

LEGEND:

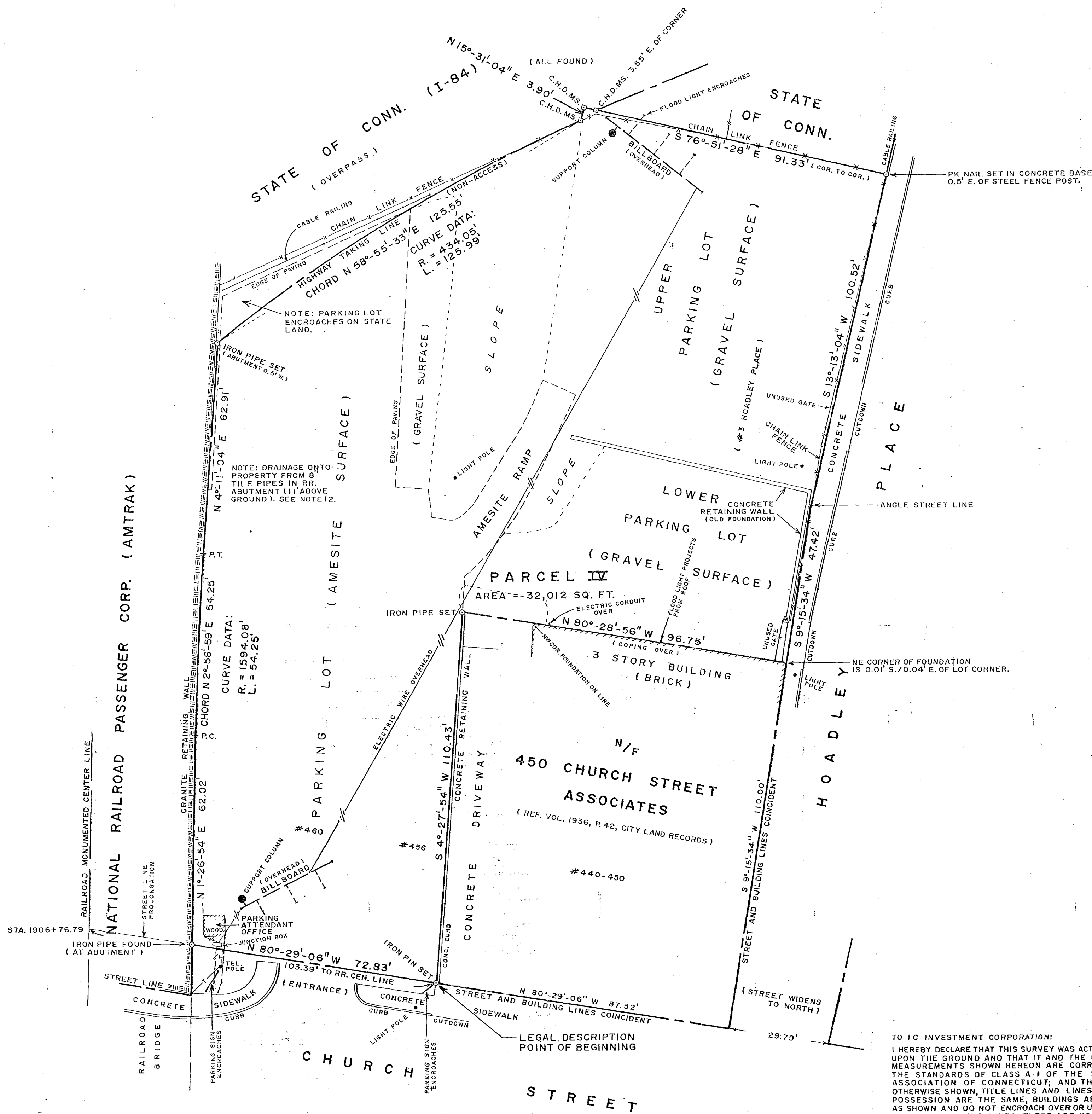
C.H.D. MS. CONNECTICUT HIGHWAY DEPARTMENT MERESTONE
CONC. CONCRETE
T. TEL. TELEPHONE

NOTES:

1. THIS RESURVEY WAS PREPARED IN ACCORDANCE WITH CLASS A-1 OF THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 24, 1992.
2. THIS MAP IS NOT VALID WITHOUT AN EMBOSSED SEAL.
3. REFERENCE IS MADE TO A MAP ENTITLED "PROPERTY SURVEYED FOR IRVING NAPIERT HOADLEY PLACE HARTFORD, CONNECTICUT SCALE: 1 INCH = 20 FEET DEC. 1988 REVISION OF CERTIFICATION AUG. 14, 1987 PETERSEN & HOFFMAN LAND SURVEYORS".
4. REFERENCE IS MADE TO A MAP ENTITLED "SURVEY MAP 480 CHURCH STREET HARTFORD, CONN. SCALE: 1" = 20' DATE 12-31-85 REV. 3-18-88 100% VECHELOFF PROFESSIONAL ENGINEER & LAND SURVEYOR 51 LORRAINE STREET HARTFORD, CONNECTICUT DRAWING NO. 2141".
5. BOUNDARY DATA AS DETERMINED AND DEPICTED HEREON IS IN ACCORDANCE WITH THE ABOVE REFERENCED MAPS. BEARINGS DEPICTED HEREON ARE BASED UPON THE CONNECTICUT PLANE COORDINATE SYSTEM AS UTILIZED IN THE VECHELOFF MAP.
6. REFERENCE IS ALSO MADE TO NEW YORK, NEW HAVEN AND HARTFORD RR. CO. RIGHT OF WAY MAP V. 593/37, AND CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP 63-09, SHEET 1 OF 2 (YANKEE EXPRESSWAY - INTERSTATE 84).
7. REFERENCE IS ALSO MADE TO A MAP SHOWING LAND EXCHANGED BY THE NEW YORK, NEW HAVEN AND HARTFORD RAILROAD CO. AND THE SWIFT COMPANY (FORMER OWNER OF 440-450 CHURCH ST. PREMISES), DATED JULY 23, 1918 AND FILED WITH THE DEEDS IN VOL. 461, P. 370, CITY OF HARTFORD LAND RECORDS.
8. REFERENCE IS ALSO MADE TO A MAP ENTITLED "POST OFFICE SITE HARTFORD CONN. DEPARTMENT OF ENGINEERING JANUARY 1953 NOTES 563 SCALE: 1" = 20' MAP NO. 16073, AND TO CITY ENGINEERING DEPT. STREET LAYOUT VOLUMES, FOR CHURCH STREET AND HOADLEY PLACE STREET LINE TIES.
9. REFERENCE IS ALSO MADE TO A MAP ENTITLED "PROPERTY OF ANNA H. DUNN AND GEORGE M. HYMAN CHURCH STREET HARTFORD, CONN. PREPARED BY MYRON FEINSTEIN ASSOCIATES WEST HARTFORD, CONNECTICUT SCALE: 1" = 20' 4-23-79 THE SAID MAP AND LEGAL DESCRIPTIONS BASED THEREUPON WERE SUPERSEDED BY THE VECHELOFF SURVEY (SEE NOTE 4).
10. REFERENCE IS ALSO MADE TO A MAP ENTITLED "NEW YORK, NEW HAVEN & HARTFORD RAILROAD OFFICE OF ENGINEER - REAL ESTATE LANDS IN HARTFORD, CONN. TO BE CONVEYED TO REBECCA DAMBROV SCALE: 1 INCH = 40 FEET OCT. 1953".
11. DIRECT ACCESS TO AND FROM THE STATE HIGHWAY WAS WAIVED IN A CERTAIN DEED DATED NOV. 1, 1960 AND RECORDED IN VOL. 1054, P. 35, CITY LAND RECORDS.
12. PARCEL IX IS SUBJECT TO THE RIGHT OF THE RAILROAD TO MAINTAIN ITS RETAINING WALL FOOTINGS AND TO DRAIN ONTO THE PREMISES AS SHOWN IN A CERTAIN DEED FROM THE NEW YORK, NEW HAVEN AND HARTFORD RAILROAD COMPANY TO REBECCA DAMBROV DATED FEB. 11, 1959 AND RECORDED IN VOL. 1022, P. 419, CITY LAND RECORDS. CLAUSES IN THE SAID DEED CREATING RIGHTS AND OBLIGATIONS CONCERNING A FORMER POWER LINE AND FENCE WHICH RELATED TO A FORMER RAILROAD PARCEL SUBSEQUENTLY INCORPORATED INTO PARCEL IX ARE NO LONGER VALID. INVALID FOR THE SAME REASON ARE GUY WIRE MAINTENANCE RIGHTS CITED IN A CERTAIN DEED RECORDED IN VOL. 782, P. 249, CITY LAND RECORDS.
13. PARCEL IX (THE SURVEYED PREMISES) CONSISTS OF PARCEL 5 (SEE NOTE 3 ABOVE) AND PARCELS 4 AND 6 (SEE NOTE 4 ABOVE) AS APPEAR IN A CERTAIN DEED TO IC INVESTMENT CORPORATION FROM FAIR HARBOR PROPERTIES, INC. DATED DEC. 29, 1994 AND RECORDED IN VOL. 3547, P. 200, CITY LAND RECORDS. PARCEL IX IS IN ZONE B-1.

The portions of Hoadley Place and Church Street shown on this map are established public streets of the City of Hartford.
C. Blinn Survey Supervisor

N.B. 3111-87 P.B. 42-325, 43-1 M. 72-40, 71-2, 69-6111



ALTA/ACSM LAND TITLE SURVEY

TO IC INVESTMENT CORPORATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1, 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.

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

TO IC INVESTMENT CORPORATION:

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 DO NOT ENCRANCH OVER OR UPON STREET, TITLE OR BUILDING LINES, THERE ARE NO VIOLATIONS OF ZONING REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS, 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

TO IC INVESTMENT CORPORATION:

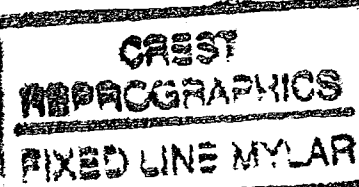
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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

LEGAL DESCRIPTION (PARCEL IV)

A certain piece or parcel of land located on the northerly side of Church Street and the westerly side of Hoadley Place in the City of Hartford, County of Hartford and State of Connecticut, known as Nos. 456-460 Church Street and No. 3 Hoadley Place, bounded and described as follows:

Beginning at a point in the northerly street line of Church Street, said point being the southwesterly corner of land now or formerly owned by 450 Church Street Associates, and said point being marked by an iron pin; thence running N 80°-29'-06" W along the said northerly street line of Church Street a distance of 72.83 feet to a point in the easterly line of land now or formerly owned by the National Railroad Passenger Corporation, said point marking a jog in the said street line of Church Street, and said point being the southwesterly corner of the herein described premises, and said point being marked by an iron pin; thence running N 1°-26'-54" E along the said easterly line of land now or formerly owned by the National Railroad Passenger Corporation a distance of 62.02 feet to a point; thence running in a generally northerly direction along the said land now or formerly owned by the National Railroad Passenger Corporation by a curve to the right having a radius of 1594.08 feet, an arc distance of 54.25 feet to a point; thence running N 4°-11'-04" E along the said land now or formerly owned by the State of Connecticut and known as Interstate Highway 84, said point being marked by an iron pin; thence running in a generally northeasterly direction along the said highway line by a curve to the right having a radius of 434.05 feet, an arc distance of 125.99 feet to a jog in the said highway line, said point of jog being marked by a concrete merestone; thence running N 15°-31'-04" E along the said highway line a distance of 3.90 feet to another jog in the said highway line, said point of jog being marked by a concrete merestone; thence running S 76°-51'-28" E in part along the said highway line through a concrete merestone located 3.55 feet from the last described point and continuing in the same bearing along other land now or formerly owned by the State of Connecticut, in all a total distance along the bearing of 91.33 feet to a point in the westerly street line of Hoadley Place; thence running S 13°-13'-04" W along the said westerly street line of Hoadley Place a distance of 100.52 feet to a point; thence running S 9°-15'-34" W along the said westerly street line of Hoadley Place a distance of 47.42 feet to a point marking the northeasterly corner of land now or formerly owned by 450 Church Street Associates; thence running W 90°-28'-56" W along the said land now or formerly owned by 450 Church Street Associates a distance of 96.75 feet to a point marked by an iron pin; thence running S 4°-27'-54" W along the said land now or formerly owned by 450 Church Street Associates a distance of 110.43 feet to the point or place of beginning. The herein described property has an area of 32,012 square feet, and comprises Parcel 4, 5 and 6 as described in a certain quitclaim deed from Fair Harbor Properties, Inc. to IC Investment Corporation dated December 29, 1994 and recorded in the Hartford Land Records in Volume 3547 at Page 200.



PROPERTY SURVEY

OF PREMISES OWNED BY

IC INVESTMENT CORPORATION

456-460 CHURCH STREET AND 3 HOADLEY PLACE

HARTFORD, CONNECTICUT

SCALE: 1 INCH = 20 FEET

MAY, 1995

PREPARED BY

PETERSEN & HOFFMAN — LAND SURVEYORS
998 FARMINGTON AVE., WEST HARTFORD, CT 06107
TEL. (203) 233-6312

