

MAP REFERENCES:

- 1. LAYOUT PLAN SITE PLAN PREPARED FOR JOHN BARBARINO 2 ELLA GRASSO TURNPIKE RTE 75 WINDSOR LOCKS, CONNECTICUT. SCALE: 1" = 40'. DATE: 10/04/12. LAST REVISED: 2/2/23. BY: DENNO LAND SURVEYING & CONSULTING, LLC. W.L.L.R. MAP NUMBER 1659.
2. PREPARED FOR SANTO BENAQUISTA AND ANTONIO SABATINI 8 TURNPIKE ROAD WINDSOR LOCKS, CONN. SCALE: 1" = 40'. DATE: JAN. 3, 1985. LAST REVISED: 1/10/85. BY: ALFORD ASSOCIATES, INC. W.L.L.R. MAP NUMBER 619.
3. GRADING AND EROSION CONTROL PLAN SITE PLAN PREPARED FOR JOHN BARBARINO 2 ELLA GRASSO TURNPIKE RTE 75 WINDSOR LOCKS, CONNECTICUT. SCALE: 1" = 40'. DATE: 10/04/12. LAST REVISED: 2/2/23. BY: DENNO LAND SURVEYING & CONSULTING, LLC. W.L.L.R. MAP NUMBER 1660.
4. PROPERTY TO BE CONVEYED TO WINDSOR LOCKS HOTEL COMPANY 14-18 ELLA GRASSO TURNPIKE CONN. RTE. 75, WINDSOR LOCKS, CONNECTICUT. SCALE: 1" = 40'. DATE: OCT 17, 1983. BY: CLOSE, JENSEN & MILLER, W.L.L.R. MAP NUMBER 558.
5. RIGHT OF WAY MAP TOWN OF WINDSOR LOCKS BRADLEY FIELD CONNECTOR FROM BRADLEY INTERNATIONAL AIRPORT EASTERLY TO THE HARTFORD-SPRINGFIELD EXPRESSWAY. SCALE: 1" = 80'. DATE: SEPTEMBER 4, 1989. BY: CONNECTICUT STATE HIGHWAY DEPARTMENT. MAP NUMBER 165-08 SHEETS 4 & 5 OF 8.

NOTES:

- 1. BEARINGS, COORDINATES AND ELEVATIONS DEPICTED HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAVD 83) AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND WERE OBTAINED VIA GNSS OBSERVATIONS PROCESSED THROUGH THE SUPERIOR INSTRUMENT RTK GNSS NETWORK.
2. FIELD SURVEY WAS CONDUCTED BY BARTON & LOGUIDICE IN JUNE 2022 & OCTOBER 2022.
3. ADDRESS INFORMATION DEPICTED HEREON TAKEN FROM TOWN OF WINDSOR LOCKS GIS WEBSITE.
4. APPROXIMATE LOCATION OF STORM DRAINAGE DEPICTED HEREON TAKEN FROM MAP REFERENCES #3 & #4. NOT FIELD VERIFIED.
5. SUBJECT PARCEL IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED UPON FIRM FLOOD INSURANCE RATE MAP HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 216 OF 675. MAP NUMBER 090030216F EFFECTIVE DATE: SEPTEMBER 26, 2008.
6. 12" CMP FROM CB DCL (K) DEPICTED ON SURVEY FLOWS IN SOUTHWESTERLY DIRECTION ACROSS PROPERTY LINE TO CB CL (C).
7. 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 GOVERNMENT AGENCIES, FROM PARO, TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO BARTON & LOGUIDICE. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITY PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG: 1-800-922-4455.

PROPERTY DESCRIPTION (SURVEY):

A CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE TOWN OF WINDSOR LOCKS, COUNTY OF HARTFORD AND STATE OF CONNECTICUT, AND IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE NORTHERLY LINE OF LAND OF THE STATE OF CONNECTICUT, KNOWN AS CONNECTICUT ROUTE 20, ALSO KNOWN AS BRADLEY FIELD CONNECTOR, SAID POINT IS LOCATED A DISTANCE OF 480.47' WESTERLY ALONG THE NORTHERLY LINE OF LAND OF THE STATE OF CONNECTICUT, KNOWN AS CONNECTICUT ROUTE 20, ALSO KNOWN AS BRADLEY FIELD CONNECTOR FROM THE WESTERLY STREETLINE OF ELLA T. GRASSO TURNPIKE, THENCE:
ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 287.58 FEET AND A RADIUS OF 2347.90 FEET TO A POINT, THENCE;
N54°49'43" W A DISTANCE OF 103.24 FEET TO A POINT, THENCE;
ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 705.28 FEET AND A RADIUS OF 4019.72 FEET, THE LAST THREE COURSES ALONG LAND NOW OR FORMERLY THE STATE OF CONNECTICUT, TO A POINT, THENCE;
N01°14'14" E A DISTANCE OF 235.62 FEET ALONG LAND NOW OR FORMERLY HAMILTON SUNSTRAND TO A POINT, THENCE;
S74°12'01" E A DISTANCE OF 968.38 FEET ALONG LAND NOW OR FORMERLY LPRI ELLA GRASSO LLC TO A POINT, THENCE;
S15°47'59" W A DISTANCE OF 200.00 FEET TO A POINT, THENCE;
S59°53'01" W A DISTANCE OF 51.94 FEET TO A POINT, THENCE;
S74°12'01" E A DISTANCE OF 129.67 FEET TO A POINT, THENCE;
S15°47'59" W A DISTANCE OF 52.75 FEET, THE LAST FOUR COURSES ALONG LAND NOW OR FORMERLY CAMRAC, INC. TO THE POINT AND PLACE OF BEGINNING.

ALTA NOTES:

- 1. SUBJECT PARCEL IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED UPON FIRM FLOOD INSURANCE RATE MAP HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 216 OF 675. MAP NUMBER 090030216F EFFECTIVE DATE: SEPTEMBER 26, 2008.
2. SUBJECT PARCEL AREA: 222,076 SQ. FT. OR 5.10 ACRES.
3. NO BUILDINGS OBSERVED.
4. NO SUBSTANTIAL FEATURES OBSERVED ON SUBJECT PARCEL.
5. NO PARTY WALLS OBSERVED.
6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
7. NO EVIDENCE OF RECENT STREET RIGHT OF WAYS. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION.
8. NO EXISTING SOLAR LEASES AND EASEMENTS FOUND FOR SUBJECT PARCEL.

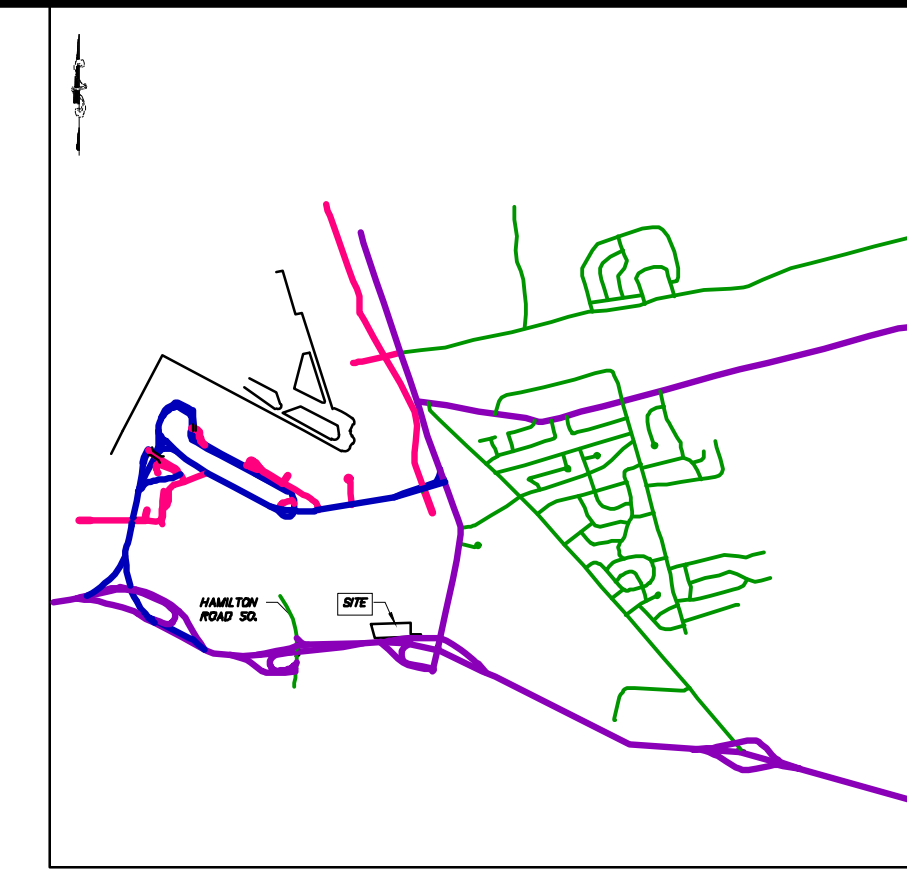
PROPERTY DESCRIPTION (RECORD):

A CERTAIN PIECE OR PARCEL OF LAND, TOGETHER WITH ALL OF THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED OFF THE WESTERLY SIDE OF TURNPIKE ROAD, ALSO KNOWN AS ELLA T. GRASSO TURNPIKE, IN THE TOWN OF WINDSOR LOCKS, COUNTY OF HARTFORD AND STATE OF CONNECTICUT, TO THE REAR OF PROPERTY KNOWN AS NO. 8 TURNPIKE ROAD, AND BEING SHOWN AS PARCEL B 5.10 ACRES (INCLUDING 0.40 +/- ACRE EASEMENT FOR FUTURE PARKING) ON A MAP OF PLAN ENTITLED: "PREPARED FOR SANTO BENAQUISTA AND ANTONIO SABATINI 8 TURNPIKE ROAD WINDSOR LOCKS, CONN. ALFORD ASSOCIATES CIVIL ENGINEERS WINDSOR, CONNECTICUT WILSON M. ALFORD, SR. P.E. & L.S. WILSON M. ALFORD, JR. P.E. & L.S. ALFORD ASSOCIATES, INC. DATE: JAN. 3, 1985. SCALE: 1" = 40'. DATE REVISION 1/4/85. ADD. NOTE #15 1/10/85. ADD. EASEMENT 'C', WHICH SAID MAP OR PLAN IS ON FILE IN THE OFFICE OF THE TOWN CLERK IN SAID TOWN OF WINDSOR LOCKS, TO WHICH REFERENCE IS HEREBY MADE, SAID PREMISES ARE MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT AN IRON PIN SET IN THE NORTHERLY LINE OF LAND OF THE STATE OF CONNECTICUT KNOWN AS CONNECTICUT ROUTE 20 AND ALSO KNOWN AS THE BRADLEY FIELD CONNECTOR, WHICH IRON PIN IS 480.46 FEET WESTERLY, AS MEASURED IN THE NORTHERLY LINE OF SAID CONNECTICUT ROUTE 20 OR BRADLEY FIELD CONNECTOR FROM A MONUMENT SET IN THE WESTERLY STREET LINE OF TURNPIKE ROAD ALSO KNOWN AS ELLA T. GRASSO TURNPIKE, AND WHICH IRON PIN MARKS THE SOUTHEASTERLY CORNER OF THE WITHIN DESCRIBED PREMISES;
THENCE N 15° 48' 10" E, ALONG PARCEL A, AS SHOWN ON SAID MAP, A DISTANCE OF 129.67 FEET TO A POINT;
THENCE N 74° 11' 50" W, CONTINUING ALONG PARCEL A AS SHOWN ON SAID MAP, A DISTANCE OF 51.94 FEET TO A POINT;
THENCE N 59° 52' 50" W, CONTINUING ALONG SAID PARCEL A AS SHOWN ON SAID MAP, A DISTANCE OF 51.94 FEET TO A POINT;
THENCE N 15° 48' 10" E, CONTINUING ALONG SAID PARCEL A, AS SHOWN ON SAID MAP, A DISTANCE OF 200.00 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF RICHARD A. & PAULINE WINTER;
THENCE N 74° 11' 50" W, ALONG LAND NOW OR FORMERLY OF RICHARD A. & PAULINE WINTER, A DISTANCE OF 968.38 FEET TO A POINT IN LINE OF LAND NOW OR FORMERLY OF UNITED TECHNOLOGIES CORPORATION HAMILTON STANDARD DIVISION;
THENCE S 11° 14' 25" W, ALONG LAND NOW OR FORMERLY OF UNITED TECHNOLOGIES CORPORATION HAMILTON STANDARD DIVISION, A DISTANCE OF 235.64 FEET TO A POINT IN LINE OF LAND OF THE STATE OF CONNECTICUT KNOWN AS CONNECTICUT ROUTE 20 AND ALSO KNOWN AS THE BRADLEY FIELD CONNECTOR;
THENCE IN A GENERAL EASTERLY DIRECTION ALONG THE ARC OF THE CURVE OF LAND OF THE STATE OF CONNECTICUT KNOWN AS CONNECTICUT ROUTE 20 AND ALSO KNOWN AS THE BRADLEY FIELD CONNECTOR, HAVING A DELTA OF 10°30'10", AND A RADIUS OF 4019.72 FEET, A DISTANCE OF 705.27 FEET TO A POINT;
THENCE S 54° 43' 05" E, CONTINUING ALONG LAND OF THE STATE OF CONNECTICUT KNOWN AS CONNECTICUT ROUTE 20, AND ALSO KNOWN AS THE BRADLEY FIELD CONNECTOR, A DISTANCE OF 103.24 FEET TO A POINT;
THENCE CONTINUING IN A GENERAL EASTERLY DIRECTION ALONG THE ARC OF THE CURVE OF LAND OF THE STATE OF CONNECTICUT KNOWN AS CONNECTICUT ROUTE 20 AND ALSO KNOWN AS THE BRADLEY FIELD CONNECTOR, HAVING A DELTA OF 7° 01' 49", A DISTANCE OF 287.58 FEET TO THE POINT AND PLACE OF BEGINNING.

TOGETHER WITH A PERMANENT EASEMENT TO THE GRANTEE HEREIN AND ITS SUCCESSORS AND ASSIGNS FORWARD FOR VEHICULAR AND PEDESTRIAN TRAFFIC OVER A PORTION OF PARCEL A AS SHOWN ON SAID MAP AND SHOWN AND DESIGNATED AS:
"ACCESS EASEMENT 'A'" AND "ACCESS EASEMENT 'B'" ON THE AFORESAID MAP AND MORE PARTICULARLY DESCRIBED BY THE FOLLOWING COURSES AND DISTANCES: ACCESS EASEMENT "A" STARTING AT AN ANGLE POINT IN THE WEST HIGHWAY LINE OF TURNPIKE ROAD ALSO KNOWN AS ELLA T. GRASSO TURNPIKE, SAID POINT BEING LOCATED 20.05 FEET SOUTH, AS MEASURED IN SAID HIGHWAY LINE, FROM THE SOUTHEAST CORNER OF PROPERTY NOW OR FORMERLY OF HARRY D. VANDERBILT AND THE NORTHEAST CORNER OF PARCEL A, THENCE S48°38'50"W, IN THE WEST STREET LINE OF SAID TURNPIKE ROAD ALSO KNOWN AS ELLA T. GRASSO TURNPIKE, 49.87 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, 39.92 FEET TO A POINT; SAID CURVE HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 76°14'40"; THENCE ALONG A CURVE TO THE RIGHT, 82.18 FEET TO A POINT; SAID CURVE HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 30°22'45"; THENCE ALONG A CURVE TO THE RIGHT, 383.77 FEET TO A POINT; SAID CURVE HAVING A RADIUS OF 2978.00 FEET AND A CENTRAL ANGLE OF 7°22'50"; THE THREE PRECEDING COURSES BEING THROUGH PARCEL A; THENCE IN 13°49'10"E ALONG PARCEL B, 34.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, 378.83 FEET TO A POINT; SAID CURVE HAVING A RADIUS OF 2945.00 FEET TO A POINT AND A CENTRAL ANGLE OF 7°23'20"; THENCE ALONG A CURVE TO THE LEFT 64.16 FEET TO A POINT; SAID CURVE HAVING A RADIUS OF 64.00 FEET AND A CENTRAL ANGLE OF 30°22'45"; THENCE ALONG A CURVE TO THE RIGHT 39.78 FEET TO A POINT; SAID CURVE HAVING A RADIUS OF 121.00 FEET AND A CENTRAL ANGLE OF 30°22'45"; THENCE ALONG A CURVE TO THE RIGHT 42.00 FEET TO A POINT; SAID CURVE HAVING A RADIUS OF 42.00 FEET AND A CENTRAL ANGLE OF 11°35'45"; THENCE ALONG A CURVE TO THE RIGHT 42.00 FEET TO A POINT; SAID CURVE HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 43°44'55"; THENCE N 20° 12' 00" E, 30.33 FEET TO A POINT; THE THREE PRECEDING COURSES BEING THROUGH PARCEL A; THENCE S 83° 48' 00" E, IN THE NORTH LINE OF PARCEL A; 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1410 SQUARE FEET.
SAID EASEMENTS ARE CONVEYED TOGETHER WITH AND SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN A DEED FROM CLIFFORD L. OSTERLING TO ANTONIO SABATINI, SANTO BENAQUISTA AND JOSEPH A. EREMITA DATED FEBRUARY 5, 1985 AND RECORDED AT VOLUME 152 AT PAGE 68 OF THE WINDSOR LOCKS LAND RECORDS.

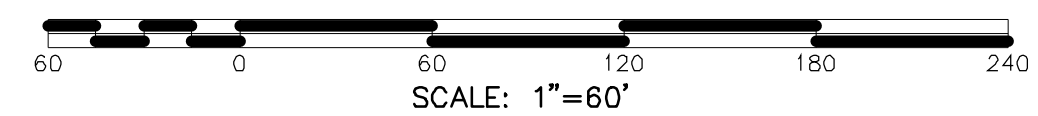
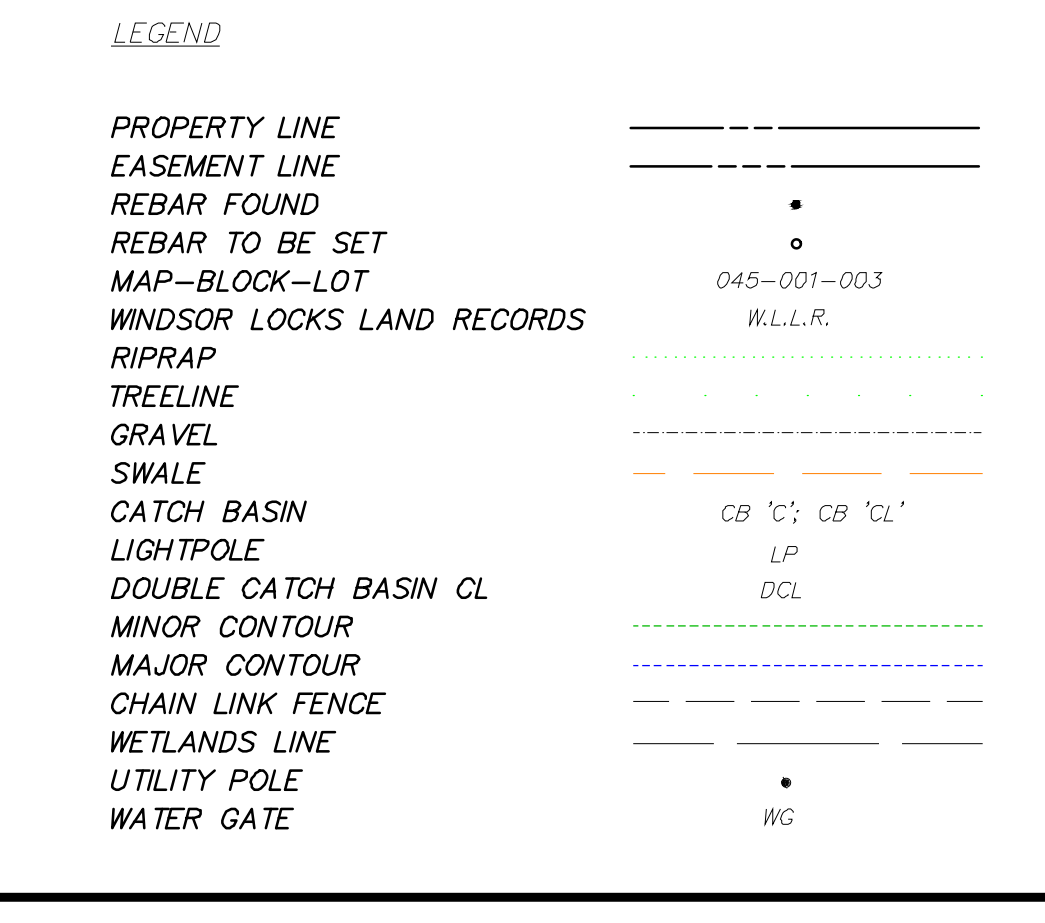
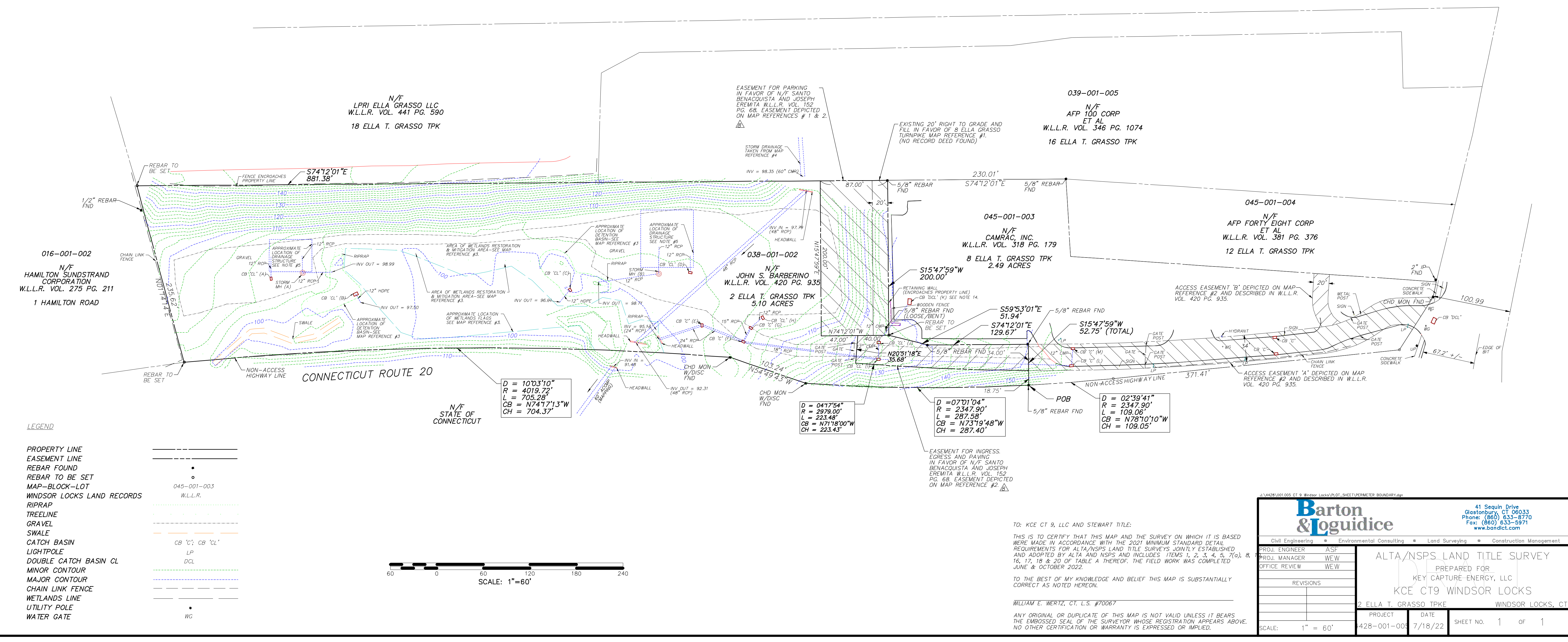
TITLE EXCEPTIONS:

- 1. STATED TO AFFECT 2 ELLA GRASSO TPKE, AS LISTED IN OLD REPUBLIC NATIONAL TITLE COMPANY COMMITMENT NO. 2202024 DATED MAY 9, 2022.
2. NOTES, CONDITIONS AND MATTERS AS MAY APPEAR ON A MAP ENTITLED, "PREPARED FOR SANTO BENAQUISTA AND ANTONIO SABATINI 8 TURNPIKE ROAD WINDSOR LOCKS, CONN. ALFORD ASSOCIATES CIVIL ENGINEERS WINDSOR, CONNECTICUT WILSON M. ALFORD, SR. P.E. & L.S. WILSON M. ALFORD, JR. P.E. & L.S. ALFORD ASSOCIATES, INC. DATE: JAN. 3, 1985. SCALE: 1" = 40'. DATE REVISION 1/4/85. ADD. NOTE #15 1/10/85. ADD. EASEMENT 'C', WHICH MAP OR PLAN IS ON FILE IN THE WINDSOR LOCKS TOWN CLERK'S OFFICE. (NOT PLOTTABLE).
3. THE EFFECT, IF ANY, OF A VARIANCE GRANTED BY THE WINDSOR LOCKS PLANNING AND ZONING COMMISSION, DATED DECEMBER 17, 2012 AND RECORDED DECEMBER 22, 2016 IN VOL. 463 AT PAGE 57 OF THE WINDSOR LOCKS LAND RECORDS. (NOT PLOTTABLE).
4. RESTRICTIONS AND COVENANTS AS DEFINED IN A DEED RECORDED FEBRUARY 14, 1985 IN VOL. 152 AT PAGE 68 OF THE WINDSOR LOCKS LAND RECORDS. (PLOTTABLE).



SCHEDULE OF INVERTS

Table with columns: STRUCTURE NUMBER, FRAME, TOP OF ELEVATION, INVERT DESCRIPTION, PIPE DIRECTION. Includes entries for CB CL 'A', CB CL 'B', CB CL 'C', CB CL 'D', CB C 'E', CB C 'F', CB C 'G', CB CL 'H', CB CL 'I', CB DCL 'K', CB C 'L', CB C 'M', and STORM MH 'B'.



TO: KCE CT 9, LLC AND STEWART TITLE:
THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 16, 17, 18 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED JUNE & OCTOBER 2022.
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
WILLIAM E. WERTZ, CT. L.S. #70067
ANY ORIGINAL OR DUPLICATE OF THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE SURVEYOR WHOSE REGISTRATION APPEARS ABOVE. NO OTHER CERTIFICATION OR WARRANTY IS EXPRESSED OR IMPLIED.

Barton & Loguidice logo and contact information (41 Sequin Drive, Glastonbury, CT 06033). Includes project details for ALTA/NSPS LAND TITLE SURVEY for KCE CT 9 WINDSOR LOCKS, PROJECT 428-001-003, DATE 7/18/22, SHEET NO. 1 OF 1.