



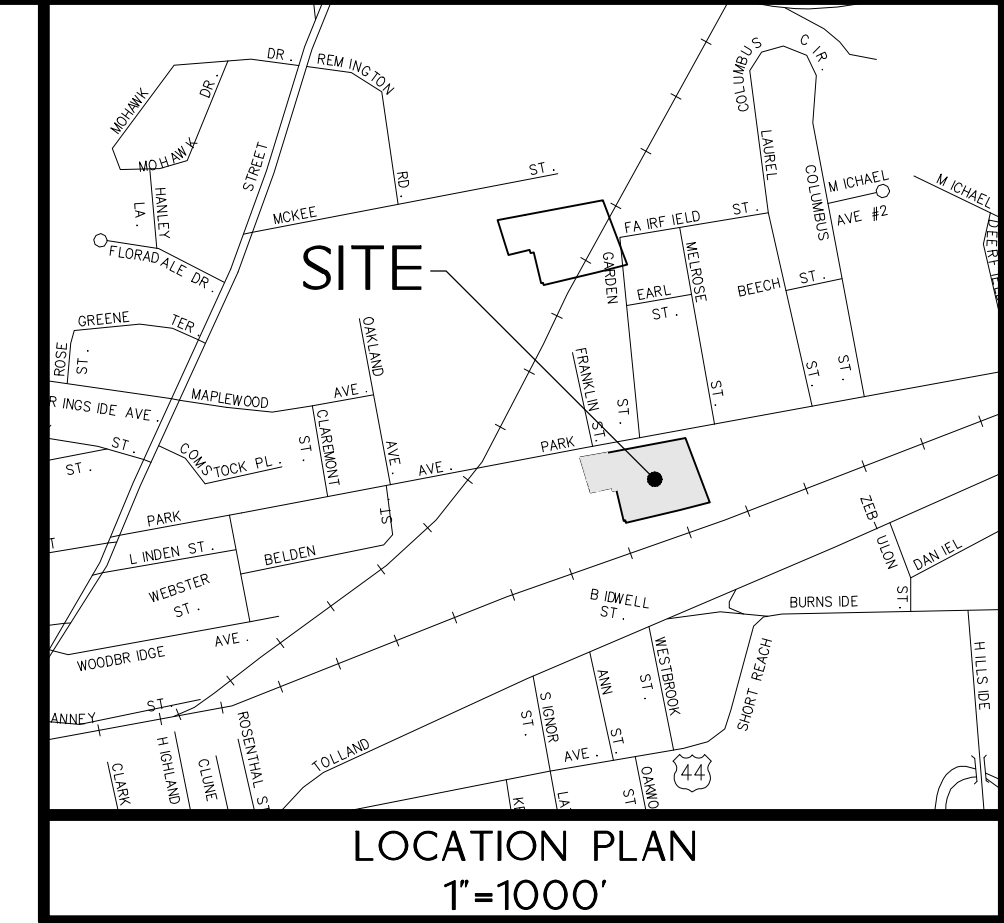
| LEGEND | |
|----------|---|
| EXISTING | DESCRIPTION |
| | BORING / TEST PIT LOCATION |
| | OVERHEAD COMM. LINES (CABLE, TEL, ETC.) |
| | APPROX. UNDERGROUND COMMUNICATION LINES |
| | BENCHMARK |
| | APPROX. WATER MAIN |
| | APPROX. WATER SERVICE |
| | WATER VALVE |
| | FIRE HYDRANT |
| | POLE MOUNTED LIGHT |
| | GAS VALVE |
| | APPROX. GAS MAIN |

| | | | |
|--|-------------------------------|--|---------------------------------------|
| | POWER | | APPROX. GAS SERVICE LINE |
| | ELECTRICAL LINES, OVERHEAD | | APPROX. ELECTRICAL LINES, UNDERGROUND |
| | UTILITY POLE | | UTILITY POLE WITH LIGHT |
| | UTILITY POLE WITH TRANSFORMER | | |
| | PROPERTY LINE | | EASEMENT LINE |
| | IRON PIPE | | IRON ROD |
| | MONUMENT | | GUARD RAIL |
| | SIGN | | EDGE OF WATER |
| | BARBED WIRE FENCE | | CHAIN LINK FENCE |
| | RAIL FENCE | | |

| | | | |
|--|------------------------|--|-----------------------------|
| | STOCKADE FENCE | | WIRE FENCE |
| | STONE WALL | | TREE |
| | TREE LINE | | APPROX. SANITARY SEWER MAIN |
| | SANITARY SEWER MANHOLE | | SEWER CLEAN OUT |
| | STORM SEWER | | APPROX. STORM DRAIN PIPE |
| | STORM DRAIN MANHOLE | | CATCH BASIN |
| | CONTOUR | | SPOT ELEVATION |
| | WETLANDS LINE | | |

CATC
TITLE COMMITMENT
FILE NO. 01629716
241 PARK AVENUE
EAST HARTFORD, CT
SCHEDULE B, PART II
EXCEPTIONS

- Existing drainage conditions and fencing agreement referenced and set forth in the deed from The New York, New Haven and Hartford Railroad Company to Industrial Developers, Inc. dated November 19, 1951 and recorded December 19, 1951 in Volume 181 of Page 468 of the East Hartford Land Records.
- Waiver of Claim by Hartford Freezer Corporation in favor of the Town of East Hartford dated January 24, 1967 and recorded January 26, 1967 in Volume 412 of Page 217 of the East Hartford Land Records. (WAIVER TO TOWN TO THE ROOF DRAINAGE INTO TOWN SYSTEM NOT PLOTTABLE)
- Possible rights of others in and to any railroad siding located on the premises. (RAILROAD DEPICTED HEREON)



CATC
TITLE COMMITMENT
FILE NO. 01629716
241 PARK AVENUE
EAST HARTFORD, CT
SCHEDULE B, PART II
EXCEPTIONS

- Existing drainage conditions as set forth in three Quit Claim Deeds from The New York, New Haven and Hartford Railroad Company to Industrial Developers, Inc. the first dated November 19, 1951 and recorded in Volume 181 of Page 468, the second dated October 26, 1953 and recorded in Volume 210 of Page 244, and the third dated March 24, 1953 and recorded in Volume 211 of Page 131, all of the East Hartford Land Records.
- (ALONG RAILROAD DEPICTED HEREON)
- Obligation to construct and maintain fences as set forth in two Quit Claim Deeds from The New York, New Haven and Hartford Railroad Company to Industrial Developers, Inc. the first dated October 26, 1953 and recorded in Volume 210 of Page 244 of the East Hartford Land Records; and the second dated March 24, 1953 and recorded in Volume 211 of Page 131 of said Land Records.
- (ALONG RAILROAD DOES NOT AFFECT #221 PARK AVE.)
- Waiver of Claim by Industrial Developers, Inc. in favor of the Town of East Hartford regarding connection to surface water sewer dated July 5, 1956 and recorded in Volume 248 of Page 443 of the East Hartford Land Records. (AFFECTS APURTMENT RIGHTS)
- (WAIVER TO TOWN FOR DRAINAGE CONNECTION, DRAINAGE DEPICTED)
- Private Property Easement in favor of The Southern New England Telephone Company dated and recorded June 8, 1959 in Volume 236 of Page 421 of the East Hartford Land Records.
- (GENERAL EASEMENT NOT PLOTTABLE, UTILITIES DEPICTED)
- Possible rights of access and use of the Control system, as set forth in Warranty Deed from Harold L. Rothstein, et al dated and recorded March 30, 1981 in Volume 749 of Page 270 of the East Hartford Land Records; and as set forth in Quit-Claim Deed from Harold L. Rothstein, et al dated and recorded March 30, 1981 in Volume 749 of Page 273 of said Land Records.
- (WESTERLY END OF 171-221 PARK AVE., DOES NOT AFFECT #221 PARK AVE.)
- Facts, notes, conditions and easements as shown on Map No. 953 filed in the East Hartford Town Clerk's Office. (Affects apartment rights)
- (5' EASEMENT ALONG WESTERLY LINE OF #241 DEPICTED)
- Declaration of Covenants, Restrictions and Easements by and among Harold Rothstein and David Rothstein 6/6/8 Industrial Developers Company, Inc. and Donald L. Blotner, et al dated and recorded March 30, 1981 in Volume 749 of Page 281 of the East Hartford Land Records.
- (WESTERLY END OF 171-221 PARK AVE., DOES NOT AFFECT #221 PARK AVE.)
- Variances granted by the East Hartford Zoning Board of Appeals recorded November 18, 1987 in Volume 104 at Page 178 of the East Hartford Land Records.
- (DOES NOT AFFECT #221 PARK AVE.)

MAP REFERENCES:

- PLAN OF LAND PREPARED FOR EAST HARTFORD INDUSTRIAL PARK LLC #177-241 PARK AVENUE EAST HARTFORD, CONNECTICUT DATE: 4-4-22 SHEET NO. 1 OF 1 PREPARED BY ARBELL, HEINTZ & ASSOC., INC.
- PROPERTY SURVEY MAP PROPERTY OF CONNECTICUT COLD STORAGE CORP. EAST HARTFORD, CONN. SCALE 1"=30' DATE: 9-14-66 REV. 8-2-75 PREPARED BY IGOR VECHESLOFF.
- PLAN PREPARED FOR 171-221 PARK AVENUE EH. LLC 171-221 PARK AVENUE EAST HARTFORD, CONN. ALTA/ACSM LAND TITLE SURVEY PROPERTY BOUNDARY SCALE: 1" = 40' DATE: 3-27-2004 SHEET NO. 1 OF 1 PREPARED BY MEHAN & GOODIN.
- MAP SHOWING PROPERTY OF HARTFORD FREEZER INC. TO BE DEEDED TO ALEXANDER ROTHSTEIN EAST HARTFORD, CONN. DATE 10-10-66 PREPARED BY IGOR VECHESLOFF.
- SURVEY MAP 241 PARK AVE. EAST HARTFORD, CONN. SCALE 1"=30' DATE 11-11-68 REVISED 6-4-96 PREPARED BY IGOR VECHESLOFF.
- NEW YORK, NEW HAVEN & HARTFORD RAILROAD OFFICE OF ENGINEER-REAL ESTATE SURVEYS LAND IN EAST HARTFORD, CONN. TO BE CONVEYED TO T.C. BUCK-PLYWOOD CO., INC. SCALE 1" = 50 FT PREPARED JUNE 1951.
- RIGHT OF WAY AND TRACK MAP THE NEW YORK NEW HAVEN AND HARTFORD R.R. CO. OPERATED BY THE NEW YORK NEW HAVEN AND HARTFORD R.R. CO. FROM BOSTON TO HUDSON RIVER STATION 559+20 PREPARED BY OFFICE OF VALUATION ENGINEER.

CERTIFICATION:

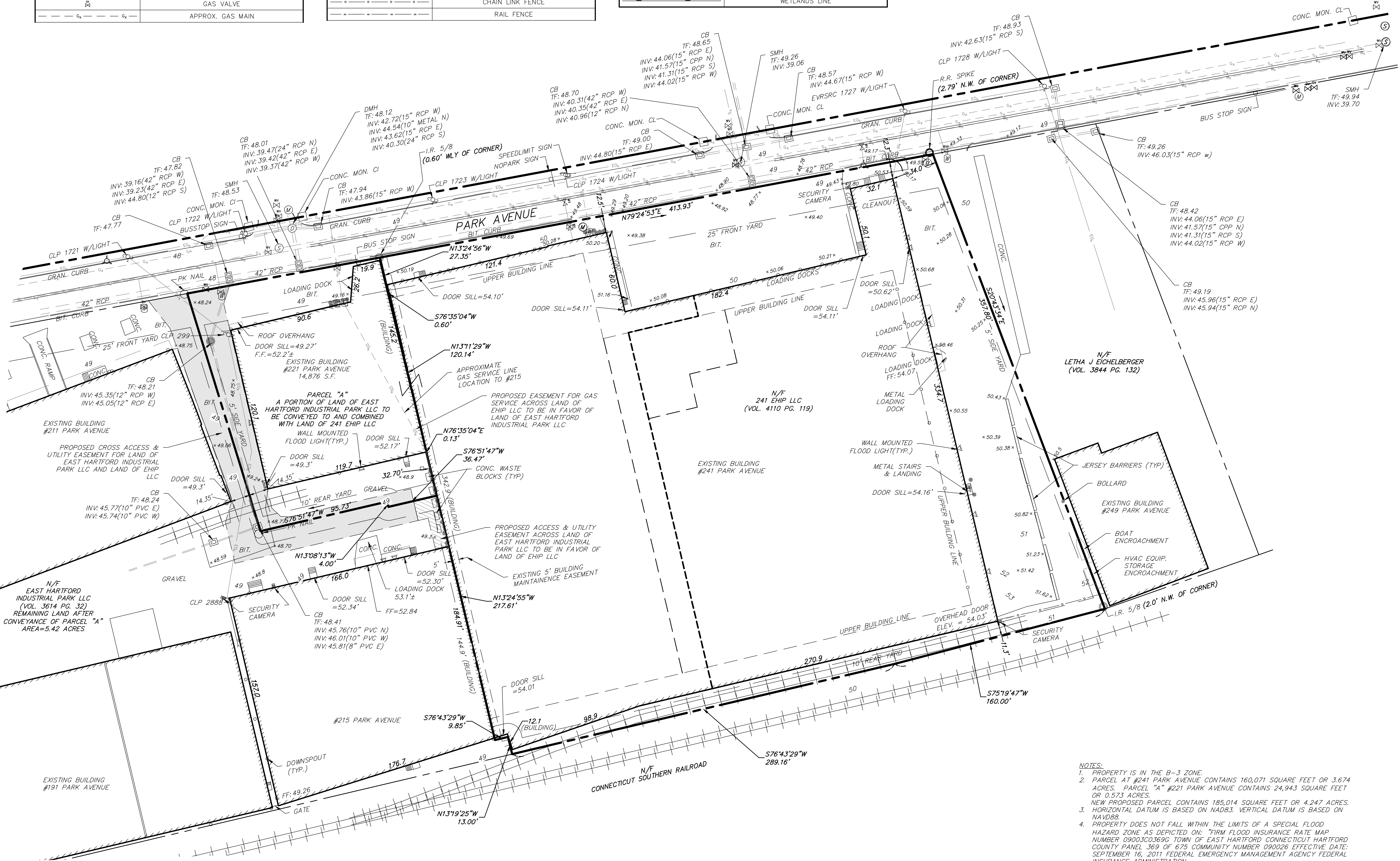
TO: 241 EHIP LLC, AND EAST HARTFORD INDUSTRIAL PARK LLC.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6a, 6b, 7a, 7b, 7c, 8, 9, 10a, 11, 12, 13, 14, 15, 16, 17, 18, & 19 (1,000,000) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED IN APRIL & MAY OF 2023.

SURVEY NOTES:

- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-308b-1 THRU 20-308b-20 AND THE "STANDARDS SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.
- TYPE OF SURVEY IS A PROPERTY AND TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE LOCATION OF EXISTING CONDITIONS RELATIVE TO PROPERTY LINES.
- THIS IS A RESURVEY BASED ON MAPS REFERENCED HEREON.
- VERTICAL ACCURACY MEETS CLASS V-2 STANDARDS. TOPOGRAPHICAL ACCURACY MEETS CLASS T-2 STANDARDS.

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

PROGRESS PRINT



NOTES:

- PROPERTY IS IN THE B-3 ZONE.
- PARCEL AT #241 PARK AVENUE CONTAINS 160,071 SQUARE FEET OR 3.674 ACRES. PARCEL "A" #221 PARK AVENUE CONTAINS 24,943 SQUARE FEET OR 0.573 ACRES. NEW PROPOSED PARCEL CONTAINS 185,014 SQUARE FEET OR 4.247 ACRES.
- HORIZONTAL DATUM IS BASED ON NAD83. VERTICAL DATUM IS BASED ON NAVD83.
- PROPERTY DOES NOT FALL WITHIN THE LIMITS OF A SPECIAL HAZARD ZONE AS DEPICTED ON "FIRM FLOOD INSURANCE RATE MAP NUMBER 0900303690 TOWN OF EAST HARTFORD CONNECTICUT HARTFORD COUNTY PANEL 369 OF 675 COMMUNITY NUMBER 090026 EFFECTIVE DATE: SEPTEMBER 16, 2011 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
- 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 SITES THE EXISTENCE OF WHICH ARE UNKNOWN TO DESIGN PROFESSIONALS, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" FOR UNDERGROUND UTILITY MARKING AT LEAST TWO FULL WORKING DAYS PRIOR TO START OF CONSTRUCTION. 1-800-922-4455 OR WWW.CBD.COM.

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GIS ANALYSTS / LANDSCAPE ARCHITECTS

PREPARED FOR:
ANKUR RUNGTA
C3 INDUSTRIA
4420 VARSITY DRIVE
ANN ARBOR, MI 48108

PROJECT NO. 2308
DATE 4-20-23
CHECKED BY: [Signature]
DATE: [Signature]
SCALE: 1"=40'

ALTA / NSPS LAND TITLE SURVEY

221 & 241 PARK AVENUE
EAST HARTFORD, CT

NO. DATE REVISIONS

PROPERTY & TOPOGRAPHIC SURVEY

SCALE: 0 20' 40' 80'
1" = 40'

SHEET
V-1