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LEGAL DESCRIPTION

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First Piece: A certain piece or parcel of land located in the City and County of Hartfard and State of Connecticul cantaining 33.454 acres and being shown as "First Piece" an a map entitled "Property Survey ALTA/ACSM Land Title Survey Charter Oak Marketplace Flatbush Avenue, Overlook Terrace & Newfield Avenue Hartford, Connecticut", mode by URS, Scale 1°=40°, Sheets 1 and 2, dated March 2002, and last revised 11–11–04, which map is an file or will be filed in the Town Clerk's office in said City of Hartford, reference to which is hereby made, said parcel being more particularly bounded and described as follows: parcel being more particularly bounded and described as fallows:

Beginning at an iron pin set on the westerly street line of Overlook Terroce, soid point being an the division line between the property now or formerly owned by the City of Hartford, as shown on sold map, and the herein described parcet; Thence running South 89'58'40' West, 552.12 feet to an iron pin set and South 00'01'20" East, 229.90 feet along the Job Carps site to an iron pin set; Thence running South 89'58'18" West, 840.83 feet along property now or formerly owned by the Housing Authority of the City of Hartford, as shown on sold map, being remaining land of the City of Hartford Housing Authority, which remaining land includes a partion of the discontinued Cotswald Street, to an iron pin set on the easterly street line of Newfield Avenue; Thence running North 06' 20'29" West, 294.32 feet along the easterly street line of Newfield Avenue; Thence running North 06' 20'29" West, 294.32 feet along the easterly street line of Newfield Avenue;

Avenue; Thence running North 05' 29' 20" West, 148.43 feet and North 00' 21' 19" West, 70.96 feet along the easterly street line of Newfield Avenue; Thence running northerly an a curve to the right having a radius of 214.63 feet and an arc length of 6.69 feet, North 12' 39' 19" East, 536.58 feet and northerly on a curve to the right having a radius of 93.94 feet and an arc length of 37.09 feet along the easterly street line of Newfield Avenue; Thence running northeasterly on a curve to the right having a radius of 241.00 feet and an arc length of 95.58 feet and easterly on a curve to the right having a radius of 241.00 feet and an arc length of 95.58 feet and easterly on a curve to the right having a radius of 100.00 feet and an arc length of 95.58 feet and easterly on a curve to the right having a radius of 100.00 feet and an arc length of 95.58 feet and easterly on a curve to the right having a radius of 100.00 feet and an arc length of 95.58 feet along a line connecting the easterly street line of Newfield Avenue with the southerly street line of Flatbush Avenue; Thence running North 84' 34' 48" East, 78.37 feet, North 79' 48' 59" East, 405.26 feet, easterly on a curve to the right having a radius of 4,957.00 feet and an arc length of 76.23 feet and North 80' 41' 51" East, 66.35 feet along the southerly street line of Flatbush Avenue; Thence running southwesterly on a curve to the left having a radius of 10.00 feet and an arc length of 0.68 feet, South 09' 27' 32" East, 180.89 feet, southeasterly on a curve to the left having a radius of 10.00 feet and on arc length of 3.030.00 feet and an arc length of 0.68 feet, South 09' 27' 32" East, 180.89 feet, southeasterly on a curve to the left having a radius of 10.00 feet and on arc length of 190.000 leet and North 09' 36' 29' West, 177.48 feet along the Second Piece;

easterly on a curve to the right having a robus of 3,000.00 feet and an arc length of 190.00 feet and North 09° 36' 29° West, 177.48 feet along the Second Piece. Thence running North 77 50' 06° East, 900.40 feet and southeasterly on a curve to the right having a radius of 39.50 feet and an arc length of 53.46 feet along a line connecting the south line of Flatbush Avenue and the west line of Overlook Terrace; Thence running South 24° 37' 17° East, 128.44 feet along the westerly street line of Overlook Terrace

Terroce; Thence running South 24° 27′ 10″ East, 99.96 feet along the easterly terminus of discontinued Cotswald Street; Thence running southerly on a curve to the right having a radius of 2,042.43 feet and an arc length of 579.63 feet and southerly again on a curve to the right having a radius 1,392.00 feet and an arc length of 292.05 feet along the westerly street line of Overlook Terrace to the point and place of bercing place of beginning.

Tagether with the rights to install, construct, maintain, repair, replace and aperate ane or more ditches, pipes or other conduits, and appurtenances thereto, for the purpose of draining surface water from the above described premises upon, under, along and across two certain pieces or parcels of land located on the east side of Overlook Terrace and the west side of the Park River more particularly described as follows:

First Easement: Shown and designated as "Drainage Easement" on Sheet 1 of the afarementioned map and being bounded and described as follows: Beginning at a point in the east line of Overlook Terrace, which point marks the northwest corner of the following described premises and which point is located 5 24° 37° 17° E, 121.77 feet, as measured along said east line of Overlook Terrace, from a point of curvature marking the east end of a tie line running 5 81° 14′ 59° E, 71.85 feet across Overlook Terrace; thence running N Goø 36′ 49° F 1817 feet to a point: thence running S 28° 40′ 31° E 5204 feet to a point theore of a the linke running S BT 14 39 E, 71.85 feel across Overlook Terrace; thence running N 6be 36' 49" E, 18.17 feet to a point; thence running S 28' 40' 31" E, 57.04 feet to a point; thence running N 75' 44' 17" E, 37 feet, more or less, to a point on the west edge of the Park River; thence running generally southeasterly along the west edge of soid river, 34 feet, more or less, to a point; thence running S 75' 44' 17" W, 70 feet, more or less, to a point in said east line of Overlook Terrace, which point is referred to as Point A in the Second Easement hereinafter described; thence running generally north along the arc of a curve to the left having a radius of 2102.43 feet along said east line of Overlook Terrace, 53.57 feet to a point; and tence running N 24' 37' 17" W along said east line of Overlook Terrace, 53.57 feet to a point; and tence running N 24' 37' 17" W along said east line of Overlook Terrace, 53.57 feet to a point; and tence running N 24' 37' 17" W along said east line of Overlook Terrace, 53.57 feet to a point; and tence running N 24' 37' 17" W along said east line of Overlook Terrace, 53.57' feet to a point; and tence running N 24' 37' 17" W along said east line of Overlook Terrace, 53.57' feet to a point; and tence running N 24' 37' 17" W along said east line of Overlook Terrace, 53.57' feet to a point; and tence running N 24' 37' 17" W along said east line of Overlook Terrace, 53.57' feet to a point; and tence running N 24' 37' 17" W along said east line of Overlook Terrace, 53.57' feet to a point; and tence running N 24' 37' 17" W along said east line of Overlook Terrace, 53.57' feet to a point; and tence running N 24' 37' 17" W along said east line of Overlook Terrace, 53.57' feet to a point; and tence running N 24' 37' 17" W along said east line of Overlook Terrace, 50.57' feet to a point; and tence running N 24' 37' 17" W along said east line of Overlook Terrace, 50.57' feet to a point; and tence running N 24' 37' 17" W along said east line of Overlook Terrace, 50' 57' feet to a point; N 24" 37 17" W along said east line of Overlook Terrace, 53.57 feet to the point of beginning.

Second Easement: Shown and designated as "30" Drainage Easement" an Sheet 1 of the afarementioned map and being bounded and described as follows: Beginning at a point in the east line of Overlook Terrace, which point marks the northwest corner of the following described premises and which point is located 338.57 feet generally southeast of Point A, as measured along said east line of Overlook Terrace and along the arc of a curve to the right howing a radius of 2102.43 feet; thence running N 75' 21' 06' L 133 feet, more or less, to a point on the west edge of the Park River; thence running generally southeast along the west edge of said river, 30 feet, more or less, to a point, thence running S 75 21'06" W, 134 feet, more or less, to a point in said east line of Overlook Terrace; and thence running generally north along the arc of a curve to the left having a radius of 2102.43 feet along said east side of Overlook Terrace, 30.00 feet to the east functional sectors of the left having a radius of 2102.43 feet along said east side of Overlook Terrace, 30.00 feet to the point of beginning.

Also together with a Storm Drainage Easement fram the City of Hartford to Charter Dak Marketplace, LLC dated April 13, 2004 and recorded on April 13, 2004 in Valume 5004 at Page 311 of the Hartford Land Records.

Second Piece: A certain piece or parcel of land, with the improvements thereon and appurtenances thereto, located in the City and County of Hartford and State of Connecticut containing 0.923 acres and being shown as "Second Piece" on a map entitled "Property Survey ALTA/ACSM Land Title Survey Charter Oak Marketalace Flatbush Avenue. Overlook Terrace & Newfield Avenue Hartford, Connecticut", made by URS, Scale 1"=40', Sheets 1 and 2, dated March 2002, last revised 11-11-2004, which map is on file or will be filed in the Town Clerk's office in said City of Hartford, reference to which is hereby made, said parcel being more particularly bounded and described as follows:

Beginning at a point on the southerly street line of Flatbush Avenue, said point being on the division line between First Piece on the west and the herein described parcel on the east; Thence running North 80' 41' 51' East, 144.75 feet to a point, thence running North 77' 50' 06' East, 75.33 feet along the southerly street line of Flatbush Avenue; Thence running South 09" 36" 29" East, 177.48 feet to a point of non-tangency, thence running westerly on the arc of a curve to the left having a radius of 3,030.00 feet and a chard bearing of N 76" 01' 12" E, an arc length of 190.00 feet to a point, thence running South 74" 13' 23" West, 20.12 feet

to a point, thence running northwesterly on the arc of a curve to the right having a roadi, so 10.00 feet, an arc length of 16.81 feet to a point, thence running Narth 09° 27' 32" West, 180.89 feet to a point, thence running northwesterly on a curve to the right having a radius of 10.00 feet and a chord bearing of N 07' 30' 41" W, an arc length of 0.68 feet along First Piece to a point of non-langency at the point and place of beginning.

			SHEET 2 OF 2			
Revised	TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON MICHAEL G. WILMES, L.S. LICENSE NO. 14206	Embossed sea	Scale: 1" = 40" Date : OCTOBER 2004		Surveying and Mapping by: URS Corporation AES 500 Enterprise Drive, Suite 38 Rocky HII, Connecticut 08067-4002 Tel. (860) 529-8882	
n Revised 36914927.00000 d			Field book # 1603-1	Crew Chief Project # JLHOGAN 36914926.00000		
Added ad Revision description	TRUE AND VALID COPIES OF THIS MAP OR PLAN MUST BEAR THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR. UNAUTHORIZED REPRODUCTION OR ALTERATION IS FORHIDDEN.		Search # 3853	Drawn by K.COOLBETH	Checked by	Map File # E9-20A

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