

SCHEDULE A

A certain piece or parcel of land known as 97 Elm Street, and being situated on the southerly side of Elm Street in the Town of Hartford, County of Hartford and State of Connecticut, and being more particularly bounded and described as follows:

Beginning at a point in the south line of Elm Street, which point is 261.39 feet east, as measured along the south line of Elm Street, from the east line of Trinity Street; thence running east along the south line of Elm Street 38.43 feet to a point; thence running south along land now or formerly of The F. W. Prella Company at an interior angle of $91^{\circ} 17' 30''$, in part along the east face of a 12 inch brick wall, 133.42 feet to a point; thence running west along land now or formerly of The Orient Insurance Company at an interior angle of $89^{\circ} 57' 00''$ 38.54 feet to a point; thence running north along land now or formerly of The Automobile Insurance Company of Hartford, Connecticut, at an interior angle of $90^{\circ} 00' 00''$ 134.25 feet to the point and place of beginning, and being bounded:

NORTH by Elm Street 38.43 feet;
EAST by land now or formerly of The F. W. Prella Company 133.42 feet;
SOUTH by land now or formerly of The Orient Insurance Company 38.54 feet; and
WEST by land now or formerly of The Automobile Insurance Company of Hartford, Connecticut, 134.25 feet.

Including all of the land now traversed by a 12-foot gangway in and over the rear of the premises hereinabove described.

Together with all rights in and to the use, in common with others, of the gangway in and over the rear of the premises and for the whole length of the gangway, which extends from Clinton Street to Trinity Street, as of record may appear or as may exist. Together also with all such party wall rights, support rights, and encroachment rights as of record may appear or as may exist.

Said premises are subject to:

1. Any and all provisions of any ordinance, municipal regulations or public or private law;
2. Taxes on the Lists of October 1, 1977 and 1978;
3. A right of way in favor of others over and across the gangway traversing the south twelve (12) feet of the premises and extending east to Clinton Street and west to Trinity Street,

as set forth in a certain grant from Sarah and Charles Chapman to Horace Hunt and Walter S. Williams dated July 12, 1861, and recorded in the Hartford Land Records in Volume 107, Page 36.

4. A letter from Salvatore R. Pope to the P. W. Prelle Company, et al, with respect to party wall rights, support rights, etc. dated December 29, 1954 and recorded in the Hartford Land Records in Volume 949, Page 693.

5. The tenancy of Capitol Region Council of Governments under Lease dated July 18, 1973 as amended by Agreement dated October 24, 1978.