

MAP REFERENCE:

- 1) MAP ENTITLED "PROPERTY MAP COUNTRY INNS OF NEW ENGLAND INC. PROPERTY OF THOMAS K. STANDISH WESTON STREET (AT NEW JENNINGS ROAD) HARTFORD, CONNECTICUT DATE 6-87 SCALE: 1"=40' MESSIER & ASSOCIATES ENGINEERS AND LAND SURVEYORS
- 2) MAP ENTITLED "PLAN SHOWING TRACK E-2-8 ON WESTON STREET IN HARTFORD, CONNECTICUT SCALE: 1"=100' DATE: 10-18-83 FRANCIS T. D'ONOFRIO L.S.
- 3) MAP ENTITLED "PRELIMINARY SCHEMATIC PLAN SHOWING PROPOSED NEW ROAD 380' SOUTH OF BOCE BAILLOW WAY HARTFORD, CT. SCALE: 1"=30' DATE JAN. 1986 CITY OF HARTFORD DEPARTMENT OF PUBLIC WORKS.

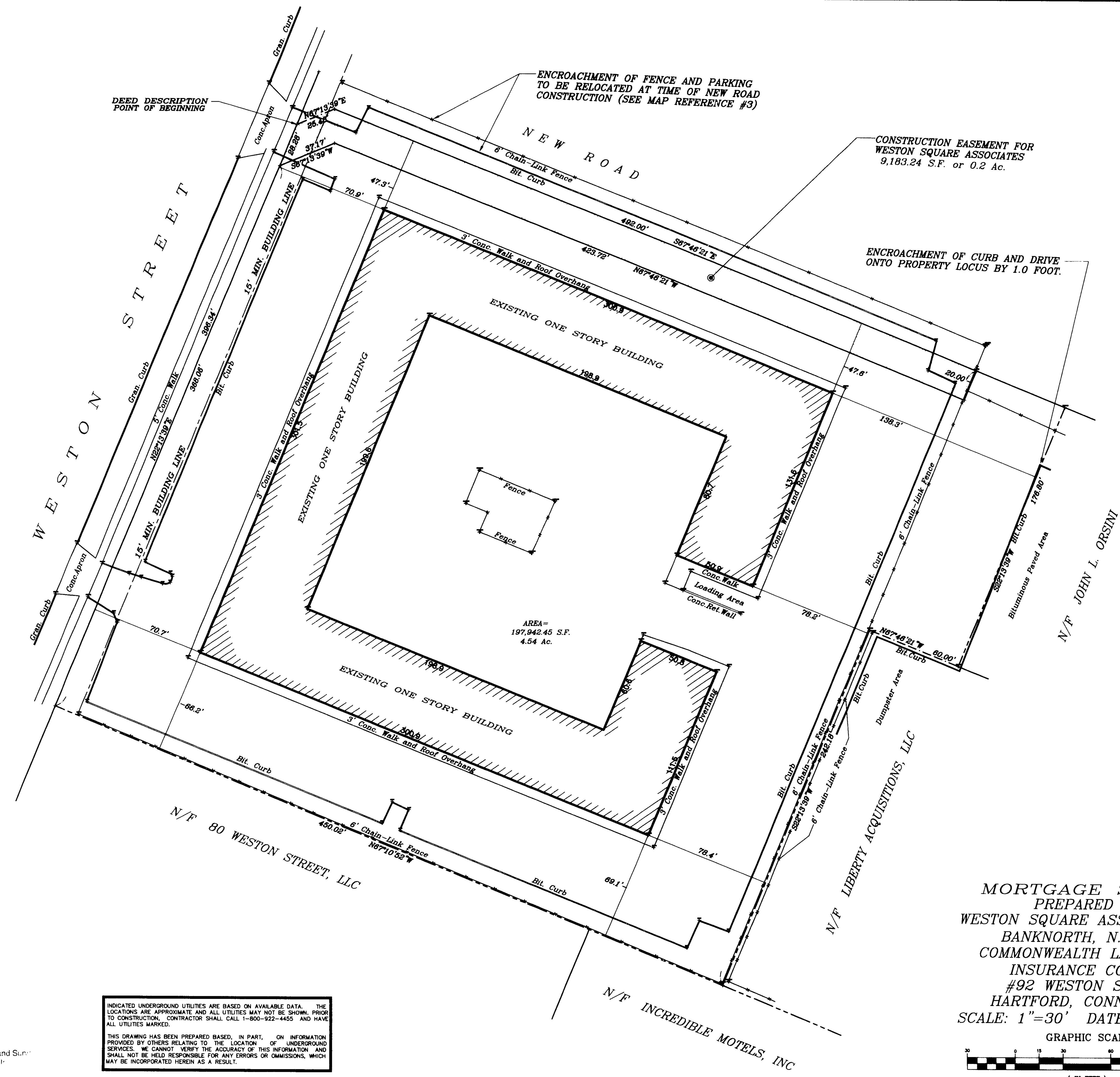
REGULATIONS FOR I-2 ZONE		
ITEM	REQUIRED	EXISTING
MAX. RESIDENTIAL DENSITY	N/A	N/A
MAX. FLOOR AREA RATIO	N/A	N/A
MIN. LOT AREA	15,000 S.F.	197,942 S.F.
MIN. LOT WIDTH	100'	368'
MIN. FRONT YARD	15'	70.7'
MIN. SIDE YARD	N/R	N/R
MAX. LOT OCCUPANCY %	50(70)	50(70)
MIN. REAR YARD	N/R	N/R
MAX. BLDG. HEIGHT	N/R	N/R
MIN. USEABLE OPEN SPACE	N/A	N/A

DEED DESCRIPTION (#92 WESTON STREET)
BEGINNING AT A POINT AT THE SOUTHEAST STREETLINE INTERSECTION OF NEW ROAD AND WESTON STREET, SAID POINT BEING THE NORTHWEST CORNER OF PROPERTY HEREIN DESCRIBED, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:
THENCE N67°13'39"E A DISTANCE OF 25.46 FEET TO A POINT;
THENCE S87°46'21"E A DISTANCE OF 492.00 FEET TO A POINT;
THENCE S22°13'39"W A DISTANCE OF 176.80 FEET TO A POINT;
THENCE N67°46'21"W A DISTANCE OF 60.00 FEET TO A POINT;
THENCE S22°13'39"W A DISTANCE OF 842.18 FEET TO A POINT;
THENCE N67°10'52"E A DISTANCE OF 450.02 FEET TO A POINT;
THENCE N22°13'39"E A DISTANCE OF 396.34 FEET TO THE POINT AND PLACE OF BEGINNING.
SAID PARCEL OF LAND CONTAINS 197,942.45 S.F. or 4.54 Ac.

DEED DESCRIPTION (CONSTRUCTION EASEMENT)
BEGINNING AT A POINT AT THE SOUTHEAST STREETLINE INTERSECTION OF NEW ROAD AND WESTON STREET, SAID POINT BEING THE NORTHWEST CORNER OF PROPERTY HEREIN DESCRIBED, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:
THENCE N67°13'39"E A DISTANCE OF 25.46 FEET TO A POINT;
THENCE S87°46'21"E A DISTANCE OF 432.00 FEET TO A POINT;
THENCE S22°13'39"W A DISTANCE OF 20.00 FEET TO A POINT;
THENCE N67°46'21"W A DISTANCE OF 423.72 FEET TO A POINT;
THENCE S22°13'39"W A DISTANCE OF 37.17 FEET TO A POINT;
THENCE N22°13'39"E A DISTANCE OF 28.28 FEET TO THE POINT AND PLACE OF BEGINNING.
SAID PARCEL OF LAND CONTAINS 9,183.24 S.F. or 0.2 Ac.

CERTIFICATION:

- THIS SURVEY IS CERTIFIED TO COMMONWEALTH LAND TITLE INSURANCE COMPANY, BANKNORTH, N.A. and WESTON SQUARE ASSOCIATES, LLC THE FOLLOWING:
- 1) THIS SURVEY WAS CONDUCTED ON THE GROUND ON MARCH 14, 2008 AND THAT TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON AND UNLESS OTHERWISE NOTED HEREON:
(A) TITLE LINES AND LINES OF OCCUPATION ARE THE SAME;
(B) ALL BUILDINGS HAVE BEEN LOCATED;
(C) BUILDINGS DO NOT ENCRUMBER OTHER STREET, TITLE OR EASEMENT LINES;
(D) BUILDINGS DO NOT VIOLATE MUNICIPAL SETBACK REQUIREMENTS OF DEED RESTRICTIONS;
(E) THERE ARE NO ENCROACHMENTS OR PROJECTIONS ON OR OVER THE PROPERTY OR EASEMENTS APPURTENANT TO THE SAME BY BUILDINGS OR IMPROVEMENTS SITUATED ON ADJACENT LANDS;
(F) THE PROPERTY IS NOT LOCATED WITHIN A FEMA FLOOD HAZARD ZONE;
(G) THERE ARE NO EASEMENTS OR ENCROACHMENTS AFFECTING THIS PROPERTY FROM A CAREFUL INSPECTION OF THE SAME OTHER THAN THOSE DEPICTED OR NOTED HEREON.
 - 2) THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AND THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE SEPTEMBER 26, 1996 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THEREIN.
THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF AN IMPROVEMENT LOCATION SURVEY.
PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO AN "INDEPENDENT SURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 SURVEY.
 - 3) THIS MAP AND SURVEY WERE PREPARED FOR WESTON SQUARE ASSOCIATES TO BE USED IN MATTERS THAT RELATE TO A MORTGAGE SURVEY. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.
 - 4) NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNER INVALIDATES THESE DECLARATIONS.



MORTGAGE SURVEY
PREPARED FOR
WESTON SQUARE ASSOCIATES, LLC
BANKNORTH, N.A. and
COMMONWEALTH LAND TITLE
INSURANCE COMPANY
#92 WESTON STREET
HARTFORD, CONNECTICUT
SCALE: 1"=30' DATE: 4-09-2002

