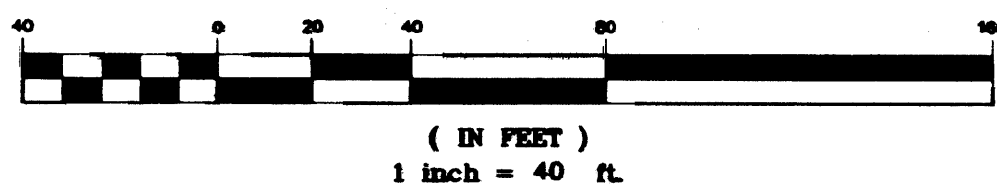
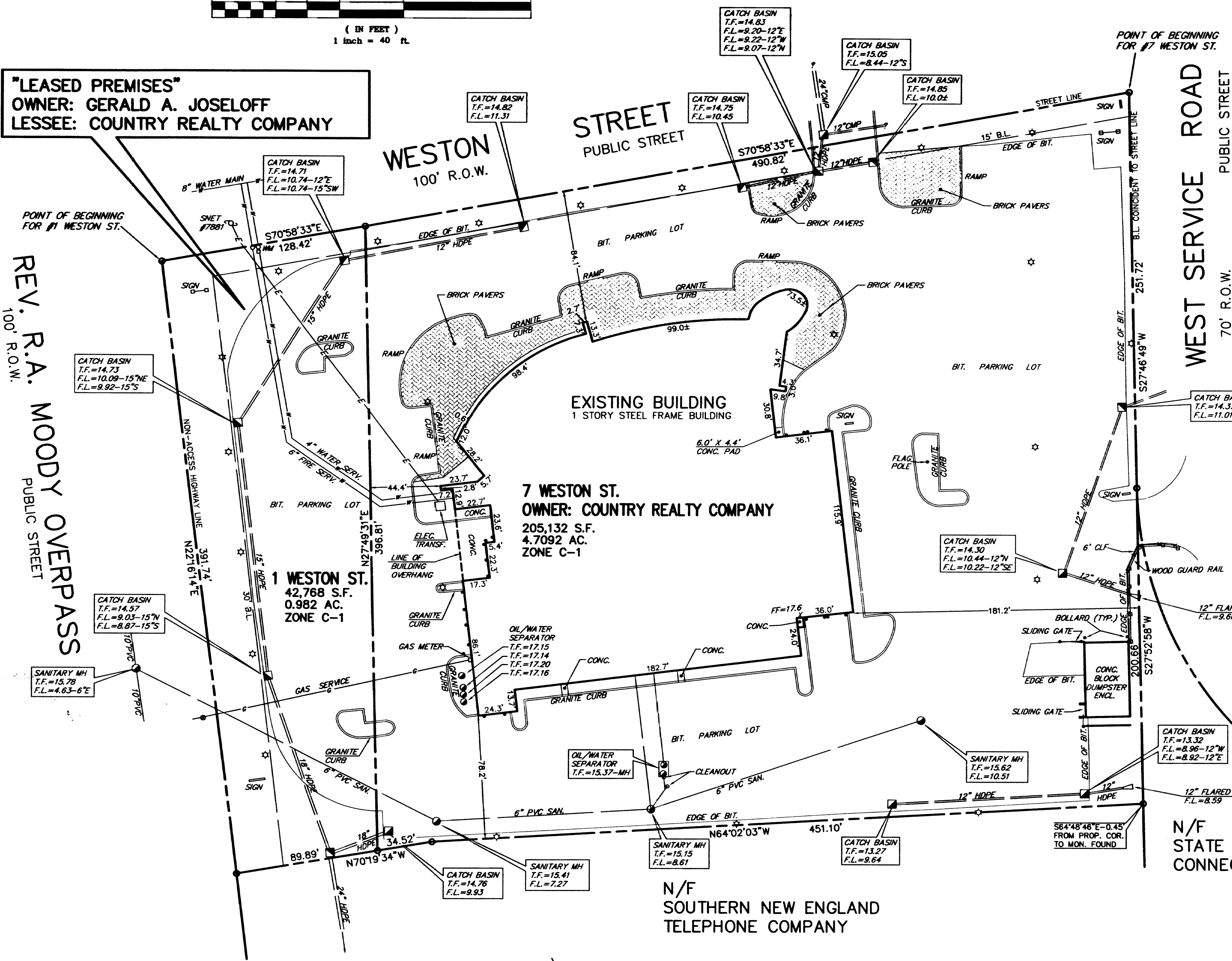


GRAPHIC SCALE



"LEASED PREMISES"
OWNER: GERALD A. JOSELOFF
LESSEE: COUNTRY REALTY COMPANY

REV. R.A. MOODY OVERPASS
100' R.O.W.



THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CAN NOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT. INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. CALL "CALL 8-4-U DIG" AT 1-800-922-4455 PRIOR TO ANY EXCAVATION.

MAP REFERENCES:

- 1) BOUNDARY SURVEY, PROPERTY OF COUNTRY REALTY COMPANY, 7 WESTON STREET, HARTFORD, CONNECTICUT, SCALE 1"=40', DATE 9-17-01, SHEET 1 OF 1, CLOSE, JENSON & MILLER, P.C., CONSULTING ENGINEERS, LAND PLANNERS & SURVEYORS
- 2) BOUNDARY SURVEY, PROPERTY OF GERALD A. JOSELOFF LEASED TO COUNTRY REALTY COMPANY, WESTON STREET & REV. R.A. MOODY OVERPASS, HARTFORD, CONNECTICUT, SCALE 1"=40', DATE 9-17-01, SHEET 1 OF 1, CLOSE, JENSON & MILLER, P.C., CONSULTING ENGINEERS, LAND PLANNERS & SURVEYORS
- 3) AS-BUILT BUILDING LOCATION, TITLE SURVEY PREPARED FOR COUNTRY REALTY COMPANY, 7 WESTON STREET, HARTFORD, CONNECTICUT, DATE: 2-6-02, SCALE: 1"=40', SHEET 1 OF 1, THE BONGIOVANNI GROUP, INC., LAND SURVEYORS
- 4) PROPOSED MERCEDES-BENZ DEALERSHIP FOR NEW COUNTRY MOTOR CARS, ONE WESTON STREET, HARTFORD, CONNECTICUT, DATE: JANUARY 12, 2001, REVISED THROUGH 7/6/01, SCALE: 1"=40', SHEETS 1-6, ENVIRONMENTAL DESIGN PARTNERSHIP, LLP, ENGINEERING, LANDSCAPE ARCHITECTURE, LAND SURVEYING

LEGAL DESCRIPTION #7 WESTON STREET

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN THE CITY OF HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE INTERSECTION OF THE SOUTHERLY STREET OF WESTON STREET AND THE WESTERLY STREET LINE OF WEST SERVICE ROAD, WHICH IS THE NORTHEASTLY CORNER OF THE PREMISES HEREIN DESCRIBED;
THENCE RUNNING S27°46'33"E A DISTANCE OF TWO HUNDRED FIFTY-ONE AND SEVENTY-TWO HUNDREDTHS (251.72) FEET TO A POINT;
THENCE RUNNING S27°52'58"W A DISTANCE OF TWO HUNDRED AND SIXTY-SIX HUNDREDTHS (200.66) FEET TO A POINT;
THENCE RUNNING N64°02'03"W A DISTANCE OF FOUR HUNDRED FIFTY-ONE AND TEN HUNDREDTHS (451.10) FEET TO A POINT;
THENCE RUNNING N70°19'34"W A DISTANCE OF THIRTY-FOUR AND NINETY-SIX HUNDREDTHS (34.52) FEET TO A POINT;
THENCE RUNNING N27°49'31"E A DISTANCE OF THREE HUNDRED NINETY-SIX AND EIGHTY-ONE HUNDREDTHS (396.81) FEET TO A POINT IN THE SOUTHERLY STREET LINE OF WESTON STREET;
THENCE RUNNING S70°58'33"E A DISTANCE OF FOUR HUNDRED NINETY AND EIGHTY-TWO HUNDREDTHS (490.82) FEET ALONG SAID STREET LINE OF WESTON STREET TO THE POINT OR PLACE OF BEGINNING.

LEGAL DESCRIPTION #1 WESTON STREET

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN THE CITY OF HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE INTERSECTION OF THE SOUTHERLY STREET OF WESTON STREET AND THE EASTERLY STREET LINE OF REVEREND R.A. MOODY OVERPASS (PUBLIC STREET) WHICH IS THE NORTHWESTLY CORNER OF THE PREMISES HEREIN DESCRIBED;
THENCE RUNNING S70°58'33"E A DISTANCE OF ONE HUNDRED TWENTY-EIGHT AND FOURTY-TWO HUNDREDTHS (128.42) FEET TO A POINT;
THENCE RUNNING S27°49'31"W A DISTANCE OF THREE HUNDRED NINETY-SIX AND EIGHTY-ONE HUNDREDTHS (396.81) FEET TO A POINT;
THENCE RUNNING N70°19'34"W A DISTANCE OF EIGHTY-NINE AND EIGHTY-NINE HUNDREDTHS (89.89) FEET TO A POINT;
THENCE RUNNING N22°16'14"E A DISTANCE OF THREE HUNDRED NINETY-ONE AND SEVENTY-FOUR HUNDREDTHS (391.74) FEET ALONG SAID STREET LINE OF REVEREND R.A. MOODY OVERPASS TO THE POINT OR PLACE OF BEGINNING.

LEGEND

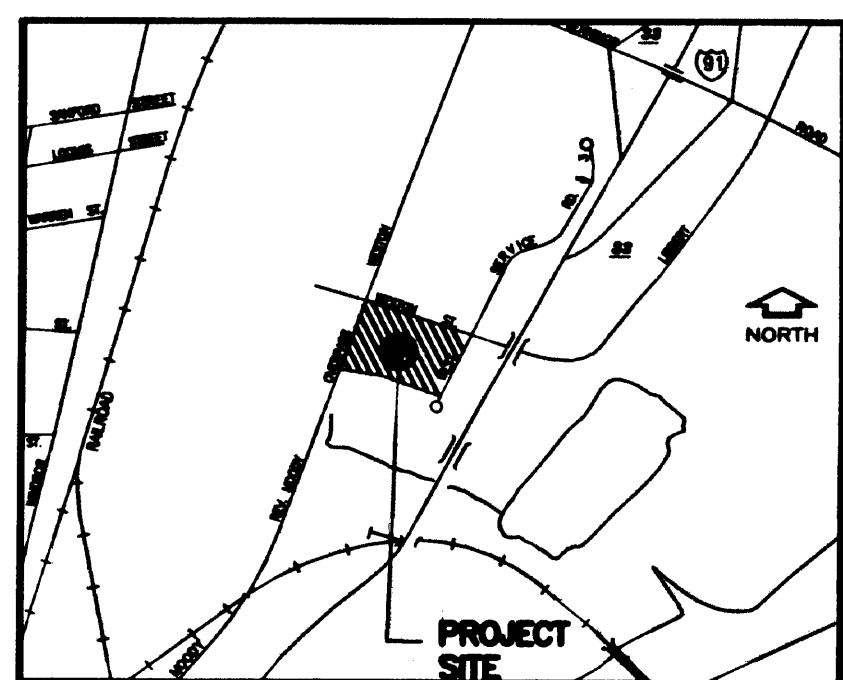
UTILITY POLE	○
WATER GATE	○
MANHOLE	○
CATCH BASIN	○
WATER METER	○
LIGHT STANDARD	○
GAS GATE	○
UNDERGROUND ELECTRIC LINE	—E—
UNDERGROUND WATER LINE	—W—
UNDERGROUND GAS LINE	—G—
CONCRETE	CONC.
BITUMINOUS CONCRETE	BIT.
TOP OF FRAME	T.F.
FLOW LINE	F.L.
NORTH	N
EAST	E
SOUTH	S
WEST	W
BUILDING LINE SETBACK	B.L.
NORTHEAST	NE
SOUTHERN NEW ENGLAND TELEPHONE COMPANY	SNET
SOUTHWEST	SW
SOUTHEAST	SE
SQUARE FEET	S.F.
ACRE	AC.
NOW OR FORMERLY	N/F
PROPERTY	PROP.
CORNER	COR.
SANITARY	SAN.
POLYVINYL CHLORIDE	PVC
TYPICAL	(TYP.)
ENCLOSURE	ENCL.
MONUMENT	MON.
FINISH FLOOR	F.F.
HIGH DENSITY POLYURETHANE	HDPE
COMMERCIAL DISTRICT	C-1
MANHOLE	MH
ELECTRIC	ELEC.
RIGHT OF WAY	R.O.W.
STREET	ST.
REVEREND	REV.

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED, BEING A LICENSED LAND SURVEYOR OF THE STATE OF CONNECTICUT, DECLARES TO MANUFACTURERS AND TRADERS TRUST COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY, INDIVIDUALLY AND ITS CAPACITY AS AN AGENT FOR OTHER FINANCIAL INSTITUTIONS, AS FOLLOWS:
1. 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 THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 2005.
2. THE SURVEY WAS MADE ON THE GROUND ON MAY 10, 2006 AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY, INCLUDING SIDEWALKS, CURBS, PARKING AREAS, AND FENCES.
3. (EXCEPT AS SHOWN ON THE SURVEY,) THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
4. (EXCEPT AS SHOWN ON THE SURVEY,) THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEY, OR (B) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.
5. THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTER AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENTS DATED MAY 2, 2006, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH THE APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THE ABOVE-REFERENCED TITLE COMMITMENTS. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH MINIMUM SETBACK PROVISIONS AND RESTRICTIONS OF RECORD REFERENCED IN SUCH TITLE COMMITMENT.
6. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.
7. (EXCEPT AS SHOWN ON THE SURVEY,) THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS.
8. THE METES AND BOUNDS DESCRIPTIONS OF THE SUBJECT PROPERTIES FORM MATHEMATICALLY CLOSED FIGURES.
9. (EXCEPT AS SHOWN ON THE SURVEY,) NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED BY AN EXAMINATION OF THE DOCUMENT ENTITLED A DEPARTMENT OF HOUSING & URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION - SPECIAL FLOOD HAZARD AREA MAPS, (FLOOD MAP NO. 0950800003).
THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

ALAN BONGIOVANNI
LICENSE NO. 14642

THIS MAP IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE SURVEYOR.



SITE LOCATION MAP
SCALE: 1" = 1000'

IMPROVEMENT LOCATION SURVEY
PREPARED FOR
NEW COUNTRY MOTOR CARS
1 & 7 WESTON STREET
HARTFORD, CONNECTICUT

ALTA/ACSM
SURVEY

Sheet
1 of 1

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