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3 NOTES CORRESPONDING TO SCHEDULE B ERICENSE AND PERMISSION TO LOCATE AND LAY A LINE OF SEWER PIPE FROM THE THE NEW YORK, NEW HAVEN AND HARTFORD RAILROAD COMPANY TO THE CITY OF HARTFORD DATED JANUARY 26, 1905 AND RECORDED IN VOLUME 304 AT PAGE 862 OF THE HARTFORD LAND RECORDS. AFFECTS THE PROPERTY AND THE PURPORTED LOCATION IS DEPICTED HEREON.

- PRIGHT TO CONSTRUCT AND MAINTAIN A FOOT BRIDGE GRANTED IN DEED FROM THE NEW YORK, NEW HAVEN AND HARTFORD RAILROAD COMPANY TO THE CONNECTICUT RIVER BRIDGE AND HIGHWAY DISTRICT DATED NOVEMBER 26, 1912 AND RECORDED IN VOLUME 400 AT PAGE 318 OF THE HARTFORD LAND RECORDS. AFFECTS THE PROPERTY WITH REGARD TO OVERHEAD FOOTBRIDGE AND THE PURPORTED LOCATION IS DEPICTED HEREON.
- SEWER RIGHTS RESERVED IN A DEED FROM THE CONNECTICUT RIVER BRIDGE AND HIGHWAY DISTRICT TO THE NEW YORK, NEW HAVEN AND HARTFORD RAILROAD COMPANY DATED JULY 31, 1914 AND RECORDED IN VOLUME 412 AT PAGE 114 OF THE HARTFORD LAND RECORDS. AFFECTS THE PROPERTY, CONTAINS SAME SEWER RIGHT AS LISTED IN ITEM 8 ABOVE, AND AND THE PURPORTED LOCATION IS DEPICTED HEREON.
- TO THE EXTENT THE RIGHTS GRANTED THEREIN HAVE NOT BEEN ABANDONED, ANY LOSS OR CLAIM RESULTING FROM ANY INTERFERENCE WITH THE RIGHTS GRANTED IN THE RIGHT OF WAY FROM THE TRUSTEES OF THE NEW YORK, NEW HAVEN AND HARTFORD RAILROAD COMPANY TO THE METROPOLITAN DISTRICT DATED JUNE 10, 1942 AND RECORDED IN VOLUME 757 AT PAGE 46 OF THE HARTFORD LAND RECORDS. PERTAINS TO CONNECTING TO WATER LINES IN A LOCATION WHICH IS NOW PART OF THE STATE OF CONNECTICUT INTERSTATE 91 LANDS. THE AFFECT, IF ANY, TO THE CURRENT PROPERTY CONFIGURATION WOULD BE IN AND TO THE WATER LINES AS THEY CROSS PARCEL 5 HEREON. THE PURPORTED LOCATION OF SAID WATER LINE IS DEPICTED HEREON.
- SEWER RIGHTS AND POLE LINE RIGHTS SET FORTH AND RESERVED IN THE DEED FROM THE TRUSTEES OF THE NEW YORK, NEW HAVEN AND HARTFORD RAILROAD COMPANY TO PEPO REALTY INCORPORATED DATED MAY 13, 1947 AND RECORDED IN VOLUME 815 AT PAGE 193 OF THE HARTFORD LAND RECORDS. AFFECTS THE PROPERTY AND THOSE RIGHTS WHICH CAN BE DEPICTED HAVE BEEN DEPICTED HEREON.
- RESERVATIONS OF TITLE AND RIGHTS, AGREEMENTS AND EXISTING DRAINAGE CONDITIONS SET FORTH IN A DEED FROM THE NEW YORK, NEW HAVEN AND HARTFORD RAILROAD COMPANY TO THE ELMAN COAL COMPANY DATED FEBRUARY 7, 1951 AND RECORDED IN VOLUME 878 AT PAGE 344 OF THE HARTFORD LAND RECORDS. AFFECTS THE PROPERTY AND THOSE RIGHTS WHICH CAN BE DEPICTED HAVE BEEN DEPICTED HEREON.
- EXISTING DRAINAGE CONDITIONS, FENCING AGREEMENT AND APPLICABLE RESERVATIONS, IF ANY, SET FORTH IN A DEED FROM THE NEW YORK NEW HAVEN AND HARTFORD RAILROAD TO THE ELMAN COAL COMPANY DATED MARCH 26, 1954 AND RECORDED IN VOLUME 935 AT PAGE 114 OF THE HARTFORD LAND RECORDS. PORTIONS OF THE PROPERTY AFFECTED BY THESE RIGHTS ARE LOCATED WITHIN PARCELS 3 AND 4, THE RIGHTS WERE GENERAL WITH REGARD TO LOCATION AND HAVE NOT BEEN DEPICTED HEREON
- BUILDING LINE ESTABLISHED BY ORDINANCE ADOPTED FEBRUARY 23, 1965
 AS SET FORTH IN THE JOURNAL OF THE COURT OF COMMON COUNCIL
 FEBRUARY 23, 1965 AT PAGES 851-852. AFFECTS THE PROPERTY AND IS
- RETENTION OF EASEMENT RIGHTS FOR THE MAINTENANCE OF PUBLIC UTILITIES BY THE CITY OF HARTFORD SET FORTH IN AN ORDINANCE ADOPTED MARCH 23, 1964 AS SET FORTH IN THE JOURNAL OF THE COURT OF COMMON COUNCIL MARCH 23, 1964 AT PAGES 225-226. AFFECTS THE RTY AND THE APPROXIMATE LOCATION OF KNOWN UTILITY LINES ARE
- APPLICABLE EASEMENTS AND RESERVATIONS, IF ANY, SET FORTH IN A DEED FROM THE PENN CENTRAL CORPORATION TO FREIGHT HOUSE MARKET ASSOCIATES DATED FEBRUARY 2, 1979 AND RECORDED IN VOLUME 1686 AT PAGE 6 OF THE HARTFORD LAND RECORDS. AFFECTS THE PROPERTY, PERTAINS TO USING ANY EXISTING UTILITY LINES ON THE PROPERTY, IS GENERAL WITH REGARD TO LOCATION AND IS NOT DEPICTED HEREON.
- TO THE EXTENT THAT THE UNRECORDED LICENSE AGREEMENT REFERENCED THEREIN HAS NOT TERMINATED AND AFFECTS THE SUBJECT PROPERTY, THE RIGHT TO UTILIZE BILLBOARDS RETAINED IN A DEED FROM GRIESE COMPANIES, INC. TO FRIGHT HOUSE MARKET ASSOCIATES DATED OCTOBER 12, 1979 AND RECORDED IN VOLUME 1734 AT PAGE 108 OF THE HARTFORD LAND RECORDS. MAY AFFECT THE PROPERTY. BILLBOARDS HAVE BEEN DEPICTED HEREON.
- PROVISIONS OF THE EASEMENT FROM THE CONSOLIDATED RAIL CORPORATION
 TO THE PENN CENTRAL CORPORATION DATED NOVEMBER 14, 1979 AND
 RECORDED IN VOLUME 1745 AT PAGE 213 OF THE HARTFORD LAND
 RECORDS. AFFECTS THE PROPERTY AND IS DEPICTED HEREON.
- EASEMENTS AND RESERVATIONS SET FORTH IN A DEED FROM THE PENN CENTRAL CORPORATION TO THE BARNDOOR COMPANY, MARK C. YELLIN AND ROBERT YELLIN DATED DECEMBER 3, 1979 AND RECORDED IN VOLUME 1759 AT PAGE 227 OF THE HARTFORD LAND RECORDS. AFFECTS THE PROPERTY RESERVING USE OF EXISTING PIPES AND WIRES, OF WHICH THE KNOWN ONES ARE DEPICTED HEREON AND BENEFITS THE PROPERTY ALLOWING THE USE OF THE ACCESS EASEMENT DEPICTED HEREON.
- EASEMENTS FOR HIGHWAY PURPOSES AND TO SLOPE AND SUPPORT THE HIGHWAY TAKEN BY THE STATE OF CONNECTICUT SET FORTH IN THE CERTIFICATE OF CONDEMNATION DATED MAY 12, 1982 AND RECORDED IN VOLUME 1965 AT PAGE 26 OF THE HARTFORD LAND RECORDS, AFFECT THE PROPERTY AND ARE DEPICTED HEREON.
- TAKING LINE AND NON ACCESS HIGHWAY LINE AND, TO THE EXTENT APPLICABLE, THE RIGHT TO REMOVE PORTIONS OF STRUCTURES SET FORTH IN THE DEED FROM INTERNATIONAL DEVELOPMENT CORPORATION OF AMERICA TO THE STATE OF CONNECTICUT DATED FEBRUARY 16, 1984 AND RECORDED IN VOLUME 2145 AT PAGE 229 OF THE HARTFORD LAND RECORDS, WHICH INCORPORATES BY REFERENCE THE AGREEMENT RECORDED OUTSIDE OF THE CHAIN OF TITLE IN VOLUME 2544 AT PAGE 61 OF THE HARTFORD LAND RECORDS. AFFECT THE PROPERTY AND ARE DEPICTED HEREON.
- ACCESS RIGHTS, SLOPE EASEMENTS, DRAINAGE RIGHT OF WAY AND EASEMENT TO INSTALL PIPES GRANTED IN THE DEED FROM THE CITY OF HARTFORD TO THE STATE OF CONNECTICUT DATED JUNE 29, 1984 AND RECORDED IN VOLUME 2187 AT PAGE 164 OF THE HARTFORD LAND RECORDS. AFFECT THE PROPERTY AND ARE DEPICTED HEREON.
- TO THE EXTENT IT HAS NOT BEEN TERMINATED AND COULD AFFECT THE PROPERTY, THE RIGHT TO REMOVE A PEDESTRIAN OVERPASS TAKEN BY THE STATE OF CONNECTICUT SET FORTH IN A CERTIFICATE OF CONDEMNATION DATED AUGUST 20, 1986 AND RECORDED IN VOLUME 2461 AT PAGE 221 OF THE HARTFORD LAND RECORDS. APPARENTLY NO LONGER AFFECTS THE PROPERTY. THE STAIRWELL TO THE FOOTBRIDGE IS DEPICTED HEREON.
- EASEMENTS AND RIGHTS (TO THE EXTENT NOT TERMINATED) TAKEN BY THE STATE OF CONNECTICUT SET FORTH IN THE CERTIFICATE OF CONDEMNATION DATED SEPTEMBER 10, 1986 AND RECORDED IN VOLUME 2479 AT PAGE 159 OF THE HARTFORD LAND RECORDS. AFFECTS THE PROPERTY AND IS DEPICTED HEREON
- EASEMENTS, RIGHTS AND COVENANTS RESERVED AND SET FORTH IN THE DEED FROM THE CONSOLIDATED RAIL CORPORATION TO FREIGHT STATION MARKET CORPORATION DATED FEBRUARY 13, 1987 AND RECORDED IN VOLUME 2570 AT PAGE 272 OF THE HARTFORD LAND RECORDS. MAY AFFECT THE PROPERTY, ARE GENERAL WITH REGARD TO LOCATION AND IS ARE NOT DEPICTED HEREON. ARE NOT DEPICTED HEREON.
- 53 DENIAL OF ACCESS SET FORTH IN THE CERTIFICATE OF CONDEMNATION DATED APRIL 29,1987 AND RECORDED IN VOLUME 2588 AT PAGE 23 OF THE HARTFORD LAND RECORDS. AFFECTS THE PROPERTY AND IS DEPICTED
- TERMS AND PROVISIONS OF THE CONTRACT FOR SALE OF LAND FOR PRIVATE DEVELOPMENT BY AND BETWEEN THE CITY OF HARTFORD AND IDC-SARI DATED JULY 25, 1988 AND RECORDED IN VOLUME 2803 AT PAGE 82 OF THE HARTFORD LAND RECORDS. AFFECTS THE PROPERTY, CONTAINS A GENERAL RIGHT TO ACCESS AND MAINTAIN EXISTING UTILITIES ON SITE AND A GENERAL RIGHT PERTAINING TO THE AREA 16' ABOVE THE SURFACE OF PLEASANT STREET, THESE RIGHTS ARE GENERAL WITH REGARD TO LOCATION

LEGAL DESCRIPTION

OF PARCEL I ALL THAT CERTAIN PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS, IF ANY, LOCATED THEREON SITUATED ON THE SOUTHEASTERLY SIDE OF THE REVEREND MOODY OVERPASS IN THE TOWN OF HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY LINE OF MARKET STREET, BEING THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF ADVANCED GAS CO., INC. AND WHICH POINT IS THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THE LINES RUNS; THENCE N 03'-00'-23" E ALONG THE EASTERLY LINE OF MARKET STREET, A DISTANCE OF 6.92' TO A POINT; THENCE N 07'-03'-20" E PARTLY ALONG AN ACCESS RIGHT OF WAY IN THE HIGHWAY LINE OF THE REVEREND MOODY OVERPASS AND PARTLY ALONG THE EASTERLY NON ACCESS HIGHWAY LINE OF THE REVEREND MOODY OVERPASS, IN ALL, A DISTANCE OF 220.55' TO A POINT; THENCE N 03"-00"-28" E ALONG THE EASTERLY NON ACCESS HIGHWAY LINE OF THE REVEREND MOODY OVERPASS, A DISTANCE OF 219.56" TO A POINT; THENCE BY A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 20'-42'-31" AND A RADIUS OF 950.00', ALONG THE EASTERLY NON ACCESS HIGHWAY LINE OF THE REVEREND MOODY OVERPASS, AN ARC DISTANCE OF 343.36" TO A POINT; THENCE BY A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 01'-44'-27" AND A RADIUS OF 950.00', ALONG THE EASTERLY NON ACCESS HIGHWAY LINE OF THE REVEREND MOODY OVERPASS, AN ARC DISTANCE OF 28.86' TO A POINT WHERE THE LOT LINE BETWEEN PARCELS 4 AND 6 INTERSECTS THE NON ACCESS HIGHWAY LINE; THENCE BY A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 07"-18"-04" AND A RADIUS OF 950.00", ALONG THE EASTERLY NON ACCESS HIGHWAY LINE OF THE REVEREND MOODY OVERPASS, AN ARC DISTANCE OF 121.06" TO A POINT; THENCE BY A CURVE TO THE LEFT HAVING A CHORD BEARING OF N 40'-03'-16" W, CHORD LENGTH OF 72.10, DELTA ANGLE OF 06'-47'-53" AND A RADIUS OF 608.00', ALONG LAND NOW OR FORMERLY TILCON INC., AN ARC DISTANCE OF 72.14' TO A POINT; THENCE BY A CURVE TO THE RIGHT HAVING A CHORD BEARING OF S 35'-26'-52" E, CHORD LENGTH OF 93.58, DELTA ANGLE OF 10'-11'-02" AND A RADIUS OF 527.17', ALONG LAND NOW OR FORMERLY OF TILCON INC., AN ARC DISTANCE OF 93.70' TO A POINT; THENCE S 34'-11'-59" E ALONG LAND NOW OR FORMERLY OF TILCON INC., A DISTANCE OF 183.10' TO A POINT; THENCE BY A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 43'-00'-07" AND A RADIUS OF 817.00', ALONG LAND NOW OR FORMERLY OF TILCON INC., AN ARC DISTANCE OF 613.18' TO A POINT; THENCE S 07'-48'-40" W ALONG LAND NOW OR FORMERLY OF TILCON INC., A DISTANCE OF 196.99' TO A POINT; THENCE S 07'-23'-50" W ALONG LAND NOW OR FORMERLY OF TILCON INC., A DISTANCE OF 39.55' TO A POINT; THENCE S 06'-45'-18" W ALONG LAND NOW OR FORMERLY OF TILCON INC., A DISTANCE OF 9.20' TO A POINT ON THE HIGHWAY LINE OF INTERSTATE 91; THENCE S 88'-12'-58" W ALONG THE WESTERLY NON ACCESS HIGHWAY LINE OF INTERSTATE 91, A DISTANCE OF 10.76' TO A POINT; THENCE S 08'-23'-48" W ALONG THE WESTERLY NON ACCESS HIGHWAY LINE OF INTERSTATE 91, A DISTANCE OF 33.52' TO A POINT; THENCE N 88'-33'-27" W ALONG THE WESTERLY NON ACCESS HIGHWAY LINE OF INTERSTATE 91, A DISTANCE OF 40.00' TO A POINT; THENCE S 14'-28'-36" W ALONG THE WESTERLY NON ACCESS HIGHWAY LINE OF INTERSTATE 91, A DISTANCE OF 24.61' TO A POINT; THENCE N 87"-37"-05" W ALONG THE WESTERLY NON ACCESS HIGHWAY LINE OF INTERSTATE 91, A DISTANCE OF 15.00' TO A POINT; THENCE S 02"-22"-55" W ALONG THE WESTERLY NON ACCESS HIGHWAY LINE OF INTERSTATE 91, A DISTANCE OF 70.00' TO A POINT; THENCE S 14'-28'-36" W ALONG THE WESTERLY NON ACCESS HIGHWAY LINE OF INTERSTATE 91, A DISTANCE OF 436.67' TO A POINT; THENCE BY A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 51°-02'-21" AND A RADIUS OF 275.00', ALONG THE WESTERLY NON ACCESS HIGHWAY LINE OF INTERSTATE 91, AN ARC DISTANCE OF 244.97' TO A POINT; THENCE S 03"-18"-07" W ALONG THE WESTERLY NON ACCESS HIGHWAY LINE OF INTERSTATE 91, A DISTANCE OF 47.06' TO A POINT; THENCE S 01'-19'-29" W ALONG THE WESTERLY NON ACCESS HIGHWAY LINE OF INTERSTATE 91, A DISTANCE OF 12.63' TO A POINT; THENCE N 87'-25'-41" W ALONG THE WESTERLY NON ACCESS HIGHWAY LINE OF INTERSTATE 91, A DISTANCE OF 197.02' TO A POINT ON THE EASTERLY LINE OF MARKET THENCE N 00'-25'-57" W ALONG THE WESTERLY LINE OF MARKET STREET, A DISTANCE OF 101.00' TO A POINT AT LAND NOW OR FORMERLY OF GOODYEAR TIRE AND RUBBER THENCE S 86'-59'-38" E ALONG LAND NOW OR FORMERLY OF GOODYEAR TIRE AND RUBBER COMPANY, A DISTANCE OF 56.97' TO A POINT; THENCE S 86"-21'-26" E ALONG LAND NOW OR FORMERLY OF GOODYEAR TIRE AND RUBBER COMPANY, A DISTANCE OF 146.18' TO A POINT; THENCE N 03"-18'-07" E ALONG LAND NOW OR FORMERLY OF GOODYEAR TIRE AND RUBBER COMPANY, A DISTANCE OF 141.38' TO A POINT; THENCE N 12'-13'-00" W PARTLY ALONG LAND NOW OR FORMERLY OF GOODYEAR TIRE AND RUBBER COMPANY AND PARTLY ALONG THE EASTERLY TERMINUS OF PLEASANT STREET, A DISTANCE OF 42.37' TO A POINT; THENCE N 08"-01"-13" E PARTLY ALONG THE EASTERLY TERMINUS OF PLEASANT STREET, PARTLY ALONG LAND NOW OR FORMERLY OF PAVILION HOLDINGS, LLC, PARTLY ALONG LAND NOW OR FORMERLY OF MULTI-CARE SURGERY CENTERS, INC. AND PARTLY ALONG LAND NOW OR FORMERLY 370-380 MARKET ST. HTFD., LLC, IN ALL, A DISTANCE OF 325 50' TO A POINT. THENCE N 08'-44'-21" E ALONG LAND NOW OR FORMERLY 370-380 MARKET ST. HTFD., LLC, A DISTANCE OF 40.00' TO A POINT; THENCE N 08'-22'-02" E ALONG LAND NOW OR FORMERLY 370-380 MARKET ST. HTFD., LLC, A DISTANCE OF 106.54' TO A POINT; THENCE N 00"-25"-46" E ALONG LAND NOW OR FORMERLY 370-380 MARKET ST. HTFD., LLC, A DISTANCE OF 27.57' TO A POINT AT THE EASTERLY TERMINUS OF PEQUOT THENCE N 29"-51'-08" E ALONG THE EASTERLY END OF PEQUOT STREET, A DISTANCE OF 44.00' TO A POINT MARKING THE SOUTHWESTERLY CORNER OF PARCEL III; THENCE S 88'-33'-27" E ALONG PARCEL III, A DISTANCE OF 83.66' TO A POINT; THENCE N 09'-16'-31" W ALONG PARCEL III, A DISTANCE OF 766.89' TO A POINT; THENCE S 03'-40'-48" E ALONG PARCEL III, A DISTANCE OF 38.19' TO A POINT; THENCE S 07"-39"-57" W ALONG PARCEL III, A DISTANCE OF 162.75' TO A POINT; THENCE S 01'-58'-27" W ALONG PARCEL III, A DISTANCE OF 230.63' TO A POINT THENCE N 89"-33"-13" W ALONG PARCEL III, A DISTANCE OF 109.74' TO A POINT: THENCE S 24'-29'-38" E ALONG PARCEL HI, A DISTANCE OF 28.07' TO A POINT; THENCE S 27"-15"-08" E ALONG PARCEL HI, A DISTANCE OF 133.71' TO A POINT; THENCE S 29"-51"-08" E ALONG PARCEL HI, A DISTANCE OF 11.59" TO A POINT AT LAND NOW OR FORMERLY OF ADVANCED GAS CO., INC.; THENCE N 86"-59"-37" W ALONG LAND NOW OR FORMERLY OF ADVANCED GAS CO., INC., A DISTANCE OF 102.90' TO THE POINT OR PLACE OF BEGINNING;

SAID PARCEL CONTAINS 11.18 ACRES OF LAND BY COMPUTATION.

NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES PARCELS 1, 4, 5 AND THE SOUTHEASTERLY PORTION OF PARCEL 6 AS DESCRIBED IN SCHEDULE A OF TITLE COMMITMENT NO. CTHOR4798C OF THE FIRST AMERICAN TITLE COMPANY EFFECTIVE DATE

LEGAL DESCRIPTION OF PARCEL II

ALL THAT CERTAIN PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS, IF ANY, LOCATED THEREON SITUATED ON THE EASTERLY SIDE OF NORTH FRONT STREET IN THE CITY OF HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY LINE OF NORTH FRONT STREET, BEING THE INTERSECTION OF THE NORTHWESTERLY NON ACCESS HIGHWAY LINE OF THE REVEREND MOODY OVERPASS AND THE EASTERLY LINE OF NORTH FRONT STREET WHICH POINT IS THE SOUTHERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THE LINES RUNS; THENCE N 18'-07'-59" W ALONG THE EASTERLY LINE OF NORTH FRONT STREET, A DISTANCE OF 430.37' TO A POINT; THENCE BY A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 36"-19"-06" AND A RADIUS OF 33.00' ALONG THE EASTERLY LINE OF NORTH FRONT STREET, AN ARC DISTANCE OF 20.92' TO A POINT; THENCE BY A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 143'-24'-09" AND A RADIUS OF 55.00' ALONG THE EASTERLY LINE OF NORTH FRONT STREET, AN ARC DISTANCE OF 137.66' TO A POINT; THENCE N 34"-44"-59" W ALONG THE EASTERLY LINE OF NORTH FRONT STREET, A DISTANCE OF 8.53" TO A POINT; THENCE N 54"-46'-58" E ALONG LAND NOW OR FORMERLY OF NATIONAL RAILROAD PASSENGER CO., A DISTANCE OF 38.38' TO A POINT; THENCE N 71'-45'-24" E ALONG LAND NOW OR FORMERLY OF NATIONAL RAILROAD PASSENGER CO., A DISTANCE OF 110.00' TO A POINT; THENCE N 36"-22"-37" W ALONG LAND NOW OR FORMERLY OF NATIONAL RAILROAD PASSENGER CO., A DISTANCE OF 100.64" TO A POINT; THENCE N 54"-02"-42" E ALONG LAND NOW OR FORMERLY OF NATIONAL RAILROAD PASSENGER CO., A DISTANCE OF 358.95" TO A POINT; THENCE S 08"-28'-39" E ALONG LAND NOW OR FORMERLY OF NATIONAL RAILROAD PASSENGER CO., A DISTANCE OF 10.69' TO A POINT; THENCE BY A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 16"-00"-54" AND A RADIUS OF 608.00' ALONG LAND NOW OR FORMERLY OF NATIONAL RAILROAD PASSENGER CO., AN ARC DISTANCE OF 169.94' TO A POINT ON THE WESTERLY LINE OF REVEREND MOODY OVERBASS: CHORD LENGTH OF 109.84', DELTA ANGLE OF 10'-21'-53" AND A RADIUS OF 608.00' ALONG LAND NOW OR FORMERLY OF NATIONAL RAILROAD PASSENGER CO., AN ARC DISTANCE OF 109.99' TO A POINT ON THE EASTERLY LINE OF REVEREND MOODY OVERPASS; THENCE BY A CURVE TO THE LEFT HAVING A CHORD BEARING OF N 29"-06"-26" E, C HORD LENGTH OF 120.98', DELTA ANGLE OF 07"-18"-04" AND A RADIUS OF 950.00', ALONG THE SOUTHEASTERLY NON ACCESS HIGHWAY LINE OF THE REVEREND MOODY OVERPASS, AN ARC DISTANCE OF 121.06' TO A POINT; THENCE N 09"-14"-31" W CROSSING THE REVEREND MOODY OVERPASS, A DISTANCE OF 146.42' TO A POINT; THENCE S 38"-49'-59" W CROSSING THE REVEREND MOODY OVERPASS, A DISTANCE OF 70.81' TO A POINT; THENCE BY A CURVE TO THE LEFT HAVING A CHORD BEARING OF S 25'-55'-51" W. CHORD LENGTH OF 81.18', DELTA ANGLE OF 04'-25'-48" AND A RADIUS OF 1050.00', OVERPASS, AN ARC DISTANCE OF 81.18' TO A POINT; THENCE BY A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 20"-42"-30" AND A RADIUS OF 1050.00", ALONG THE NORTHWESTERLY NON ACCESS HIGHWAY LINE OF THE REVEREND MOODY OVERPASS, AN ARC DISTANCE OF 379.50" TO A POINT; THENCE S 0.3"-00"-30" W ALONG THE NORTHWESTERLY NON ACCESS HIGHWAY LINE OF THE REVEREND MOODY OVERPASS, A DISTANCE OF 122.91' TO THE POINT OR PLACE OF SAID PARCEL CONTAINS 3.15 ACRES OF LAND BY COMPUTATION. NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES PARCELS 2, 3 AND A PORTION OF PARCEL 6 AS DESCRIBED IN SCHEDULE A OF TITLE COMMITMENT NO. CTHOR 4798C OF THE FIRST AMERICAN TITLE COMPANY EFFECTIVE DATE DECEMBER 23, 2003.

LEGAL DESCRIPTION OF PARCEL III

ALL THAT CERTAIN PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS, IF ANY, LOCATED THEREON SITUATED AT THE EASTERLY TERMINUS OF PEQUOT STREET IN THE TOWN OF HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT AT THE EASTERLY TERMINUS OF PEQUOT STREET, WHICH POINT IS THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THE LINES RUNS; THENCE N 29"-51'-08" W PARTLY ALONG THE EASTERLY TERMINUS OF PEQUOT STREET, PARTLY ALONG LAND NOW OR FORMERLY OF ADVANCED GAS CO., INC. AND PARTLY ALONG PARCEL I, IN ALL, A DISTANCE OF 209.04" TO A POINT; THENCE N 27"-15'-08" W ALONG PARCEL I, A DISTANCE OF 133.71' TO A POINT; THENCE N 24"-29"-38" W ALONG PARCEL I, A DISTANCE OF 28.07' TO A POINT; THENCE S 89"-33'-13" E ALONG PARCEL I, DISTANCE OF 109.74' TO A POINT; THENCE N 01"-58'-27" E ALONG PARCEL I, A DISTANCE OF 230.63' TO A POINT; THENCE N 07"-39'-57" E ALONG PARCEL I, A DISTANCE OF 162.75' TO A POINT; THENCE N 03'-40'-48" W ALONG PARCEL I, A DISTANCE OF 38.19' TO A POINT; THENCE S 09"-16'-31" E ALONG THE SOUTHEASTERLY PORTION OF PARCEL I, A DISTANCE OF 766.89' TO A POINT; THENCE N 88"-33'-27" W ALONG THE SOUTHEASTERLY PORTION OF PARCEL I, A DISTANCE OF 83.66' TO THE POINT OR PLACE OF BEGINNING; SAID PARCEL CONTAINS 1.61 ACRES OF LAND BY COMPUTATION NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES PARCEL 7 AS DESCRIBED IN SCHEDULE A OF TITLE COMMITMENT NO. CTHGr4798C OF THE FIRST AMERICAN TITLE COMPANY EFFECTIVE DATE DECEMBER 23, 2003.

EASEMENT LINE SANITARY SEWER IRON PIN (FOUND) CONNECTICUT HIGHWAY DEPARTMENT MONUMENT CONNECTICUT HIGHWAY DEPARTMENT RANDOM POINT CONNECTICUT GEODETIC SURVEY POINT CITY OF HARTFORD 2' OFFSET MONUMENT RRS RAILROAD SPIKE (FOUND) WATER GATE GAS GATE BUILDING LINE RECORD VOLUME/PAGE REFERENCE (IS MADE TO) R.O.W. LIGHT POLE CATCH BASIN DRAINAGE MANHOLE SANITARY MANHOLE ELECTRIC MANHOLE WATER MANHOLE NON ACCESS HIGHWAY LINE POINT OF BEGINNING FIBER OPTIC WIRE CONCRETE WALL CONSTRUCTION DUMPSTER ELECTRIC VAULT SCHEDULE A PARCEL REFERENCE DEPARTMENT OF TRANSPORTATION

LEGEND

ZONING DATA

ZONE: ***	REQUIRED	PROVIDED
LOT AREA	**** SF	30552.86 SF
MIN. FRONTAGE	*** FT	175.00 FT
MIN. FRONT YARD	** FT	29.82 FT *
MIN. SIDE YARD	** FT	NONE .
MIN. REAR YARD	** FT	93.5 FT
MAX. LOT COVERAGE	***	11% (BUILDING)
MAX. LOT COVERAGE	**%	36% (IMPERVIOUS)
PARKING SPACES * PER	*** SF FLR. AREA	7 STRIPED SPACES
* DENOTES NON-CONFORM	ING TO CURRENT ZON	IING REGULATIONS
SOURCE OF DATA HARTEOR	D. PLANNING AND ZON	IING OFFICE 1-860-***-***

MAP REFERENCES

REFERENCE IS MADE TO THE FOLLOWING MAP AND SURVEYS WHICH WERE USED IN THE PREPARATION OF THIS SURVEY AND MAP: 1. "PLACE LAFAYETTE-PHASES I & II 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' 1/17/89" 2 "PROPERTY MAP LAND OF THE CONSOLIDATED RAIL CORP. TO BE CONVEYED TO: INTERNATIONAL DEVELOPMENT CORP. PEQUOT STREET, HARTFORD, CONN. DATE 12/86 REV.2/1/87 SCALE 1"=50" SHEET 1 OF 1". 3. "SITE PLAN FREIGHT STATION MARKET PARCEL I 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". 4. "MAP SHOWING PROPERTY TO BE CONVEYED TO THE CITY OF HARTFORD BY THE STATE OF CONNECTICUT REV. MOODY OVERPASS SCALE 1"=40" DECEMBER 14, 1987 SHEETS 1 & 2 OF 4". 5. "STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP 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". 6. "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". 7. "PROPERTY SURVEYED FOR PENN CENTRAL TRANSPORTATION PARCEL A-2 HARTFORD, CONNECTICUT SCALE: 1 INCH = 100 FEET AUGUST, 1976 ADDITIONS JUNE, 1978". 8. "STATION MAP----LANDS THE NEW YORK NEW HAVEN AND 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". 9. "MAP SHOWING LAND (PARCEL 9B) TO BE ACQUIRED FROM THE CITY OF HARTFORD BY IDC-SARI SCALE 1"=20' SHEET 1 OF 1 DATE 10/19/88". 10. "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". 11. "SITE PLAN NOVAR ENTERPRISES THE SILK WOOLEN COMPANY 330 MARKET STREET HARTFORD, CONN. DATE JUNE, 1979 SCALE 1"=20' SHEET 1 OF 1". 12. "CITY OF HARTFORD, CONNECTICUT DEPARTMENT OF ENGINEERING NORTH FRONT STREET PROPOSED CUL-DE-SAC DAY BOOK 09750A SCALE 1" = 20' DATE

STATEMENT OF ENCROACHMENTS

- A PORTION OF THE FOUNDATION OF THE "GOODYEAR" BUILDING ENCROACHES 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
- 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
 - A CHAIN LINK FENCE PROHIBITS THE USE OF A PORTION OF THE ACCESS EASEMENT LOCATED ON PARCEL 6 FROM VEHICULAR TRAFFIC.

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY TO MARPEQ SOUTH, LCC, MARPEQ NORTH, LLC, MARPEQ L, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY, THAT THIS MAP OR PLAT 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 1999, AND INCLUDES ITEMS 2-4, 6, 7(a), 7(b), 8-11, OF TABLE A THEREOF, AND (ii) 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.

50′ 100**′**

SEAL & SOUTH CONN.

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PLAN PREPARED FOR MARPEQ SOUTH. LLC. MARPEQ NORTH. LLC & MARPEO L. LLC

PROPERTY/BOUNDARY SURVEY ALTA/ACSM LAND TITLE SURVEY PROJECT: 03295 DESIGN: RED ACAD: W.03295.DWG

THIS MAP PRODUCED BY

ORIGINAL INK ON POLY FILM

- MEEHAN & GOODIN, P.C

387 NORTH MAIN STREET

MANCHESTER, CT 06040

#2679-3