

MEASURED DESCRIPTION (FIRST PIECE SCHEDULE A)  
69-73 MYRTLE STREET

ALL THAT CERTAIN PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS LOCATED THEREON SITUATED ON THE SOUTHERLY SIDE OF MYRTLE STREET IN THE TOWN OF HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF MYRTLE STREET, WHICH POINT IS LOCATED 201.78' EASTERLY OF THE INTERSECTION OF THE SOUTHERLY LINE OF MYRTLE STREET AND THE EASTERLY LINE OF GARDEN STREET AND WHICH POINT MARKS THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THE LINES RUNS;

THENCE N 60°-32'-50" E ALONG THE SOUTHERLY LINE OF MYRTLE STREET, A DISTANCE OF 120.00' TO A POINT;

THENCE S 03°-08'-50" E PARTLY ALONG LAND NOW OR FORMERLY OF SHELTER FOR WOMEN AND PARTLY ALONG LAND NOW OR FORMERLY OF J. D. SPRING LLC, IN ALL A DISTANCE OF 235.67' TO A POINT;

THENCE S 83°-21'-20" W PARTLY ALONG LAND NOW OR FORMERLY OF HARTFORD FIRE INSURANCE COMPANY, IN ALL A DISTANCE OF 42.70' TO A POINT;

THENCE N 06°-58'-28" W ALONG LAND KNOWN AS #79 MYRTLE STREET, A DISTANCE OF 40.80' TO A POINT;

THENCE N 02°-05'-22" W ALONG LAND KNOWN AS #79 MYRTLE STREET, A DISTANCE OF 18.03' TO A POINT;

THENCE N 29°-29'-18" W ALONG LAND KNOWN AS #79 MYRTLE STREET, A DISTANCE OF 141.00' TO THE POINT OR PLACE OF BEGINNING; SAID PARCEL CONTAINS 0.35 ACRES OF LAND BY COMPUTATION.

NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES THE SO CALLED FIRST PIECE OF THE PROPERTY DESCRIBED IN SCHEDULE A OF TITLE COMMITMENT ORDER NO. CTSTAS369C OF THE FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JUNE 22, 2007, DESCRIBED IN VOLUME 787 PAGE 379.

MEASURED DESCRIPTION (FOURTH PIECE SCHEDULE A)  
55 SPRING STREET

ALL THAT CERTAIN PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS LOCATED THEREON SITUATED ON THE WESTERLY SIDE OF SPRING STREET IN THE TOWN OF HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SPRING STREET, WHICH POINT IS LOCATED 239.00' SOUTHERLY OF THE INTERSECTION OF THE SOUTHERLY LINE OF MYRTLE STREET AND THE WESTERLY LINE OF SPRING STREET AND WHICH POINT MARKS THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THE LINES RUNS;

THENCE S 00°-53'-50" W ALONG THE WESTERLY LINE OF SPRING STREET, A DISTANCE OF 299.68' TO A POINT;

THENCE S 85°-07'-14" W ALONG LAND NOW OR FORMERLY OF THOMPSON'S PROPERTY AND MANAGEMENT LLC, A DISTANCE OF 91.50' TO A POINT;

THENCE S 85°-04'-54" W ALONG LAND NOW OR FORMERLY OF HARTFORD FIRE INSURANCE COMPANY, A DISTANCE OF 63.83' TO A POINT;

THENCE N 13°-14'-00" W ALONG LAND NOW OR FORMERLY OF HARTFORD FIRE INSURANCE COMPANY, A DISTANCE OF 320.81' TO A POINT;

THENCE N 83°-21'-20" E ALONG LAND KNOWN AS #69-73 MYRTLE STREET, A DISTANCE OF 31.70' TO A POINT;

THENCE S 89°-07'-46" E ALONG LAND NOW OR FORMERLY OF J. D. SPRING LLC, A DISTANCE OF 201.43' TO THE POINT OR PLACE OF BEGINNING; SAID PARCEL CONTAINS 1.38 ACRES OF LAND BY COMPUTATION.

NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES THE SO CALLED FOURTH PIECE OF THE PROPERTY DESCRIBED IN SCHEDULE A OF TITLE COMMITMENT ORDER NO. CTSTAS369C OF THE FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JUNE 22, 2007, DESCRIBED IN VOLUME 1240 PAGE 406.

MEASURED DESCRIPTION (SECOND PIECE SCHEDULE A)  
79 MYRTLE STREET

ALL THAT CERTAIN PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS LOCATED THEREON SITUATED ON THE SOUTHERLY SIDE OF MYRTLE STREET IN THE TOWN OF HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF MYRTLE STREET, WHICH POINT IS LOCATED 201.55' EASTERLY OF THE INTERSECTION OF THE SOUTHERLY LINE OF MYRTLE STREET AND THE EASTERLY LINE OF GARDEN STREET AND WHICH POINT MARKS THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THE LINES RUNS;

THENCE N 60°-32'-50" E ALONG THE SOUTHERLY LINE OF MYRTLE STREET, A DISTANCE OF 90.23' TO A POINT;

THENCE S 29°-29'-18" E ALONG LAND KNOWN AS #69-73 MYRTLE STREET, A DISTANCE OF 141.00' TO A POINT;

THENCE S 02°-05'-22" E ALONG LAND KNOWN AS #69-73 MYRTLE STREET, A DISTANCE OF 18.03' TO A POINT;

THENCE S 06°-58'-28" E ALONG LAND KNOWN AS #69-73 MYRTLE STREET, A DISTANCE OF 40.80' TO A POINT;

THENCE S 83°-21'-20" W ALONG LAND NOW OR FORMERLY OF HARTFORD FIRE INSURANCE COMPANY, A DISTANCE OF 19.00' TO A POINT;

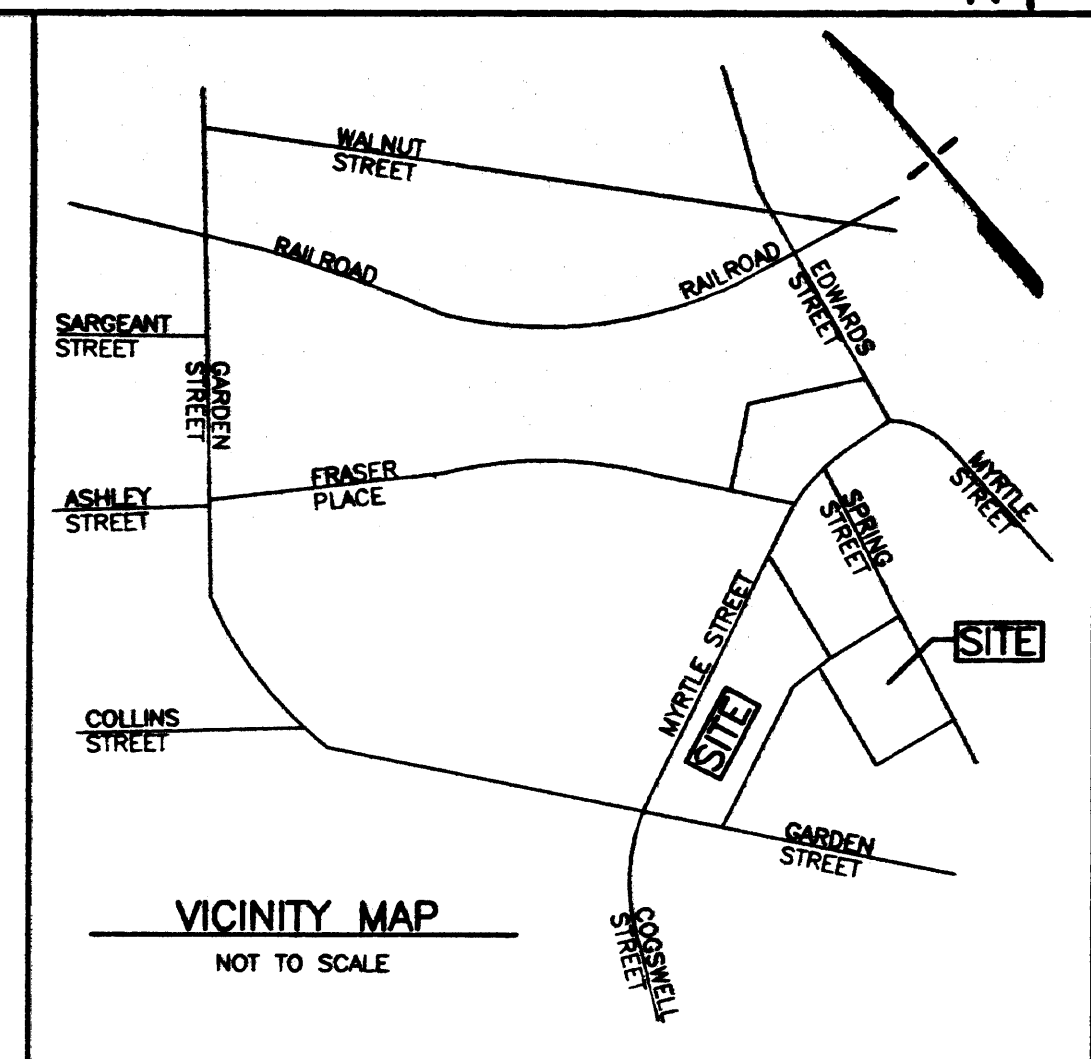
THENCE S 81°-30'-10" W ALONG LAND NOW OR FORMERLY OF HARTFORD FIRE INSURANCE COMPANY, A DISTANCE OF 74.87' TO A POINT;

THENCE N 28°-34'-10" W ALONG LAND KNOWN AS #90-98 GARDEN STREET/85 MYRTLE STREET, A DISTANCE OF 85.86' TO A POINT;

THENCE N 60°-35'-57" E ALONG LAND KNOWN AS #90-98 GARDEN STREET/85 MYRTLE STREET, A DISTANCE OF 23.57' TO A POINT;

THENCE N 28°-34'-10" W ALONG LAND KNOWN AS #90-98 GARDEN STREET/85 MYRTLE STREET, A DISTANCE OF 100.08' TO THE POINT OR PLACE OF BEGINNING; SAID PARCEL CONTAINS 0.43 ACRES OF LAND BY COMPUTATION.

NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES THE SO CALLED SECOND PIECE OF THE PROPERTY DESCRIBED IN SCHEDULE A OF TITLE COMMITMENT ORDER NO. CTSTAS369C OF THE FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JUNE 22, 2007, DESCRIBED IN VOLUME 797 PAGE 381.



LEGEND

- S SANITARY SOWER
- OWH OVERHEAD WIRE
- D STORM DRAINAGE
- W WATER SERVICE
- G GAS SERVICE
- T TELEPHONE SERVICE
- H.B.S. HARTFORD BOUNDARY MONUMENT
- IP IRON PIN
- CM CONCRETE MONUMENT
- PC PROPERTY CORNER
- DMH STORM MANHOLE
- EMH ELECTRIC MANHOLE
- UMH UTILITY MANHOLE
- UP UTILITY POLE
- SMH SANITARY MANHOLE
- WG WATER GATE
- OG GAS GATE
- YD YARD DRAIN
- TMH TELEPHONE MANHOLE
- HYD HYDRANT
- DHM ELECTRIC HANDHOLE
- MY MONITORING WELL
- FY FRONT YARD
- RY REAR YARD
- SW SIDE YARD
- STW STONE WALL
- PL PROPERTY LINE
- BS BROWNSTONE MARKER
- LP LIGHT POLE
- CB CATCH BASIN

MEASURED DESCRIPTION (THIRD PIECE SCHEDULE A)  
90-98 GARDEN STREET/85 MYRTLE STREET

ALL THAT CERTAIN PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS LOCATED THEREON SITUATED ON THE EASTERLY SIDE OF GARDEN STREET IN THE TOWN OF HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF GARDEN STREET, WHICH POINT IS LOCATED AT THE INTERSECTION OF THE SOUTHERLY LINE OF MYRTLE STREET AND THE EASTERLY LINE OF GARDEN STREET AND WHICH POINT MARKS THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THE LINES RUNS;

THENCE N 60°-32'-50" E ALONG THE SOUTHERLY LINE OF MYRTLE STREET, A DISTANCE OF 201.55' TO A POINT;

THENCE S 28°-34'-10" E ALONG LAND KNOWN AS #79 MYRTLE STREET, A DISTANCE OF 100.08' TO A POINT;

THENCE S 80°-35'-57" W ALONG LAND KNOWN AS #79 MYRTLE STREET, A DISTANCE OF 23.57' TO A POINT;

THENCE S 28°-34'-10" E ALONG LAND KNOWN AS #79 MYRTLE STREET, A DISTANCE OF 85.86' TO A POINT;

THENCE S 81°-30'-10" W ALONG LAND NOW OR FORMERLY OF HARTFORD FIRE INSURANCE COMPANY, A DISTANCE OF 175.86' TO A POINT;

THENCE N 29°-22'-41" W ALONG THE EASTERLY LINE OF GARDEN STREET, A DISTANCE OF 182.51' TO THE POINT OR PLACE OF BEGINNING; SAID PARCEL CONTAINS 0.80 ACRES OF LAND BY COMPUTATION.

NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES THE SO CALLED THIRD PIECE OF THE PROPERTY DESCRIBED IN SCHEDULE A OF TITLE COMMITMENT ORDER NO. CTSTAS369C OF THE FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JUNE 22, 2007, DESCRIBED IN VOLUME 784 PAGE 578.

NOTES CORRESPONDING TO SCHEDULE B

- EASEMENT RESERVED IN A DEED DATED MARCH 9, 1945 AND RECORDED IN VOLUME 778 AT PAGE 91 OF THE HARTFORD LAND RECORDS, AFFECTS THE FIRST PIECE, GRANTS A 4' X 15' EASEMENT ALONG THE SOUTHERLY BOUNDARY. SAID SOUTHERLY BOUNDARY IS DEPICTED HEREON.
- DRAINAGE EASEMENT DATED NOVEMBER 29, 1982 AND RECORDED IN VOLUME 1240 AT PAGE 285 OF THE HARTFORD LAND RECORDS, AFFECTS THE FIRST PIECE, GRANTS A 4' X 15' EASEMENT ALONG THE SOUTHERLY BOUNDARY. SAID SOUTHERLY BOUNDARY IS DEPICTED HEREON.
- RIGHT OF WAY SET FORTH IN A DEED DATED AUGUST 7, 2003 AND RECORDED IN VOLUME 1240 AT PAGE 158 OF THE HARTFORD LAND RECORDS, AFFECTS THE FIRST PIECE, GRANTS A 4' X 15' EASEMENT ALONG THE SOUTHERLY BOUNDARY. SAID SOUTHERLY BOUNDARY IS DEPICTED HEREON.
- RIGHT OF WAY IN FAVOR OF THE METROPOLITAN DISTRICT COMMISSION DATED MAY 29, 1952 AND RECORDED IN VOLUME 961 AT PAGE 382 OF THE HARTFORD LAND RECORDS, AFFECTS THE FIRST PIECE, GRANTS A 4' X 15' EASEMENT ALONG THE EASTERLY SIDE OF SPRING STREET.
- EASEMENT IN FAVOR OF THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY DATED APRIL 9, 1954 AND RECORDED IN VOLUME 935 AT PAGE 496 OF THE HARTFORD LAND RECORDS, AFFECTS THE FIRST PIECE, GRANTS A 4' X 15' EASEMENT ALONG THE EASTERLY SIDE OF SPRING STREET.
- COVENANTS AND AGREEMENTS SET FORTH IN A DEED DATED OCTOBER 18, 1951 AND RECORDED IN VOLUME 880 AT PAGE 128 OF THE HARTFORD LAND RECORDS, MAY AFFECT THE PROPERTY, REQUIRED A RETAINING WALL BE BUILT IN THE APPARENT LOCATION OF THE RETAINING WALL DEPICTED HEREON.

GENERAL NOTES:

- ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.
- BASIS OF BEARINGS: ASSUMED
- UTILITIES DEPICTED HEREON ARE BASED UPON FIELD LOCATION OF VISIBLE STRUCTURES AT THE TIME OF THE SURVEY AND INFORMATION CONTAINED ON THE MAPS REFERENCED HEREON. THERE MAY EXIST OTHER UTILITIES ON SITE OR ADJACENT TO THE SITE OTHER STRUCTURES OR FACILITIES NOT DEPICTED HEREON.
- THE PREMISES DEPICTED HEREON ARE NOT LOCATED WITHIN A FEDERAL FLOOD HAZARD ZONE AS SHOWN ON FEDERAL INSURANCE ADMINISTRATION MAP FOR COMMUNITY NUMBER 05050, PANEL NUMBER 0005 B, DATED DECEMBER 4, 1986.
- THERE ARE 1,428 TOTAL PARKING SPACES ON SITE. THERE ARE 753 REGULAR SPACES, 12 HANDICAPPED SPACES AND 661 SPACES IN PARKING GARAGE.

MAP REFERENCES:

REFERENCE IS MADE TO THE FOLLOWING MAPS OR SURVEYS FROM WHICH DATA WAS USED IN THE PREPARATION OF THIS SURVEY AND MAP:

- BOUNDARY PLAN OF PROPERTY OF HARTFORD REAL ESTATE COMPANY 36 TO 80 GARDEN STREET, HARTFORD, CT. SCALE: 1" = 20' DATE: MAY 4, 1982 BY: CLOSE, JENSEN AND MILLER CONSULTING ENGINEERS, LAND PLANNERS & SURVEYORS.
- SITE PLAN 2 FRASER PLACE, HARTFORD, CONNECTICUT. SCALE: 1" = 20' DATE: MAY 1980 PREPARED BY JAMES J. LUZZI CONSULTING ENGINEERS AND LAND SURVEYORS.
- CONNECTICUT RIVER FLOOD CONTROL GULLY BROOK CONDUIT, HARTFORD, CONNECTICUT. PLAN AND PROFILE FROM EDWARD ST. WEST STA: 28+37.68 TO STA: 31+19.06 PARK RIVER CONDUIT. IN 9 SHEETS SCALE AS SHOWN SHEET NO. 5 U.S. ENGINEER OFFICE, PROVIDENCE, R.I. DATE: JULY 1943.
- NEW YORK, NEW HAVEN AND HARTFORD RAILROAD OFFICE OF ENGINEER-REAL ESTATE SURVEYS LAND IN HARTFORD, CT. TO BE CONVEYED TO THE SALVATION ARMY, INC. SCALE: 1" = 40' DATE: MARCH 1952 JOB FILE 12126.
- TOPOGRAPHIC PLAN PREPARED FOR CONNECTICUT MUTUAL LIFE INSURANCE COMPANY EDWARD STREET, HARTFORD, CONNECTICUT. SCALE: 1" = 20' DATE: 5-31-1991 BY MECHAN ASSOCIATES.
- LAND OF FULLER BRUSH COMPANY TO BE ACQUIRED BY THE CONNECTICUT MUTUAL LIFE INSURANCE COMPANY, HARTFORD, CONNECTICUT. SCALE: 1" = 40' DATE: MAY 7, 1940 BY: JOHN T. HENDERSON.
- PLAN OF PROPERTY BELONGING TO FREDERICK MAHL. SCALE: 1" = 30' DATE: MAY 1892 BY: L.W.BURT C.E.
- PROPERTY OF LOUIS MITNICK AND ABRAHAM GOODFLEISH. SCALE: 1" = 20' DATE: MAY 1919 BY: C.H.BUNCE C.E.
- CITY OF HARTFORD DEPARTMENT OF PUBLIC WORKS ENGINEERING-ASSESSOR ANGLE MAP NUMBER 406 SCALE: 1" = 40'.
- CITY OF HARTFORD DEPARTMENT OF PUBLIC WORKS ENGINEERING-ASSESSOR PROPERTY MAPS NUMBER 406, 407, 408, 618 SCALE: 1" = 50' DATE: OCTOBER 1, 1984.

SURVEYORS CERTIFICATE

DATE: 12-15-2005

TO: GARDEN STREET APARTMENTS, LLC. NORTH FORK BANK ITS SUCCESSORS AND/OR ASSIGNS AND FIRST AMERICAN TITLE INSURANCE COMPANY AND EACH OF THEIR RESPECTIVE AFFILIATES, SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR.

THIS IS TO CERTIFY THAT 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 ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a) (LOCATION OF UTILITIES PER VISIBLE ABOVE GROUND, ON-SITE OBSERVATION), 13, 14 AND 15 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS SET FORTH BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A REGISTERED IN THE STATE OF CONNECTICUT, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

ROBERT DAHN, CONN. L.L.S. 14651

THE WORD "CERTIFY" AS USED ABOVE IS INTENDED TO BE AN EXPRESSION OF PROFESSIONAL OPINION ONLY AND IN NO WAY IS MEANT TO IMPLY OR REPRESENT ANY WARRANTY OR GUARANTEE.

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS PROPERTY/BOUNDARY, THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY, AND THE HORIZONTAL ACCURACY CONFORMS TO A-2.

REVISION	DATE
UPDATE SURVEY	7-26-2007
SEAL OF THE STATE OF CONNECTICUT LAND SURVEYOR NO. 14651 ROBERT DAHN	
NOTE: THIS DRAWING IS AN INSTRUMENT OF SERVICE OF AND REMAINS THE PROPERTY OF MEEHAN & GOODIN. IT IS TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SHALL NOT BE REPRODUCED, COPIED, OR OTHERWISE USED WITHOUT THE WRITTEN AUTHORIZATION OF MEEHAN & GOODIN. ANY UNAUTHORIZED REPRODUCTION OR USE OF THIS DRAWING WITHOUT THE WRITTEN AUTHORIZATION OF MEEHAN & GOODIN WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.	
Meehan & Goodin Engineers - Surveyors, P.C. 387 North Main Street, Manchester, CT 06040 (860) 643-2520 FAX (860) 649-8806	
PLAN PREPARED FOR GARDEN STREET APARTMENTS, LLC	
GARDEN ST., FRASER PLACE MYRTLE ST., EDWARD ST. HARTFORD, CONN.	
PROPERTY/BOUNDARY SURVEY ALTA/ACSM LAND TITLE SURVEY	
SCALE: 1" = 50'	DESIGN: RED
DATE: 12-15-2005	DRAFT: FS
PROJECT: 06-034	ACAD: 06034b.DWG
G/SC13/WORK/2006	SHEET NO. 1 OF 3