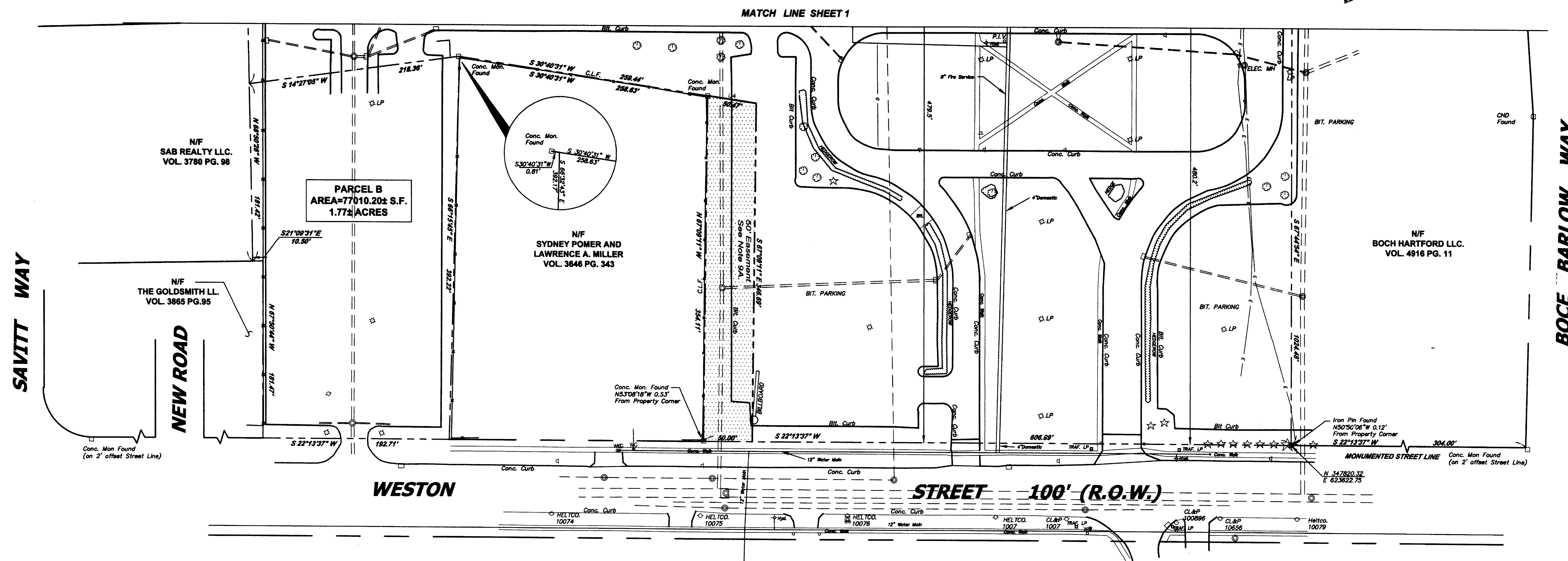


PROVIDED BY
THE HARTFORD
ENGINEERING
DIVISION
ON
JULY 1, 1981



Notes:

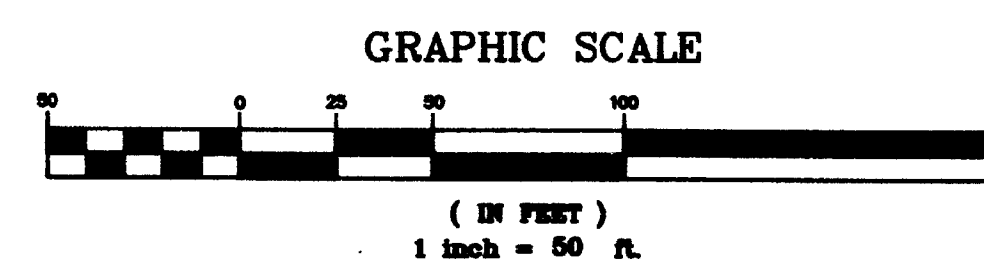
- This survey and map have been prepared pursuant to the Regulations of Connecticut State Agencies Sections 200-300-1 through 200-300-20 and the "Standards for surveys and maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 28, 1996.
 - The type of survey performed and the mapped features depicted hereon are in accordance with the requirements of a Property/Boundary Survey.
 - The boundary determination/opinion is based upon a Review of map references BAE, G.J.J.
 - The horizontal baseline conforms to a Class A-2 accuracy.
 - The north arrow and coordinates are based on The Connecticut State Coordinate System N.A.D. 1927 using random monuments #1011 and 1012.
- Random #1011 N348.562.50 E623500.92
Random #1012 N348608.35 E622890.48
- The elevations are based on MDC benchmark HH-140.
 - The location of all underground utilities depicted hereon are approximate and are based upon field location of visible surface structures such as catch basins, manholes, water gates etc., and upon compiled data from plans provided by the respective utility companies and governmental agencies. All contractors should contact Call-Before-You-Dig at 1-800-922-4455 for location and/or stakeout of any utility prior to any excavation.
 - Reference is made to the following maps:
 - "Proposed Lot Split, 89 Weston Street, Hartford Connecticut," Sheets 1 through 3 of 3 by Igor Vachasloff, Scale 1"=40', and dated June 10, 2002. H.L.R. #2628-2631.
 - "Boundary Survey Showing Property to be Deeded To City of Hartford From Connecticut Southern Railroad, Inc. North Meadows Hartford, Connecticut," By Ryan Land Surveyors Associates, Scale: 1"=80', and dated December 23, 1996. H.L.R. #2224
 - "Plan of Property to be Conveyed to Barons Coffee, Inc. By The City of Hartford New Road, Hartford Connecticut," By Oswald Blint, Scale: 1"=40', and dated June 14, 1996. H.L.R. #2225
 - "Survey Map Showing Lease Property Hartford Jail Alot Weston Street, Hartford Connecticut," By Igor Vachasloff, Scale: 1"=40', and dated August 14, 1986. H.L.R. #1565
 - "Property to be Acquired by Berenson Par-Mutual, Inc. Hartford Connecticut," Sheets 1 through 4 of 4 By Igor Vachasloff, Scale: 1"=40', and dated March 17, 1991. H.L.R. #1138
 - "City of Hartford Map Showing Land Acquired From Berenson Par-Mutual Inc. by The State of Connecticut Weston Street Connector," By The State Of Connecticut Bureau of Highways, Scale: 1"=40', and dated December 1976. H.L.R. #1313
 - "Parcels to be Exchanged Between The City of Hartford and Berensons Hartford Jail-Alot Weston Street, Hartford Connecticut," By Oswald Blint, Scale: 1"=100', dated July 18, 1985 and revised November 24, 1985 H.L.R. #1454

- "Storm Water Drainage Easement North Meadows Project to be Transferred From Hartford Jail-Alot Inc. to City of Hartford," By City of Hartford, Connecticut Department of Public Works Bureau of Engineering Services, Scale: 1"=100', and dated October 1974. H.L.R. #985
- "Property to be Acquired by Lennel Inc. From Anthony G. Russo ET. AL Hartford Connecticut," By Davis and Hovess Surveying and Engineering Associates, Scale: 1"=100', and dated September 10, 1973. H.L.R. #983
- "Property To be Acquired By Lennel Inc. From Anthony G. Russo ET. AL Hartford Connecticut," By Davis and Hovess Surveying and Engineering Associates, Scale: 1"=100', and dated February, 1974. H.L.R. #981
- "North Meadows Project Map Showing Proposed Relocation Of Weston Street And Surrounding Properties," By Francis T. O'Donnell, Scale: 1"=200'
- "Water Bureau The Metropolitan District Hartford Connecticut South Road R.O.W. Hartford," By The Metropolitan District, Scale 1"=40', dated November 8, 1957 and Revised June 1980 M.D.C. #31-85
- "Land In Hartford Connecticut Property Of Morris N. Cohen & George M. Hyman, Trustees To be Conveyed To The New York, New Haven & Hartford Railroad Company Fishery & Weston Streets," By Peterson & Hoffman Engineers, Scale: 1"=100', and dated May, 1955 H.L.R. #398
- "New York, New Haven & Hartford Railroad Office Of Engineer- Real Estate Surveys Land In Hartford, Connecticut To be Conveyed To The Hartford Industrial Development Company," By Peterson & Hoffman Engineers, Scale: 1"=100', and dated December, 1952 H.L.R. #387 through #389
- "Map Showing Property To be Conveyed To The City Of Hartford By The State Of Connecticut Jennings Road," Sheets 1&2 of 2, By The State of Connecticut, Scale 1"=40', and not dated
- "Map Showing Property To be Conveyed To The City Of Hartford By The State Of Connecticut Rev. Moody Overpass," Sheets 1 Through 4 of 4, By The State of Connecticut, and not dated
- "Water Bureau The Metropolitan District Hartford Connecticut Weston Street, Hartford," By The Metropolitan District, Scale: 1"=40', and dated September 15, 1975, M.D.C. #31-356
- "Plan For Proposed Storm Drain In Private Lands North Of New North Meadows Street Hartford," By The Metropolitan District Engineering and Planning Department, Scale: 1"=40' and dated July 19, 1984
- "Storm Drain & Sanitary Sewer System Weston Street North Meadows Project Contract Number E75-12," Sheets 2&3 of 13, By The City of Hartford Department of Public Works Bureau of Engineering Services, Scale: 1"=40', dated May 1975 and revised July 30, 1975
- "Storm Drainage Facility Along Railroad North Meadows Project," Sheets 1&2 of 12, By The City of Hartford Department of Public Works Bureau of Engineering Services, Scale: 1"=40', and dated February 1974
- "Hartford Jail Alot Inc. Hartford Connecticut," Sheet 1&2 of 8, By Fenton G. Keyes Associates Consulting Architect-Engineers, Scale: 1"=40', and dated May 15, 1975

- Parcel is subject to Items 9A through 9E, which are obtained from title commitment No. 2341-25457, dated December 15, 2003, and issued by Chicago Title Insurance Company.
- Water Main Easement in favor of The Metropolitan District Commission dated November 21, 1982 in Volume 1084 Page 810 of The Hartford Land Records.
- Slope Rights and Fence Rights as contained in Quit Claim Deed from The New York, New Haven and Hartford Railroad Company to Morris N. Cohen and George M. Hyman, as Trustees, dated December 15, 1953 and recorded in Volume 530 Page 668 of the Hartford Land Records.
- Fence construction and maintenance agreement as contained in Quit Claim Deed from The New York, New Haven and Hartford Railroad Company to Morris N. Cohen and George M. Hyman, as Trustees, dated December 27, 1960 and recorded in Volume 1056 Page 681 of the Hartford Land Records.
- Pole and guy easement in favor of The Southern New England Telephone Company dated January 31, 1964 and recorded in Volume 1118 Page 637 of the Hartford Land Records. Said easement is not sufficiently described to show a graphical representation.
- Storm drainage easement in favor of The City of Hartford dated October 24, 1974 and recorded in Volume 1441 Page 314 of The Hartford Land Records.

Minimum lot area 15000 sq. ft.
Minimum lot width 100 feet
Minimum front yard setback: 25 feet
Minimum side yard setback: no requirement
Minimum rear yard setback: no requirement

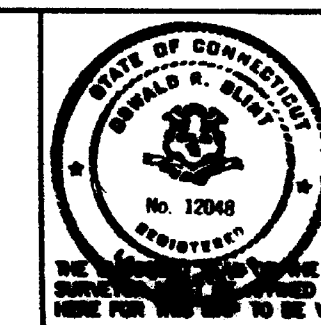
SUBJECT PARCEL A
AREA = 907493.84± S.F.
20.83± ACRES



| | | | |
|---------------------|------------------------|-----------|----------------------|
| Legend: | | | |
| ○ Iron Pin (Found) | ○ Light Pole | — — — — — | Underground |
| △ Monument (Found) | ○ Metal Post | — — — — — | Flowing (Can. Stim.) |
| □ Sign | ○ Guy Anchor | — — — — — | U/G Elec. Line |
| □ Manhole | ○ Water Gate | — — — — — | Water Line |
| □ "C" Catch Basin | ○ Gas Valve | — — — — — | Overhead Utilities |
| □ "C-L" Catch Basin | ○ Gas Meter | — — — — — | U/G Tele. Line |
| ○ Utility Pole | ○ Deciduous Trees | — — — — — | Chain Link Fence |
| ○ Moll Box | ○ Evergreen Trees | — — — — — | |
| ○ Hydrant | ○ Post Indicator Valve | — — — — — | Tree Line |

DATE:
MARCH 4, 2004
SCALE:
1" = 50'
SHEET:
2 OF 2
DWG NO.:

ALTA / ACSM
LAND TITLE SURVEY
89 WESTON STREET
HARTFORD, CONNECTICUT
PREPARED FOR
IDI-CarMax



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

Oswald Blint
OSWALD BLINT LS #12408

OSWALD BLINT
SURVEYING

95 GIDDINGS AVENUE
WINDSOR CONNECTICUT
(860) 833-6850