

2599-2

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MAP REFERENCE:

MAP REFERENCE: MAP SHOWING PROPERTY TO BE CONVEYED TO LITTLE BEACON HILL LIMITED PARTNERSHIP HARTFORD, CONN. SCALE 1"=20' DATE 10-27-86 IGOR VECHESLOFF L.S.

DEED DESCRIPTIONS:

1. Lot C-1a(1) "PORTION OF #81 & 85 JOHN ST. TO BE DEDED TO #90-100 PARK ST." Beginning at a point on the East street line of John Street, said point being 16.8' from the north & west street line intersection of Park Street and John Street, said point also being the southeasterly corner of property owned by First Eagle Corporation known as #35-37 John Street and the southeasterly corner of property herein described, being further bounded and described as follows:
THENCE, S17°10'04"W A DISTANCE OF 18.00 FEET TO A POINT;
THENCE, N77°28'40"E A DISTANCE OF 66.63 FEET TO A POINT;
THENCE, S17°10'04"W A DISTANCE OF 71.98 FEET TO A POINT;
THENCE, N77°28'40"E A DISTANCE OF 80.80 FEET TO A POINT;
THENCE, N12°38'18"E A DISTANCE OF 88.69 FEET TO A POINT;
THENCE, S77°28'40"E A DISTANCE OF 134.69 FEET TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 4,973.99 Square Feet or 0.16 Acres.

2. Lot C-1a(2) "PORTION OF #81 & 85 JOHN ST. TO BE DEDED TO #90 PARK & #5-7 JOHN ST." Beginning at a point on the East street line of John Street, said point being 16.8' from the north & west street line intersection of Park Street and John Street, said point also being the southeasterly corner of property owned by First Eagle Corporation known as #35-37 John Street and the southeasterly corner of property herein described, being further bounded and described as follows:
THENCE, N77°28'40"E A DISTANCE OF 66.63 FEET TO A POINT;
THENCE, S17°10'04"W A DISTANCE OF 71.98 FEET TO A POINT;
THENCE, N77°28'40"E A DISTANCE OF 80.80 FEET TO A POINT;
THENCE, S17°10'04"W A DISTANCE OF 72.00 FEET TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 4,796.01 Square Feet or 0.11 Acres.

3. Lot C-1a(3) "PORTION OF #81 & 17 JOHN ST. TO BE DEDED TO #90-100 PARK ST." Beginning at a point on the East street line of John Street, said point being 16.8' from the north & west street line intersection of Park Street and John Street, said point also being the southeasterly corner of property owned by First Eagle Corporation known as #35-37 John Street and the southeasterly corner of property herein described, being further bounded and described as follows:
THENCE, N12°38'18"E A DISTANCE OF 11.60 FEET TO A POINT;
THENCE, N77°28'40"E A DISTANCE OF 66.63 FEET TO A POINT;
THENCE, S17°10'04"W A DISTANCE OF 63.38 FEET TO A POINT;
THENCE, N77°28'40"E A DISTANCE OF 81.80 FEET TO A POINT;
THENCE, N12°38'18"E A DISTANCE OF 81.80 FEET TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 5,384.10 Square Feet or 0.12 Acres.

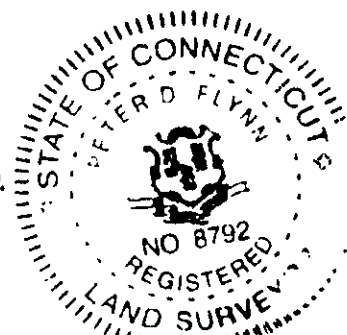
CERTIFICATION:

- 1) THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 23-300B-1 THRU 23-300B-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 THESE STANDARDS. THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF A PROPERTY SURVEY. PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO AN "INDEPENDENT RESURVEY". 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.
- 2) THIS MAP AND SURVEY WERE PREPARED FOR 90 PARK LLC & LSA LLC COMMISSION TO BE USED IN MATTERS THAT RELATE TO PROPOSED DEEDINGS. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT EITHER IS NOT AUTHORIZED OR VALID.
- 3) 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 SIGNERS INVALIDATES THESE DECLARATIONS.

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

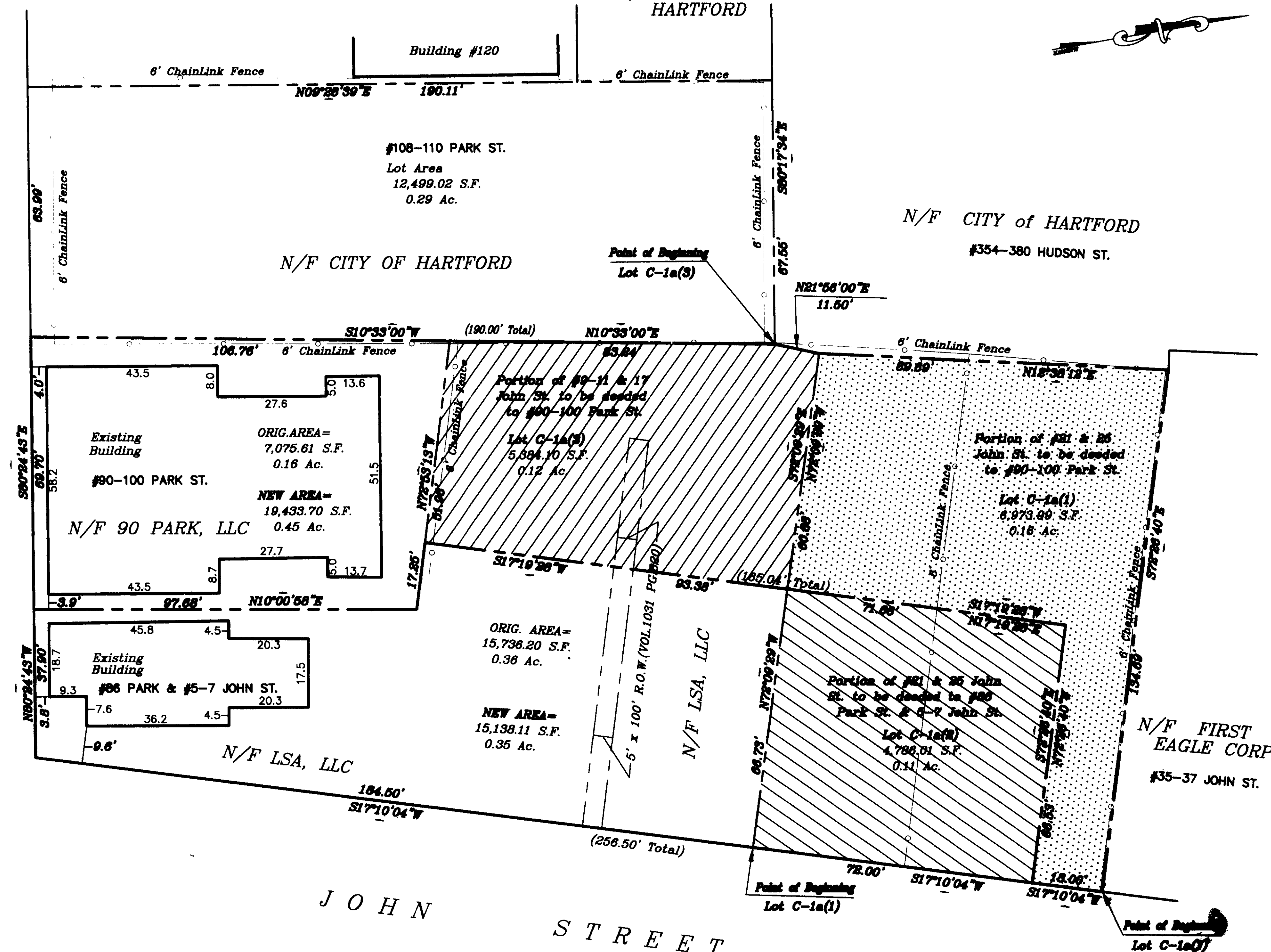
PETER D. FLYNN CT.L.L.S. #8792 DATE 6-24-03
NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.

FLYNN & CYR LAND SURVEYING LLC
370 WILBUR CROSS HIGHWAY 486-7800
BERLIN, CONNECTICUT 06037



N/F ROBERT D. GRANDAHL

N/F CITY of HARTFORD

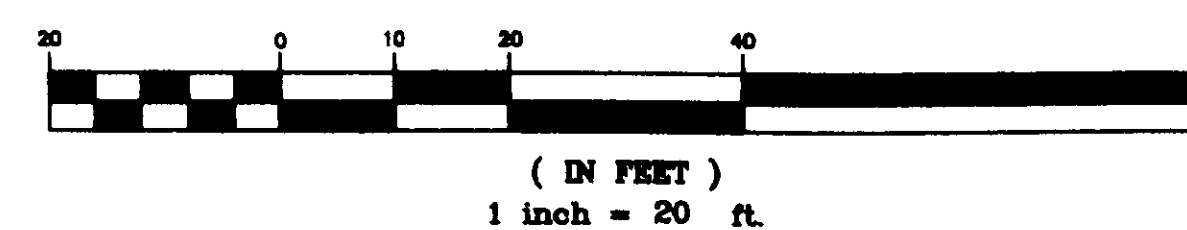


JOHN STREET

PROPERTY SURVEY FOR
90 PARK LLC, HARTFORD
REDEVELOPMENT AGENCY & LSA, LLC
86-110 & 90-100 PARK STREET
& 5-25 JOHN STREET
HARTFORD, CONNECTICUT
SCALE 1"=20' 8-16-2001

REV.: 6-26-02, 5-13-03, 6-24-03

GRAPHIC SCALE



THE PORTIONS OF PARK AND JOHN STREETS SHOWN ON THIS MAP ARE ESTABLISHED PUBLIC STREETS OF THE CITY OF HARTFORD

Diane A. Robert

Flynn Land Surveying
Original Ink
Drawing on Mylar

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80
INCHES
#2599-2