ASSOCIATES, Granby, CT 06026 Inners - Landscape And

Hesketh

THE MANIMUM TOTAL FLOOR AREA RATIO FOR ALL RO-1 STRUCTURES SHALL BE

SEC.35-431. LIMITATIONS ON PERSONS PER ACRE.
THE MAXIMUM NUMBER OF PERSONS PER ACRE FOR RO-1 RESIDENTIAL STRUCTURES OR RESIDENTIAL PORTIONS OF STRUCTURES SHALL NOT EXCEED THREE HUNDRED

SEC.35-432. PERMITTED LOT OCCUPANCY.

(A) ALL RO-1 PRINCIPAL STRUCTURES SHALL OCCUPY NOT MORE THAN A TOTAL OF THRTY (30) PERCENT OF THE AREA OF THE LOT. (B) COMBINED OFFICE AND RESIDENTIAL STRUCTURES ARE PERMITTED, PROVIDED THE REQUIREMENTS FOR MAXIMUM FLOOR AREA RATIO AND MAXIMUM PERSONS PER ACRE ARE SATISFIED FOR THE STRUCTURE AS A WHOLE, SUCH STRUCTURES SHALL OCCUPY NOT MORE THAN A TOTAL OF THIRTY (30) PERCENT OF THE AREA OF THE LOT AND THE RESIDENTIAL PORTIONS OF SUCH STRUCTURES SHALL MEET ALL OTHER RESIDENTIAL REQUIREMENTS SET FORTH IN THIS CHAPTER FOR THE RO-1 DISTRICT. (C) THE RESIDENTIAL PORTIONS OF COMBINED OFFICE AND RESIDENTIAL STRUCTURES SHALL BE LOCATED ABONE THE OFFICE PORTIONS OF SUCH STRUCTURES.

(D) THE LOT OCCUPANCY OF PRINCIPAL RESIDENTIAL, OFFICE OR COMBINED RESIDENTIAL/OFFICE STRUCTURES MAY BE INCREASED BEYOND THE PERMITTED LOT OCCUPANCY OF THIRTY (30) PERCENT OF THE AREA OF THE LOT UP TO A MAXIMUM OF FIFTY (50) PERCENT OF THE AREA OF THE LOT AT THE RATE OF THREE HUNDRED (300) SQUARE FEET OF LOT OCCUPANCY BEYOND THE PERMITTED THIRTY (30) PERCENT OF THE AREA OF THE LOT FOR EACH ON-SITE COVERED PARKING SPACE PROVIDED FOR THE PRINCIPAL RESIDENTIAL, OFFICE OR COMBINED

(E) IN NO INSTANCES SHALL THE TOTAL LOT COVERAGE OF ALL STRUCTURES, WITH THEIR ACCESSORY STRUCTURES, EXCEED MORE THAN FIFTY (50) PERCENT OF THE AREA OF THE LOT.

(A) EVERY PARCEL OF PROPERTY TO BE UTILIZED FOR RESIDENTIAL PURPOSES IN THE RO-1 DISTRICT SHALL HAVE A MINIMUM LOT AREA OF SEVENTY-FIVE HUMDRED

(B) EVERY PARCEL OF PROPERTY TO BE UTILIZED FOR OFFICE OR NONRESIDENTIAL PURPOSES IN THE RO-1 DISTRICT SHALL HAVE A MINIMUM LOT AREA OF SEVENTY-FIVE HUNDRED (7,500) SQUARE FEET.

(C) EVERY PARCEL OF PROPERTY TO BE UTILIZED FOR A COMBINATION OF OFFICE AND RESIDENTIAL PURPOSES IN THE RO-1 DISTRICT SHALL HAVE A MINIMUM LOT AREA OF TWENTY THOUSAND (20,000) SQUARE FEET.

SEC.35-435. LOT MOTH.
EVERY RO-1 LOT SHALL HAVE A MINIMUM LOT MOTH AT THE STREET LINE OF NOT

SEC.35—436— FRONT YARD,
THERE SHALL BE A FRONT YARD FOR EVERY RO-1 PRINCIPAL STRUCTURE IN
CONFORMANCE WITH THE DISTING BUILDING LINE AND VERANDA LINE. (A) THERE SHALL BE A MINIMUM SIDE YARD FOR EVERY RO-1 PRINCIPAL OFFICE OR NONRESIDENTIAL, STRUCTURE, OR OFFICE PORTION OF A COMBINED RESIDENTIAL/OFFICE STRUCTURE, OF ONE-FOURTH THE HEIGHT OF THE ADJACENT WALL OF THE PRINCIPAL OFFICE OR NONRESIDENTIAL STRUCTURE OR OFFICE PORTION OF A COMBINED RESIDENTIAL/OFFICE STRUCTURE.

(B) THERE SHALL BE A MINIMUM TOTAL MIDTH FOR SIDE YARDS FOR EVERY PRINCIPAL RESIDENTIAL STRUCTURE, OR RESIDENTIAL PORTION OF THE STRUCTURE, OF TMENTY-FIVE (25) FEET, WITH A MINIMUM SIDE YARD REQUIREMENT OF TEN (10) FEET, OR ONE-FOURTH THE HEIGHT OF THE ADMCENT MALL OF THE PRINCIPAL RESIDENTIAL STRUCTURE, OR RESIDENTIAL PORTION OF THE STRUCTURE, WHICHEVER IS GREATER.

(C) WHERE EITHER SIDE YARD OF A LOT LOCATED IN AN RO-1 DISTRICT ABUTS UPON PROPERTY USED FOR RESIDENTIAL PURPOSES AND LOCATED IN AN R-6, R-7 OR R-8 DISTRICT, SUCH SIDE YARD SHALL BE EQUAL IN MIDTH TO THREE (3) TIMES THE HEIGHT OF THE ADJACENT WALL OF THE PRINCIPAL STRUCTURE, EXCEPT THAT IN NO INSTANCE SHALL SUCH SIDE YARD BE LESS THAN ONE HUNDRED (100) FEET, AND EXCEPT THAT THAT PORTION OF THE PRINCIPAL STRUCTURE USED FOR PARRING PURPOSES AND NOT EXCEDING A HEIGHT OF THENTY (20) FEET ABOVE GRADE MAY BE LOCATED A MINIMUM DISTANCE OF ONE HUNDRED (100) FEET FROM THE SIDE PROPERTY LINE ABUTTING THE R-6, R-7 OR R-8 DISTRICT.

(A) THERE SHALL BE A MINIMUM REAR YARD OF THIRTY (30) FEET FOR EVERY RO-1 PRINCIPAL STRUCTURE.

(B) WHERE ANY REAR YARD OF A LOT LOCATED IN AN RO-1 DISTRICT ABUTS UPON PROPERTY USED FOR RESIDENTIAL PURPOSES AND LOCATED IN AN R-6, R-7 OR R-8 DISTRICT, SUCH REAR YARD SHALL BE EQUAL IN WIDTH TO THREE (3) TIMES THE HEIGHT OF THE ADJACENT WALL OF THE PRINCIPAL STRUCTURE, EXCEPT THAT IN NO INSTANCE SHALL SUCH REAR YARD BE LESS THAN ONE HUNDRED (100) FEET, AND EXCEPT THAT THAT PORTION OF THE PRINCIPAL STRUCTURE USED FOR PARKING PURPOSES AND NOT EXCEEDING A HEIGHT OF THENTY (20) FEET ABOVE GRADE MAY BE LOCATED A MINIMUM DISTANCE OF ONE HUNDRED (100) FEET FROM THE REAR PROPERTY LINE ABUTTING THE R-6, R-7 OR R-8 DISTRICT.

SEC.35-439, MAXIMUM HEIGHT LIMIT. THERE SHALL BE NO RO-1 MAXIMUM HEIGHT REQUIREMENT.

SEC.35-440. REQUIRED USABLE OPEN SPACE.

THERE SHALL BE PROMDED A MINIMUM OF FORTY (40) SQUARE FEET OF USABLE

OPEN SPACE PER PERSON IN ACCORDANCE WITH THE TABLE OF DENSITIES SET

FORTH IN THE DEFINITION OF "DENSITY" IN SECTION 35-2, AND IN ACCORDANCE WITH THE PROVISIONS UNDER THE DEFINITION OF "OPEN SPACE, USABLE LANDSCAPED" IN SECTIONS 35-2 AND 35-9.

SEC.35-442. PROCEDURES FOR PROJECTS CONTAINING ONE HUNDRED FIFTY THOUSAND (150, 000) SQUARE FEET OR MORE OF GROSS FLOOR AREA IN THE RO-1 DISTRICT. SEE ZONING REGULATIONS.

1. PROPERTY SURVEY OF ST. FRANCIS HOSPITAL & MEDICAL CENTER ASYLUM AVENUE, WOODLAND STREET, COLLINS STREET, ATWOOD STREET & ASYLEY STREET HARTFORD, CONNECTICUT SCALE 1"= 40' DATED JUNE 18, 1991 REVISED TO JAN 1993 BY: HALLISEY & HEBERT.

2.CITY OF HARTFORD DEPARTMENT OF PUBLIC WORKS ENGINEERING— ANGLE MAP #334 SCALE 1"=50"

3.CITY OF HARTFORD MAP SHOWING LAND ACQUIRED FROM THE HARTFORD ROMAN CATHOLIC DIOCESAN CORPORATION BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FOR RECONSTRUCTION OF WOODLAND STREET SCALE 1"=20" OCT. 1998 JAMES F. BYRNES, JR. P.E. TRANSPORTATION CHIEF ENGINEER, BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS. 4.CITY OF HARTFORD MAP SHOWING LAND ACQUIRED FROM SAINT FRANCIS HOSPITAL, INCORPORATED BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FOR RECONSTRUCTION OF WOODLAND STREET SCALE 1"=20" OCT. 1998 JAMES F. BYRNES, JR. P.E. TRANSPORTATION CHIEF ENGINEER, BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS.

5.CITY OF HARIFORD MAP SHOWING LAND ACQUIRED FROM SAINT FRANCIS HOSPITAL AND MEDICAL CENTER BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FOR RECONSTRUCTION OF WOODLAND STREET SCALE 1"=20" OCT. 1998 SHEETS 1—5 OF 5 JAMES F. BYRNES, JR. P.E. TRANSPORTATION CHIEF ENGINEER, BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS.

6.ST. FRANCIS HOSPITAL AND MEDICAL CENTER HARTFORD, CONNECTICUT, PARTIAL REPLACEMENT FACILITY — PROJECT 2A, COLLINS STREET & PROPOSED STORM SEWER & PROFILES, SCALE 1"20" HOR.&: 1"=4"VERT., DRAWING L-5.4, BY THE RITCHIE ORGANIZATION, INC. 80 BRIDGE STREET, NEWTON, MA. 02158.

7. PROPERTY SURVEY PREPARED FOR ONE THOUSAND CORPORATION & VISITING HURSE AND HOME CARE, INCORPORATED OF 195,199 & 1903 WOODLAND STREET HARTFORD, CONNECTICUT SCALE 1"=40" DATED NOV. 04, 1993 BY: HALLISEY & HERBERT

8. PREPARED FOR: SCHOENHARDT ARCHITECTS TOPOGRAPHIC SURVEY FOR CLASSICAL MAGNET SCHOOL 85 WOODLAND STREET HARTFORD, CONNECTICUT SCALE 1"=30" DATED JAN. 30, 2004 REVISED TO 7-22-04 BY: PURCELL ASSOC. 9. STPH-1885(2) RIGHT OF WAY SURVEY CITY OF HARTFORD MAP SHOWING LAND ACQUIRED FROM IRI HOLDINGS, INC. BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FOR RECONSTRUCTION OF WOODLAND STREET SCALE 1"=20" OCT. 1998 JAMES F. BYRNES, JR. P.E. TRANSPORTATION CHIEF ENGINEER.

10. PARKING EASEMENT TO BE GRANTED TO 95 WOODLAND STREET FROM 103 WOODLAND STREET HARTFORD, CONNECTICUT SCALE 1"=40' DATED MAY 31, 1994 BY: HALLISEY & HERBERT.

11. DRAINAGE EASEMENT TO BE GRANTED TO 95 WOODLAND STREET FROM 103 WOODLAND STREET HARTFORD, CONNECTICUT SCALE 1"=40" DATED MAY 31, 1994 BY: HALLISEY & HERBERT. 12. DRAINAGE EASEMENT TO BE GRANTED TO 99 WOODLAND STREET FROM 103 WOODLAND STREET HARTFORD, CONNECTICUT SCALE 1"=40' DATED MAY 31, 1994 BY: HALLISEY & HERBERT.

13. NON-EXCLUSIVE ACCESS EASEMENT TO BE GRANTED TO 99 WOODLAND STREET FROM 103 WOODLAND STREET HARTFORD, CONNECTICUT SCALE 1"=40" DATED MAY 31, 1994 BY: HALLISEY & HERBERT.

14. EXCLUSIVE PARKING EASEMENT TO BE GRANTED TO 99 WOODLAND STREET FROM 103 WOODLAND STREET HARTFORD, CONNECTICUT SCALE 1"=40" DATED MAY 31, 1994 BY: HALLISTY & HERBERT. 15. GAS SERVICE EASEMENT TO BE GRANTED TO 99 WOODLAND STREET FROM 103 WOODLAND STREET HARTFORD, CONNECTICUT SCALE 1"=40' DATED MAY 31, 1994 BY: HALLISEY & HERBERT.

16. SANITARY SEWER EASEMENT TO BE GRANTED BETWEEN 99 WOODLAND STREET & 103 WOODLAND STREET HARTFORD, CONNECTICUT SCALE 1"=40" DATED MAY 31, 1994 BY: HALLISEY & HERBERT. 17. WATER SERVICE EASEMENT TO BE GRANTED TO 103 WOODLAND STREET FROM 99 WOODLAND STREET HARTFORD, CONNECTICUT SCALE 1"=40" DATED MAY 31, 1994 BY: HALLISEY & HERBERT.

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20—3000—1 THROUGH 20—3000—20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

-12 / 1:21

2.IT IS A PROPERTY SURVEY INTENDED TO BE USED FOR FINANCING PURPOSES. J.THS SURVEY FALLS INTO THE RESURVEY BOUNDARY DETERMINATION CATEGORY. 4. THE SURVEY CONFORMS TO CLASS A-2 ACCURACY STANDARDS

5.COORDINATES DEPICTED HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD83). METROPOLITAN DISTRICT COMMISSION (MDC) STATION NO. 48039 N=843570.69 E=1014831.50 AND MDC STATION NO. 48038 N=843702.32 E=1014410.49 WERE USED FOR REFERENCE. ELEVATIONS DEPICTED HEREON REFER 1 NGVD29. MOC STATION NO. HH-97, ELEVATION = 69.358 MAS USED FOR REFERENCE

6. THE SUBJECT PARCEL IS LOCATED IN THE RO-1 ZONE IN THE CITY OF HARTFORD. 7. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON (IF ANY) HAVE BEEN COMPILED FROM RECORD MAPPING, RECORD RESEARCH AND VISIBLE FIELD EVIDENCE AND MARKING PROVIDED BY UNDERGROUND, LLC. THE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THIS SURVEYOR. THE SIZE, LOCATIONS AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERWIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1—800—9224455.

8.THE PARCELS DEPICTED HEREON ARE CURRENTLY OWNED BY SAINT FRANCIS HOSPITAL AND MEDICAL CENTER, HARTFORD LAND RECORDS VOLUME 3872 PAGE 123, VOLUME 816 PAGE 679, VOLUME 1152 PAGE 340 AND VOLUME 1158 PAGE 310. 9. THE PARCELS DEPICTED HEREON ARE DEPICTED ON CITY OF HARTFORD ASSESSOR'S MAP NUMBER 324 BLOCK 3 AS LOTS 4, 5, 6, 7, 9 AND 11.

 THE PARCELS DEPICTED HEREON ARE SUBJECT TO AN AGREEMENT AS DESCRIBED IN HARTFORD LAND RECORDS VOLUME 3413 PAGE 51. 11. THE PARCELS DEPICTED HEREON AS JOS, 119 AND 129 WOODLAND STREET ARE SUBJECT TO THE RIPARIAN RIGHTS OF OTHERS IN AND TO THE FLOW OF THE PARK RIVER.

12. THE PARCELS DEPICTED HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS OR AGREEMENTS AS DESCRIBED IN A FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER HARTI437724: COMMUNICATI NUMBER 1941/1957/24:
Rights of the public and/or the City of Hartford in and to sewers crossing near the southwest corner of 85 Woodland Street referenced in the deed from Walter L.
Goodwin et al., Trustees under the will of James J. Goodwin, to Aetna Insurance company dated March 2, 1925 and recorded October 23, 1939 in Volume 734, Pages 363—365 of the Hartford Land Records. (Affects the license benefiting Nos. 95 and 1931 Minustrant Should Should become 99 Woodland Street) not plotted herean

Terms and conditions of the agreement regarding storm water drainage by and between Henry C. Russ and The Metropolitan District dated June 21, 1948 and recorded June 30, 1948 in Volume 833, Pages 319—323 of the Hartford Land

Terms and conditions of the agreement regarding storm water drainage by and between St. Francis Hospital, incorporated and The Metropolitan District dated June 23, 1948 and recorded June 30, 1948 in Volume 833, Pages 324—328 of the Hartford Land Record (As to 113 Woodland Street) plotted hereon

Right of way to pass and repass along a strip of land 12 % feet wide reserved in the deed from John E. Hayes to The Hartford County Mutual Fle Insurance Company dated January 16, 1956 and recorded January 16, 1956 in Volume 970, Pages 6-7 of the Hartfard Land Records. (As to 95 Woodland Street) plotted hereon

Terms and conditions of an easement from John E. Hayes to The Metropolitan District dated June 24, 1959 and recorded July 13, 1959 in Volume 1029, Pages 400–403 of the Hartford Land Records. (Affects the license benefiting Nos. 95 and

Right to maintain, repair and replace an earth dike granted in the deed of easement from The Hartford Roman Catholic Diocesan Corporation to The Aetna Casualty and Surety Company dated October 18, 1963 and recorded October 23, 1963 in Volume 1111, Pages 260—262 of the Hartford Land Records. (As to 119 Meadled Street) of Medical Street).

Conditions set forth in the Greater Hartford Flood Commission Certificate of Approval dated October 11, 1984 and recorded November 21, 1986 in Volume 2502, Pages 341—342 of the Hartford Land Records. (Affects the license benefiting Nos.

Terms and conditions of the Cable Television Easement and Maintenance Agreement by and between United Cable television Service and Saint Francis Hospital and Medical Center dated as of December 7, 1990 and recorded July 26, 2991 in Volume 3181, Pages 48-52 of the Hertford Land Records. (As to 129 Woodland Street) not The conditions set forth in the Greater Hartford Flood Commission Cartiflosts of Approval dated May 21, 1983 and recorded May 25, 1983 in Valume 3367, Page 234 of the Hartford Land Records. (Insertucts as the referenced map is not of record,

it is uncertain which property or properties is/are affected) not plotted herean Sower Economic from The Hartford Roman Catholic Diocesan Corporation to The Metropolitan District dated October 18, 1993 and recorded October 22, 1993 in Valume 3415, Pages 321-324 of the Hartford Land Records. (As to 119 Handland

Sower Ecomment from Saint Francis Hospital and Medical Center to The Metropolitan District dated October 15, 1993 and recorded October 22, 1993 in Volume 3415, pages 325—328 of the Hartford Land Records. (As to 113 Woodland Street) plotted

Terms and conditions set forth in the Agreement by and among IRI Holdings, Inc., One Thousand Corporation and Visiting Nurse and Home Gare, Incorporated dated as of Ame 30, 1994 and recorded December 30, 1994 in Volume 3547, Pages 270—282 of the Hartford Land Records. (Affects the Rosses benefiting Hos. 95 and 99 Moodland Street) not plotted hereon

Pedratrian easement, the access and agrees easement and the maintenance, repair and replacement acets obligations granted and set forth in the Agreement by and between One Thousand Corporation and Vielling Nurse and Home Care, incorporated dated as of March 13, 1995 and recorded March 30, 1995 in Volume 3573, Pages 11-29 of the Hartford Land Records. (As to 95 Woodland Street) plotted hereon

Driveray easement, access, handisepped parking, short—term parking and drainage pipe repair easement, pedestrian easement, water service easement, anitary sever easement, electrical service easement, restrictive covenant and certain obligations granted and set forth in the Agreement by and between One Thousand Corporation and Visiting Nurse and Home Care, incorporated dated as of March 13, 1985 and recorded March 30, 1995 in Volume 3573, Pages 11—29 of the Hartford Land Recorder (As in 99 Marchine) Steedy Steedy Records. (As to 90 Woodland Street) plotted hereon

13. THE BUILDING LINE DEPICTED HEREON IS SET USING A SIXTY FOOT MOTH FOR WOODLAND STREET, THEN THIRTY SIX FEET WESTERLY OF THAT RIGHT OF WAY LINE AS DEPICTED ON THE CITY OF HARTFORD ASSESSOR'S MAP NUMBER 324.

14. THE FEATURES DEPICTED ON LOT 15 N/F VIVA HEALTH CARE INC. ARE DIGITIZED FROM RECORD PLANS, NOT FIELD LOCATED AND CONFORM TO CLASS D ACGURACY STANDARDS, THESE ARE DEPICTED TO AID IN DEPICTING GERTAIN EASEMENTS FOR THE SUBJECT LOTS.

S. THERE ARE 467 STANDARD AND 14 HANDICAPPED PARKING SPACES ON THE SUBJECT PARCELS. THE PARKING GARAGE ON 119 WOODLAND STREET CONTAINS AN ADDITIONAL 651 STANDARD AND 41 HANDICAPPED SPACES. * = BUILDING NON-CONFORMING TO CURRENT ZONING REQUIREMENTS. SEE CONNECTIOUT GENERAL STATUE SECTION 8-13a.

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95 & 99 WOODLAND STREET

A CERTAIN PIECE OR PARCEL OF LAND, SITUATED ON THE WESTERLY SIDE OF WOODLAND STREET IN THE CITY OF HARTFORD, COUNTY OF HARTFORD, STATE OF CONNECTICUT AS DEPICTED ON A PLAN ENTITLED "PROPERTY SURVEY PROPERTY OF ST. FRANCIS HOSPITAL & MEDICAL CENTER 95,99,113,119,125 & 129 WOODLAND STREET HARTFORD, CONNECTICUT DATED 04-18-08 SCALE 1"= 50" JOB NO. 05173 SHEETS 1 - 2 OF 2 BY: F.A. HESKETH & ASSOCIATES, INC.". SAID PARCEL BEING COMPRISED OF TWO LOTS BEING KNOWN AS 95 AND 99 WOODLAND STREET. SAID PARCEL BEING BOUNDED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY STREET LINE OF WOODLAND STREET AT THE SOUTHEAST CORNER OF THE PARCEL HEREN DESCRIBED WHICH POINT IS 314.02 FEET FROM THE STREET LINE OF ASYLUM STREET AS MEASURED ALONG THE WESTERLY STREET LINE OF WOODLAND STREET.

THENCE, N 71° 10' 20" W A DISTANCE OF 655.92 FEET TO A SURVEY TIE LINE. THENCE, CONTINUING N 71° 10' 20" W A DISTANCE OF 30 FEET MORE OR LESS ALONG LAND NOW OR FORMERLY OF THE CITY OF HARTFORD TO THE CENTER LINE OF THE PARK RIVER.

THENCE, NORTHERLY 260 FEET MORE OR LESS ALONG THE CENTER LINE OF THE PARK RIVER TO A POINT.

THENCE, S 71° 10' 20" E A DISTANCE OF 30 FEET MORE OR LESS TO A SURVEY TIE LINE. SAID SURVEY TIE LINE BEING N 20° 36' 54" E A DISTANCE OF 260.13 FEET FROM HEREINBEFORE MENTIONED SURVEY TIE LINE.

THENCE, CONTINUING S 71° 10' 20" E A DISTANCE OF 365.00 FEET TO A POINT.

THENCE, N 18° 49° 40" E A DISTANCE OF 45.17 FEET TO A POINT. THENCE, S 70° 57° 16" E A DISTANCE OF 54.00 FEET TO A POINT.

THENCE, N 18° 51' 03" E A DISTANCE OF 171.72 FEET TO A POINT.

THENCE, S 72" 49" 37" E A DISTANCE OF 221.91 FEET TO A POINT ON THE WESTERLY STREET LINE OF WOODLAND STREET. THE LAST FIVE COURSES BEING ALONG LAND NOW OR FORMERLY OF WALL HEALTH CARE INC.

THENCE, S 18° 47' 47" W A DISTANCE OF 363.40 FEET TO AN ANGLE POINT IN THE WESTERLY STREET LINE OF WOODLAND STREET. THENCE, S 15° 36' 50" W A DISTANCE OF 119.88 FEET TO THE POINT AND PLACE OF BEGINNING. THE LAST TWO COURSES BEING ALONG THE WESTERLY STREET LINE OF WOODLAND STREET.

SAID PARCEL CONTAINS 5.22 ACRES OR 227,176 SQUARE FEET MORE OR LESS.

PERIMETER DESCRIPTION

113, 119, 125 & 129 WOODLAND STREET

A CERTAIN PIECE OR PARCEL OF LAND, SITUATED ON THE WESTERLY SIDE OF WOODLAND STREET IN THE CITY OF HARTFORD, COUNTY OF HARTFORD, STATE OF CONNECTICUT AS DEPICTED ON A PLAN ENTITLED "PROPERTY SURVEY PROPERTY OF ST. FRANCIS HOSPITAL & MEDICAL CENTER 95,99,113,119,125 & 129 WOODLAND STREET HARTFORD, CONNECTICUT DATED 04—18—08 SCALE 1"= 50" JOB NO. 05173 SHEETS 1 — 2 OF 2 BY: F.A. HESIGETH & ASSOCIATES, INC.". SAID PARCEL BEING COMPRISED OF FOUR LOTS BEING KNOWN AS 113, 119, 125 AND 129 WOODLAND STREET. SAID PARCEL BEING BOUNDED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE MESTERLY STREET LINE OF WOODLAND STREET AT THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED WHICH POINT IS 857.34± FEET FROM THE STREET LINE OF ASYLUM STREET AS MEASURED ALONG THE WESTERLY STREET LINE OF WOODLAND STREET.

THENCE, N 72° 49° 37" W A DISTANCE OF 236.69 FEET TO A POINT.

THENCE, N 18" 49" 13" E A DISTANCE OF 100.00 FEET TO A POINT. THENCE, N 72° 51' 37" W A DISTANCE OF 332.34 FEET TO A SURVEY TIE LINE.

THENCE, CONTINUING N 72° 51' 37" W A DISTANCE OF 3D FEET MORE OR LESS TO THE CENTER LINE OF THE PARK RIVER. THE LAST FOUR COURSES BEING ALONG LAND NOW

THENCE, NORTHERLY 537 FEET MORE OR LESS ALONG THE CENTER LINE OF THE PARK RIVER TO A POINT.

THENCE, N 22° 50° 24° E A DISTANCE OF 95.71 FEET MORE OR LESS TO A DRILL HOLE FOUND. SAID DRILL HOLE IS ALSO THE END OF A SURVEY TIE LINE. SAID SURVEY TIE LINE BEING N 15° 06° 48° E A DISTANCE OF 500.91 FEET FROM HEREINBEFORE MENTIONED SURVEY TIE LINE.

THENCE, N 89° 00° 24" E A DISTANCE OF 114.25 FEET TO A POINT. THENCE, S 71" 14" 06" E A DISTANCE OF 312.87 FEET TO A POINT.

THENCE, S 71° 14° 06" E A DISTANCE OF 200.05 FEET TO A POINT IN THE MESTERLY STREET LINE OF WOODLAND STREET. THE LAST FOUR COURSES BEING ALONG LAND NOW OR FORMERLY OF THE HOUSING AUTHORITY OF THE CITY OF HARTFORD.

THENCE, S 18° 48' 30" W A DISTANCE OF 45.38 FEET TO A POINT.

THENCE, S 19" 41" 45" W A DISTANCE OF 200.14 FEET TO A POINT. thence, s 18° 49° 55" w a distance of 268.22 feet to a point.

THENCE, S 21° 35° 45° W A DISTANCE OF 204.86 FEET TO THE POINT AND PLACE OF BEGINNING. THE LAST FOUR COURSES BEING ALONG THE WESTERLY STREET LINE OF WOODLAND STREET.

SAID PARCEL CONTAINS 9.42 ACRES OR 410,394 SQUARE FEET MORE OR LESS.

HOSPITA CENTER

THIS MAP PRODYCED BY CHIGINAL INK DRAWING ON POLYESTER FILM MACODINCIED BY FA HESKETH & ASSOC INC. EAST ORANGY, CT

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