

N.A.D. 1983

## FLOOD NOTE

THE PARCEL DEPICTED HEREON IS LOCATED WITHIN A FLOOD HAZARD ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL 00050, FOR COMMUNITY 08500 DATED DECEMBER 4, 1988.

FLOOD ZONE X: AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN.

## STATEMENT OF ENCROACHMENTS

- A PORTION OF THE FOUNDATION OF THE "GOODYEAR" BUILDING ENCHROACHES INTO PARCEL 1 UP TO 0.84'.
- A SMALL SHED APPARENTLY CONNECTED TO THE USE ON PARCEL 1 IS LOCATED 37.14' BEYOND THE NON ACCESS HIGHWAY LINE OF INTERSTATE 91.
- PORTIONS OF THE AREA BETWEEN THE PURPORTED NON ACCESS HIGHWAY LINE OF INTERSTATE 91 AND THE CHAIN LINK HIGHWAY FENCE ARE USED TO PARK MOTOR VEHICLES WITHOUT THE KNOWN BENEFIT OF AN EASEMENT.
- DUMPSTERS ARE STORED IN AN AREA OVER THE NON ACCESS HIGHWAY LINE OF INTERSTATE 91 WITHOUT THE KNOWN BENEFIT OF AN EASEMENT.
- SPECIFIC RIGHTS FOR THE DRIVEWAY AT THE END OF NORTH FRONT STREET WERE NOT FOUND.
- A CHAIN LINK FENCE PROHIBITS THE USE OF A PORTION OF THE ACCESS EASEMENT LOCATED ON PARCEL 6 FROM VEHICULAR TRAFFIC.

## MAP REFERENCES

REFERENCE IS MADE TO THE FOLLOWING MAP AND SURVEYS WHICH WERE USED IN THE PREPARATION OF THIS SURVEY AND MAP:

- "PLACE LAFAYETTE-PHASES 1 & 2 LAND OF INTERNATIONAL DEVELOPMENT CORP. OF AMERICA PREPARED FOR THE IDC-SARI ONE STATE STREET, SUITE 460 HARTFORD, CT SHEETS 1, 2 & 3 OF 3 SCALE 1"=50' 1/17/88"
- "PROPERTY MAP LAND OF THE CONSOLIDATED RAIL CORP. TO BE CONVEYED TO INTERNATIONAL DEVELOPMENT CORP. PEQUOT STREET, HARTFORD, CONN. DATE 12/08 RES. 2/1/87 SCALE 1"=50' SHEET 1 OF 1"
- "SITE PLAN FREIGHT STATION MARKET PARCEL 1 TRACT A-1(A), PARCEL 2 TRACT A-1(B) FREIGHT, PLEASANT & PEQUOT STS. HARTFORD, CT. INTERNATIONAL DEVELOPMENT CORP. OF AMERICA DATE 8-84 SCALE 1"=80"
- "MAP SHOWING PROPERTY TO BE CONVEYED TO THE CITY OF HARTFORD BY THE STATE OF CONNECTICUT REY. MOODY OVERPASS SCALE 1"=40' DECEMBER 14, 1987 SHEETS 1 & 2 OF 4"
- "STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY TOWN OF HARTFORD INTERSTATE ROUTE 91 FROM INTERSTATE ROUTE 84 NORTHERLY TO THE WINDSOR TOWN LINE SCALE 1"=80' DECEMBER 8, 1995 NUMBER 63-13 SHEETS 1 & 2 OF 7"
- "NEW YORK, NEW HAVEN & HARTFORD RAILROAD REAL ESTATE & RIGHT OF WAY DEPARTMENT HARTFORD, CONN. LAND IN THE VICINITY OF NORTH FRONT STREET SCALE 1 IN. = 50 FT DEC. 1950"
- "PROPERTY SURVEYED FOR PENN CENTRAL TRANSPORTATION PARCEL A-2 HARTFORD, CONNECTICUT SCALE 1 INCH = 100 FEET AUGUST, 1976 ADDITIONS JUNE, 1978"
- "STATION MAP---LANDS THE NEW YORK NEW HAVEN & HARTFORD R.R. CO. FROM FENWICK TO HARTFORD STATION 2422 + 80 TO STATION 2442 + 00 CITY OF HARTFORD STATE OF CONN. SCALE 1"=100' JUNE 30, 1915"
- "MAP SHOWING LAND (PARCEL 98) TO BE ACQUIRED FROM THE CITY OF HARTFORD BY IDC-SARI SCALE 1"=20' SHEET 1 OF 1 DATE 10/19/88"
- "CITY OF HARTFORD MAP SHOWING LAND ACQUIRED FROM CITY OF HARTFORD BY THE STATE OF CONNECTICUT INTERSTATE ROUTES 91 & 84 SCALE 1"=40' OCT. 1986 SHEET 2 OF 4"
- "SITE PLAN NOVAT ENTERPRISES THE SILK WOOLLEN COMPANY 330 MARKET STREET HARTFORD, CONN. DATE JUNE, 1979 SCALE 1"=20' SHEET 1 OF 1"

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO MARPEQ SOUTH, LLC, MARPEQ NORTH, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY, THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1989, AND INCLUDES ITEMS 2-4, 6, 7(a), 7(b), 8-11, OF TABLE THEREOF, AND (c) PURSUANT TO THE ACCURACY STANDARDS FOR A "CLASS A-2" SURVEY AS DEFINED THEREIN.

RICHARD MEEHAN, LICENSED SURVEYOR 12330

THE WORDS CERTIFY AND CERTIFICATION AS USED ABOVE ARE INTENDED TO BE AN EXPRESSION OR PROFESSIONAL OPINION ONLY AND IN NO WAY ARE MEANT TO IMPLY OR REPRESENT ANY WARRANTY OR GUARANTEE.

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTION 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC., THE TYPE OF SURVEY IS PROPERTY/BOUNDARY AND THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY, AND THE HORIZONTAL ACCURACY CONFORMS TO A-2.

THIS MAP PRODUCED BY  
ORIGINAL LINK ON POLY FILM  
MEEHAN & GOODIN, P.C.  
367 NORTH MAIN STREET  
MANCHESTER, CT 06040

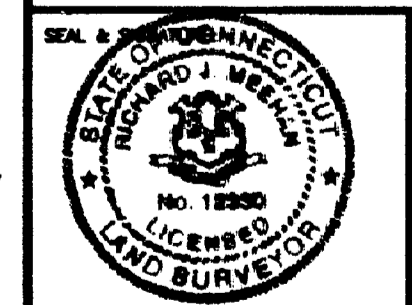
## NON ACCESS NOTE

THE NON ACCESS HIGHWAY LINE DEPICTED ON THIS SHEET IS SUBJECT TO CHANGES THAT MAY RESULT FROM FINAL MONUMENTATION BY THE DEPARTMENT OF TRANSPORTATION.

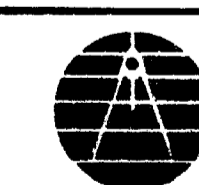
## UTILITY NOTE

THE UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES AT THE TIME OF THE SURVEY AND INFORMATION CONTAINED IN THE SURVEY'S REFERENCED HEREON. THERE MAY EXIST ON SITE AND ADJACENT TO THE OTHER UTILITIES UNKNOWN TO THE UNDERSIGNED. THE USER OF THESE DOCUMENTS SHOULD CONTACT "CALL BEFORE YOU DIG" PRIOR TO COMMENCING ON SITE ACTIVITIES.

0' 50' 100' 150'  
SCALE 1"=50'



NOTE:  
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PLAN PREPARED FOR  
**MARPEQ SOUTH, LLC, MARPEQ NORTH, LLC  
& MARPEQ L, LLC**

302 & 308 MARKET STREET HARTFORD, CONN.

**ALTA/ACSM LAND TITLE SURVEY  
PROPERTY/BOUNDARY SURVEY**

SCALE: 1" = 50' DESIGN: RED PROJECT: 03285 ACAD: 03285.DWG  
DATE: 2-2-2004 DRAFT: SLH DISK NO.: SHEET NO. 1 OF 3