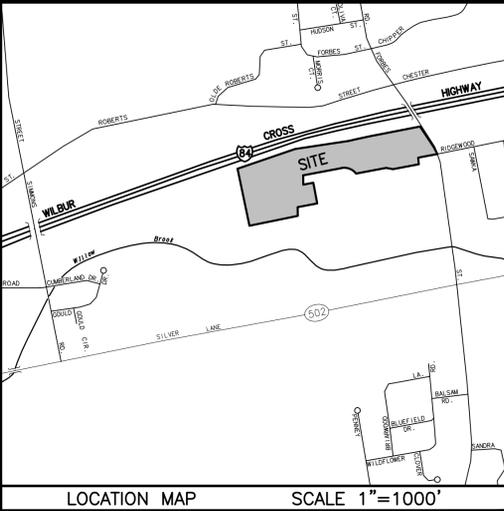
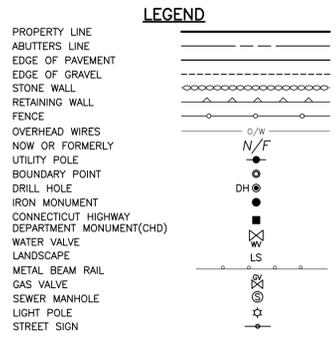


MAP REFERENCES

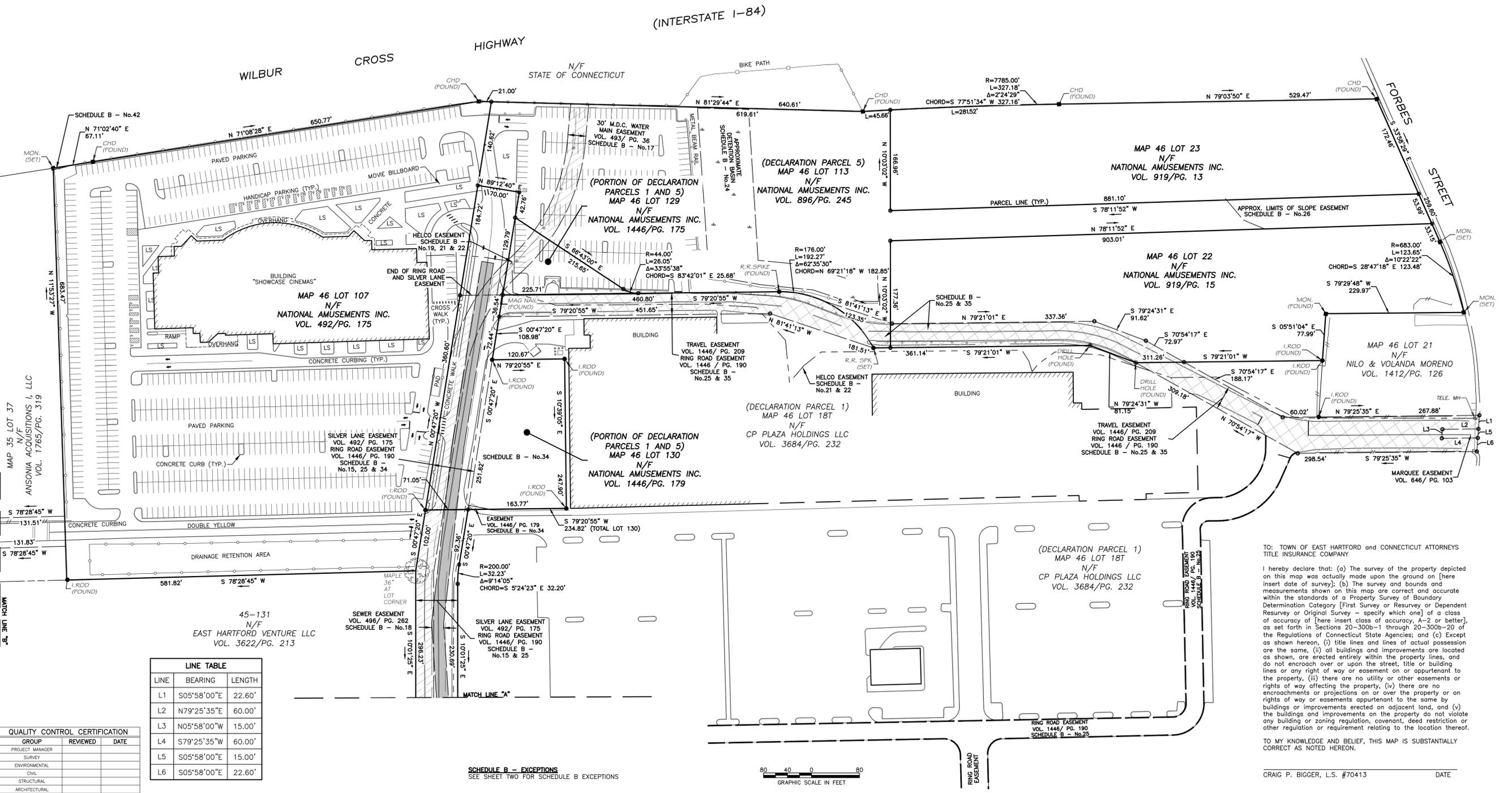
- "AS-BUILT SURVEY SHOWING BUILDING, PARKING, DRAINAGE AND UTILITY IMPROVEMENTS" PLAN PREPARED FOR NATIONAL AMUSEMENTS, INC. EAST HARTFORD CINEMAS, 936 SILVER LANE, EAST HARTFORD, CONNECTICUT, SCALE: 1"=40', DATE: 4-29-04, PREPARED BY J.R. RUSSO & ASSOCIATES, SHEETS 1 & 2
- "STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, TOWN OF EAST HARTFORD, INTERSTATE ROUTE 84 FROM MAIN STREET EASTERLY TO THE MANCHESTER TOWN LINE", SCALE: 1"=80', DATE: APRIL 30, 1992, PLAN NO. 42-19
- "EAST HARTFORD MULTI-USE TRAIL, CHARTER OAK BRIDGE TO WILLOW STREET/MAIN STREET, SILBER LANE/SIMMONS ROAD TO FORBES STREET", EAST HARTFORD, CONNECTICUT, LAYOUT AND CONSTRUCTION PLANS, SCALE: 1"=40', DATE: 11/21/2012, VANASSE HANGEN BRUSTLIN, INC. PROJECT NO. 42-300/301, SHEETS 18 & 19
- EXHIBIT PLAN SHOWING TRANSFER OF LAND AND EASEMENTS, CHARTER OAK MILL PREPARED FOR JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, SILVER LANE AND FORBES STREET, EAST HARTFORD, CONNECTICUT, SCALE: 1"=50', DATE: JANUARY, 1993, PREPARED BY GREINER, INC.
- "PROPERTY SURVEY PREPARED FOR PRESCOTT GLEN APARTMENTS, SIMMONS ROAD, EAST HARTFORD, CONNECTICUT", SCALE: 1"=50', DATE: 11/8/84, PREPARED BY IGOR VECHESLOFF
- "TOPOGRAPHICAL SURVEY MAP, RE-SUBDIVISION OF LOT #1, CHARTER OAK PARK, EAST HARTFORD, CONNECTICUT", SCALE: 1"=50', DATE: 10-12-76, PREPARED BY IGOR VECHESLOFF, SHEETS 1 & 2
- "MAP OF APPLEGATE LANE, EAST HARTFORD, CONNECTICUT" SCALE: 1"=40', DATE: 7-24-72, PREPARED BY IGOR VECHESLOFF

NOTES

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
- THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY CONFORMING TO THE STANDARDS OF ACCURACY FOR A HORIZONTAL CLASS A-2 AND IS A DEPENDENT RESURVEY OF THE SUBJECT PROPERTY.
- THIS SURVEY WAS PREPARED TO DEPICT THE BOUNDARY AND EXISTING CONDITIONS ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS SHOWN ON THE EAST HARTFORD TAX ASSESSOR MAP No. 46 AS LOTS 107, 113, 23, 22, 129, 130 AND HAS BEEN ASSIGNED ADDRESS OF 936 SILVER LANE, EAST HARTFORD, CONNECTICUT.
- TOTAL AREA OF LOTS 22, 23, 107, 113, 129, AND 130 = 25.63± ACRES (1,116,852± SQUARE FEET).
- SITE IS LOCATED IN ZONE B-1.
- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO CME ASSOCIATES, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.



CME ASSOCIATES, INC.
 33 Wilbur Cross Way, Mansfield, CT 06268
 101 East River Drive, 1st Floor
 East Hartford, CT 06108
 50 Elm Street, Southbridge, MA 01550
 1 Tara Blvd., Nashua, NH 03062
 888-291-3227 | www.cmeengineering.com



LINE TABLE

LINE	BEARING	LENGTH
L1	S05°58'00"E	22.60'
L2	N79°25'35"E	60.00'
L3	N05°58'00"W	15.00'
L4	S79°25'35"W	60.00'
L5	S05°58'00"E	15.00'
L6	S05°58'00"E	22.60'

QUALITY CONTROL CERTIFICATION

GROUP	REVIEWED	DATE
PROJECT MANAGER		
SURVEY		
ENVIRONMENTAL		
CIVIL		
STRUCTURAL		
ARCHITECTURAL		

SCHEDULE B - EXCEPTIONS
 SEE SHEET TWO FOR SCHEDULE B EXCEPTIONS



TO: TOWN OF EAST HARTFORD and CONNECTICUT ATTORNEYS
 TITLE INSURANCE COMPANY

I hereby declare that: (a) The survey of the property depicted on this map was actually made upon the ground on [here insert date of survey]; (b) The survey and bounds and measurements shown on this map are correct and accurate within the standards of a Property Survey of Boundary Determination Category [First Survey or Resurvey or Dependent Resurvey or Original Survey - specify which one] of a class of accuracy of [here insert class of accuracy, A-2 or better], as set forth in Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies; and (c) Except as shown hereon, (i) title lines and lines of actual possession are the same, (ii) all buildings 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 the property do not violate any building or zoning regulation, covenant, deed restriction or other regulation or requirement relating to the location thereof.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

CRAIG P. BIGGER, L.S. #70413 DATE

PROPERTY SURVEY MAP
 PREPARED FOR
THE TOWN OF EAST HARTFORD
 936 SILVER LANE
 EAST HARTFORD, CONNECTICUT

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	01/02/2019	ADDITIONS	ZBC

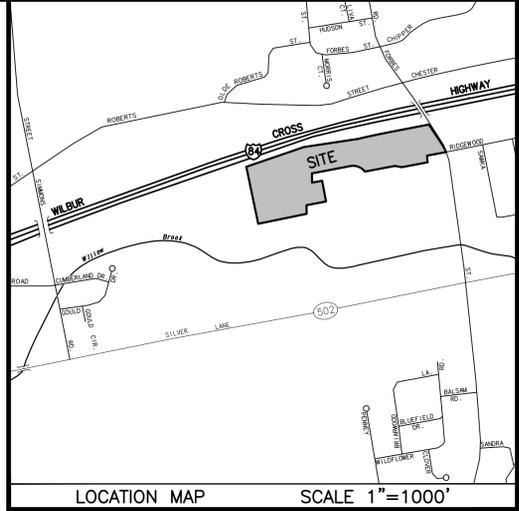
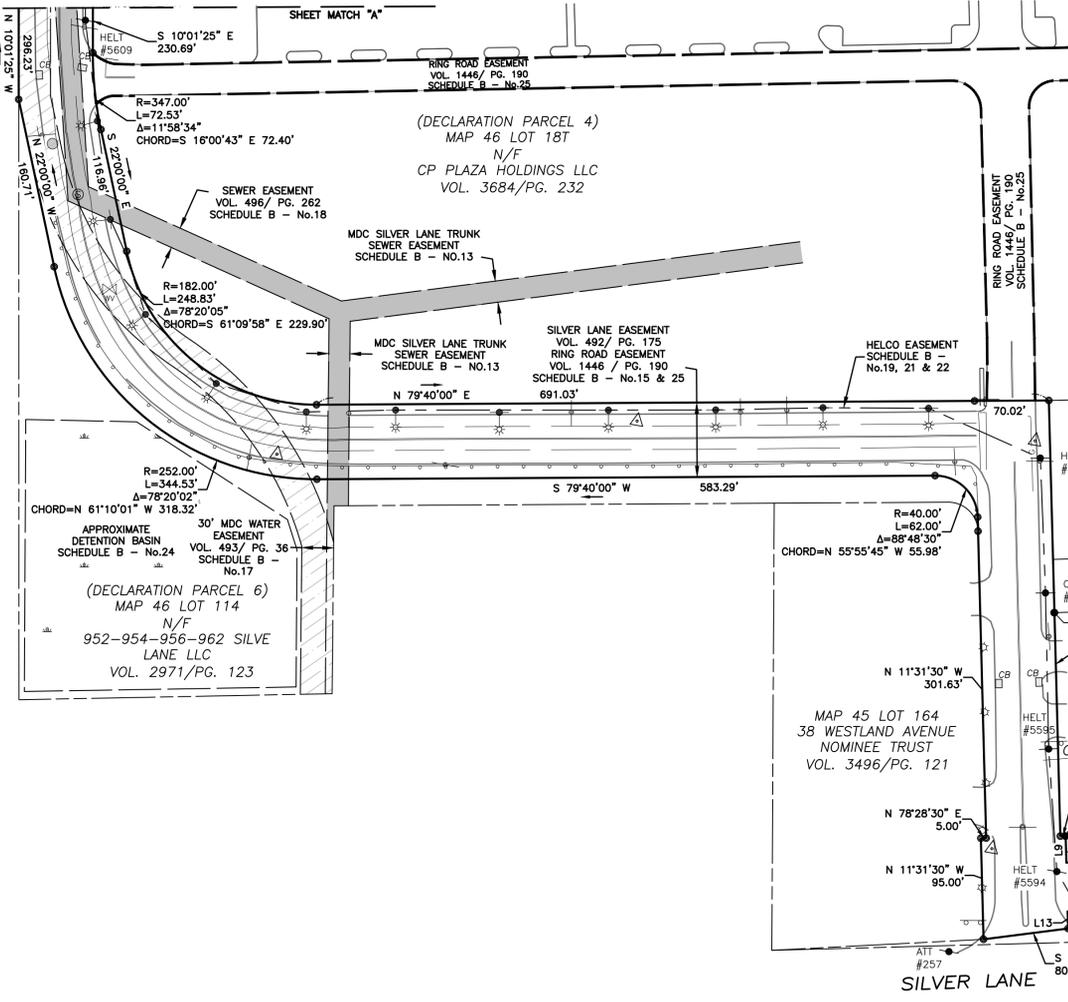
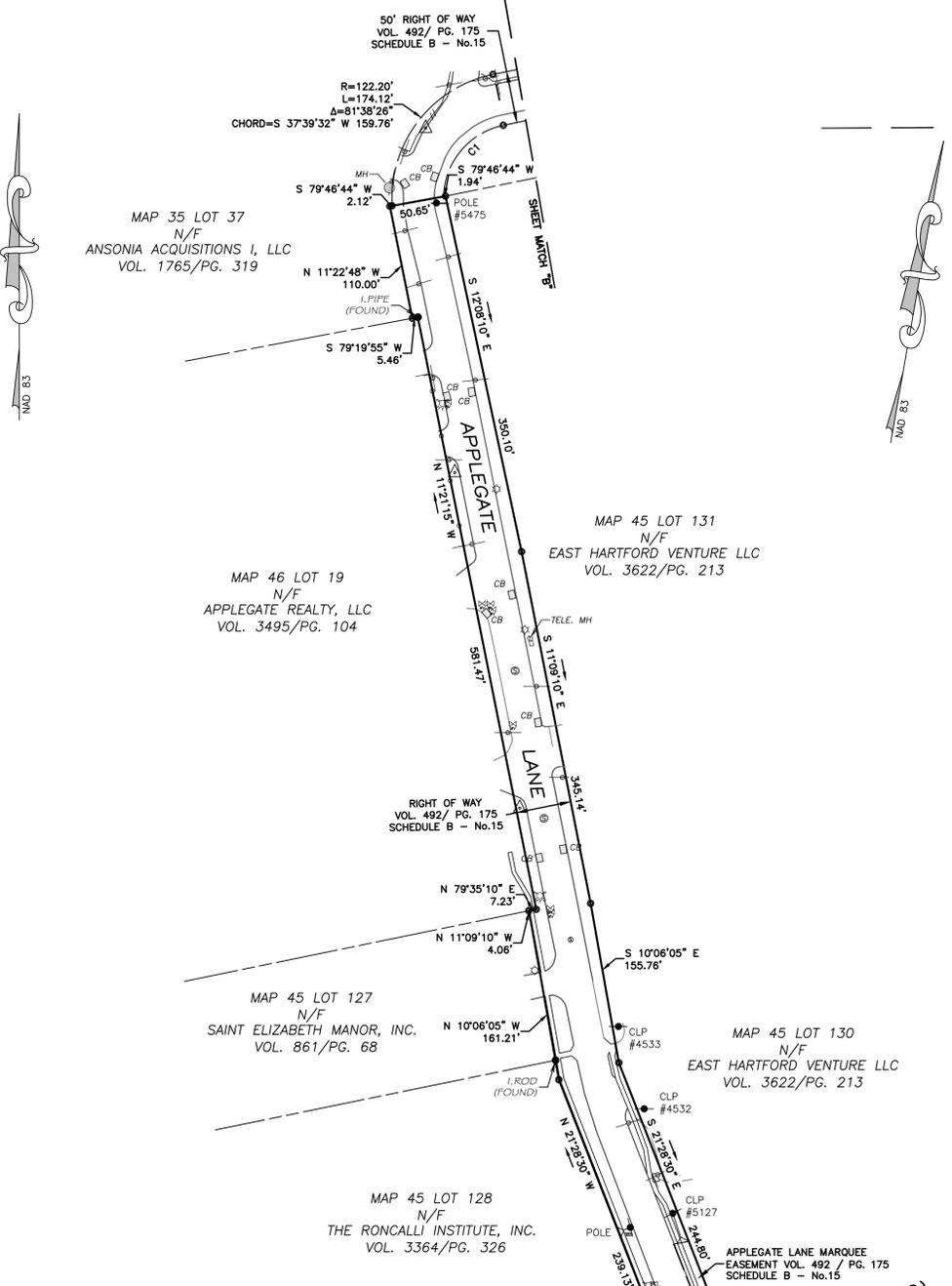
JOB DATA

PROJECT	BOOK NO.	DESIGNED	DRAWN	CHECKED	COGO FILE	FILE
2013082	187	ZBC	ZBC	CB	2013082 ALL	2013082_BND.dwg

DATE: 08/23/2018
 SCALE: 1" = 80'
 PROJECT: #2013082

SHEET
 1 OF 2

CURVE DATA TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	76°41'38"	72.20	96.64	S40°07'56"W 89.58'



LEGEND

PROPERTY LINE	---
ABUTTERS LINE	---
EDGE OF PAVEMENT	---
EDGE OF GRAVEL	---
STONE WALL	---
RETAINING WALL	---
FENCE	---
OVERHEAD WIRES	○/W
NOW OR FORMERLY UTILITY POLE	●
BOUNDARY POINT	○
DRILL HOLE	○
IRON MONUMENT	●
CONNECTICUT HIGHWAY DEPARTMENT MONUMENT(CHD)	■
WATER VALVE	⊗
LANDSCAPE	⊗
METAL BEAM RAIL	⊗
GAS VALVE	⊗
SEWER MANHOLE	⊗
LIGHT POLE	⊗
STREET SIGN	⊗

SCHEDULE B - EXCEPTIONS

- Water pipe line easement as set forth in a Grant from Leonard H. and Frank H. Forbes to the East Hartford Fire District, dated March 14, 1911 and recorded December 6, 1911 in Volume 51, Page 415. MAY AFFECT SURVEY AREA, NO MATHEMATICAL DATA TO PLOT.
- Water pipe line easement as set forth in a Grant from Thomas Daley to the East Hartford Fire District, dated December 1, 1910 and recorded December 6, 1911 in Volume 51, Page 418. MAY AFFECT SURVEY AREA, NO MATHEMATICAL DATA TO PLOT.
- Water pipe line easement as set forth in a Grant from Carmine Cersosimo to the East Hartford Fire District, dated December 30, 1910 and recorded December 6, 1911 in Volume 51, Page 417. MAY AFFECT SURVEY AREA, NO MATHEMATICAL DATA TO PLOT.
- Permanent right to discharge surface water in favor of the State of Connecticut, as set forth in a Certificate of Taking from James J. Futner and Mary M. Futner, recorded February 6, 1946 in Volume 146, Page 33; also as set forth in a Deed from James J. Futner and Mary M. Futner, dated April 10, 1946 and recorded April 18, 1946 in Volume 146, Page 228. DOES NOT AFFECT SURVEY AREA.
- Waiver of rights of access in favor of the State of Connecticut, as set forth in a Certificate of Taking from James J. Futner and Mary M. Futner, dated October 23, 1942 and recorded October 26, 1942 in Volume 131, Page 499; also as set forth in a Warranty Deed from James J. Futner and Mary M. Futner, dated April 10, 1946 and recorded in Volume 146, Page 227. DOES NOT AFFECT SURVEY AREA, NOT SHOWN HEREON.
- Certificate of certain rights acquired for proposed sewer in favor of the Metropolitan District, dated and recorded July 21, 1958 in Volume 283, Page 329. DOES NOT AFFECT SURVEY AREA, SHOWN HEREON LOCATED ON DECLARATION PARCEL No. 4.
- Agreement between Abraham D. Gosman and National Amusements, Inc., dated February 1, 1972 and recorded May 5, 1972 in Volume 482, Page 20; which Agreement was supplemented by Agreement dated and recorded September 7, 1972 in Volume 492, Page 175. NOT SHOWN HEREON.
- Easements and agreement contained in a Warranty Deed from Abraham D. Gosman to National Amusements, Inc., dated and recorded September 7, 1972 in Volume 492, Page 175; as corrected by Agreement between Argos Associates and National Amusements, Inc., dated October 24, 1977 and recorded November 2, 1977 in Volume 646, Page 103. NOTE: The Easement identified as "Forbes Street Right-Of-Way Easement South" was released by Deed Released Right-Of-Way Easement from National Amusements, Inc. to Argos Associates, dated October 24, 1977 and recorded November 2, 1977 in Volume 646, Page 58. AFFECTS SURVEY AREA, SHOWN HEREON.
- Covenant not to compete from Abraham D. Gosman to National Amusements, Inc., dated and recorded September 7, 1972 in Volume 492, Page 186. NOT SURVEY RELATED.
- Main Easement from Abraham D. Gosman to National Amusements, Inc. to the Metropolitan District, dated August 24, 1972 and recorded September 14, 1972 in Volume 493, Page 36. AFFECTS SURVEY AREA, SHOWN HEREON.
- Sewer Easement from National Amusements, Inc. to Argos Associates, dated October 25, 1972 in Volume 496, Page 262. U. V. and W. AFFECTS SURVEY AREA, SHOWN HEREON.
- Easement in favor of the Hartford Electric Light Company, dated January 24, 1973 and recorded January 30, 1973 in Volume 504, Page 59. AFFECTS SURVEY AREA, SHOWN HEREON.
- Terms and provisions of an Agreement by and between Argos Associates and The Metropolitan District, dated July 25, 1975 and recorded September 4, 1975 in Volume 576, Page 81. DOES NOT AFFECT SURVEY AREA, SHOWN HEREON LOCATED ON DECLARATION PARCEL No. 4.
- Electrical Distribution Easement from Argos Associates to The Hartford Electric Light Company, dated December 11, 1974 and recorded February 4, 1975 in Volume 550, Page 293; which Easement was amended by Amendment to Easements recorded October 30, 1995 in Volume 1590, Page 34. AFFECTS SURVEY AREA, SHOWN HEREON.

SCHEDULE B - EXCEPTIONS

- Electrical Distribution Easement from Argos Associates to The Hartford Electric Light Company, dated October 2, 1975 and recorded October 30, 1975 in Volume 580, Page 325; which Easement was amended by Amendment to Easements recorded October 30, 1995 in Volume 1590, Page 34. AFFECTS SURVEY AREA, SHOWN HEREON.
- Terms and provisions of an Agreement by and between Argos Associates and the State of Connecticut, dated January 12, 1976 and recorded March 8, 1976 in Volume 590, Page 148. NOT SURVEY RELATED.
- Terms and provisions of an Agreement by and between Argos Associates and National Amusements, Inc., dated June 9, 1977 and recorded November 2, 1977 in Volume 646, Page 28; which Agreement was amended by Agreement by and between Argos Associates and National Amusements, Inc., dated October 24, 1977 and recorded November 2, 1977 in Volume 646, Page 50; see also Release of Payment Obligation by National Amusements, Inc., dated May 12, 1993 and recorded May 10, 1995 in Volume 1617, Page 208. AFFECTS SURVEY AREA, SHOWN HEREON.
- Declaration of Easements by Argos Associates, dated October 31, 1977 and recorded November 2, 1977 in Volume 646, Page 173; which Declaration of Easements was amended by Amendment to Declaration of Easements by and among National Amusements, Inc., John Hancock Mutual Life Insurance Company, Mark R. Drymore, Trustee and Denny's, Inc., recorded May 12, 1993 in Volume 1446, Page 190. AFFECTS SURVEY AREA, DEPICTED HEREON.
- Waiver of rights of access and full and perpetual easement to slope for the support of the highway in favor of the State of Connecticut, as set forth in a Certificate of Condemnation from Argos Associates, dated June 16, 1983 and recorded June 28, 1983 in Volume 825, Page 59. AFFECTS SURVEY AREA, SHOWN HEREON.
- Waiver of rights of access in favor of the State of Connecticut, as set forth in a Certificate of Condemnation from Abraham D. Gosman, dated July 6, 1983 and recorded July 14, 1983 in Volume 827, Page 219. DOES NOT AFFECT SURVEY AREA, NOT SHOWN HEREON.
- Restrictions set forth in a Warranty Deed from Argos Associates to Norton H. Goldstein, dated January 2, 1985 and recorded January 7, 1985 in Volume 896, Page 229; and also in a Warranty deed from Norton H. Goldstein to National Amusements, Inc., dated and recorded January 7, 1985 in Volume 896, Page 245. AFFECTS SURVEY AREA, BLANKET IN NATURE.
- Full and perpetual easement to slope for the support of the highway in favor of the State of Connecticut, as set forth in a Certificate of Condemnation from Angelus Futner, Bacey J. Futner, Raymond Futner, Mary N. Spasola, William H. Andrulat and Roseanne Andrulat, dated July 27, 1983 and recorded August 4, 1983 in Volume 830, Page 74. AFFECTS SURVEY AREA, NO MATHEMATICAL DATA TO PLOT.
- Full and perpetual easement to slope for the support of the highway in favor of the State of Connecticut, as set forth in a Certificate of Condemnation from Bacey J. Futner, Angelus Futner, Raymond Futner, Mary N. Spasola and Roseanne Andrulat, dated August 16, 1983 and recorded August 22, 1983 in Volume 833, Page 47. AFFECTS SURVEY AREA, NO MATHEMATICAL DATA TO PLOT.
- Terms and Conditions of Certificate 104-B issued by the State of Connecticut Department of Transportation, dated May 21, 1991 and recorded June 28, 1991 in Volume 1336, Page 33. NOT SURVEY RELATED.
- Terms and Conditions of Certificate 206 issued by the State of Connecticut Department of Transportation, dated April 15, 1975 and recorded December 31, 1992 in Volume 1426, Page 198. NOT SURVEY RELATED.
- Terms and Conditions of Certificate 206-A issued by the State of Connecticut Department of Transportation, dated May 21, 1991 and recorded June 28, 1991 in Volume 1336, Page 33. NOT SURVEY RELATED.
- Reservations of easements as set forth in a Special Warranty Deed from John Hancock Mutual Life Insurance Company to National Amusements, Inc., dated May 6, 1993 and recorded May 12, 1993 in Volume 1446, Page 179. AFFECTS SURVEY AREA, DEPICTED HEREON.

SCHEDULE B - EXCEPTIONS

- Terms and provisions of an Easement Agreement Regarding Construction of Relocated Accessway, Rights of Passage Thereon and Other Rights with Respect Thereto by and between National Amusements, Inc. and John Hancock Mutual Life Insurance Company, dated and recorded May 17, 1993 in Volume 1446, Page 209. See also Affidavit of Facts Relating to Title by Carl J. Hohmann, Investment Officer of John Hancock Mutual Life Insurance Company, recorded March 25, 1996 in Volume 1551, Page 56. AFFECTS SURVEY AREA, DEPICTED HEREON.
- Terms and Conditions of Certificate 104-C issued by the State of Connecticut Department of Transportation, dated August 16, 1994 and recorded October 21, 1994 in Volume 1539, Page 166; as re-recorded January 25, 1995 in Volume 1551, Page 240. NOT SURVEY RELATED.
- Terms and Conditions of Certificate 104 issued by the State of Connecticut Department of Transportation, dated October 20, 1972 and recorded January 25, 1995 in Volume 1551, Page 233. NOT SURVEY RELATED.
- Terms and Conditions of Certificate 104-A issued by the State of Connecticut Department of Transportation, dated October 20, 1972 and recorded January 25, 1995 in Volume 1551, Page 237. NOT SURVEY RELATED.
- Terms and Conditions of Certificate 104-B issued by the State of Connecticut Department of Transportation, dated May 21, 1991 and recorded June 28, 1991 in Volume 1336, Page 33. NOT SURVEY RELATED.
- Traffic Investigation Report issued by the State of Connecticut Department of Transportation (S.T.C. No. 042-9103-01) dated May 21, 1991 and recorded February 14, 1995 in Volume 1554, Page 70. NOT SURVEY RELATED.
- Traffic Investigation Report issued by the State of Connecticut Department of Transportation (S.T.C. No. 042-9503-01) dated May 18, 1995 and recorded May 31, 1995 in Volume 1568, Page 193. NOT SURVEY RELATED.
- Easement to construct and maintain multi-use trail and temporary construction easement as set forth in Certificate of Condemnation by the State of Connecticut dated June 12, 2013 and recorded in Volume 3398, Page 299. AFFECTS SURVEY AREA, DEPICTED HEREON.
- Conditions set forth in Certificate of Special Permit granted by the Town of East Hartford Planning and Zoning Commission dated September 23, 2015 and recorded in Volume 3561, Page 94. NOT SURVEY RELATED.
- Drainage Easement from Argos Associates to United States Postal Service, dated January 14, 1976 and recorded April 13, 1976 in Volume 592, Page 223. DOES NOT AFFECT SURVEY AREA, NOT SHOWN HEREON.
- Agreement regarding easement for grading and sloping between John Hancock Mutual Life Insurance Company and Norton H. Goldstein, dated June 2, 1980 and recorded July 18, 1980 in Volume 730, Page 333.
- Terms and provisions contained in a lease in favor of Society for Savings, as evidenced by a Notice of which is dated November 12, 1976 and recorded in Volume 615, Page 10; which Lease was modified by Lease Modification Agreement by and between John Hancock Mutual Life Insurance Company, successor in interest to Argos Associates, and Society for Savings, dated March 16, 1993 and recorded May 12, 1993 in Volume 1446, Page 117. NOT SURVEY RELATED.
- Terms and provisions contained in a lease in favor of The Stop & Shop Companies, as evidenced by a Short Form and Notice of Lease, which is dated October 26, 1973 and recorded in Volume 532, Page 329; which Lease was modified by Lease Modification Agreement by and between John Hancock Mutual Life Insurance Company, successor in interest to Argos Associates, and Society for Savings, dated March 16, 1993 and recorded May 12, 1993 in Volume 1446, Page 128. NOT SURVEY RELATED.

THE FOLLOWING EXCEPTIONS AFFECT THE APPURTENANT EASEMENTS ONLY:

QUALITY CONTROL CERTIFICATION

GROUP	REVIEWED	DATE
PROJECT MANAGER		
SURVEY		
ENVIRONMENTAL		
CIVIL		
STRUCTURAL		
ARCHITECTURAL		



CME ASSOCIATES, INC.
 33 Wilbur Cross Way, Mansfield, CT 06268
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PROPERTY SURVEY MAP
 PREPARED FOR
THE TOWN OF EAST HARTFORD
 936 SILVER LANE
 EAST HARTFORD, CONNECTICUT

REVISIONS

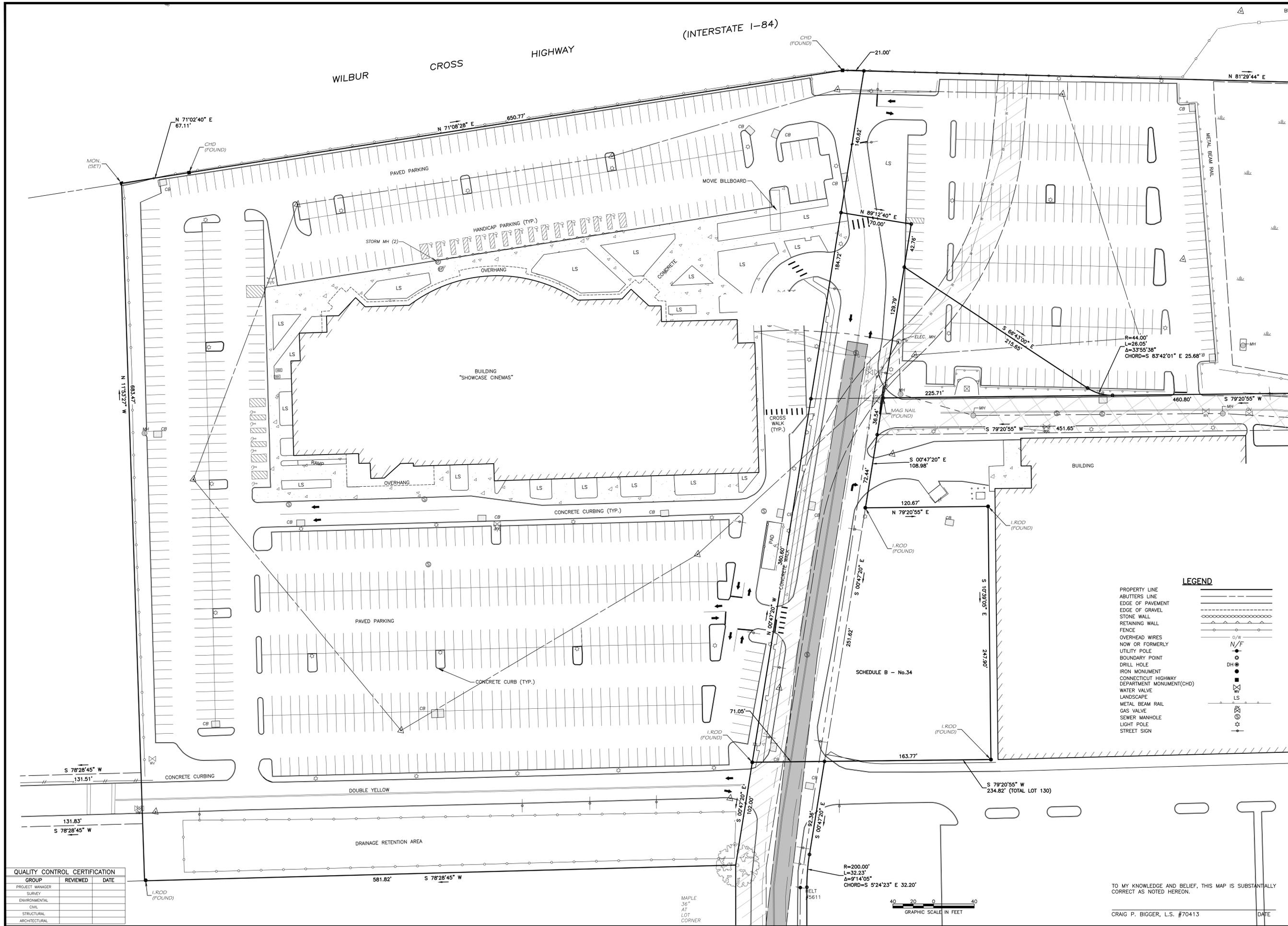
NO.	DATE	DESCRIPTION	BY
1	01/07/2019	ADDITIONS	ZBC

JOB DATA

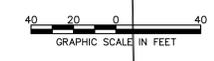
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BOOK NO.	187
DESIGNED	ZBC
DRAWN	ZBC
CHECKED	CB
COGO FILE	2013082.ALL
FILE	2013082.BND.dwg

DATE: 12/31/2018
 SCALE: 1" = 80'
 PROJECT: #2013082

SHEET
 2 OF 2



QUALITY CONTROL CERTIFICATION		
GROUP	REVIEWED	DATE
PROJECT MANAGER		
SURVEY		
ENVIRONMENTAL		
CIVIL		
STRUCTURAL		
ARCHITECTURAL		



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
 CRAIG P. BIGGER, L.S. #70413

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PROPERTY SURVEY MAP
 PREPARED FOR
THE CITY OF EAST HARTFORD
 936 SILVER LANE
 EAST HARTFORD, CONNECTICUT

JOB DATA		REVISIONS	
NO.	DATE	DESCRIPTION	BY
1	08/23/2018	DESIGNED	INT
		DRAWN	ZBC
		CHECKED	CB
		CADD FILE	2013082.ALL
		FILE	2013082_BND.dwg

DATE: 08/23/2018
 SCALE: 1" = 40'
 PROJECT: # 2013082
 SHEET
 3 OF 3