

#2805

STREET

MAIN

MORGAN

STREET

STREET

MARKET

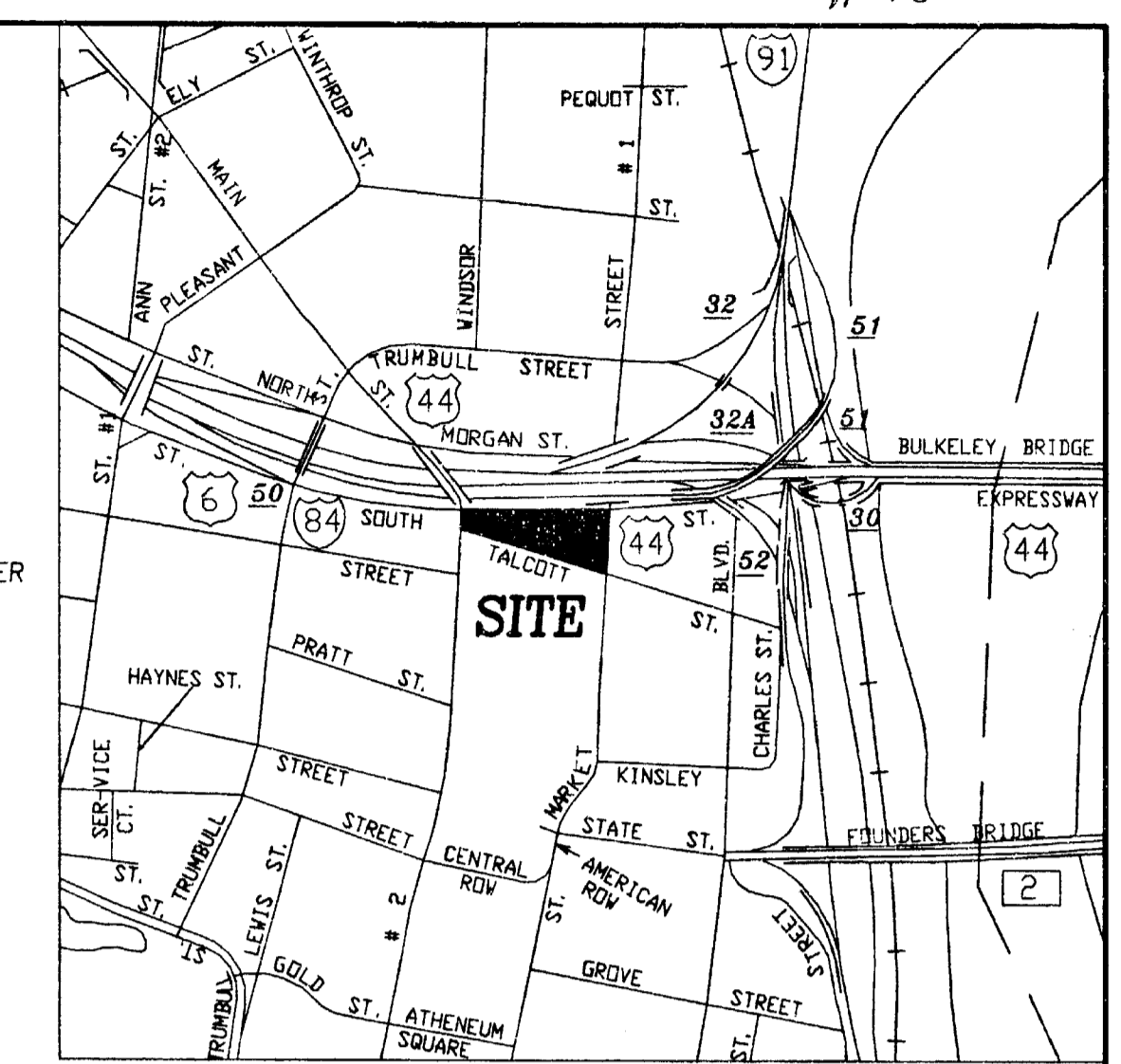
STREET

TALCOTT

TOTAL AREA: 69840 sq. ft.
or 1.603 Ac.

4 STORY
BUILDING

8 STORY
BUILDING



NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 26, 1996. THIS IS A PROPERTY SURVEY BASED ON A DEPENDENT RE-SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO DEPICT THE POSITION OF BOUNDARIES WITH RESPECT TO LOCATIONS OF ALL BOUNDARY MONUMENTATION; APPARENT IMPROVEMENTS AND FEATURES; RECORD EASEMENTS AND VISIBLE EVIDENCE OF THE USE THEREOF; RECORD APPARENT MEANS OF INGRESS AND EGRESS; LINES OF OCCUPATION AND DEED RESTRICTIONS PERTAINING TO THE LOCATION OF BUILDINGS OR OTHER IMPROVEMENTS.
2. PROPERTY IS IN ZONE B-1. BUILDING LINES ARE COINCIDENT WITH STREET LINES. NO SIDE OR REAR YARDS REQUIRED.
3. PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE.
4. THIS SURVEY IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

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

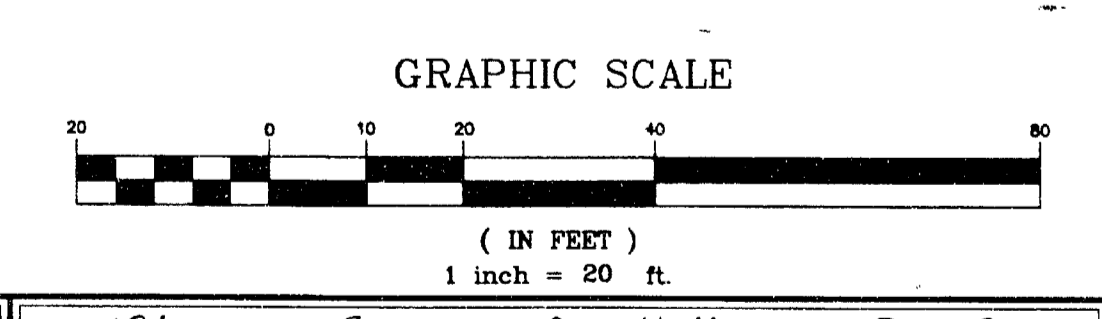
MAP REFERENCE: "PROPERTY OF N.W.P. 1000 MAIN LIMITED PARTNERSHIP,
TALCOTT STREET, MAIN STREET & MORGAN STREET, HARTFORD, CONNECTICUT,
MAR. 27, 1989, REV. TO 7/13/89", BY CLOSE, JENSEN & MILLER.

To: New Talcott Plaza, LLC
Ticor Title Insurance Company
Lehman Brothers Bank, FSB

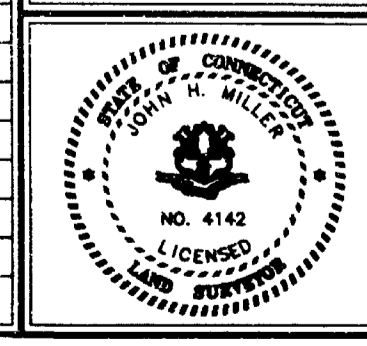
This survey was conducted on the ground on April 22, 2005 and (a) to my knowledge and belief, this map is substantially correct as noted hereon and unless otherwise depicted or noted hereon; (b) the deed lines and lines of actual possession are the same; (c) all buildings and improvements are located as shown, are erected entirely within the property lines, and do not encroach over, or upon the street, deed or building lines or any right of way or easement on or appurtenant to the property; (d) there are no utility or other easements or rights of way affecting this property; (e) there are no encroachments or projections on or over the property or on rights of way or easement appurtenant to the same by buildings or improvements erected on adjacent lands; and (f) that the buildings and improvements on this property do not violate any building or zoning regulation, covenant, deed restriction or other regulation or requirement related to the location thereof.

By *John H. Miller*
JOHN H. MILLER, P.E., L.S.
LIC. NO. 4142

THIS MAP PRODUCED BY
ORIGINAL INK DRAWING ON
POLY FILM OR LINEN
CLOSE, JENSEN & MILLER, P.C.
1137 SILAS DEANE HIGHWAY
WETHERSFIELD, CT 06194



No.	Date	Description
2	11/21/05	CERT. REVISED
1	5/19/05	CERT. ADDED AND MISC. COMMENTS
Revisions		
No Date Description		
Revisions		



C. J. M.	Close, Jensen & Miller, P. C. Consulting Engineers, Land Planners & Surveyors 1137 Silas Deane Highway, Wethersfield, Conn. 06108, Tel. (860) 563-9375
PROPERTY SURVEY	
PROPERTY TO BE CONVEYED TO NEW TALCOTT PLAZA, LLC TALCOTT STREET, MARKET STREET & MORGAN STREET HARTFORD CONNECTICUT	

Compiled	A.P.A.
P.C. Check	ASM
Designed	
Drawn	A.P.A.
Checked	AM
Scale	1"=20'
Date	4/22/05
Sheet	1
Of	1
Job No.	
File No.	

CADD DWG: TALCOTT PLAZA

#2805

