

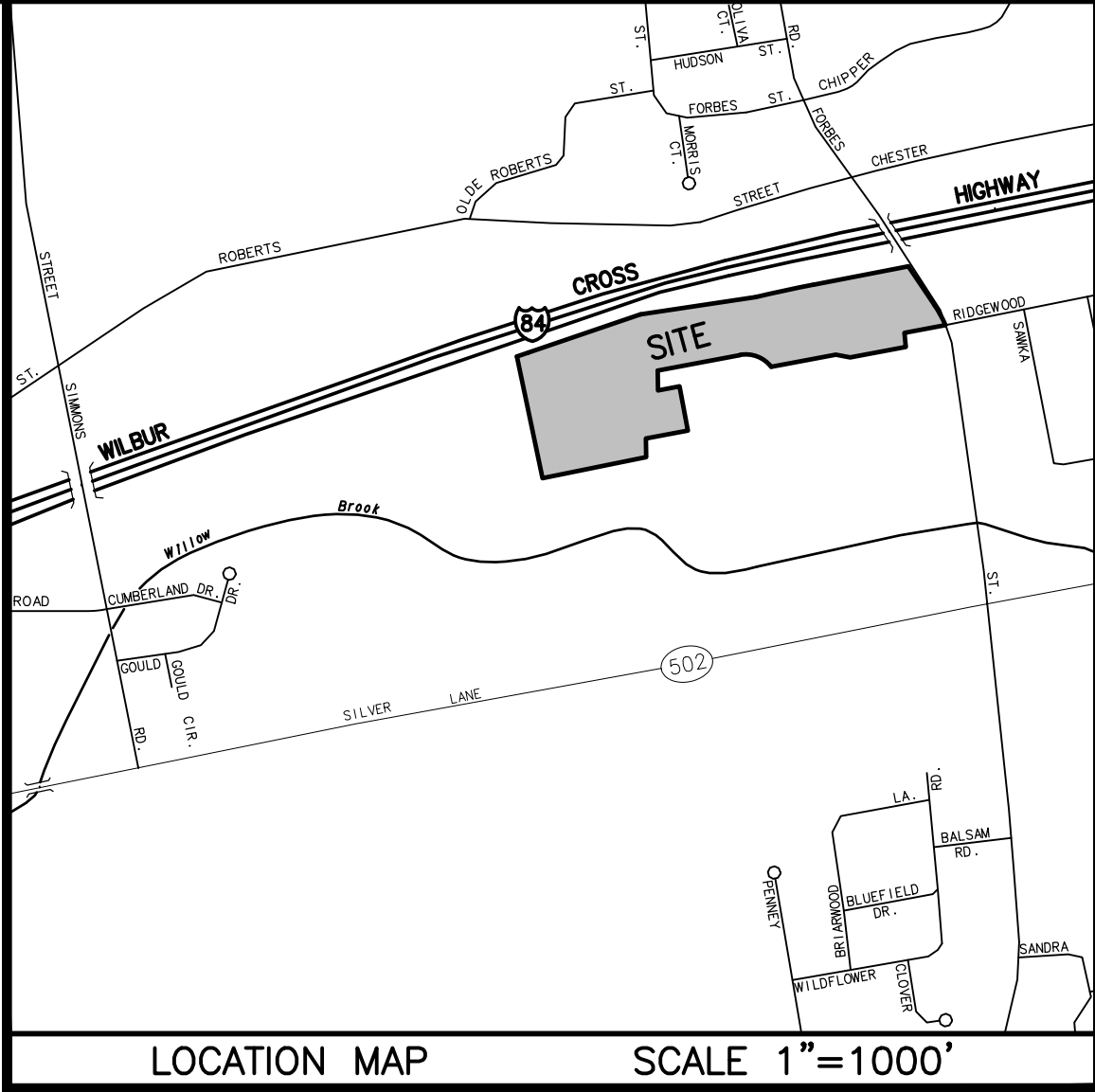
# MAP REFERENCES

- "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

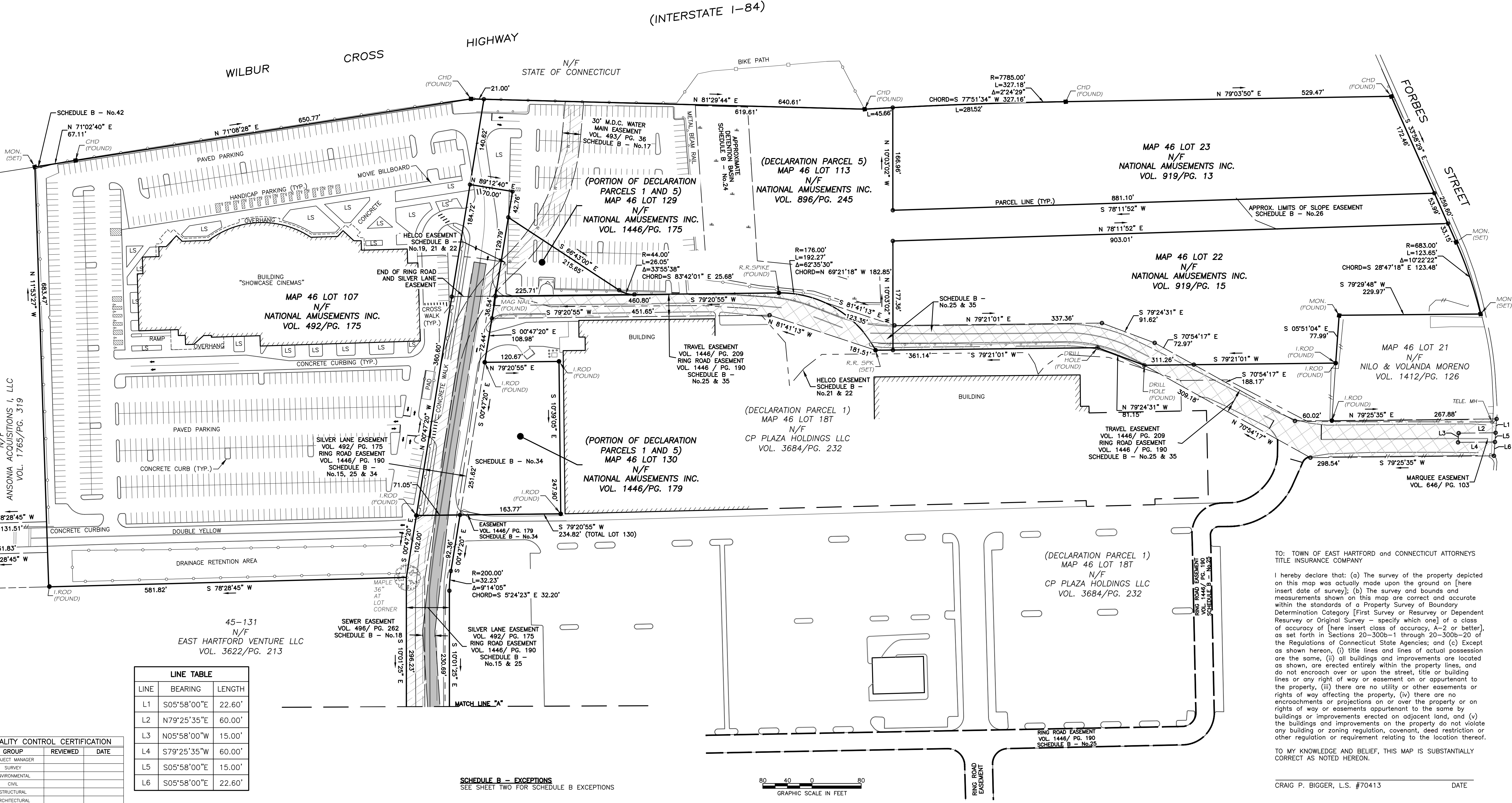
- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
- 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 (1,116,652± 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.

- LEGEND**
- PROPERTY LINE
  - ABUTTERS LINE
  - EDGE OF PAVEMENT
  - STONE WALL
  - RETAINING WALL
  - FENCE
  - OVERHEAD WIRES
  - 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



**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



**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

JOB DATA

DATE: 08/23/2018

SCALE: 1" = 80'

PROJECT: #2013082

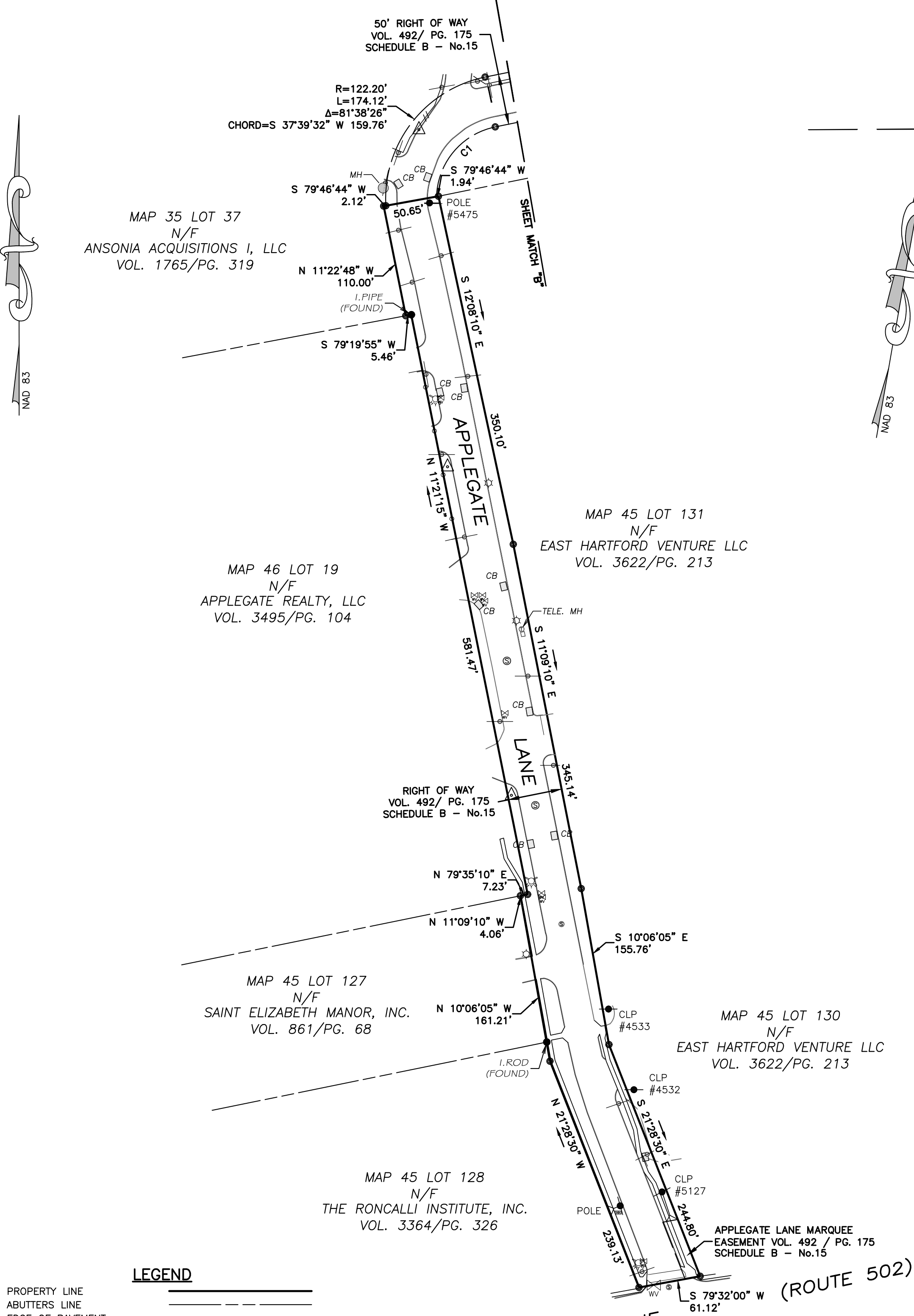
SHEET  
1 OF 2

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

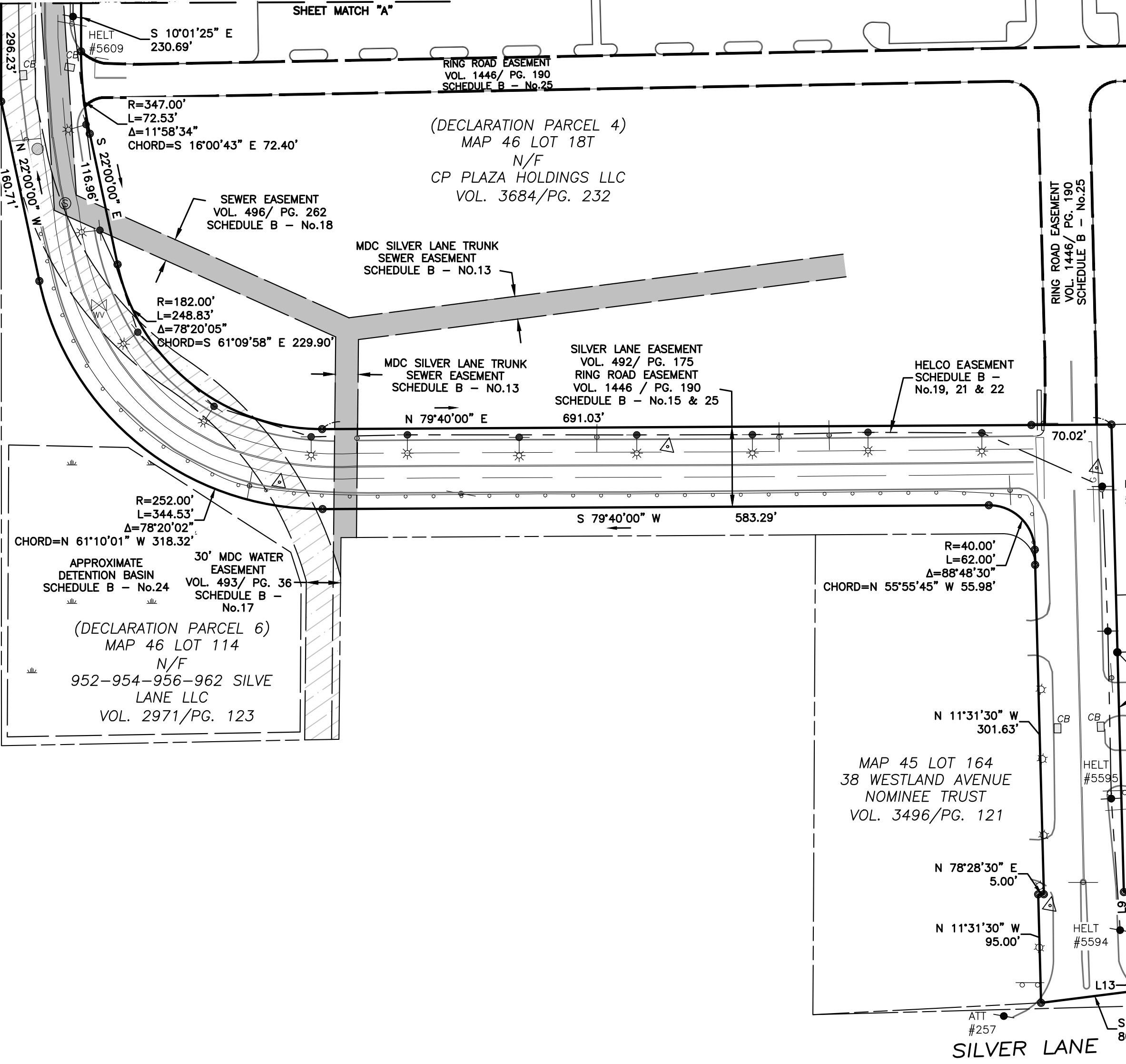
LINE TABLE		
LINE	BEARING	LENGTH
L1	S05°58'00"E	22.60'
L2	N79°25'35"E	60.00'
L3	N05°58'00"W	15.00'
L4	S79°25'35"W	60.00'
L5	S05°58'00"E	15.00'
L6	S05°58'00"E	22.60'



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



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



#### 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 168. AFFECTS SURVEY AREA, NOT SURVEY RELATED.
- 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 846, Page 103. NOTE: The Easement identified as "Forbes Street Right-Of-Way Easement" South" was released by Right-Of-Way Easement from National Amusements, Inc. to Argos Association, dated October 24, 1977 and recorded November 2, 1977 in Volume 846, Page 55; see also Deed Relinquishing Easement from National Amusements, Inc. to Argos Associates, dated October 24, 1977 and recorded November 2, 1977 in Volume 846, 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.
- Water 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 in favor of the Metropolitan District, dated October 12, 1972 and recorded 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 560, 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

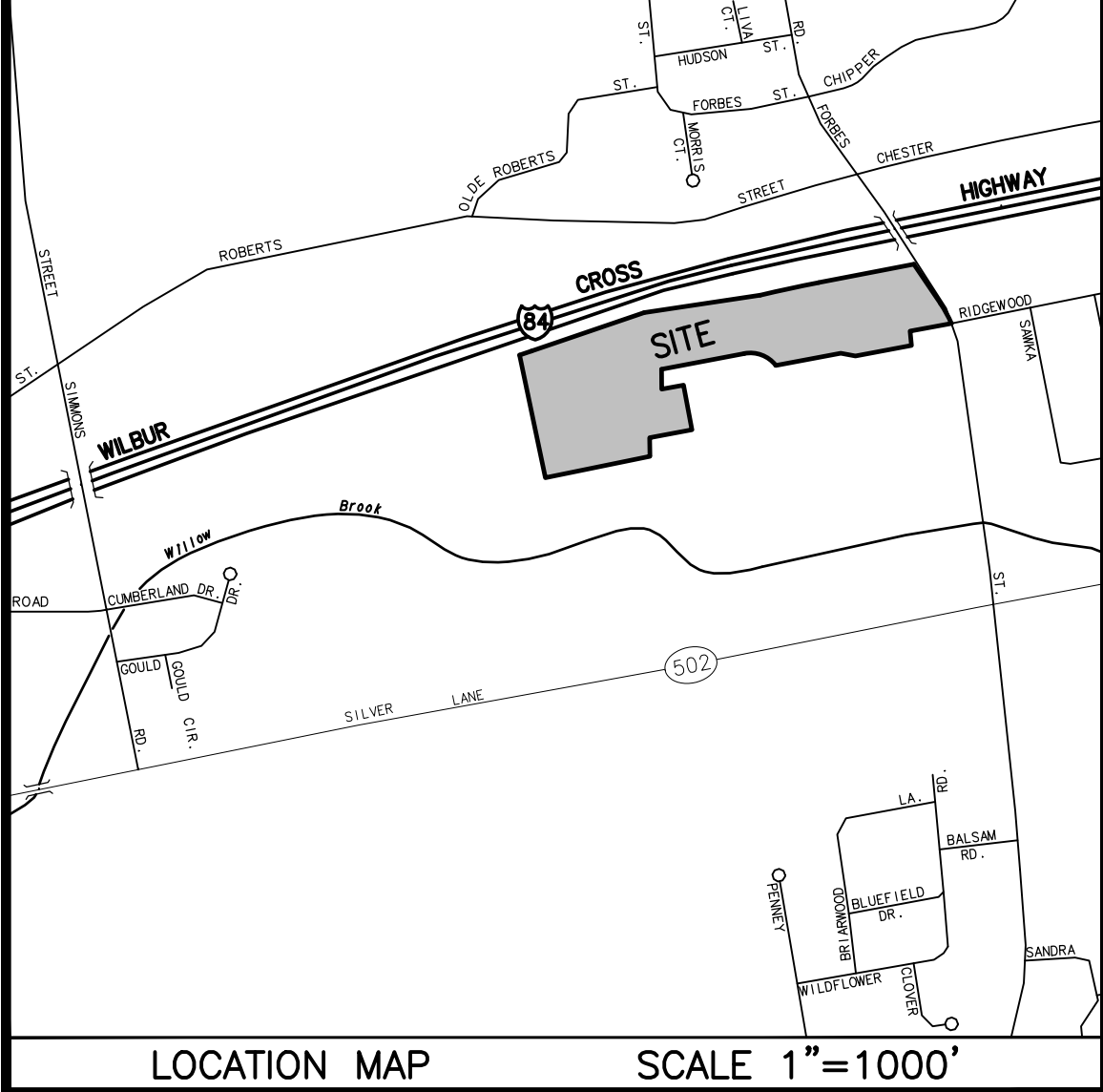
- Electrical Distribution Easement from Argos Associates to The Hartford Electric Light Company, dated October 2, 1975 and recorded October 30, 1975 in Volume 580, Page 325; which Easement was amended by Amendment to Easements recorded October 30, 1995 in Volume 1590, Page 34. AFFECTS SURVEY AREA, SHOWN 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 846, 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 846, 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 846, 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 Blacey J. Futner, Angelus Futner, Raymond Futner, Mary N. Spolito and Roseanne Andruet, 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 Blacey J. Futner, Angelus Futner, Raymond Futner, Mary N. Spolito and Roseanne Andruet, 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 April 15, 1975 and recorded December 31, 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 203. NOT SURVEY RELATED.
- Terms and Conditions of Certificate 206-A issued by the State of Connecticut Department of Transportation, dated April 15, 1975 and recorded December 31, 1992 in Volume 1426, Page 203. 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 12, 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 1609, 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, 1987 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, 1987 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 16, 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.

THE FOLLOWING EXCEPTIONS AFFECT THE APPURTENANT EASEMENTS ONLY:

- 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.
- Right of Way Easement as set forth in a Special Warranty Deed from Argos Associates to Red Lobster Inns of America, dated January 24, 1977 and recorded January 26, 1977 in Volume 619, Page 221. DOES NOT AFFECT SURVEY AREA, NOT SHOWN HEREON.
- Deed Conveying Easement for Marquee from Argos Associates to National Amusements, Inc., dated October 24, 1977 and recorded November 2, 1977 in Volume 846, Page 61. AFFECTS SURVEY AREA, DEPICTED 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.



(DECLARATION PARCEL 3)  
MAP 46 LOT 111  
N/F  
956 SILVER LANE  
VOL. 2971/P.G. 123

(DECLARATION PARCEL 2)  
MAP 46 LOT 110  
N/F  
952-954-956-962 SILVE  
LANE LLC  
VOL. 2971/P.G. 123

(DECLARATION PARCEL 8)  
MAP 46 LOT 109  
N/F  
952-954-956-962  
SILVER LANE LLC  
VOL. 2971/P.G. 123

(DECLARATION  
PARCEL 7)  
MAP 45 LOT 165  
N/F  
CP PLAZA HOLDINGS LLC  
VOL. 3684/P.G. 232

10' EASEMENT FOR RIGHTS TO MAINTAIN  
RELOCATED SILVER LANE MARQUEE  
EASEMENT VOL. 646 / PG. 61  
L12 SCHEDULE B - No.15 & 46

CME ASSOCIATES, INC.

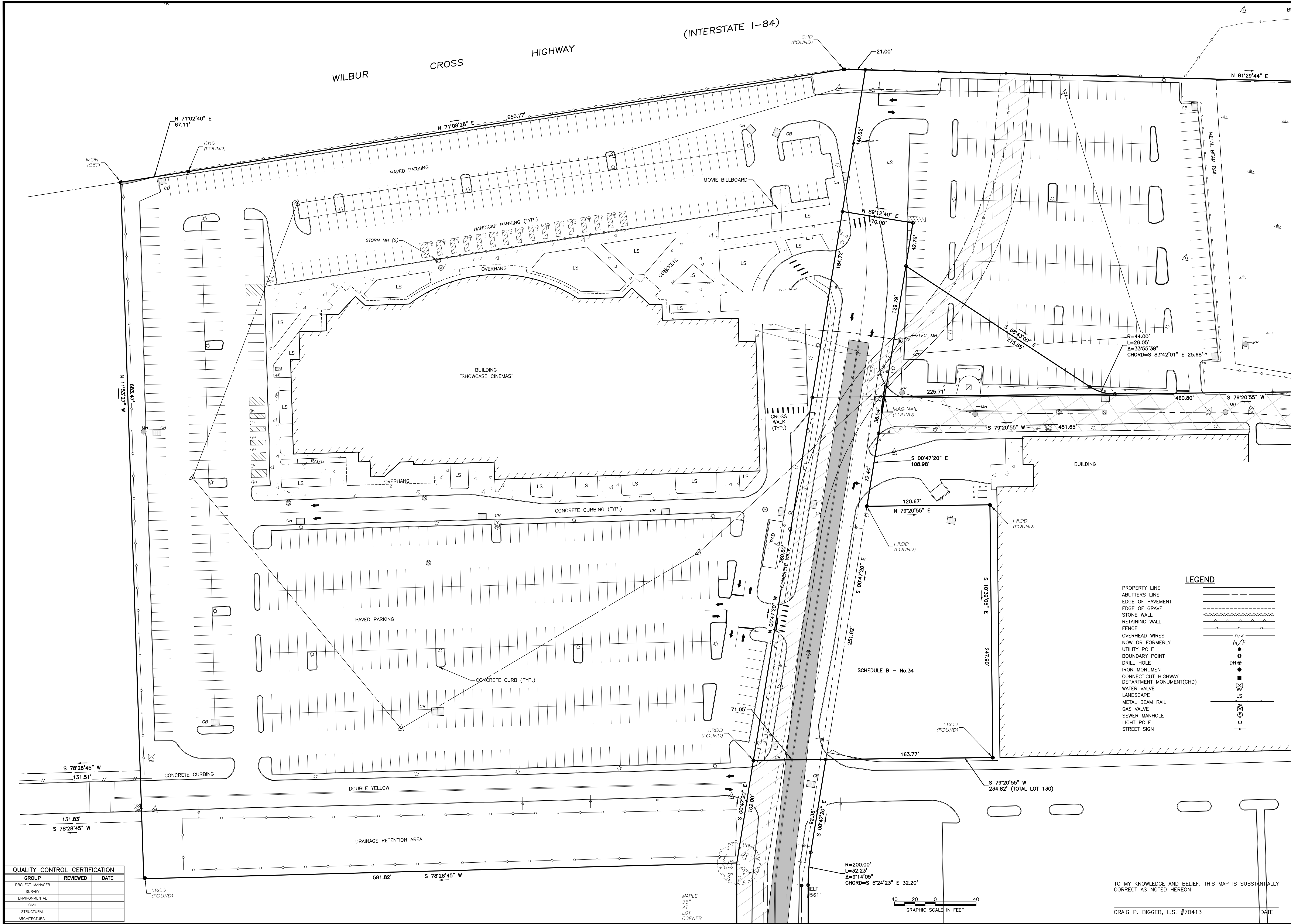


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THE TOWN OF EAST HARTFORD  
936 SILVER LANE  
EAST HARTFORD, CONNECTICUT

REVISIONS			JOB DATA		
NO.	DATE	DESCRIPTION	PROJECT	BOOK NO.	DESIGNED
1	01/02/2019	ADDITIONS	2013082	187	ZBC
					DRAWN
					CHECKED
					CE
					COMPUTER 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		

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

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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	INT	

PROJECT	2013082	DATE	08/23/2018
BOOK NO.	187	SCALE	1" = 40'
DESIGNED		PROJECT	# 2013082
DRAWN	ZBC		
CHECKED	CB		
COCO FILE	2013082 ALL		
FILE	2013082_BND.dwg		

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

CRAIG P. BIGGER, L.S. #70413

DATE

SHEET  
3 OF 3