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 1997 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.

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- that could be ascertained by an inspection of the Land. (
- 3. Any encroachment, encumbrance, violation, variation, or adverse circum affecting the fittle that would be disclosed by a land survey of the Land.
- axes to the City of Hartford. (not p
- Effect of the sidewalk repair notices dated February 5, 2001, May 4, 2005 a July 28, 2008 filed in the Hartford Engineering Department (liens securing a payment for repairs are not recorded in the Hartford Land Records).
- Rights pertaining to a 12-foot wide gangway running southerly from Asylum Street as set forth in the deed from Phoenix Bank to William Hills dated May 7 1825 and recorded in Volume 38, Page 366 of the Hartford Land Records and in the deed from William Hills to Phoenix Bank dated May 7, 1825 and recorded in Volume 36, Page 367 of said Land Records, said gangway being shown on the map referenced in the Schedule & property description hereof (affect appurtenant rights
- 10. An Agreement concerning a mutual wall between The Phoenix National Bank of Hartford and George L. Lux dated and recorded January 14, 1924 in Volume 547, Page 494 of the Hartford Land Records. (as shown) (as shown)
- 11. Ensement to Hartford National Bank and Trust Company dated July 7, 1966 and recorded August 10, 1966 in Volume 1169, Page 71 of the Hartford Land Records, said Easement to allow construction and maintenance of a portion of the northwest cornice of Hartford National Bank and Trust Company's banking house to overhang 38 square feet at the southerly boundary of 11-27 Asylum Strret, commencing at a height of 401 feet, 10 inches, more or less, above sea level, and thereafter rising a distance of 10 feet. Said Easement is fixed and ascertainable.
- 12. Terms
- 14. Terms and
- 15. Terms and conditions of the lease dated May 17.

SURVEY NOTES.

1. Bearings shown on this survey are taken from map shown above as Map Reference 1 2. Subject building encroaches into Grunberg 777 Main, LLC property. 3. Subject building encroaches into Main Street street line

CERTIFICATION:

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I, Peter Flynn, a Professional Land Surveyor duly licensed in the State of Connecticut do hereby certify to FIRST AMERICAN TITLE INSURANCE COMPANY, FARMINGTON SAVINGS BANK and ASYLUM STREET PROPERTY, LLC as follows:

The survey of the Property depicted on this map was actually made upon the ground on December 3, 2008. The survey and bounds and measurements shown on this map are correct and accurate within the standards of a Property Survey and are conforming to the standards of accuracy for a Horizontal Class A-2 survey. This is a dependent resurvey. This survey map has been prepared in accordance with Sections 20-300b-1 through 80-300b-20 of the Regulations of Connecticut State Agencies "Standards for Surveys and Maps in The State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996. This survey was prepared to depict the existing condi-tins of the subject Property including any leased areas and associated easements. It is intended to be used to depict the position of boundaries with respect to locations of all boundary monumentation; apparent improvements and features; record easements and physical visible evidence of the use thereof; record apparent means of ingress; and egress; lines of occupation; deed restrictions pertaining to the location of the buildings and other improvements; unresolved conflicts with maps and descriptions; all apparent boundary encroachments; and existing buildings.

Except as shown hereon, (i) title lines and lines of actual po Except as shown hereon, (i) title lines and lines of actual possession are the same, (ii) all building lines and improvements are located as shown, are erected entirely within the Property lines, and do not encroach over or upon the street, title or building lines or any right of way or easement on or appurtenant to the Property, (iii) there are no utility or other easements or rights of way affecting the Property; (iv) there are no encroachments or projections on or over the Property or on rights of way or easements appurtenant to the same by buildings or improvements erected on adjacent land, and (v) the buildings and improvements on this Property do not violate any building or soning regulation, covenant, deed restriction or other regulation or requirement relating to the location thereof.

The Property is not located within a Special Flood Hazard Boundary as defined by the Federal Emergency Management Agency and are reflected on Flood Insurance Rate Map No. 09003C 0388F, with a revised date of Identification of May 19, 1998, and is designated as Zone "X" (outside the 500 year flood zone) and the Property has direct access to Main Street & Asylum Street which are dedicated public streets.

I further certify that this map and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Survey", jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1,2,3,4,6,7(a),7(b),7(c),8,9,10 & 11a of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, the undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

12-18-08 CT.L.L.S. #8792 DATE



NOT VALID UNLESS ORIGINAL SIGNATURE. LIVE STAMP. & RAISED SEAL ARE AFFIXED. FLYNN & CYR LAND SURVEYING LLC 1204 Parmington Avenue 860–626–7886 BERLIN, CONNECTICUT 06037



Schedule A.

Beginning at the point of intersection of the southerly street line of Asylum Street and the westerly street line of Main Street, said point being the northeast corner of land herin described; Thence S14*00'00"W a distance of 51.59 feet to a point; Thence N72*20'50"W a distance of 50.62 feet to a point; Thence N72°41'35"W a distance of 29.36 feet to a point; S18°21'25"W a distance of 12.10 feet to a point; Thence N70°58'20"W a distance of 73.13 feet to a point; Thence Thence N19*19'25"E a distance of 67.45 feet to a point; Thence S70*15'05"E a distance of 148.07 feet to the point



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of the Hartford Land Records.

REGULATIONS FOR B-1 ZONE NON-RESIDENCE		
ITEM	REQUIRED	EXIS
MAX. RESIDENTIAL DENSITY	N/A	N/
MAX. FLOOR AREA RATIO	N/R	N/
MIN. LOT AREA	N/R	N/
MIN. LOT WIDTH	N/R	N/.
MIN. BUILDING LINE	0'	0
MIN. SIDE YARD	N/R	N/.
MAX. LOT OCCUPANCY X	N/R	N/.
MIN. REAR YARD	N/R	N/.
MAX. BLDG. HEIGHT	N/R	N/
MIN. USEABLE OPEN SPACE	N/A	N/