

2001 SEP 13 P 05

METS AND BOUNDS DESCRIPTION
LOT 25, BLOCK 4, MAP 601
CITY OF HARTFORD
HARTFORD COUNTY, CONNECTICUT

- BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY LINE OF STERLING STREET (50 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWESTERLY LINE OF ALBANY AVENUE (104 FOOT WIDE RIGHT OF WAY), AND FROM SAID POINT OF BEGINNING RUNNING THENCE:
1. ALONG SAID SOUTHWESTERLY LINE, SOUTH 46 DEGREES - 00 MINUTES - 00 SECOND EAST, A DISTANCE OF 162.86 FEET TO A POINT, THENCE;
 2. ALONG THE NORTHWESTERLY LINE OF CABOT STREET (50 FOOT WIDE RIGHT OF WAY), SOUTH 53 DEGREES - 32 MINUTES - 20 SECONDS WEST, A DISTANCE OF 125.29 FEET TO A POINT, THENCE;
 3. ALONG THE DIVIDING LINE BETWEEN LOT 25 AND LOT 26 (N/F LANDS OF THE HOUSING AUTHORITY OF THE CITY OF HARTFORD), BLOCK 4, NORTH 36 DEGREES - 27 MINUTES - 40 SECONDS WEST, A DISTANCE OF 88.00 FEET TO A POINT, THENCE;
 4. CONTINUING ALONG SAME, SOUTH 53 DEGREES - 32 MINUTES - 39 SECONDS WEST, A DISTANCE OF 55.43 FEET TO A POINT, THENCE;
 5. ALONG THE DIVIDING LINE BETWEEN LOT 25 AND LOT 24 (N/F LANDS OF GIDION AND LYNETH CHANNER), BLOCK 4, NORTH 30 DEGREES - 54 MINUTES - 00 SECONDS WEST, A DISTANCE OF 87.16 FEET TO A POINT, THENCE;
 6. ALONG THE AFOREMENTIONED SOUTHEASTERLY LINE OF STERLING STREET, NORTH 59 DEGREES - 06 MINUTES - 00 SECONDS EAST, A DISTANCE OF 145.98 FEET TO THE POINT AND PLACE OF BEGINNING.

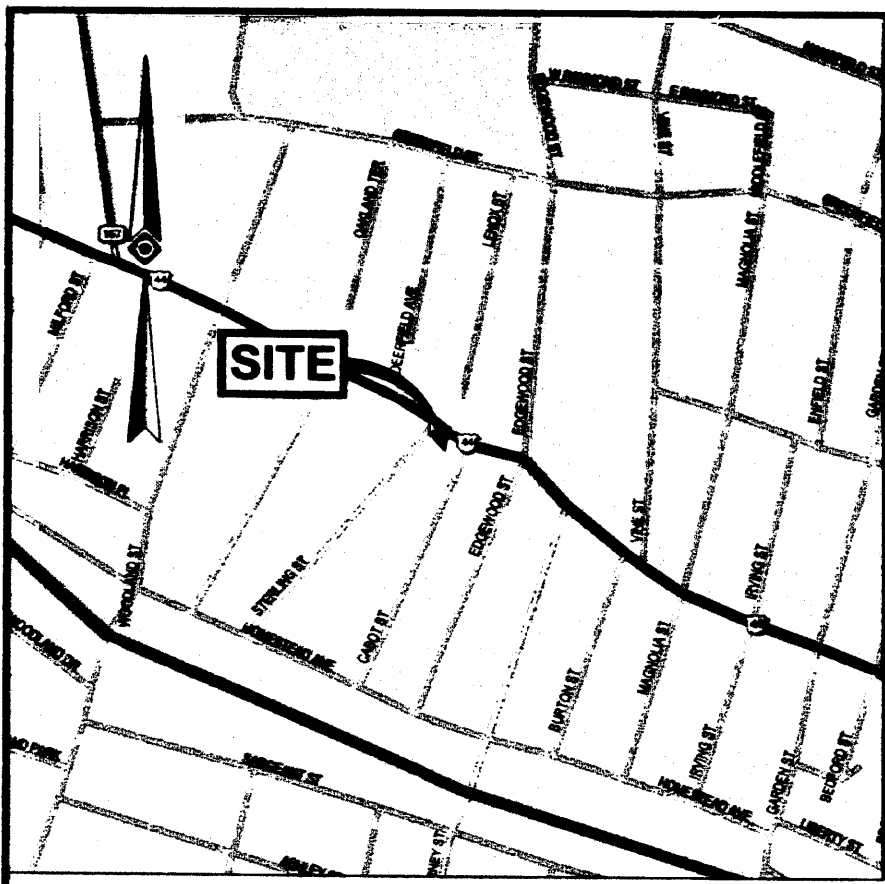
CONTAINING 22,761 SQUARE FEET OR 0.523 ACRE

NOTES:

1. THIS SURVEY PREPARED IS PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-500B, EFFECTIVE DATE JUNE 21, 1996. THIS SURVEY IS ALSO PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, ADOPTED ON SEPTEMBER 26, 1996, BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC., THE BOUNDARY LINES SHOWN HEREON ARE BASED UPON A RESURVEY OF THE SUBJECT PROPERTY.
2. PROPERTY KNOWN AS LOT 25, BLOCK 4, MAP 601 AS SHOWN ON CITY OF HARTFORD DEPT. OF PUBLIC WORKS ENGINEERING - ASSESSOR PROPERTY MAP, HARTFORD COUNTY, CONNECTICUT.
3. AREA = 22,761 S.F. OR 0.523 AC.
4. UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGUN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
5. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
6. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY TIGOR TITLE INSURANCE COMPANY, COMMITMENT NO. 06-0348, WITH AN EFFECTIVE DATE OF 3/8/06, REVISED 2/10/07, WHERE NO SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II.
7. AT TIME OF FIELD SURVEY, THERE WAS NO STATION EMPLOYEE WHO COULD INDICATE THE SIZE OF THE UNDERGROUND STORAGE TANKS.
8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
9. BY GRAPHIC PLOTTING ONLY, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) PER REF. #2.
10. STATEMENT OF POSSIBLE ENCROACHMENTS:
[A] FENCE CROSSES PROPERTY LINE
[B] AREA LIGHTS IN RIGHT OF WAY

REFERENCES:

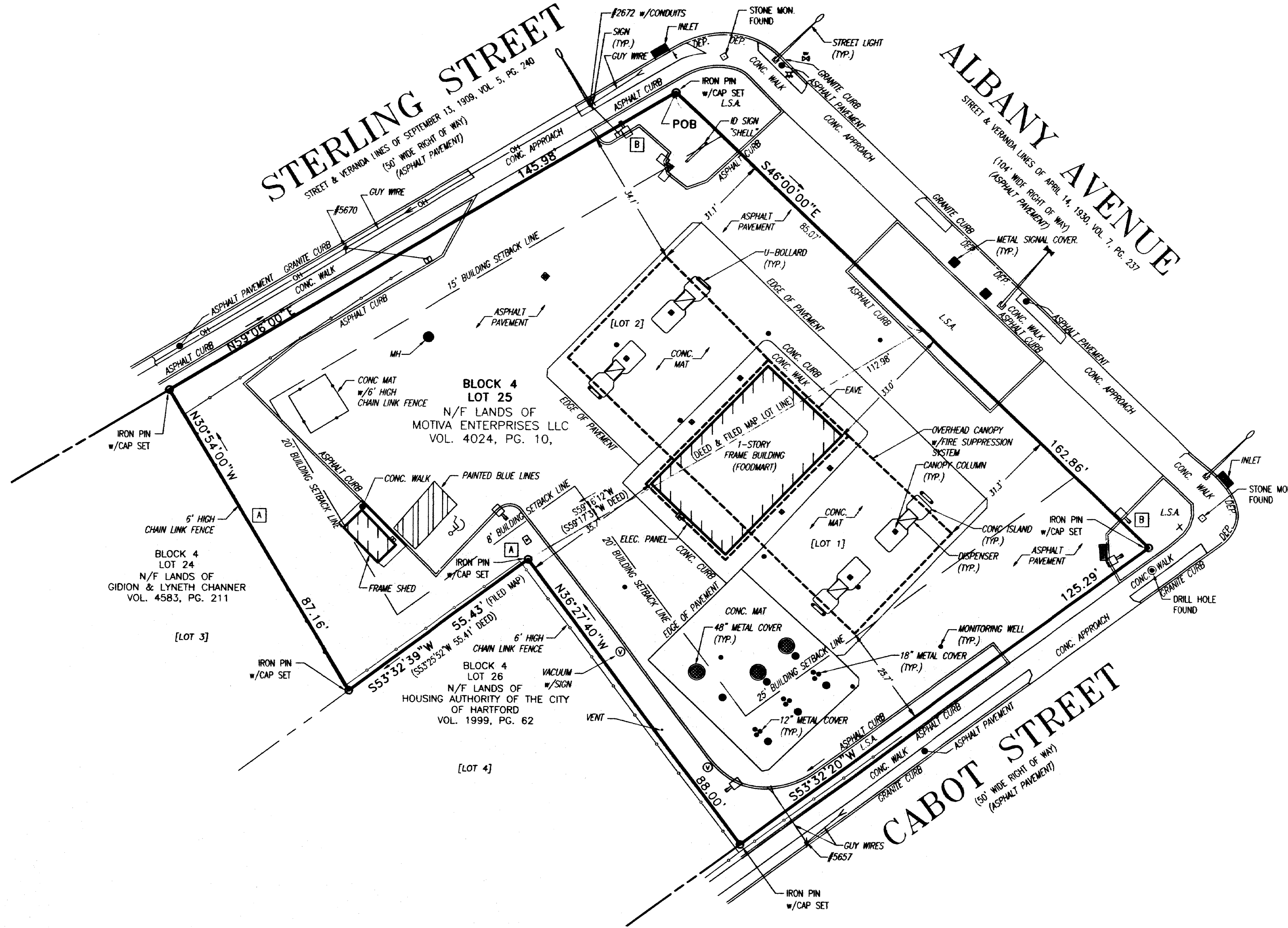
1. THE OFFICIAL TAX ASSESSOR'S MAP OF CITY OF HARTFORD, HARTFORD COUNTY, CONNECTICUT, SHEET #601.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, AND STREET INDEX, CITY OF HARTFORD, CONNECTICUT, HARTFORD COUNTY, (ONLY PLANET PRINTED)," COMMUNITY-PANEL NUMBER 095080 0005 B, MAP REVISED: DEC. 4, 1986.
3. MAP ENTITLED "PROPERTY OF E. F. KENYON EST., HARTFORD, CONN.," PREPARED BY: F.B. CHAMBERLIN, ENGR., DATED AUG. 1923 ON FILE IN THE HARTFORD TOWN CLERK'S OFFICE.
4. ZONING INFORMATION PROVIDED BY THE CITY OF HARTFORD.



VICINITY MAP
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LEGEND

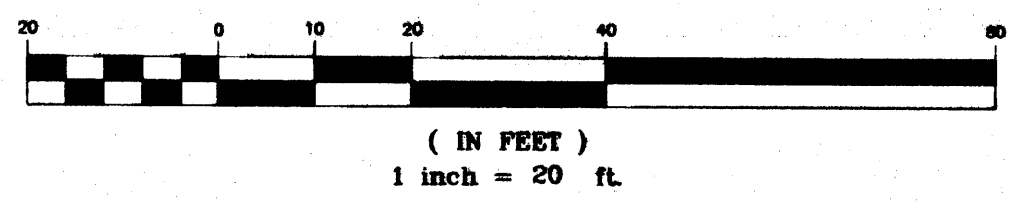
- HYDRANT
- WATER VALVE
- OVERHEAD WIRES
- UTILITY POLE
- UTILITY POLE/LIGHT POLE
- STREET LIGHT
- GUY WIRE
- TRAFFIC SIGNAL POLE
- MONITORING WELL
- ELECTRIC METER
- SIGN
- BOLLARD
- U-BOLLARD
- AREA LIGHT
- PAY PHONE
- AIR STATION
- VACUUM
- COLUMN
- LANDSCAPED AREA
- DEPRESSED CURB
- OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
- [LOT 1] FILED MAP LOT NUMBER

ZONING INFORMATION
BUSINESS DISTRICT B-3
SOURCE PER REF. #4

ITEMS	REQUIRED
MIN LOT AREA	6,000 S.F.
MIN WIDTH	50'
MIN REQUIRED YARD	BUILDING LINE
MIN 1 SIDE YARD	10'
MIN REAR YARD	20'
MAX BUILDING HEIGHT	4 STORIES OR 48'

NOTE: ZONING CRITERIA AND SETBACK LINES IDENTIFIED HEREON ARE BASED UPON PRELIMINARY INVESTIGATION AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

Control Point Associates, Inc.
35 Technology Drive
Warren, NJ 07059
FIXED LINE
PHOTOGRAPHIC SURVEY



THE STATE OF CONNECTICUT REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PROCEEDING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
(1-800-922-4455)

TO:

CPD PROPERTIES - 949 ALBANY AVENUE LLC
MOTIVA ENTERPRISES LLC AND ITS COUNSEL
TIGOR TITLE INSURANCE COMPANY
CITICORP LEASING, INC., AS ADMINISTRATIVE AGENT, ITS SUCCESSORS AND ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 6, 9, 10, 11(a) & 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, 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.

THIS IS TO CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND IS SUBSTANTIALLY CORRECT TO THE DEGREE OF ACCURACY SHOWN HEREON.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH REGISTERED PROFESSIONAL BLUE INK SEAL.

JOHN P. LYNCH
CONNECTICUT PROFESSIONAL LAND SURVEYOR #18867

5	REVISE CERTIFIED PARTIES	G.M.	J.P.L.	8-21-07
4	REVISE PER FINAL COMMENTS	W.P.H.	J.D.B.	3-1-07
3	REVISE PER ATTORNEY/TITLE COMPANY COMMENTS	W.P.H.	J.D.B.	2-2-07
2	REVISED TO ADD SETBACK LINE LOCATIONS	J.P.	J.D.B.	12-19-06
1	REVISED TO SHOW CORNERS SET	M.D.B.	J.D.B.	10-06-06
No.	DESCRIPTION OF REVISION	DRAWN:	APPROVED:	DATE

ALTA/ACSM LAND TITLE SURVEY
MOTIVA ENTERPRISES LLC
949 ALBANY AVENUE
LOT 25, BLOCK 4, MAP 601
CITY OF HARTFORD
HARTFORD COUNTY, CONNECTICUT
CC# 136322

CONTROL POINT ASSOCIATES, INC.
35 TECHNOLOGY DRIVE
WARREN, NJ 07059
908.668.0099 - 908.668.9595 FAX

NEW BRITAIN CORPORATE CENTER
1000 WARD DRIVE, SUITE 120
CHALFONT, PA 18914
610.712.9000 - 610.712.9002 FAX

FILED DATE	9-08-06	SCALE	1"=20'	FILE NO.	C06336	DWG. NO.	1 OF 1
FILED BOOK NO.	PLW2						
FILED BOOK PG.	17						
FILED	J.D.B.	DATE	9-22-06				