

NOTES: REFERENCES ARE MADE TO THE FOLLOWING MAPS:
1. "WESTON PARK MAP OF GENARAS MOTOR CAR PARCEL PREPARED FOR WESTON PARK ASSOCIATES, HARTFORD, CT., SCALE 1"=40', 9/18/86", BY LUCHS & BECKERMAN, C.E.
2. "PLAN SHOWING TELEPHONE EASEMENT TO BE CONVEYED TO SNET BY WESTON PARK ASSOCIATES, HARTFORD, CT., SCALE 1"=40', 7/8/87", BY LUCHS & BECKERMAN, C.E.
3. "PLAN SHOWING SANITARY SEWER & WATER EASEMENT TO BE CONVEYED TO MDC BY WESTON PARK ASSOCIATES, HARTFORD, CT., SCALE 1"=40', 4/15/87", BY LUCHS & BECKERMAN, C.E.
4. "PLAN SHOWING GAS MAIN EASEMENT AREA TO BE GRANTED TO CNG BY WESTON PARK ASSOCIATES HARTFORD, CT., SCALE 1"=40', 4/20/87", BY LUCHS & BECKERMAN, C.E.
5. "MAP SHOWING EASEMENT TO BE GRANTED TO CLAP ACROSS THE PROPERTY OF PRIME REAL ESTATE OF HARTFORD, INC., WESTON PARK ROAD, HARTFORD, CT., SCALE 1"=20', 5/6/87", BY LUCHS & BECKERMAN, C.E.
6. "PROPERTY OF PRIME REAL ESTATE OF HARTFORD, INC., 1 WESTON ROAD, HARTFORD, CONNECTICUT, SCALE 1"=40', NOV. 17, 1994, BY CLOSE, JENSEN & MILLER, P.C.
7. "PROPERTY SURVEY, PROPERTY OF NEW COUNTRY DEVELOPMENT GROUP, INC., 1 WESTON PARK ROAD, HARTFORD, CT., SCALE 1"=40', 9/27/99", BY CLOSE, JENSEN & MILLER, P.C.

The location of the underground utilities shown on this plan have been obtained from the best available sources. The actual location of these utilities should be verified in the field by the contractor. There may be other utilities not shown on these plans. Any damage made to existing utilities by the contractor shall be the sole responsibility of the contractor.

THIS MAP PRODUCED BY
ORIGINAL INK DRAWING ON
POLY FILM (8 1/2" X 11")
CLOSE, JENSEN & MILLER, P.C.
1137 SILAS DEANE HIGHWAY
WETHERSFIELD, CT 06109

SURVEYOR'S CERTIFICATIONS

The undersigned, being a registered surveyor of the State of Connecticut, certifies to MANUFACTURERS AND TRADERS TRUST COMPANY, individually and its capacity as an Agent for other financial institutions, as follows:
1. 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 NSPS in 2005, and pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that, in my professional opinion, as a land surveyor registered in the State of Connecticut, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Legal Description:
All that certain piece or parcel of land situated in the City of Hartford, County of Hartford and State of Connecticut being shown on a certain map or plan entitled "PROPERTY OF PRIME REAL ESTATE OF HARTFORD, INC., Weston Park Road, Hartford, Connecticut, Close, Jensen & Miller, P.C., Consulting Engineers, Land Planners & Surveyors, 1137 Silas Deane Highway, Wethersfield, Connecticut, Scale 1"=40', Date Nov. 17, 1994, Sheet No. 1 of 1".

Said premises are more particularly bounded and described as follows:

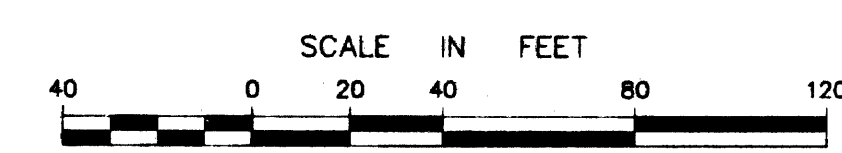
Beginning at an iron pipe set in the southerly street line of Savitt Way said iron pipe marking the northeast corner of land now or formerly of the City of Hartford and the northwest corner of land herein described; thence running S67°44'54"E along the southerly street line of Savitt Way a distance of 436.66 feet to a point; thence continuing along an arc of a curve, to the right having a radius of 50.00 feet a distance of 78.54 feet to a point in the westerly street line of Rev. R.A. Moody Overpass S22°15'06"W a distance of 312.56 feet to a point, which point marks the southeast corner of the herein described premises; then turning and running the following five (5) courses and distances along land now of formerly of the City of Hartford: N67°44'54"W, 46.58 feet; S79°53'00"W, 109.80 feet; N74°01'00"W, 192.00 feet; N12°12'00"W, 227.00 feet and N15°58'30"E, 257.00 feet to the point or place of beginning.

Together with a Roadway and Utility Easement Agreement by and between Weston Park Associates, Prime Real Estate of Hartford, Inc. and the City of Hartford dated December 9, 1986 and recorded in Volume 2511, Page 310 of the Hartford Land Records.

2. The survey was made on the ground on May 12, 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 visible easements or rights of way of which the undersigned has been advised.
5. 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 alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
6. The location of each easement, right of way, servitude, and other matter affecting the subject property and listed in the title insurance commitment dated May 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 commitment. 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.

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 description of the subject property forms a mathematically closed figure.
9. 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. 095080 0005 B revised Dec. 4, 1986.
The parties listed above are entitled to rely on the survey and this certificate as being true and correct.

John H. Miller, P.E., L.S. No. 4142
Dated: October 24, 2006



- MDC EASEMENT
- CLAP EASEMENT
- SNET EASEMENT
- CNG EASEMENT

FENCE ENCROACHES ONTO PROPERTY N/F CITY OF HARTFORD

FENCE ENCROACHES ONTO PROPERTY N/F CITY OF HARTFORD

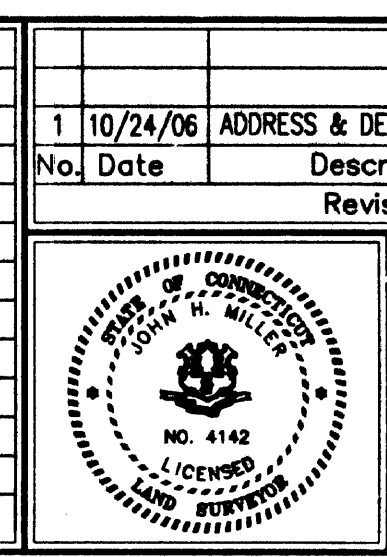
FENCE ENCROACHES ONTO PROPERTY N/F CITY OF HARTFORD

- UNPLOTTABLE EXCEPTIONS PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT No. CTH45380, SCHEDULE B, SECTION 2:
- Terms, conditions, restrictions, design control and land use and development controls contained in the Final Plan for North Meadows Industrial & Business Project - Hartford Redevelopment Agency dated September 1, 1971 and recorded in Volume 2122 at page 63 of the Hartford Land Records.
 - Terms and conditions contained in a quitclaim deed from Robert W. Blanchette, Richard C. Bond and John H. McArthur, Trustees of the Property of Penn Central Transportation Company, Debtor to The City of Hartford dated January 1, 1977 and recorded in Volume 1566 at page 251 of the Hartford Land Records.
 - Drainage rights, easements to slope and right of access as contained in a Quit Claim deed from the City of Hartford to the State of Connecticut dated June 24, 1984 and recorded in Volume 2187 at Page 164 of the Hartford Land Records.
 - Reservations and restrictions, including a right of re-entry, contained in a quit claim deed from the City of Hartford, by and through The Hartford Redevelopment Agency, to Weston Park Associates dated December 9, 1986 and recorded in Volume 2511 at Page 286 of the Hartford Land Records; as some was modified by Certificate of Completion recorded in Volume 2881 at Page 111 of the Hartford Land Records.
 - Terms and conditions for Part I of Contract for Sale of Land for Private Development by and between the City of Hartford acting by the Hartford Redevelopment Agency and Weston Park Associates dated December 9, 1986 and Terms and Conditions of Part II of Contract for Sale of Land for Private Development by and between the City of Hartford acting by the Hartford Redevelopment Agency and Weston Park Associates dated December 9, 1986 and recorded in Volume 2511 at Page 199 of the Hartford Land Records.
 - Assumption Agreement by and between Weston Park Associates, Prime Real Estate Associates, Prime Real Estate of Hartford, Inc. and Driscoll Motors, Inc., dated December 9, 1986 and recorded in Volume 2511 at Page 299 of the Hartford Land Records.
 - Sanitary Sewer Agreement between Weston Park Associates and the Metropolitan District dated February 18, 1988 and recorded in Volume 2744 at Page 126 of the Hartford Land Records.
 - Such rights as others may have in and to Weston Park Road.
 - Terms and provisions of a lease by and between New Country Development Group, Inc. (Landlord) and New Country Motor Cars Inc. (Tenant) as evidenced by a Notice of Lease dated October 30, 1995 and recorded October 31, 1995 at 2:03 P.M. in the Hartford Land Records in Volume 3635 at Page 122.

NOTES:

- 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 AND APPARENT MEANS OF INGRESS AND EGRESS, LINES OF OCCUPATION AND DEED RESTRICTIONS PERTAINING TO THE LOCATION OF BUILDINGS OR OTHER IMPROVEMENTS.
- THIS SURVEY IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

No	Date	Description
1	10/24/06	ADDRESS & DESCRIPTION CORRECTED
Revisions		
No	Date	Description
Revisions		



C. J. Miller
Close, Jensen & Miller, P.C.

Close, Jensen & Miller, P.C.
Consulting Engineers, Land Planners & Surveyors
1137 Silas Deane Highway, Wethersfield, Conn. 06109, Tel. (860)563-9375

PROPERTY SURVEY

PROPERTY OF
NEW COUNTRY DEVELOPMENT GROUP, INC.
229 & 233 REV. R.A. MOODY OVERPASS
HARTFORD CONNECTICUT

Compiled	ARA
P.C. Check	Am
Designed	
Drawn	
Checked	ARA
Scale	1"=40'
Date	5/19/06
Sheet	1
Of	1
Job No.	
File No.	

