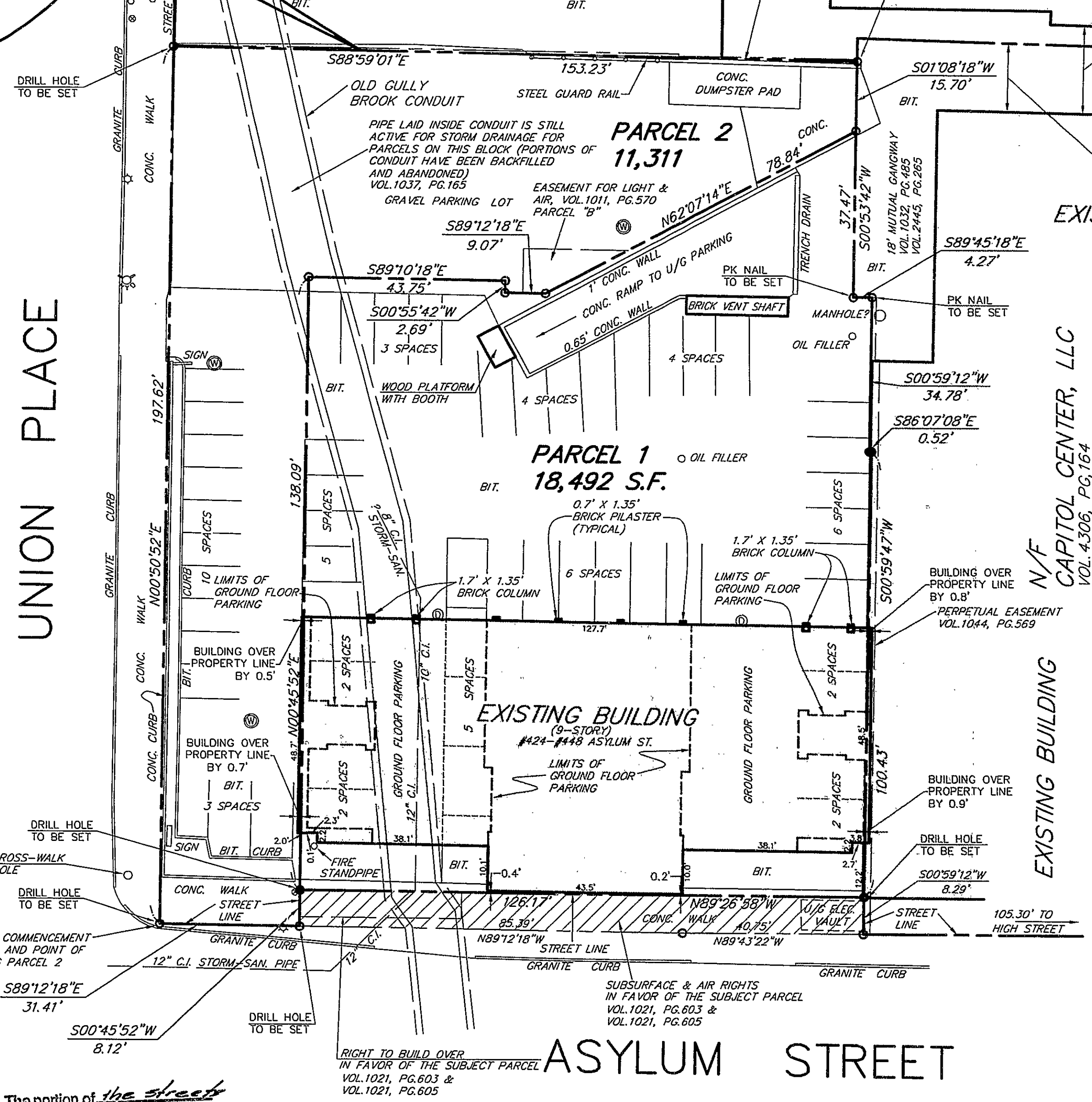


VICINITY MAP  
1"=2000'



UNION PLACE

N/F  
UNION PLACE  
PARTNERS LLC  
VOL. 3611, PG. 238



The portion of the street shown on this map is established public street of The City of Hartford

O. Blint  
Survey Supervisor

NOTES:

- 1) THE SUBJECT PARCELS ARE LOCATED IN THE CENTRAL BUSINESS DISTRICT ZONE. 2) 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 REPORT FILE NO. FN17013, EFFECTIVE DATE 8-30-01 AT 8:30 A.M., ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK.
- 3) BASED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 090808 0005 B, MAP INDEX COVERING CITY OF HARTFORD, CONNECTICUT, HARTFORD COUNTY, EFFECTIVE DATE OCTOBER 16, 1979, ISSUED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN. THE SUBJECT PROPERTY LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
- 4) BEARINGS ARE ON AN ASSUMED SYSTEM.
- 5) THE SUBJECT PROPERTY LIES WITHIN OR PARTIALLY WITHIN THE LEGAL DESCRIPTION OR EXHIBITS FOUND IN THE FOLLOWING RECORDED INSTRUMENTS AND MAY THEREFORE BE SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS AND RESERVATIONS CONTAINED THEREIN:
- 6) STREET LINE AND BUILDING LINE ARE COINCIDENT ALONG ASYLUM STREET AND ALONG UNION PLACE.

TYPE OF INSTRUMENT

- TAKES TO CITY OF HARTFORD
- PARTY WALL RIGHTS
- SUBSURFACE & AIR RIGHTS
- AGREEMENTS & COVENANTS
- RIGHTS IN MUTUAL GANGLAW
- EASEMENTS, RIGHTS & OBLIGATIONS
- COVENANTS
- LEASE
- EASEMENTS
- EASEMENTS AS MODIFIED
- EASEMENTS AS FURTHER MODIFIED
- MORTGAGE
- WATER LIEN
- PARTY WALL RIGHTS
- RESTRICTIONS & EASEMENTS
- RESTRICTIONS & EASEMENTS
- RESTRICTIONS AS TO LIGHT & AIR
- WATER LIEN

RECORDING INFORMATION

- NOT YET DUE
- VOL. 108, PG. 483 & VOL. 348, PG. 559
- VOL. 1021, PG. 603
- VOL. 1021, PG. 605
- VOL. 1032, PG. 485
- VOL. 1037, PG. 165
- VOL. 1044, PG. 589
- VOL. 1083, PG. 190
- VOL. 2445, PG. 265
- VOL. 2487, PG. 63
- VOL. 2582, PG. 233
- VOL. 3655, PG. 134
- VOL. 3704, PG. 295
- VOL. 109, PG. 483
- VOL. 247, PG. 334
- VOL. 483, PG. 455
- VOL. 483, PG. 456
- VOL. 348, PG. 559
- VOL. 1011, PG. 570
- VOL. 3388, PG. 68
- VOL. 3704, PG. 295

LOCATION

- NOT PLOTTED HEREON-AS TO PARCELS 1 & 2
- NOT PLOTTED HEREON-AS TO PARCEL 1
- PLOTTED HEREON-AS TO PARCEL 1
- PLOTTED HEREON-AS TO PARCEL 1
- PLOTTED HEREON-AS TO PARCELS 1 & 2
- PLOTTED HEREON-AS TO PARCEL 1
- PLOTTED HEREON-AS TO PARCEL 1
- NOT PLOTTED HEREON-AS TO PARCEL 1
- NOT PLOTTED HEREON-AS TO PARCEL 1
- NOT PLOTTED HEREON-AS TO PARCEL 1
- NOT PLOTTED HEREON-AS TO PARCEL 2
- NOT PLOTTED HEREON-AS TO PARCEL 2
- NOT PLOTTED HEREON-AS TO PARCEL 2
- NOT PLOTTED HEREON-AS TO PARCEL 2
- NOT PLOTTED HEREON-AS TO PARCEL 2
- NOT PLOTTED HEREON-AS TO PARCEL 2
- NOT PLOTTED HEREON-AS TO PARCEL 2

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.

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

MAP REFERENCES:

1. "PROPERTY OF SALLY M. GERSHEL, ET AL, ASYLUM STREET AND UNION PLACE, HARTFORD, CONNECTICUT, SCALE 1"=10', JUNE 1958, F. PERRY CLOSE, REGISTERED PROFESSIONAL ENGINEER"
2. "PROPERTY OF SHOREHAM MOTOR HOTEL INC., #424-#448 ASYLUM STREET, HARTFORD, CONNECTICUT, SCALE 1"=10', AUG. 1959, F. PERRY CLOSE, REGISTERED PROFESSIONAL ENGINEER"
3. "MAP PREPARED FOR RECOLL. MANAGEMENT CORPORATION, CORNER OF UNION PLACE AND ALLYN STREET, HARTFORD, CT., DATE: 7-27-92, SCALE: 1"=20', THE BONGIOVANNI GROUP, INC., LAND SURVEYORS"
4. "MAP PREPARED FOR BRADFORD N. SWETT MANAGEMENT COMPANY, LLC, 179 ALLYN STREET, HARTFORD, CT., DATE: 7-31-92, REVISED THROUGH 12-5-00, SCALE: 1"=20', THE BONGIOVANNI GROUP, INC., LAND SURVEYORS"
5. "CITY OF HARTFORD, DEPARTMENT OF ENGINEERING, PLAN OF A PORTION OF THE CENTRAL BUSINESS DISTRICT, SCALE: 1"=40'"

N/F  
ALLYN STREET  
PARTNERS LLC  
VOL. 4320, PG. 50

EXISTING BUILDING

1.1' CONC. WALL TO BE SET

PK NAIL TO BE SET

20' MUTUAL GANGLAW VOL. 2445 PG. 265

15.70'

BIT.

EXISTING BUILDING

15' MUTUAL GANGLAW VOL. 1032 PG. 485

37.47'

BIT.

S89°45'18"E

4.27'

PK NAIL TO BE SET

500°59'12"W

34.78'

0.52'

BIT.

500°59'12"W

34.78'

0.52'

BIT.

500°59'12"W

34.78'

0.52'

BIT.

500°59'12"W

34.78'

0.52'

BIT.

500°59'12"W

34.78'

0.52'

BIT.

500°59'12"W

34.78'

0.52'

BIT.

500°59'12"W

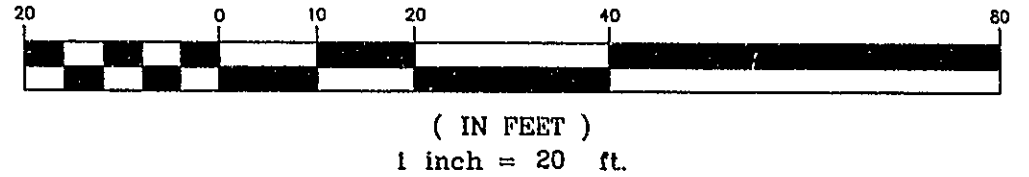
34.78'

0.52'

LEGEND

- MONITOR WELL
- GAS GATE
- YARD DRAIN
- UTILITY POLE
- WATER GATE
- LIGHT STANDARD
- SIGN
- FENCE
- HYDRANT
- CONC.
- BIT.
- VOL.
- PG.
- R.O.W.
- S.F.
- AC.
- N/F.
- PROP.
- COR.
- N.
- E.
- (TYP.)
- MON.
- U/G.
- ELEC.
- SAN.
- C.I.
- APPROX.
- MONITOR WELL
- GAS GATE
- YARD DRAIN
- UTILITY POLE
- WATER GATE
- LIGHT STANDARD
- SIGN
- FENCE
- HYDRANT
- CONC.
- BIT.
- VOL.
- PG.
- R.O.W.
- S.F.
- AC.
- N/F.
- PROP.
- COR.
- N.
- E.
- (TYP.)
- MON.
- U/G.
- ELEC.
- SAN.
- C.I.
- APPROX.

GRAPHIC SCALE



01154\_WKS.DWG 01154

"ALTA / ACSM LAND TITLE SURVEY"

DEPENDENT RESURVEY  
PREPARED FOR

440 ASYLUM, LLC

424-454 ASYLUM STREET & 22-26 UNION PLACE  
HARTFORD, CONNECTICUT

PROPERTY/  
BOUNDARY

1

1

4-25-00