

- ALTA/ACSM LAND TITLE SURVEY
- TO IC INVESTMENT CORPORATION:
- THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD CIVIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 4, 7(a), 8, AND 10 OF TABLE A THEREOF, AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.
- Eugene S. Smith*
- MAY 31, 1995
- EUGENE S. SMITH, L.L.S. 13644

TO JC INVESTMENT CORPORATION. THIS  
I HEREBY DECLARE THAT THIS SURVEY WAS ACTUALLY MADE  
UPON THE GROUND AND THAT IT AND THE BOUNDS AND  
MEASUREMENTS SHOWN HEREON ARE CORRECT WITHIN  
THE STANDARDS OF CLASS A-1 OF THE SURVEYORS  
ASSOCIATION OF CONNECTICUT, AND THAT, UNLESS  
OTHERWISE SHOWN, TITLE LINES AND LINES OF ACTUAL  
POSSESSION ARE THE SAME, BUILDINGS ARE LOCATED  
AS SHOWN AND DESCRIBED, AND THERE IS NO VIOLATION  
TILE OR BUILDING LINES, THERE ARE NO VIOLATIONS  
OF ZONING REGULATIONS WITH REFERENCE TO THE  
AS SHOWN AND DESCRIBED, AND THERE ARE NO  
EASEMENTS OR ENCROACHMENTS AFFECTING THIS PROPERTY  
APPARENT FROM A CAREFUL INSPECTION OF THE SAME.

MAY 31, 1995 *Eugene S. Smith*  
EUGENE S. SMITH, L.L.S. 13644

The portions of Union Place & Church Street  
shown on this map are established public  
streets of the City of Hartford.

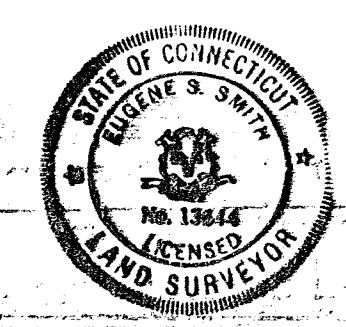
CREST  
REPROGRAPHICS  
FIXED LINE MYLAR

PROPERTY SURVEY  
OF PREMISES OWNED BY  
***IC INVESTMENT CORPORATION***  
74 UNION PLACE AND 417-427 CHURCH STREET  
HARTFORD, CONNECTICUT  
SCALE: 1 INCH = 10 FEET      MAY, 1995

PREPARED BY  
PETERSEN & HOFFMAN — LAND SURVEYORS  
SUCCESSORS TO SPENCER & WASHBURN, INC.  
998 FARMINGTON AVE., WEST HARTFORD, CT. 06107  
TEL. (203) 233-6312

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

MAY 31, 1995 *Eugene S. Smith*  
EUGENE S. SMITH, L.L.S. 13644  
OWNER, PETERSEN & HOFFMAN



29.33'

30.41'

30.41'

WINDOW LEDGES AND

OTHER LAND OF

IC INVESTMENT CORPORATION

TO IC INVESTMENT

TO THE BEST OF MY

MAP IS SUBSTANTIAL

MAY 31, 1995

2200 ALLY ST.

EUGEN OWNER