

MAP REFERENCE:

1. MAP ENTITLED, "PROPERTY/BOUNDARY SURVEY & TOPOGRAPHIC SURVEY SUBDIVISION PLAN-PLAN PREPARED FOR TO DESIGN LLC 1450 MAIN STREET HARTFORD, CONN. SCALE: 1"=40' DATE 6-23-06 REV. 11-02-06 MEEHAN & GOODIN ENGINEERS-SURVEYORS P.C."
2. MAP ENTITLED, "UTILITY EASEMENTS IN THE SOUTH ARSENAL REDEVELOPMENT PROJECT CITY OF HARTFORD, CONNECTICUT DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING SERVICES SCALE 1"=50' DATE JULY 1974 REV. 8-6-74 GEORGE HAPPEL CITY ENGINEER"
3. MAP ENTITLED, "NEW YORK, NEW HAVEN & HARTFORD RAILROAD OFFICE OF ENGINEER REAL ESTATE LAND IN HARTFORD, CONN. TO BE CONVEYED TO IRVING LERMAN SCALE 1"=40' JAN. 1958 P. BURLSON."
4. MAP ENTITLED, "BOUNDARY SURVEY showing easement to be granted to the Southern New England Telephone Company doing business as AT&T Connecticut across the property of North End Gateway Limited Partnership #1450 Main Street and SOC Group II Limited Partnership #1570 Main Street Hartford, Connecticut Scale: 1"=40' August 28, 2008 Peter D. Flynn L.S."
5. MAP ENTITLED, "COMPILATION MAP map showing easement area to be granted to the Connecticut Light & Power Company across the property of North End Gateway Limited Partnership #1450 Main Street Hartford, Connecticut Scale 1"=40' May 14, 2008 Revised: 7-16-08 CL&P File No. E8048 Peter D. Flynn L.S."

ZONING REQUIREMENTS

ZONE: B-3	REQUIRED	AS-BUILT
LOT AREA	6,000 SF	131,605 SF
MIN. LOT WIDTH	50 FT	50 FT
MIN. FRONT YARD	50 FT	135 FT
MIN. SIDE YARD (NONRESIDENTIAL)	8 FT	54.4 FT
MIN. SIDE YARD AGGREGATE	20 FT	115.2 FT
MIN. REAR YARD (NONRESIDENTIAL)	20 FT	N/A
MIN. REAR YARD (RESIDENTIAL)	30 FT	84.1 FT
MAX. LOT COV. (BLD.)	50%	21%
MAX. BLD. HEIGHT	4 STORIES	4 STORIES
PARKING SPACES	86 Spaces*	82 Spaces
*(1.5 spaces per Unit--57x1.5 Units= 86 Spaces)		

Schedule B Section 2 Exceptions:

FROM FIRST AMERICAN TITLE INSURANCE COMPANY
Title No. CTH14448C effective January 2, 2007.

1. Existing Drainage conditions of a 6" tile sewer pipe as well as Guy Wire Maintenance agreement and Fence Covenants at Railroad Property Line all found at Vol. 1006 Pg. 184 of H.L.R. L.R.
2. Release of Fence Covenants and Relocation of Guy Poles at Railroad Property Line all found at Vol. 1577 Pg. 359 of H.L.R. L.R.
3. Underground Telephone Line Easement in favor of S.N.E.T. Co. found at Vol. 1438 Pg. 109 of H.L.R. L.R.
4. Underground Sanitary Sewer, Storm Drain & Water Main Easement in favor of the M.I.C. found at Vol. 1438 Pg. 107 of H.L.R. L.R.
5. Underground Electric Distribution System Easement in favor of E.E.L.Co. found at Vol. 1433 Pg. 356 of H.L.R. L.R.

SURVEY NOTES:

- A. Access Easements shown hereon according to "Meehan & Goodin" map (Noted above as map reference no. 8)
- B. Light Posts shown do not have numbers.
- C. Property is located in zone X which is not a federal flood hazard zone as per FEMA Flood community-panel no. 090500 360P dated 9-26-08.
- D. The easement to AT&T shown on this map was recorded in the Hartford Land Records at Vol. 6147 Pg. 165 (Noted above as map reference no. 4)
- E. The easement to CL&P shown on this map was recorded in the Hartford Land Records at Vol. 6127 Pg. 169 (Noted above as map reference no. 5)

CERTIFICATION:

1. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AND THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE SEPTEMBER 28, 1996 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS.

THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF AN IMPROVEMENT LOCATION SURVEY.

PROPERTY LINES AS THEY ARE DEPICTED HEREON PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A "DEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS 4-3 & 7-3 SURVEY.

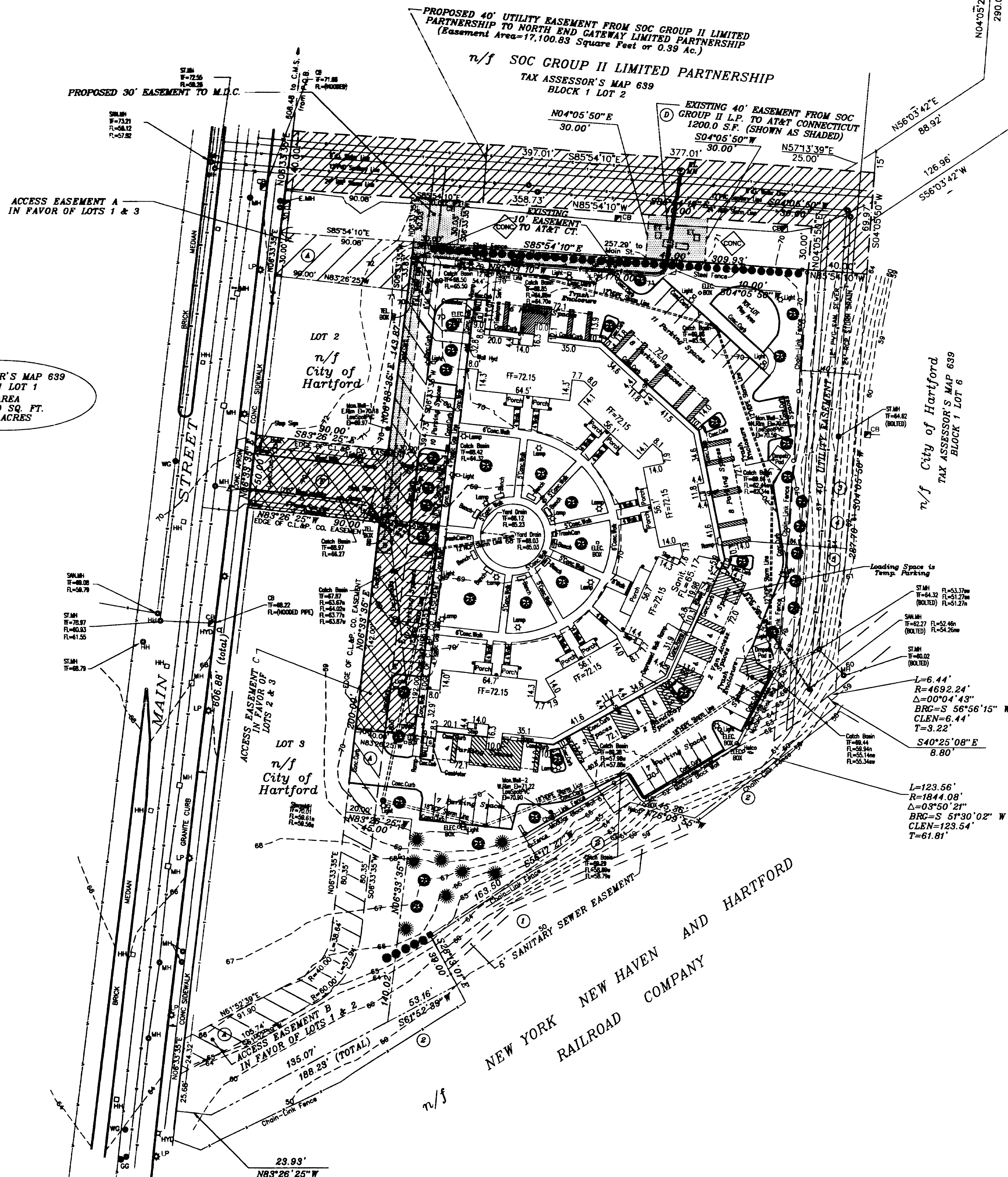
2. THIS MAP AND SURVEY WERE PREPARED FOR NORTH END GATEWAY LIMITED PARTNERSHIP TO BE USED IN MATTERS THAT RELATE TO AS-BUILT CONDITIONS. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES, IS NOT AUTHORIZED OR VALID.
3. NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Peter D. Flynn

PETER D. FLYNN CT.L.S. #8798 DATE
NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.

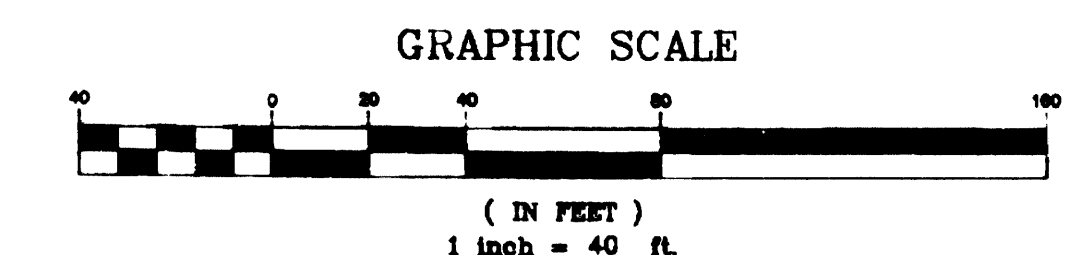
FLYNN & CYR LAND SURVEYING LLC
1204 PLYMOUTH AVENUE SUITE 200-200
BURLINGTON, CONNECTICUT 06017



INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4459 AND HAVE ALL UTILITIES MARKED.

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION, AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS, WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

AS-BUILT SURVEY
PREPARED FOR
NORTH END GATEWAY LIMITED PARTNERSHIP
#1450 MAIN STREET
HARTFORD, CONNECTICUT
SCALE: 1"=40' DEC. 30, 2008
Revised: 1-28-09



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