

2528-2

#2528-2

DESCRIPTION PARCEL NO. ONE

COMMENCING AT A POINT, SAID POINT OF COMMENCEMENT BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL AND HAVING A CONNECTICUT STATE PLANE COORDINATE (NAD83) OF NORTH 85.1548 45 AND EAST 1,010,111.24,

THENCE RUNNING S28°44'26"E 583.20 FEET ALONG LAND N/F AMTRAK TO A POINT,

THENCE RUNNING S61°15'34"W 204.79 FEET TO A POINT
THENCE RUNNING S58°44'26"E 607.58 FEET TO A POINT,
THENCE RUNNING N61°15'34"E 204.79 FEET TO A POINT,
THE LAST THREE (3) COURSES RUNNING ALONG LAND N/F THE UNIVERSITY OF HARTFORD,

THENCE RUNNING S28°44'26"E 183.57 FEET TO A POINT,
THENCE RUNNING S61°15'34"E 39.34 FEET TO A POINT,
THENCE RUNNING S28°44'26"E 191.66 FEET TO A POINT,
THE LAST THREE (3) COURSES RUNNING ALONG LAND N/F AMTRAK,

THENCE RUNNING S80°16'38"W 253.06 FEET TO A POINT,
THENCE RUNNING S85°40'01"W 265.43 FEET TO A POINT,
THENCE RUNNING IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 320.00 FEET AND AN ARC LENGTH OF 380.62 FEET TO A POINT,
THENCE RUNNING S14°40'22"W 84.16 FEET TO A POINT,
THENCE RUNNING N45°11'11"W 76.54 FEET TO A POINT,
THE LAST FIVE (5) COURSES RUNNING THROUGH LAND N/F THE UNIVERSITY OF HARTFORD,

THENCE RUNNING IN A GENERALLY NORTHWESTERLY AND WESTERLY DIRECTION ALONG THE CENTER LINE OF THE NORTH BRANCH OF PARK RIVER 790± TO A POINT,

THENCE RUNNING S28°07'22"E 120.00 FEET TO A POINT,
THENCE RUNNING N1°40'28"E 76.00 FEET TO A POINT,
THENCE RUNNING S75°19'32"E 84.67 FEET TO A POINT,
THENCE RUNNING S14°40'28"W 133.33 FEET TO A POINT,
THENCE RUNNING S75°19'32"E 127.33 FEET TO A POINT,
THENCE RUNNING N1°40'28"E 103.33 FEET TO A POINT,
THENCE RUNNING S75°19'32"E 75.00 FEET TO A POINT,
THENCE RUNNING S25°19'32"E 49.99 FEET TO A POINT,
THENCE RUNNING S14°38'55"W 123.96 FEET TO A POINT,
THENCE RUNNING S20°04'17"E 176.62 FEET TO A POINT,
THENCE RUNNING S74°59'13"W 144.83 FEET TO A POINT,
THENCE RUNNING N85°09'13"E 272.35 FEET TO A POINT,
THENCE RUNNING N17°49'13"E 324.41 FEET TO A POINT,
THENCE RUNNING S28°07'22"E 145.89 FEET TO A POINT,
THE LAST FIFTEEN (15) COURSES RUNNING THROUGH LAND N/F THE UNIVERSITY OF HARTFORD,

THENCE RUNNING IN A GENERALLY WESTERLY DIRECTION ALONG THE CENTER LINE OF THE NORTH BRANCH OF PARK RIVER 580± TO A POINT,

THENCE RUNNING N00°25'24"E 1283.53 FEET TO A POINT,
THENCE RUNNING N85°09'13"E 125.88 FEET TO A POINT,
THENCE RUNNING N06°17'03"W 446.09 FEET TO A POINT,
THENCE RUNNING N85°09'13"E 195.85 FEET TO A POINT,
THENCE RUNNING S06°17'40"E 410.34 FEET TO A POINT,
THENCE RUNNING N85°09'13"E 272.35 FEET TO A POINT,
THENCE RUNNING N48°59'13"E 307.65 FEET TO A POINT,
THENCE RUNNING S89°32'00"E 101.45 FEET TO A POINT,
THENCE RUNNING N85°09'13"E 465.73 FEET TO THE POINT AND PLACE OF COMMENCEMENT,
THE LAST NINE (9) COURSES RUNNING THROUGH LAND N/F THE UNIVERSITY OF HARTFORD,

DORM C FIRST EXCEPTION PCECE

COMMENCING AT A POINT, SAID POINT OF COMMENCEMENT BEING THE EASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND HAVING A CONNECTICUT STATE PLANE COORDINATE (NAD83) OF NORTH 852,461.38 AND EAST 1,009,849.55,

THENCE RUNNING S34°16'38"W 80.34 FEET TO A POINT,
THENCE RUNNING N55°43'22"W 82.16 FEET TO A POINT,
THENCE RUNNING S34°16'38"W 80.34 FEET TO A POINT,
THENCE RUNNING N55°43'22"E 83.16 FEET TO A POINT,
THENCE RUNNING N34°16'38"W 29.83 FEET TO A POINT,
THENCE RUNNING N55°43'22"W 42.84 FEET TO A POINT,
THENCE RUNNING S34°16'38"W 63.16 FEET TO A POINT,
THENCE RUNNING S55°43'22"E 29.83 FEET TO A POINT,
THENCE RUNNING N55°43'22"E 80.34 FEET TO A POINT,
THENCE RUNNING S34°16'38"W 82.16 FEET TO A POINT,
THENCE RUNNING S55°43'22"E 80.34 FEET TO A POINT,
THENCE RUNNING S34°16'38"W 80.34 FEET TO A POINT,
THE LAST TWELVE (12) COURSES RUNNING THROUGH LAND N/F THE UNIVERSITY OF HARTFORD,

DORM D SECOND EXCEPTION PCECE

COMMENCING AT A POINT, SAID POINT OF COMMENCEMENT BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND HAVING A CONNECTICUT STATE PLANE COORDINATE (NAD83) OF NORTH 852,496.36 AND EAST 1,009,831.68,

THENCE RUNNING N34°16'38"E 77.99 FEET TO A POINT,
THENCE RUNNING N55°43'22"W 80.32 FEET TO A POINT,
THENCE RUNNING N34°16'38"E 80.34 FEET TO A POINT,
THENCE RUNNING S55°43'22"E 82.16 FEET TO A POINT,
THENCE RUNNING N34°16'38"E 29.83 FEET TO A POINT,
THENCE RUNNING S55°43'22"E 83.16 FEET TO A POINT,
THENCE RUNNING N34°16'38"W 42.84 FEET TO A POINT,
THENCE RUNNING S55°43'22"E 55.17 FEET TO A POINT,
THENCE RUNNING S34°16'38"W 83.16 FEET TO A POINT,
THENCE RUNNING N55°43'22"E 29.83 FEET TO A POINT,
THENCE RUNNING S34°16'38"W 82.16 FEET TO A POINT,
THENCE RUNNING N55°43'22"W 80.34 FEET TO THE POINT AND PLACE OF COMMENCEMENT,
THE LAST TWELVE (12) COURSES RUNNING THROUGH LAND N/F THE UNIVERSITY OF HARTFORD,

PARCEL TWO AKA PARCEL A

COMMENCING AT A POINT, SAID POINT OF COMMENCEMENT BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND HAVING A CONNECTICUT STATE PLANE COORDINATE (NAD83) OF NORTH 851,797.71 AND EAST 1,008,742.28,

THENCE RUNNING IN A GENERALLY NORTHWEST AND SOUTHWEST DIRECTION 240± ALONG THE CENTERLINE OF THE NORTH BRANCH OF PARK RIVER TO A POINT,

THENCE RUNNING N42°56'00"W 58± ALONG LAND N/F EDITH M. DALY TO A POINT,

THENCE RUNNING N14°27'50"W 25± ALONG LAND N/F KAREN A. ANTON TO A POINT,

THENCE RUNNING N12°44'57"W 25± TO A POINT,
THENCE RUNNING N02°12'31"W 155± TO A POINT,
THE LAST TWO (2) COURSES RUNNING ALONG LAND N/F WALTER D. DEPTULA,

THENCE RUNNING S89°46'39"E 202± ALONG LAND N/F LOUIS C. BOSSIE TO A POINT,

THENCE RUNNING N00°13'01"E 1000± ALONG LAND N/F LOUIS C. BOSSIE, LAND N/F HOWARD D. NITCKE, LAND N/F TRASSA M. NITCKE, LAND N/F MARIA V. MARTINEZ, LAND N/F WILLIAM S. OKESON, LAND N/F MARK R. LUSTER AND LAND N/F GLA. COHEN, PARTLY BY EACH TO A POINT,

THENCE RUNNING N85°14'35"E 102± ALONG LAND N/F SAMUEL C. FRIED TO A POINT,

THENCE RUNNING N06°15'03"W 440± ALONG LAND N/F SAMUEL C. FRIED, LAND N/F WILLIAM N. MCCONNELL, LAND N/F MANUEL J. SOKRES, LAND N/F LARRY C. BROWN AND LAND N/F RAYMOND R. LABRECQUE ET AL., BEING THE HARTFORD-WEST HARTFORD TOWN LINE, PARTLY BY EACH TO A POINT,

THENCE RUNNING N83°31'08"E 35± TO A POINT,
THENCE RUNNING S06°17'03"E 446.09 FEET TO A POINT,
THENCE RUNNING S85°09'13"E 125.89 FEET TO A POINT,
THENCE RUNNING S00°25'24"W 1283.53 FEET TO THE POINT AND PLACE OF COMMENCEMENT,
THE LAST FOUR (4) COURSES RUNNING THROUGH LAND N/F THE UNIVERSITY OF HARTFORD,

PARCEL THREE AKA PARCEL B

COMMENCING AT A POINT, SAID POINT OF COMMENCEMENT BEING IN THE NORTHERLY LINE OF THE HEREIN DESCRIBED PARCEL, SAID POINT OF COMMENCEMENT BEING LOCATED S60°16'38"W 253.06 FEET FROM A POINT ON THE WESTERLY BALDWIN RIGHT-OF-WAY LINE OF LAND N/F AMTRAK AND HAVING A CONNECTICUT STATE PLANE COORDINATE (NAD83) OF NORTH 852,136.12 AND EAST 1,010,866.95,

THENCE RUNNING N80°16'38"E 61± ALONG THE NORTHERLY LINE OF DISCONTINUED PORTION OF MARK TWAIN DRIVE TO A POINT,

THENCE RUNNING IN A GENERALLY SOUTHERLY DIRECTION ALONG THE EASTERLY LINE OF DISCONTINUED PORTION OF MARK TWAIN DRIVE, 1,340± TO A POINT,

THENCE RUNNING IN A WESTERLY DIRECTION ALONG THE SOUTHERLY LINE OF DISCONTINUED PORTION OF MARK TWAIN DRIVE 100 FEET± TO A POINT,

THENCE RUNNING IN A GENERALLY NORTHERLY DIRECTION ALONG THE WESTERLY LINE OF DISCONTINUED PORTION OF MARK TWAIN DRIVE 1,340 FEET± TO A POINT,

THENCE RUNNING N85°40'01"E 40 FEET± ALONG THE NORTHERLY LINE OF DISCONTINUED PORTION OF MARK TWAIN DRIVE TO THE POINT AND PLACE OF COMMENCEMENT

COMMITMENT FOR TITLE INSURANCE SCHEDULE B - SECTION 2

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

2. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES OR MATERIALS OR LABOR HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

3. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES.

4. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION AND EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS, BOUNDARY LINE DISPUTES, OVERLAPS, ENCROACHMENTS AND ANY MATTERS NOT OF RECORD WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.

5. TAXES TO THE TOWN OF WEST HARTFORD ON THE LIST OF OCTOBER 1, 2001 AND FOR ALL SUBSEQUENT LISTS, NOT YET DUE AND PAYABLE.

6. TAXES TO THE TOWN OF WEST HARTFORD ON THE LIST OF OCTOBER 1, 2001 AND FOR ALL SUBSEQUENT LISTS, NOT YET DUE AND PAYABLE.

7. CAVIAT TO THE METROPOLITAN DISTRICT, AND SEWER RIGHTS AS SET FORTH IN SUCH CAVIAT, FROM HARRIETTE S. GABRIEL, ET AL, DATED MARCH 23, 1955, AND RECORDED IN THE WEST HARTFORD LAND RECORDS IN VOLUME 273, PAGE 250.

8. A POLE LINE EASEMENT FROM WILLIAM N. CONNETT, ET AL, TO THE HARTFORD ELECTRIC LIGHT COMPANY DATED SEPTEMBER 5, 1916, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 431, PAGE 304.

NOTE: THIS POLICY INSURES AGAINST LOSS OR DAMAGE WHICH THE INSURED SHALL SUSTAIN BY REASON OF ANY FINAL JUDGMENT REQUIRING THE REMOVAL, RELOCATION OR ALTERATION OF ALL OR ANY PART OF BUILDING S OR STUDENT HOUSING BUILDING, AS SHOWN AND DESIGNATED ON THE MAP OR PLAN REFERRED TO IN SCHEDULE A, ENCROACHING WITHIN THE EASEMENT REFERRED TO IN ITEM 4.

9. CERTIFICATE OF APPROVAL OF CONSTRUCTION OF DAM AFFECTING NORTH BRANCH OF PARK RIVER BY STATE OF CONNECTICUT WATER RESOURCES COMMISSION DATED NOVEMBER 21, 1982, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 1096, PAGE 173.

10. FINDING AND ORDER OF ENCROACHMENT LINES CONCERNING THE NORTH BRANCH OF THE PARK RIVER AND WASH BROOK BY STATE OF CONNECTICUT WATER RESOURCES COMMISSION DATED SEPTEMBER 20, 1985, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 1150, PAGE 745, AND IN THE WEST HARTFORD LAND RECORDS IN VOLUME 408, PAGE 96.

11. SEWER EASEMENT FROM THE UNIVERSITY OF HARTFORD TO THE METROPOLITAN DISTRICT DATED DECEMBER 6, 1985, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 1154, PAGE 98. THIS POLICY INSURES THAT THIS EASEMENT IS ASCERTAINABLE AND FIXED.

12. SEWER EASEMENT FROM THE UNIVERSITY OF HARTFORD TO THE METROPOLITAN DISTRICT DATED DECEMBER 6, 1985, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 1154, PAGE 101. THIS POLICY INSURES THAT THIS EASEMENT IS ASCERTAINABLE AND FIXED. (AFFECTS FIRST PCECE, PARCEL ONE ONLY.)

13. EASEMENT FROM THE UNIVERSITY OF HARTFORD TO THE METROPOLITAN DISTRICT DATED DECEMBER 1, 1986, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 1175, PAGE 201, AND IN THE WEST HARTFORD LAND RECORDS IN VOLUME 426, PAGE 613. THIS POLICY INSURES THAT THIS EASEMENT IS ASCERTAINABLE AND FIXED. (AFFECTS SECOND PCECE ONLY.)

14. RIGHTS AND EASEMENTS SET FORTH IN A \$1,625,000 INDENTURE OF MORTGAGE AND DEED OF TRUST FROM THE UNIVERSITY OF HARTFORD TO HARTFORD NATIONAL BANK & TRUST COMPANY (NOW KNOWN AS FLEET NATIONAL BANK), TRUSTEE DATED APRIL 1, 1985, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 1180, PAGE 186. (STUDENT CENTER BUILDING). THIS POLICY INSURES THAT THE RIGHTS AND EASEMENTS IN THIS INSTRUMENT ARE NON-EXCLUSIVE.

15. RIGHTS AND EASEMENTS SET FORTH IN A \$2,670,000 INDENTURE OF MORTGAGE AND DEED OF TRUST FROM THE UNIVERSITY OF HARTFORD TO HARTFORD NATIONAL BANK & TRUST COMPANY (NOW KNOWN AS FLEET NATIONAL BANK), TRUSTEE DATED APRIL 1, 1988, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 1216, PAGE 160, AND IN THE WEST HARTFORD LAND RECORDS IN VOLUME 459, PAGE 59. THIS POLICY INSURES THAT THE RIGHTS AND EASEMENTS IN THIS INSTRUMENT ARE NON-EXCLUSIVE. ("C" DORM AND "D" DORM)

16. DRAINAGE EASEMENT FROM THE UNIVERSITY OF HARTFORD TO MOUNTAIN FARMS OF SIMSURY, INC. DATED NOVEMBER 24, 1970, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 1261, PAGE 552, AND IN THE WEST HARTFORD LAND RECORDS IN VOLUME 479, PAGE 901. THIS POLICY INSURES THAT THIS EASEMENT IS ASCERTAINABLE AND FIXED.

17. SPECIAL USE PERMITS BY TOWN OF WEST HARTFORD PLANNING AND ZONING COMMISSION CONCERNING (I) PROPOSED CLASS ROOM BUILDING DATED JUNE 26, 1978, AND RECORDED IN THE WEST HARTFORD LAND RECORDS IN VOLUME 484, PAGE 3, (II) PROPOSED PARKING LOT DATED DECEMBER 4, 1978, AND RECORDED IN SAID LAND RECORDS IN VOLUME 671, PAGE 225, AND (III) CONSTRUCTION OF NEW COMPUTER CENTER BUILDING DATED JULY 21, 1981, AND RECORDED IN SAID LAND RECORDS IN VOLUME 784, PAGE 131.

18. SANITARY SEWER EASEMENT FROM THE UNIVERSITY OF HARTFORD, ET AL TO THE TOWN OF WEST HARTFORD ACKNOWLEDGED MAY 24, 1979 AND JUNE 29, 1979, AND RECORDED AUGUST 13, 1979, IN THE WEST HARTFORD LAND RECORDS IN VOLUME 697, PAGE 203. THIS POLICY INSURES THAT THIS EASEMENT IS ASCERTAINABLE AND FIXED. (AFFECTS FIRST PCECE, PARCEL TWO ONLY.)

19. AGREEMENT BETWEEN THE UNIVERSITY OF HARTFORD AND THE METROPOLITAN DISTRICT DATED SEPTEMBER 26, 1983, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 2107, PAGE 325. (SANITARY SEWER CONNECTION CHARGES - STUDENT HOUSING)

20. RIGHTS AND EASEMENTS SET FORTH IN A \$3,500,000 MORTGAGE AND SECURITY AGREEMENT FROM THE UNIVERSITY OF HARTFORD TO THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE SECRETARY OF EDUCATION, DATED AUGUST 2, 1984, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 2196, PAGE 64. (PARCEL B - STUDENT HOUSING). THIS POLICY INSURES THAT THE RIGHTS AND EASEMENTS IN THIS INSTRUMENT ARE NON-EXCLUSIVE.

21. EASEMENT AGREEMENT CONCERNING TRAFFIC SIGNAL TO TOWN OF WEST HARTFORD DATED NOVEMBER 1, 1985, AND RECORDED IN THE WEST HARTFORD LAND RECORDS IN VOLUME 1026, PAGE 349. THIS POLICY INSURES THAT THIS EASEMENT IS ASCERTAINABLE AND FIXED.

22. CERTIFICATE OF APPROVAL FROM THE CITY OF HARTFORD, GREATER HARTFORD FLOOD COMMISSION DATED JANUARY 25, 1988 AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 2726, PAGE 33. (BUILDING "A" - STUDENT HOUSING)

23. CERTIFICATE OF APPROVAL FROM THE CITY OF HARTFORD, GREATER HARTFORD FLOOD COMMISSION DATED FEBRUARY 5, 1988, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 2731, PAGE 22.

24. CERTIFICATE OF APPROVAL FROM THE CITY OF HARTFORD, GREATER HARTFORD FLOOD COMMISSION DATED MARCH 10, 1988, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 2744, PAGE 88. (SPRINKLER CENTER EXPANSION)

25. AGREEMENT BETWEEN THE UNIVERSITY OF HARTFORD AND THE METROPOLITAN DISTRICT DATED MARCH 7, 1988, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 2757, PAGE 34. (STUDENT HOUSING SEWER CONNECTION CHARGE)

26. AGREEMENT BETWEEN THE UNIVERSITY OF HARTFORD AND THE METROPOLITAN DISTRICT DATED DECEMBER 23, 1988, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 2892, PAGE 214. (SEWER CONNECTION CHARGE - STUDENT HOUSING BUILDING "B")

27. CONDITION REQUIRING APPROVAL OF WATKINSON SCHOOL FOR OTHER THAN SPECIFIED USES AS SET FORTH IN WARRANTY DEED DATED AUGUST 31, 1989, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 2977, PAGE 40. [SEE CONSENT CONCERNING LEASE TO THE CITY OF HARTFORD FOR MAGNET SCHOOLS DATED OCTOBER 21, 1988, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 4024, PAGE 145].

28. FOOT PATHS, CHANNEL ENCROACHMENT LINES AND EASEMENTS TO THE METROPOLITAN DISTRICT COMMISSION AS SET FORTH IN WARRANTY DEEDS FROM THE WATKINSON SCHOOL TO THE UNIVERSITY OF HARTFORD DATED AUGUST 31, 1988 AND JULY 2, 1990, RESPECTIVELY, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 2977, PAGE 40, AND IN VOLUME 3081, PAGE 114, RESPECTIVELY.

29. A CERTIFICATE OF APPROVAL FROM THE CITY OF HARTFORD, GREATER HARTFORD FLOOD COMMISSION DATED OCTOBER 27, 1989, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 3000, PAGE 148.

30. CONDITIONS AS SET FORTH IN A WARRANTY DEED FROM THE WATKINSON SCHOOL TO THE UNIVERSITY OF HARTFORD DATED JULY 2, 1990, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 3081, PAGE 114.

31. AGREEMENT BETWEEN THE UNIVERSITY OF HARTFORD AND THE METROPOLITAN DISTRICT DATED MAY 24, 1990, AND RECORDED IN THE WEST HARTFORD LAND RECORDS IN VOLUME 1522, PAGE 226. (CONNECTION CHARGE #201 AND #202 BLOOMFIELD AVENUE)

32. DECLARATION BY THE UNIVERSITY OF HARTFORD DATED OCTOBER 21, 1992, AND RECORDED IN THE HARTFORD LAND RECORDS ON OCTOBER 21, 1992 IN VOLUME 3306, PAGE 254, AND IN THE WEST HARTFORD LAND RECORDS ON OCTOBER 21, 1992 IN VOLUME 1728, PAGE 358.

33. VARIANCE GRANTED BY THE CITY OF HARTFORD ZONING BOARD OF APPEALS TO THE UNIVERSITY OF HARTFORD DATED JULY 12, 1994, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 3505, PAGE 93. (SOCCER FIELD)

34. MEMORANDUM OF PCS SITE AGREEMENT (NOTICE OF LEASE) BY THE UNIVERSITY OF HARTFORD TO SPRINT SPECTRUM, LP, DATED AUGUST 9, 1996, AND RECORDED SEPTEMBER 23, 1996 IN THE HARTFORD LAND RECORDS IN VOLUME 3736, PAGE 284. (AS TO 202 BLOOMFIELD AVENUE)

35. VARIANCE GRANTED BY THE CITY OF HARTFORD ZONING BOARD OF APPEALS TO THE UNIVERSITY OF HARTFORD AND RECORDED OCTOBER 31, 1996 IN THE HARTFORD LAND RECORDS IN VOLUME 3753, PAGE 79. (STUDENT UNION)

36. VARIANCE GRANTED BY THE CITY OF HARTFORD ZONING BOARD OF APPEALS TO THE UNIVERSITY OF HARTFORD RECORDED OCTOBER 16, 1997 IN THE HARTFORD LAND RECORDS IN VOLUME 3877, PAGE 53. (INSTALLATION OF FLYER TOWER ON ROOF OF EXISTING BUILDING)

37. NOTICE OF LEASE BY THE UNIVERSITY OF HARTFORD TO SPINWICH CELLULAR LIMITED PARTNERSHIP RECORDED FEBRUARY 3, 1998 IN THE HARTFORD LAND RECORDS IN VOLUME 3915, PAGE 328. (AUERBACH HALL)

38. NOTICE OF LEASE BY THE UNIVERSITY OF HARTFORD TO THE CITY OF HARTFORD DATED OCTOBER 29, 1998, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 4024, PAGE 147 AND THE WEST HARTFORD LAND RECORDS IN VOLUME 2370, PAGE 163, AS ASSIGNED FROM THE CITY OF HARTFORD TO CAPITOL REGION EDUCATION COUNCIL BY ASSIGNMENT OF LEASE AGREEMENT DATED OCTOBER 29, 1998, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 4024, PAGE 150 AND THE WEST HARTFORD LAND RECORDS IN VOLUME 2370, PAGE 168. (MAGNET SCHOOL)

39. SPECIAL USE PERMIT BY THE TOWN OF WEST HARTFORD PLANNING OFFICE TO THE UNIVERSITY OF HARTFORD DATED JANUARY 3, 2000, AND RECORDED IN THE WEST HARTFORD LAND RECORDS IN VOLUME 2540, PAGE 264. (DRIVEWAY TO ROUTE 189)

40. STATE OF CONNECTICUT STATE TRAFFIC COMMISSION CERTIFICATE TO THE UNIVERSITY OF HARTFORD, DATED OCTOBER 4, 2000, AND RECORDED IN THE HARTFORD LAND RECORDS IN VOLUME 4301, PAGE 38 AND IN THE WEST HARTFORD LAND RECORDS IN VOLUME 2608, PAGE 175. (MAGNET SCHOOL)

41. UCC-1 FINANCING STATEMENT FROM THE UNIVERSITY OF HARTFORD TO CONNECTICUT HEALTH AND EDUCATIONAL FACILITIES AUTHORITY, AS ASSIGNED TO CITIMORTGAGE, INC., RECORDED JUNE 4, 2001 IN THE HARTFORD LAND RECORDS IN VOLUME 4388, PAGE 147 AND IN THE WEST HARTFORD LAND RECORDS IN VOLUME 2691, PAGE 73. (HEATING AND COOLING SYSTEM)

42. EASEMENT FROM THE UNIVERSITY OF HARTFORD TO THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY DATED AUGUST 17, 2001, AND RECORDED IN THE WEST HARTFORD LAND RECORDS IN VOLUME 2733, PAGE 208. (WESTERLY SIDE OF BLOOMFIELD AVENUE)

43. RIBBON, FENCE AND DRAINAGE RIGHTS OF OTHERS IN THE NORTH BRANCH OF PARK RIVER AND OTHER PONDS AND WATERCOURSES ON OR RUNNING THROUGH THE INSURED PREMISES.

44. SURVEY ENTITLED, "PROPERTY SURVEY PREPARED FOR THE UNIVERSITY OF HARTFORD 200 BLOOMFIELD AVENUE HARTFORD, W. HARTFORD, CONN." SHOWS THE FOLLOWING:

EASEMENT FROM THE UNIVERSITY OF HARTFORD TO THE METROPOLITAN DISTRICT COMMISSION RECORDED IN VOLUME 935 AT PAGE 337 AND VOLUME 935 AT PAGE 382 OF THE HARTFORD LAND RECORDS.

45. RESTRICTIONS UPON THE USE, OCCUPANCY AND OWNERSHIP OF THE UNIVERSITY CENTER AS ESTABLISHED IN 20 USC SECTION 355b(C) AND RIGHTS OF THE UNITED STATES OF AMERICA PURSUANT THERETO TO RECOVER ITS CONTRIBUTION TO CONSTRUCTION COSTS UPON VIOLATION

46. RIGHTS AND EASEMENTS RESERVED IN FAVOR OF THE UNIVERSITY OF HARTFORD AS SET FORTH IN THE MORTGAGE TO BE INSURED. THIS POLICY INSURES THAT THE RIGHTS AND EASEMENTS IN THIS INSTRUMENT ARE NON-EXCLUSIVE.

NOTE: (6) INDICATES ITEM NO. IN SCHEDULE B SECTION 2, SEE SHEET 1 OF TWO.

MAP REFERENCES

1. THE METROPOLITAN DISTRICT HARTFORD COUNTY, CONN. WATER BUREAU CONTRACT 794 NORTHEAST TRANSMISSION MAIN EAST HARTFORD LINE SECTION III KEY PLAN AND PROFILE DATED APRIL 1968 SCALE 1"=80' SHEETS 1 THROUGH 14.

2. CHANNEL ENCROACHMENT LINES WASH BROOK & PARK RIVER NORTH BRANCH, BLOOMFIELD, HARTFORD, & WEST HARTFORD SCALE 1"=100' DATED SEPT 25, 1964 SHEETS 1 THROUGH 7 BY MORTON S. FINE & ASSOCIATES.

3. PROPERTY TO BE CONVEYED TO LEVINE & MILLSTEIN STILLMAN ROAD BLOOMFIELD, CONNECTICUT DATED 9/17/78 SCALE 1"=40' SHEETS 31-312, 313-313 & 313-314 BY PETERSEN & HOFFMAN.

4. PROPERTY OF DIANE B. HOFFMAN NORTH OF EDGEBROOK DRIVE BLOOMFIELD, CT DATED JUNE 26, 1986 SCALE 1"=100' BY ED LALLY AND ASSOCIATES.

5. PROPERTY OF CAMAR ASSOCIATES EDDY STREET BLOOMFIELD, CONNECTICUT DATED 10/30/85 SCALE 1"=100' BY PALMBERG & RUSSO

6. PLAN OF PROPERTY OWNED BY HARTFORD TIMES, INC. TO BE DEEDED TO UNIVERSITY OF HARTFORD EDDY STREET BLOOMFIELD, CONNECTICUT DATED OCT. 18, 1988 SCALE 1"=100' BY HENRY CHARLES COTTON.

7. TOWN OF BLOOMFIELD MAP SHOWING LAND RELEASED TO TOWN OF BLOOMFIELD BY THE STATE OF CONNECTICUT INTERSTATE 291 DATED SEPT. 1986 SCALE 1"=40' PROJECT NO. 51-126 SERIAL NO. 2294 SHEETS 1 & 2.

8. PROPERTY SURVEYED FOR UNIVERSITY OF HARTFORD CENTRAL LIBRARY EAST OF BLOOMFIELD AVENUE HARTFORD, CONN. DATED JAN. 1971 REVISED MAY, 1971 BY PETERSEN & HOFFMAN.

9. PORTION OF PROPERTY UNIVERSITY OF HARTFORD BUSINESS ADMINISTRATION BUILDING PROJECT NO. 5-1616 REAR OF BLOOMFIELD AVENUE HARTFORD, CONN. DATED AUG. 1967 SCALE 1"=100' BY PETERSEN & HOFFMAN.

10. PROPERTY SURVEYED FOR UNIVERSITY OF HARTFORD IN REAR OF BLOOMFIELD AVENUE HARTFORD, CONN. DATED 1963 SCALE 1"=100' BY PETERSEN & HOFFMAN.

11. PLAN SHOWING RIGHT-OF-WAY ON LAND CLAIMED BY WATKINSON SCHOOL IN HARTFORD DATED FEB 1966 SCALE 1"=100'.

12. PLAN SHOWING RIGHT-OF-WAY ON LAND CLAIMED BY UNIVERSITY OF HARTFORD IN WEST HARTFORD DATED FEB. 1966 SCALE 1"=100'

13. WATER BUREAU THE METROPOLITAN DISTRICT HARTFORD, CONNECTICUT METRO. DIST. EASEMENT HFTO CONTRACT 794 DATED 5/29/58 SCALE 1"=40' SHEETS 31-312, 313-313 & 313-314 BY PETERSEN & HOFFMAN.

14. PLAN PREPARED FOR UNIVERSITY OF HARTFORD HARTFORD & WEST HARTFORD CONNECTICUT DATED 3-29-88 REVISED TO 10-20-82 SCALE 1"=100' BY BU FUSS & O'NEILL, INC.

15. PROPERTY MAPPED FOR UNIVERSITY OF HARTFORD BLOOMFIELD HARTFORD CONNECTICUT DATED 8-30-88 REVISED TO 9-8-88 SCALE 1"=100' SHEETS 1 THROUGH 4 BU FUSS & O'NEILL, INC.

16. PORTION OF PROPERTY UNIVERSITY OF HARTFORD FOR "C" & "D" DOMITORIES REAR OF BLOOMFIELD AVE. BLOOMFIELD & WEST HARTFORD, CONN. DATED AUG. 1968 SCALE 1"=100' BY PETERSEN & HOFFMAN.

17. TOWN OF BLOOMFIELD MAP SHOWING LAND TRANSFERRED TO THE DEPT. OF ENVIRONMENTAL PROTECTION BY THE DEPT. OF TRANSPORTATION INTERSTATE ROUTE 291 DATED MAY 1983 SCALE 1"=100' PROJ. NO. 51-126 SERIAL NO. 48

18. SHEPWOOD HILLS PROPERTY OF N/F BERNARD I. & JOSEPH X. FREDMAN BLOOMFIELD & WEST HTFD., CONN. DATED NOV. 1955.

NOTES:

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300-1 THROUGH 20-300-