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National**

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PROJECT #2268 ACAD FILE: 2268.DWG

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## Notes Corresponding to Schedule B2

### AS TO PARCEL ONE - 285-305 BROAD STREET:

- Building restrictions as set forth in a Warranty Deed from Grace F. Bidwell to Louis Mitnick dated and recorded on December 19, 1918 in Volume 464, Page 275 of the Hartford Land Records. -5' BUILDING RESTRICTION, PLOTTED; NOTE: "MUTUAL GANGWAY" REFERENCED IN DOCUMENT, SEE RELEASE: SCH. B2 ITEM #5 (VOL. 598, PAGE 241), NOT PLOTTED.
- Terms and provisions of an Agreement by and among Paolo Randozza, Sebastiana Randozza, Ronald Lewgoid, Hipolit Norwid, and Natalie Juszkievicz dated March 8, 1926 and recorded in Volume 598, Page 241 of the Hartford Land Records. -4' WIDE MUTUAL GANGWAY" RELEASED, NOT PLOTTED; "MUTUAL GANGWAY" WITH RIGHTS TO PASS AND REPASS, PLOTTED.
- Reservations and agreements more particularly set forth in a Quit Claim Deed from The New York, New Haven and Hartford Railroad Company dated September 7, 1956 and recorded in Volume 861, Page 449 of the Hartford Land Records. See partial releases in Quit Claim Deed from Richard Joyce Smith and William J. Kirk, Trustees of The New York, New Haven and Hartford Railroad Company dated September 28, 1967 and recorded in Volume 1198, Page 635 of the Hartford Land Records. -VOL. 981, PAGE 449: PARCEL SHOWN HEREON, PLOTTED; SUBJECT TO EXISTING DRAINAGE CONDITIONS, BLANKET IN NATURE; 14' WIDE STRIP SUBJECT TO RIGHTS TO LOCATE AND MAINTAIN CANTILEVER SIGNAL BRIDGE STRUCTURE TOGETHER WITH RIGHTS OF ENTRY, PLOTTED; VOL. 1198, PAGE 635: PARCEL SHOWN HEREON, PLOTTED; SUBJECT TO EXISTING DRAINAGE CONDITIONS, BLANKET IN NATURE; SUBJECT TO RIGHTS OF THE PUBLIC IN "BROAD STREET", "BROAD STREET" SHOWN HEREON, PLOTTED.
- Rights and easements in favor of the State of Connecticut as more particularly set forth in a Certificate of Taking dated June 4, 1974 and recorded in Volume 1420, Page 82 of the Hartford Land Records. -SUBJECT TO EASEMENT PARCELS #1 & #2, PLOTTED; SUBJECT TO "LAND TAKING" PARCEL, APPROX. LOCATION SHOWN HEREON, PLOTTED; "FURTHER RIGHTS" DESCRIBED IN DOCUMENT ARE BLANKET IN NATURE, RIGHTS AUTOMATICALLY TERMINATE UPON COMPLETION OF WORK.
- Gas Main Easement in favor of Connecticut Natural Gas Company dated August 18, 1975 and recorded in Volume 1480, Page 323 of the Hartford Land Records. -20' WIDE GAS MAIN EASEMENT, PLOTTED.
- Water Main Easement in favor of The Metropolitan District dated August 18, 1975 and recorded in Volume 1481, Page 70 of the Hartford Land Records. -20' WIDE WATER MAIN EASEMENT, PLOTTED.
- Easement in favor of Connecticut Natural Gas Company dated May 24, 1984 and recorded in Volume 2192, Page 19 of the Hartford Land Records. -PLAN REFERENCED IN DOCUMENT NOT PROVIDED TO SURVEYOR; GAS EASEMENT PLOTTED.
- The effect, if any, of a Certificate of Approval issued by the Greater Hartford Flood Commission dated October 5, 1987 and recorded in Volume 2671, Page 322 of the Hartford Land Records. -COPY OF "PLANS" REFERENCED IN DOCUMENT NOT PROVIDED TO SURVEYOR; ITEM IS NON-SURVEY/NON-EASEMENT, NOT PLOTTABLE.
- Easement in favor of the City of Hartford dated June 17, 1988 and recorded in Volume 2883, Page 298 of the Hartford Land Records. -PLAN REFERENCED IN DOCUMENT NOT PROVIDED TO SURVEYOR; EASEMENT LOCATION SHOWN HEREON, PLOTTED.
- Rights of others over all rights appurtenant to said land stated in Schedule A (Description) hereof. -SOURCE OF COMMENT UNKNOWN; ITEM BLANKET IN NATURE/NOT PLOTTABLE.

### AS TO PARCEL TWO - 11-15 FLOWER STREET:

- Rights of access as set forth in a Certificate of Taking by the State of Connecticut dated May 12, 1961 and recorded in Volume 1082, Page 489 of the Hartford Land Records. -NON-ACCESS LINE, PLOTTED.
- Reinforcement of access rights as set forth in a Quit-Claim Deed from Jacob M. Silver, Paul C. Klein and Philip L. Klein to The State of Connecticut dated January 26, 1962 and recorded in Volume 1082, Page 444 of the Hartford Land Records. -NON-ACCESS LINE, PLOTTED.
- Rights of others over the appurtenant easement property referenced in Schedule A (Description) hereof. -SOURCE OF COMMENT UNKNOWN; ITEM BLANKET IN NATURE/NOT PLOTTABLE.

### AS TO PARCEL THREE - 8 FLOWER STREET:

- Easement in favor of Connecticut Natural Gas Company dated May 24, 1984 and recorded in Volume 2192, Page 19 of the Hartford Land Records. -PLAN REFERENCED IN DOCUMENT NOT PROVIDED TO SURVEYOR; GAS EASEMENT PLOTTED.

### AS TO PARCELS THREE AND FOUR - 8 FLOWER STREET AND 366 BROAD STREET:

- Possible rights and/or easements in favor of the City of Hartford for Park River South Branch conduit - see ordinance adopted by the Court of Common Council of the City of Hartford on October 8, 1982 and recorded in the Journal of the Court of Common Council at Page 622. -DESCRIPTION AND NATURE OF POSSIBLE RIGHTS NOT DEFINED IN REFERENCED DOCUMENT; ITEM NOT PLOTTABLE FROM DESCRIPTION PROVIDED.

### AS TO PARCEL FIVE - 361 BROAD STREET:

- Covenants and reservations as more particularly set forth in a Quit Claim Deed from Richard Joyce Smith and William J. Kirk, Trustees of The New York, New Haven and Hartford Railroad Company, Debtor, dated September 28, 1967 and recorded in Volume 1198, Page 635 of the Hartford Land Records. -PARCEL SHOWN HEREON, PLOTTED; SUBJECT TO EXISTING DRAINAGE CONDITIONS, BLANKET IN NATURE; SUBJECT TO RIGHTS OF THE PUBLIC IN BROAD STREET, "BROAD STREET" SHOWN HEREON, PLOTTED.
- Easement in favor of the State of Connecticut as more particularly set forth in a Certificate of Taking dated June 4, 1974 and recorded in Volume 1420, Page 82 of the Hartford Land Records. -SUBJECT TO EASEMENT PARCELS #1 & #2, PLOTTED; SUBJECT TO "LAND TAKING" PARCEL, APPROX. LOCATION SHOWN HEREON, PLOTTED; "FURTHER RIGHTS" DESCRIBED IN DOCUMENT ARE BLANKET IN NATURE, RIGHTS AUTOMATICALLY TERMINATE UPON COMPLETION OF WORK.
- Easement in favor of the City of Hartford as more particularly described in an instrument dated March 9, 1976 and recorded in Volume 1507, Page 221 of the Hartford Land Records. -SUBJECT TO "PERMANENT EASEMENT".

ALL OTHER ITEMS ARE EITHER NON-SURVEY OR NON-EASEMENT RELATED MATTERS.

## Encroachment Statment

- APPARENT ENCROACHMENT: CHAIN LINK FENCE (OWNER UNKNOWN) MEANDERS ACROSS PROPERTY LINE BY 2'±.
- APPARENT ENCROACHMENT: OVERHEAD WIRE ACROSS PROPERTY LINE.
- APPARENT ENCROACHMENT: OVERHEAD WIRES CROSS PROPERTY LINES
- APPARENT ENCROACHMENT: CONC. PAD 8.4'± ONTO LAND N/F GREATER HARTFORD FLOOD COMMISSION.

### MAP NOTES

- THIS PROPERTY SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A "DEPENDENT RESURVEY" OF THE SUBJECT PROPERTY PERIMETER CONFORMING TO HORIZONTAL ACCURACY "CLASS A-2".
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
  - "PROPERTY SURVEYED FOR THE HARTFORD COURANT COMPANY 285-305 BROAD STREET & 24 FLOWER STREET HARTFORD, CONNECTICUT," PREPARED BY HALLISEY & HERBERT, DATED 10 JUNE 1987, SCALE 1"=40', SHEET 1 OF 4, LAST REVISED 1-25-89, AND IS ON FILE IN THE CITY OF HARTFORD LAND EVIDENCE RECORDS AS PLAN NO. 1906.
  - "CITY OF HARTFORD MAP SHOWING LAND AND EASEMENTS ACQUIRED FROM THE HARTFORD COURANT CO. BY THE STATE OF CONNECTICUT, BRIDGE OVER PENN CENTRAL R.R. BROAD STREET," SCALE 1"=20', DATE DEC. 1973 ON FILE IN THE CITY OF HARTFORD LAND EVIDENCE RECORDS AS PLAN NO. 975.

INK ON MYLAR  
ORIGINAL DRAWING  
PRODUCED BY  
CO-OPERATIVE  
SURVEYING

SCALE: 1"=30'  
0' 15' 30' 60'

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT  
AS NOTED HEREON:  
PETER A. PODURKEL, L.S. #70134

## Miscellaneous Notes

- ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE NOTED.
- THERE WAS NO ADDRESS OBSERVED AT THE TIME OF SURVEY.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION/BUILDING ADDITIONS OBSERVED AT THE TIME OF SURVEY.
- THE SURVEYOR IS NOT AWARE OF ANY CHANGES (EITHER COMPLETED OR PROPOSED) IN THE RIGHT OF WAY LINES SHOWN HEREON.
- THERE WAS NO EVIDENCE OBSERVED AT THE TIME OF SURVEY THAT THE SITE IS OR WAS BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.

## Zoning Information

NOTE: ZONING INFORMATION PROVIDED HEREON IMPLIES NO CERTIFICATION IN REGARDS TO ZONING COMPLIANCE. STATEMENTS OF THIS NATURE SHALL BE DEFERRED TO ZONING OFFICIALS, ATTORNEYS, ZONING COMMISSION AND COURTS OF LAW.

DISTRICT: "C1"  
MINIMUM LOT AREA REQUIRED: 10,000 S.F.  
MINIMUM LOT WIDTH REQUIRED: 60 FEET  
MINIMUM SETBACKS:  
FRONT BUILDING LINE  
SIDE NOT REQUIRED  
REAR NOT REQUIRED  
MAXIMUM BUILDING HEIGHT ALLOWED: NOT REQUIRED

SOURCE OF ZONING INFORMATION:  
City of Hartford Zoning Regulations

ZONING CONTACT: Roger J. O'Brien, PhD, AICP  
Director of Planning  
860-757-9054

## Parking Requirements

OFFICES, DIRECT WALK-IN: 1 SPACE PER 500 SQ.FT.  
GENERAL OFFICES: 1 SPACE PER 1000 SQ.FT. OF NET OFFICE SPACE.  
SPACES PROVIDED: 475 REG. + 10 HC + 11 LOADING = 496 SPACES TOTAL

