

MAP REFERENCE:

- 1) "EXISTING BUILDING LOCATION SURVEY FOR CORNING CAPITOL LIMITED PARTNERSHIP
11-27 ASYLUM STREET & 805-817 MAIN STREET, HARTFORD, CONNECTICUT.
SCALE: 1"=10' 13 OCTOBER 1987 DUBIEL ASSOCIATES-EAST HARTFORD,
CONNECTICUT. SURVEY NO. 97-54-064"
- 2) "PROPERTY OF THE CONNECTICUT BANK AND TRUST COMPANY TO BE CONVEYED TO HARTFORD
NATIONAL BANK AND TRUST COMPANY. MAIN & ASYLUM STREETS, HARTFORD, CONNECTICUT
SCALE: 1 INCH=8 FEET SEPTEMBER, 1962. PETERSEN & HOFFMAN, ENGINEERS"
- 3) "CITY OF HARTFORD, CONNECTICUT DEPARTMENT OF ENGINEERING. ASYLUM STREET, TRUMBULL ST.
TO MAIN STREET AND BUILDING LINES. SCALE 1"=20' AUGUST 1966"

Schedule B Section 2 Exceptions:

FROM FIRST AMERICAN TITLE INSURANCE COMPANY
effective December 11, 2008.

1. Taxes or assessments that are not shown as existing liens by the records. (not ploitable)
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land. (not applicable)
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by a land survey of the Land.
4. Defects, liens, encumbrances, adverse claims or other matters, if any. (not ploitable)
5. Real estate taxes to the City of Hartford. (not ploitable)
6. Water use charges. (not ploitable)
7. Matters set forth on the map referenced in Schedule A. (not ploitable)
8. Effect of the sidewalk repair notices dated February 5, 2004, May 4, 2005 and July 30, 2006 filed in the Hartford Engineering Department (lease covering repayment for repairs are not recorded in the Hartford Land Records).
9. Rights pertaining to a 12'-foot wide gangway running southerly from Ayrum Street as set forth in the deed from Phoenix Bank to William Hills dated May 7, 1925 and recorded in Volume 398 of the Hartford Land Records and in the deed from William Hills to Phoenix Bank dated May 7, 1925 and recorded in Volume 398. Page 494 of said deed and Record-aid regarding shown on the map referenced in the Schedule A property description being (affected) (affected rights).
10. An Agreement concerning a mutual wall between The Phoenix National Bank of Hartford and George L. Lutz dated and recorded January 14, 1924 in Volume 547, Page 494 of the Hartford Land Records. (as shown)
- (see above)
11. Easement to Hartford National Bank and Trust Company dated July 7, 1966 and recorded August 10, 1968 in Volume 1166, Page 71 of the Hartford Land Records. Easement to be conveyed to the Hartford National Bank of a portion of the northeast corner of Hartford National Bank and Trust Company's banking house to overlying 33 square feet at the southerly boundary of 11-27 Ayrum Street, Hartford, Ct. at a distance of 401 feet. 10' Easement more or less. (as shown and thereafter rising a distance of 10 feet. Said Easement is fixed and ascertainable. (as above)
12. Terms and conditions of the lease dated October 32, 1998. (not ploitable)
13. Terms and conditions of the lease dated September 14, 1998. (not ploitable)
14. Terms and conditions of the lease dated October 8, 1999. (not ploitable)
15. Terms and conditions of the lease dated May 17, 2001. (not ploitable)