PROPOSED AMENDMENT TO SPECIAL DEVELOPMENT DISTRICT #11 FOR PROPOSED FAÇADE, LANDSCAPE AND SIGNAGE IMPROVEMENTS AT

PROSPECT PLAZA

18-54 KANE STREET
WEST HARTFORD, CONNECTICUT

AALLC PROJECT No. 15031

ARCHITECT:

Associated Architects, LLC
OF CENTRAL CONNECTICUT
-ESTABLISHED 1960-

37 NORTHWEST DRIVE • PLAINVILLE, CONNECTICUT 06062
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PROJECT ARCHITECT: CRAIG C. CHASSE'

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6 AUG 2015 – ISSUED FOR SDD APPLICATION

1 PROPOSED RENDERING BUILDING1 (SOUTH)
N.T.S.

ISSUE LOG

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PLAN NORTH

MECHANICAL/ELECTRICAL CONSULTANT

FACADE IMPROVEMENTS (BUILDING 1)
at
Prospect Plaza
18- - 54 Kane Street
West Hartford, Connecticut

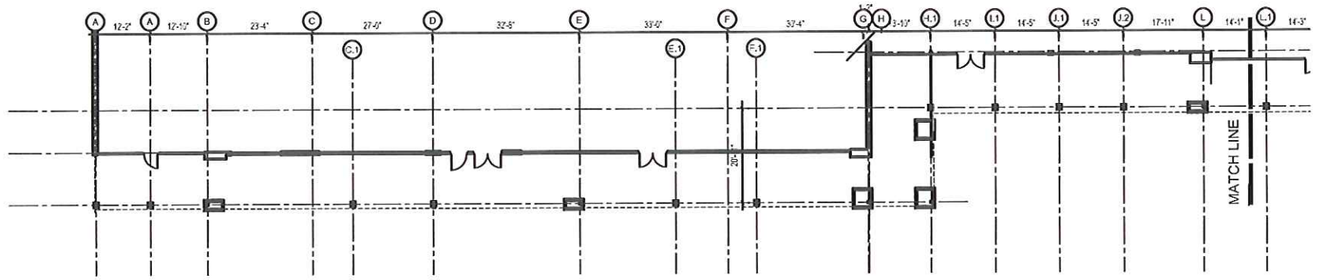
Associated Architects P.C. Project No.: 15031

SOUTH ELEVATION RENDERING

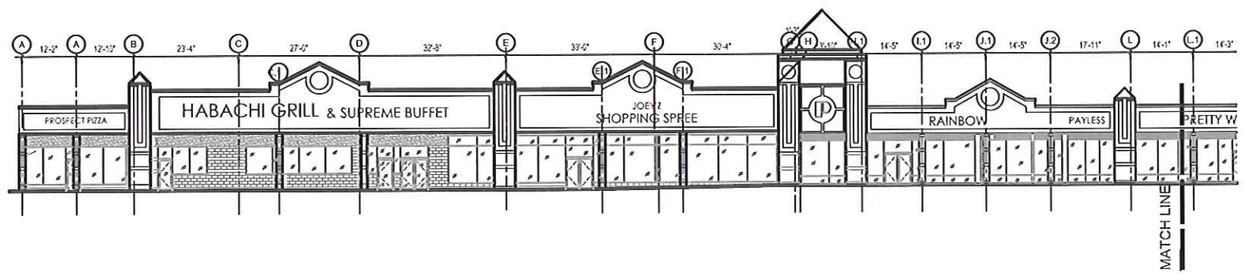
Date: 6 AUG 2015
Scale: N.T.S.
Drawn: CCC
Checked: CCC

A0.1

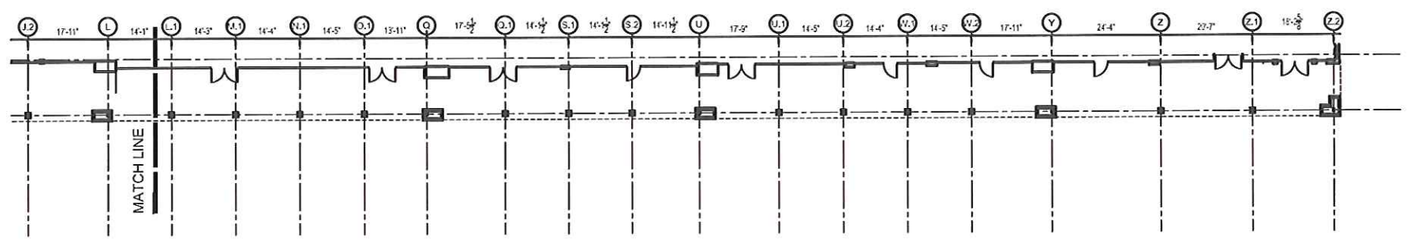
CAD:



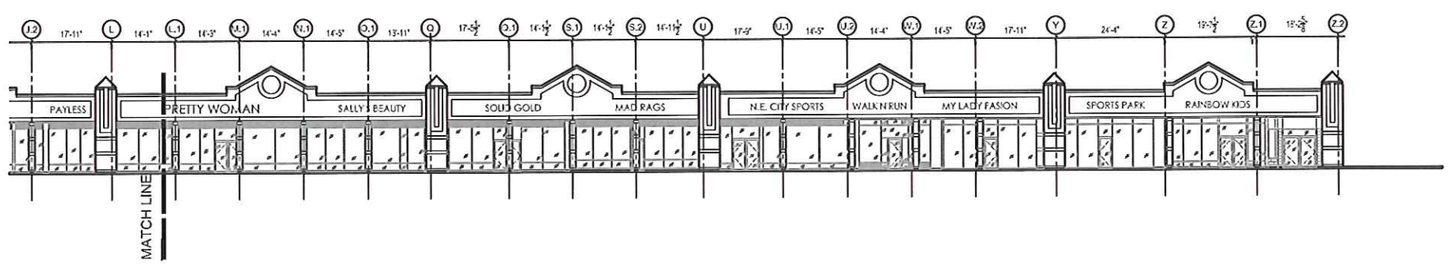
1 EXISTING COLONADE PLAN (WEST)
1/16" = 1'-0"



2 EXISTING SOUTH ELEVATION (WEST)
1/8" = 1'-0"



3 EXISTING COLONADE PLAN (EAST)
1/16" = 1'-0"



4 EXISTING SOUTH ELEVATION (EAST)
1/8" = 1'-0"

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PLAN NORTH

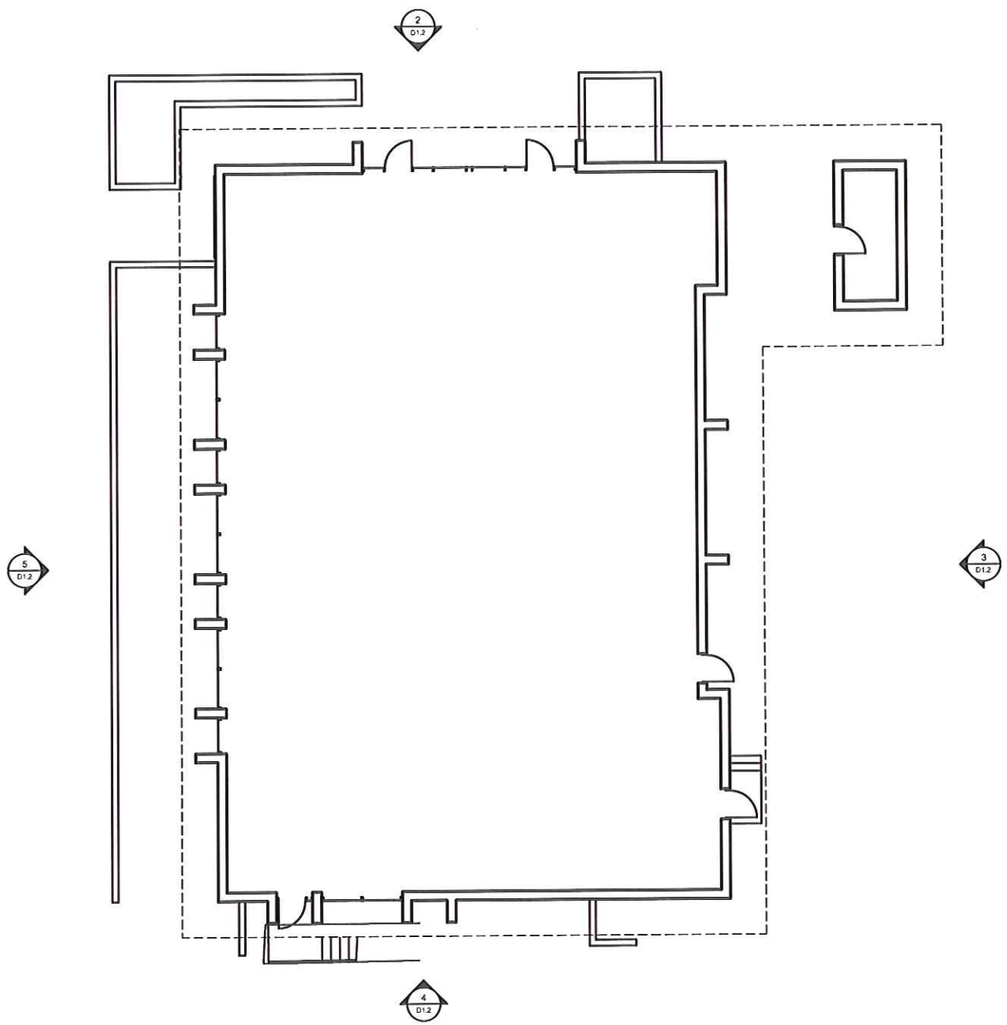
FACADE IMPROVEMENTS (BUILDING 1)
at
Prospect Plaza
18- - 54 Kane Street
West Hartford, Connecticut

Associated Architects P.C. Project No.: 15031.01

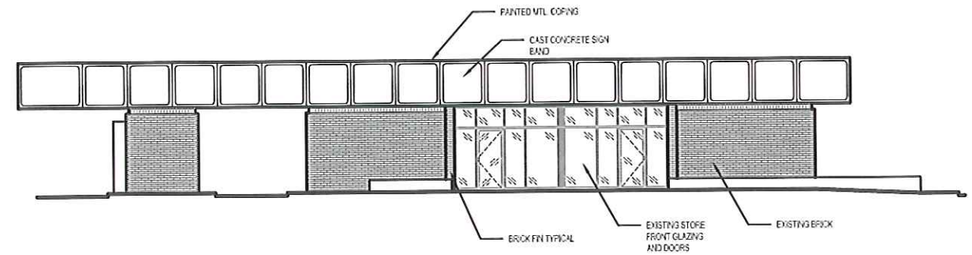
EXISTING PLAN AND ELEVATIONS

Date: 6 AUG 2015
Scale: 1/16" =1'-0"
Drawn: JS
Checked: CCC
CAD:

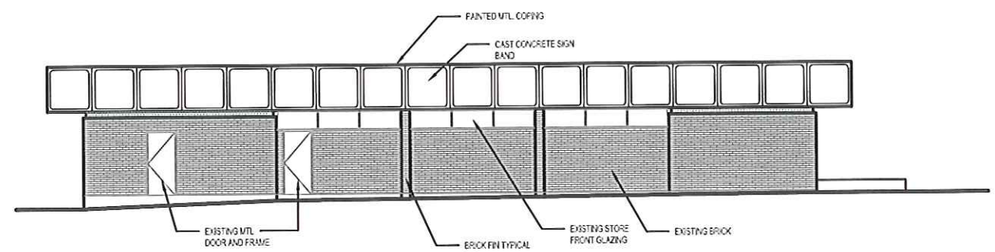
D1.1



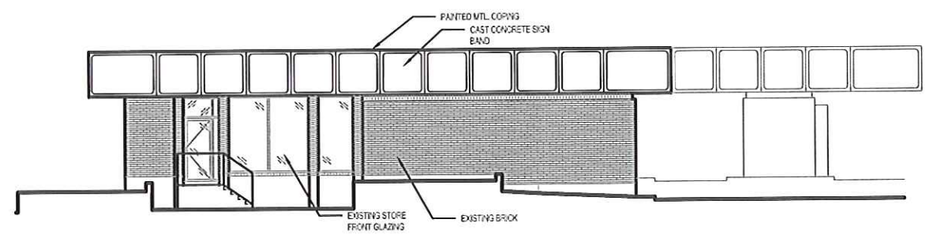
1 EXISTING BUILDING PLAN
1/8" = 1'-0"



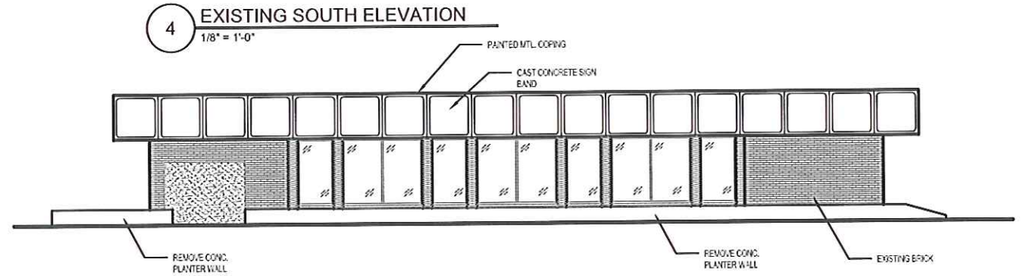
2 EXISTING NORTH ELEVATION
1/8" = 1'-0"



3 EXISTING EAST ELEVATION
1/8" = 1'-0"



4 EXISTING SOUTH ELEVATION
1/8" = 1'-0"



5 EXISTING WEST ELEVATION
1/8" = 1'-0"

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For Address
ISSUE LOG

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PLAN NORTH

MECHANICAL/ELECTRICAL CONSULTANT

FACADE IMPROVEMENTS (BUILDING 2)
at
Prospect Plaza
18- - 54 Kane Street
West Hartford, Connecticut

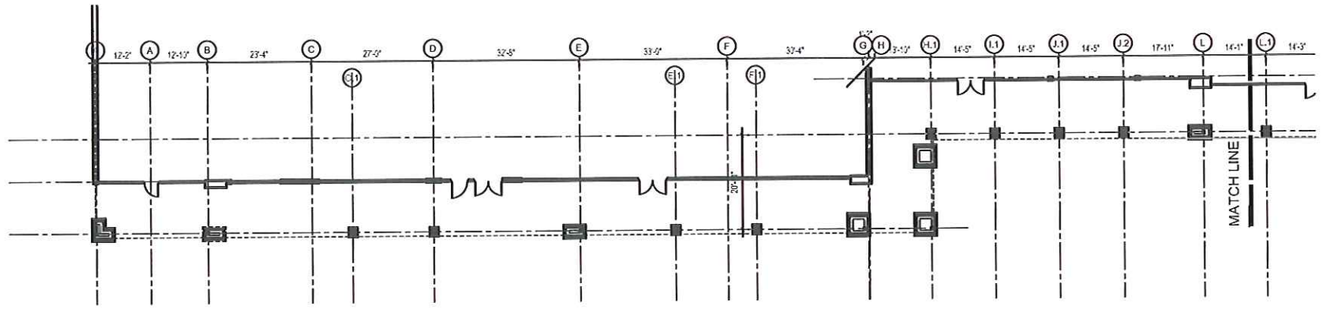
Associated Architects P.C. Project No.: 15031.01

EXISTING
PLAN AND ELEVATIONS

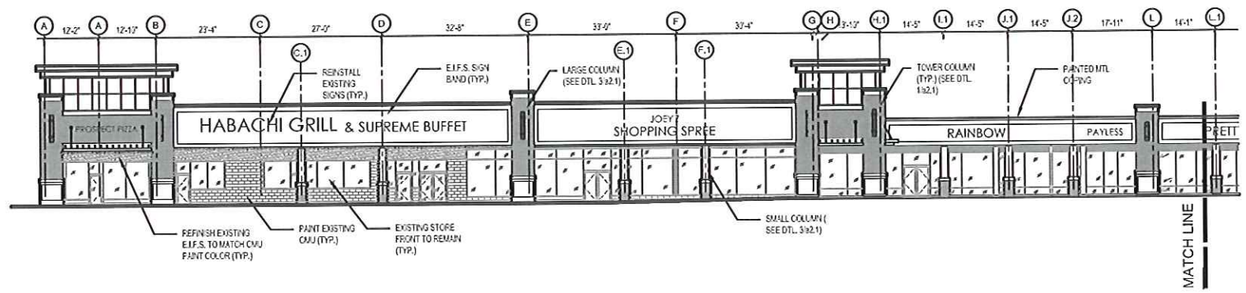
Date: 6 AUG 2015
Scale: 1/8" =1'-0"
Drawn: JS
Checked: CCC

D1.2

CAD:



1 PROPOSED COLONADE PLAN (WEST)
1/16" = 1'-0"



2 PROPOSED SOUTH ELEVATION (WEST)
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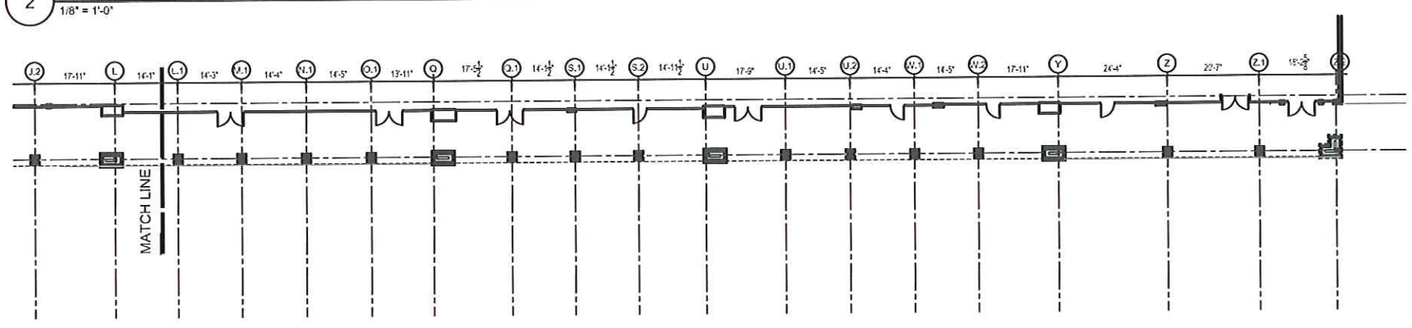
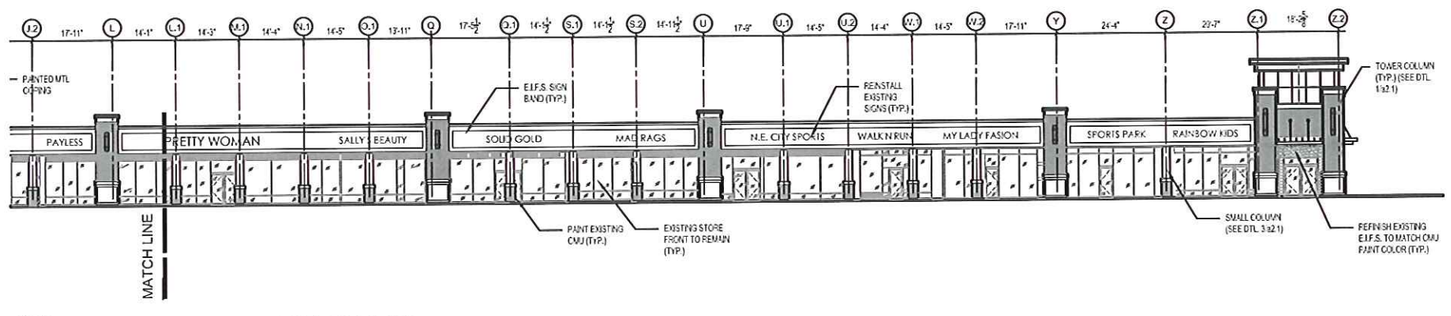


3 PROPOSED COLONADE PLAN (EAST)
1/16" = 1'-0"



4 PROPOSED SOUTH ELEVATION (EAST)
1/8" = 1'-0"

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For Advice
ISSUE LOG

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PLAN NORTH

MECHANICAL/ELECTRICAL CONSULTANT

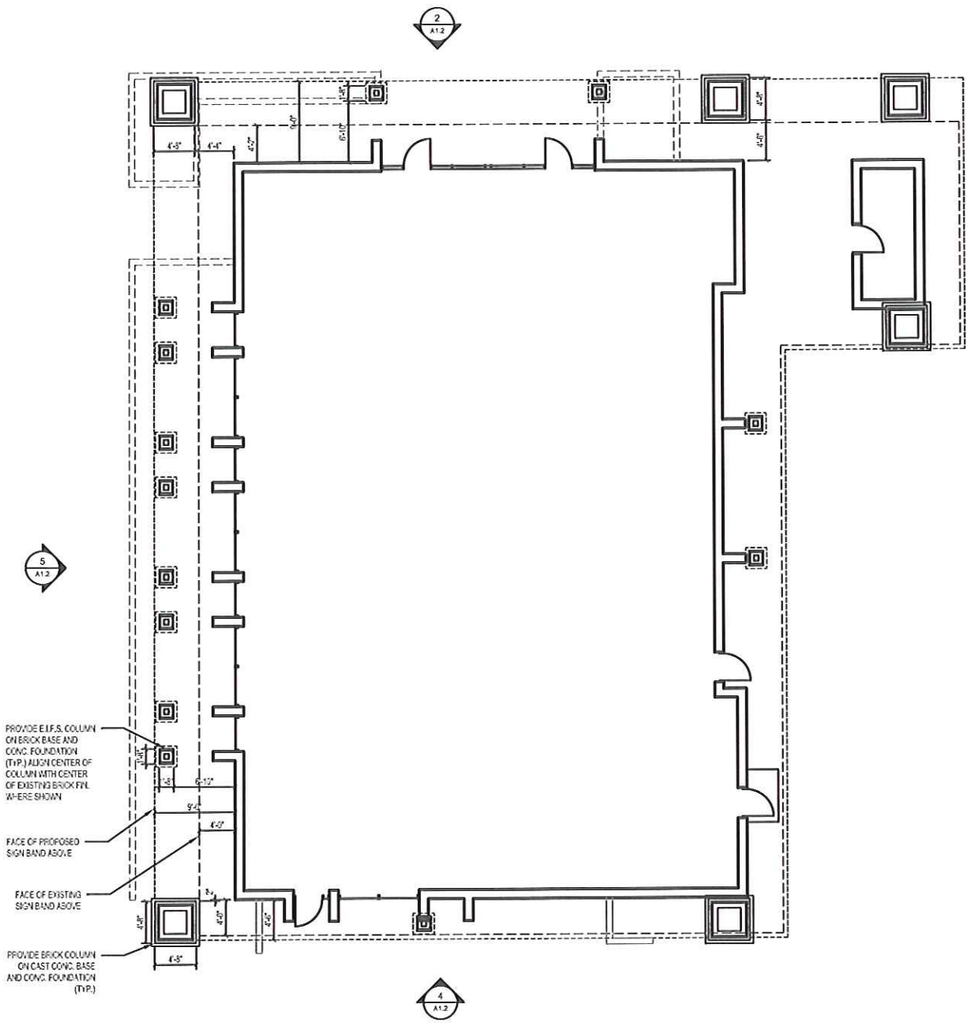
FACADE IMPROVEMENTS (BUILDING 1)
at
Prospect Plaza
18- - 54 Kane Street
West Hartford, Connecticut

Associated Architects P.C. Project No.: 15031.01

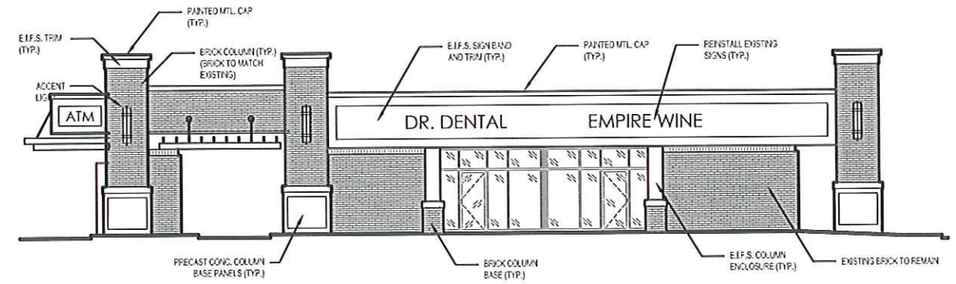
PROPOSED
PLAN AND ELEVATIONS

Date: 6 AUG 2015
Scale: 1/16" =1'-0"
Drawn: JS
Checked: CCC
CAD:

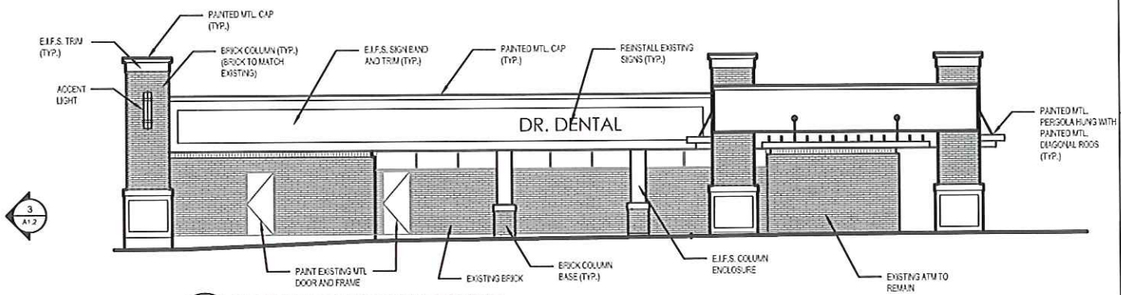
A1.1



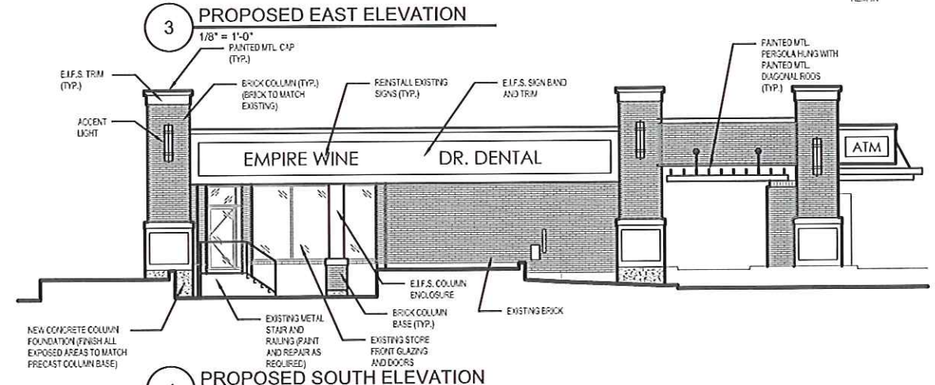
1 PROPOSED BUILDING PLAN
1/8" = 1'-0"



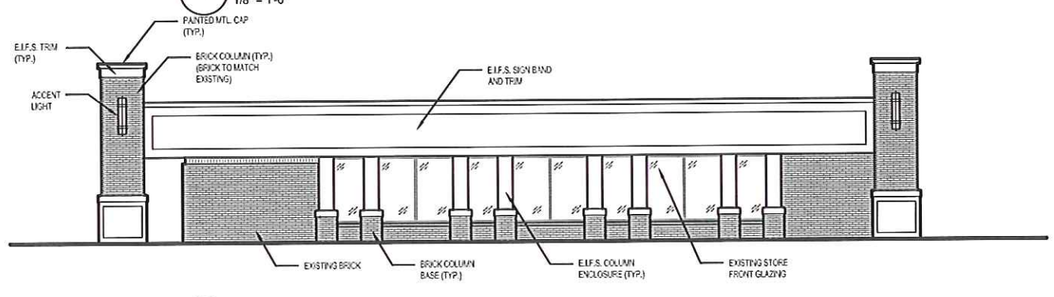
2 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



3 PROPOSED EAST ELEVATION
1/8" = 1'-0"



4 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



5 PROPOSED WEST ELEVATION
1/8" = 1'-0"

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For Address
ISSUE LOG

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PLAN NORTH

MECHANICAL/ELECTRICAL CONSULTANT

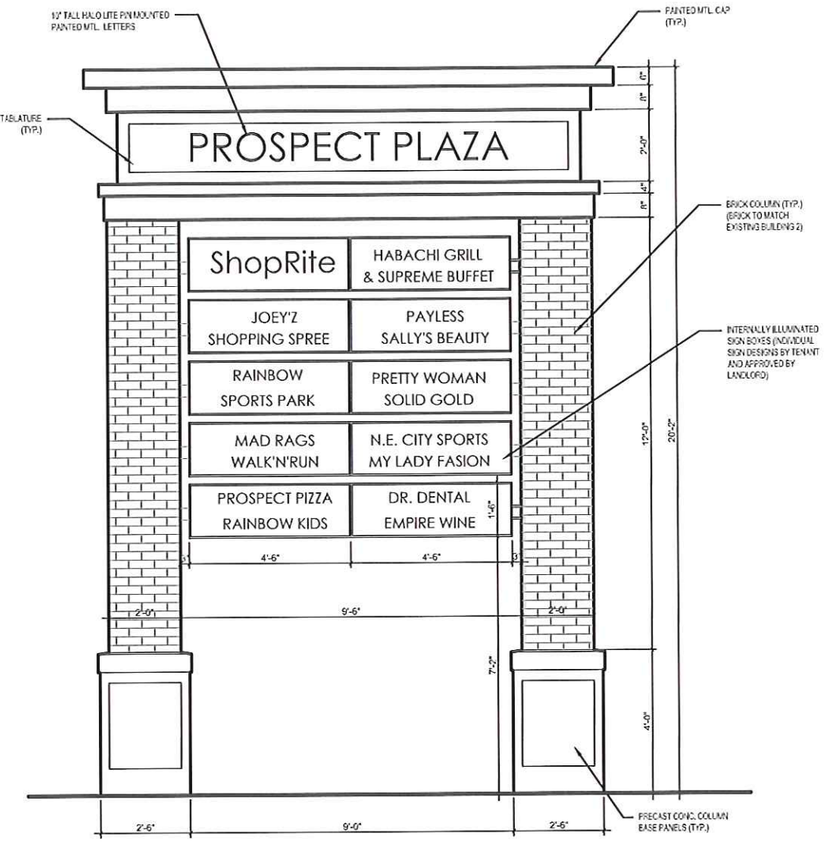
FACADE IMPROVEMENTS (BUILDING 2)
at
Prospect Plaza
18- - 54 Kane Street
West Hartford, Connecticut

Associated Architects P.C. Project No.: 15031.01

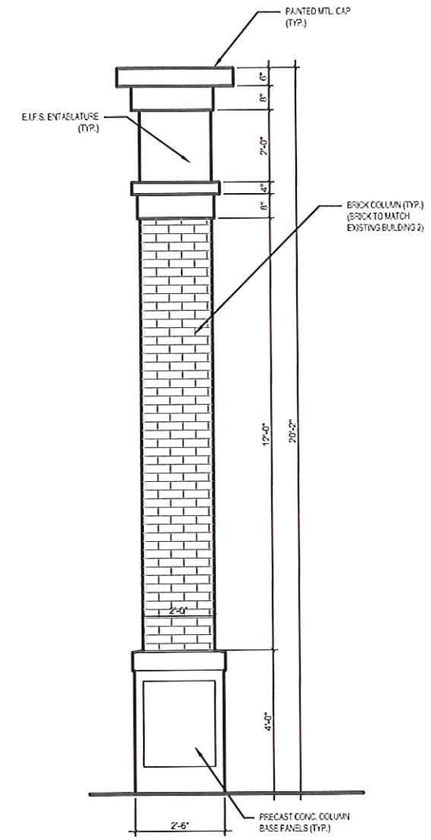
PROPOSED PLAN AND ELEVATIONS

Date: 6 AUG 2015
Scale: 1/8" =1'-0"
Drawn: JS
Checked: CCC
CAD:

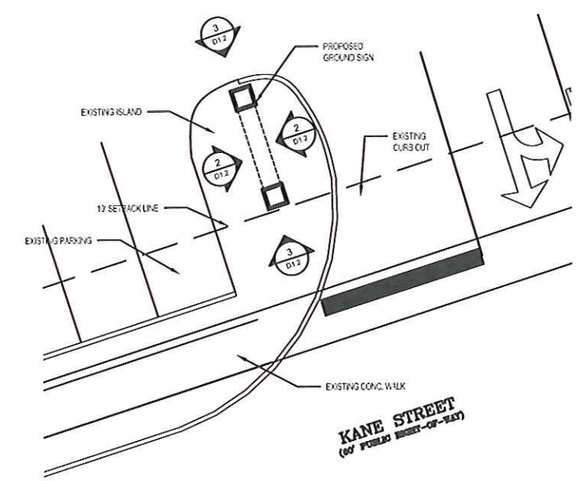
A1.2



2 EAST AND WEST ELEVATION
1/2" = 1'-0"



3 NORTH AND SOUTH ELEVATION
1/2" = 1'-0"



1 SIGN PLAN
1/8" = 1'-0"

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For Review
ISSUE LOG

6 AUG 2015 - ISSUED FOR SDD APPLICATION

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PLAN NORTH

MECHANICAL ELECTRICAL CONSULTANT

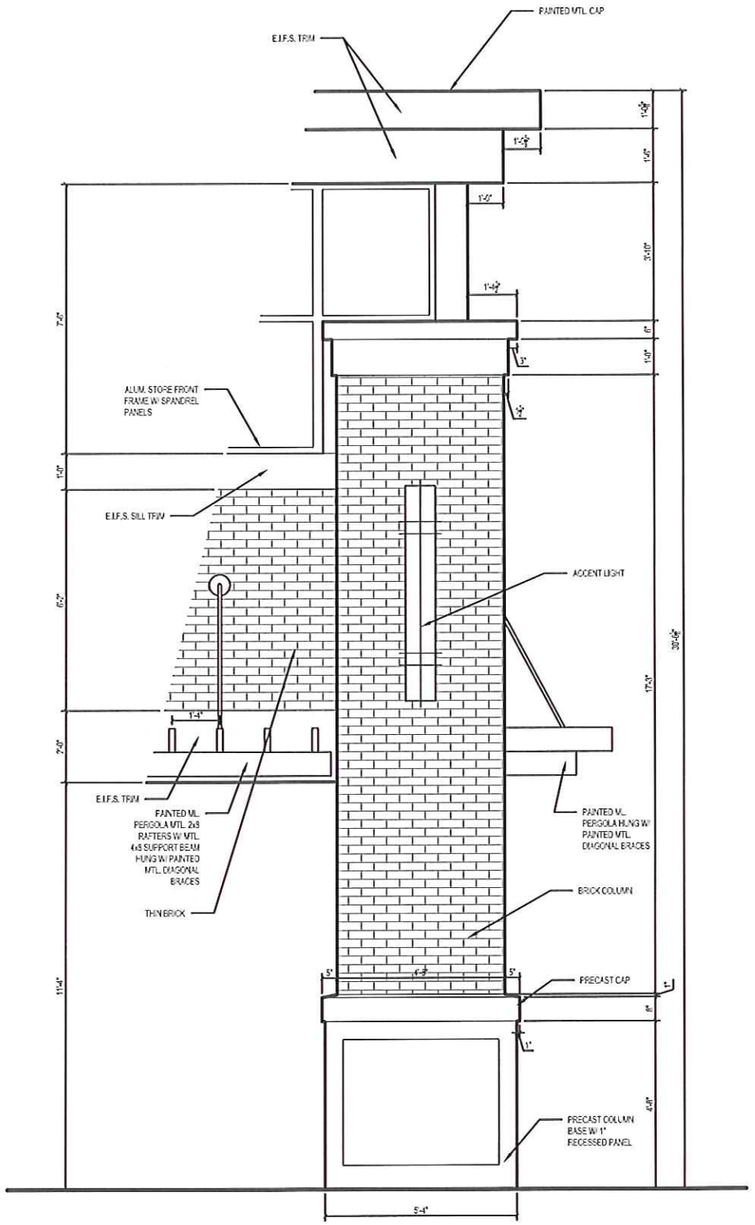
FACADE IMPROVEMENTS (GROUND SIGN)
at
Prospect Plaza
18- - 54 Kane Street
West Hartford, Connecticut

Associated Architects P.C. Project No.: 15031.01

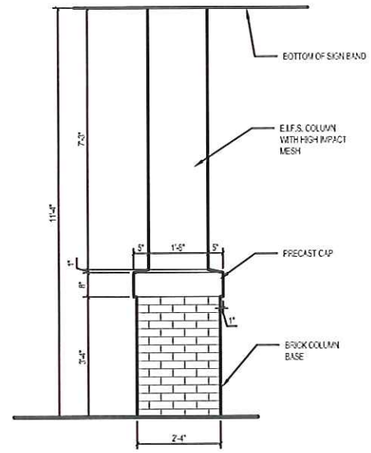
PROPOSED GROUND SIGN PLAN AND ELEVATIONS

Date: 6 AUG 2015
Scale: 1/2" =1'-0"
Drawn: JS
Checked: CCC
CAD:

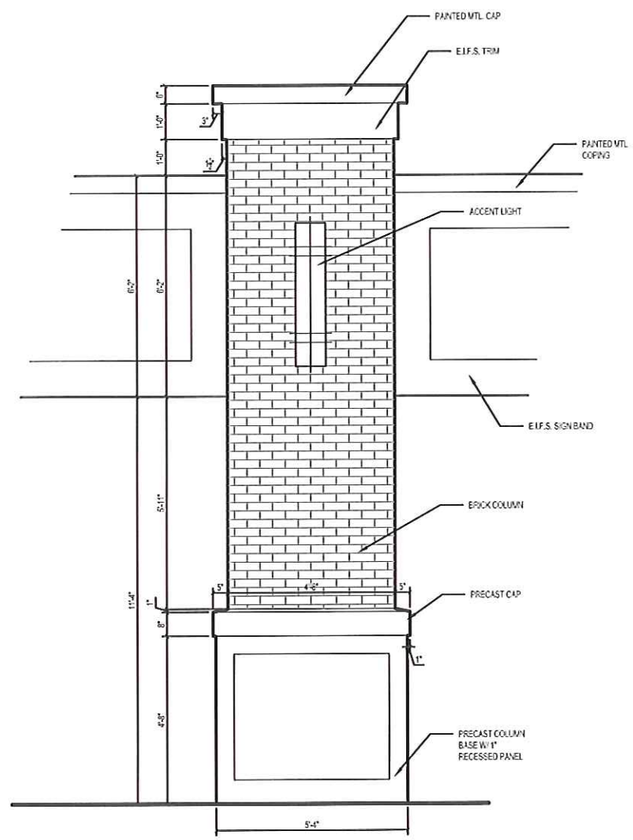
A1.3



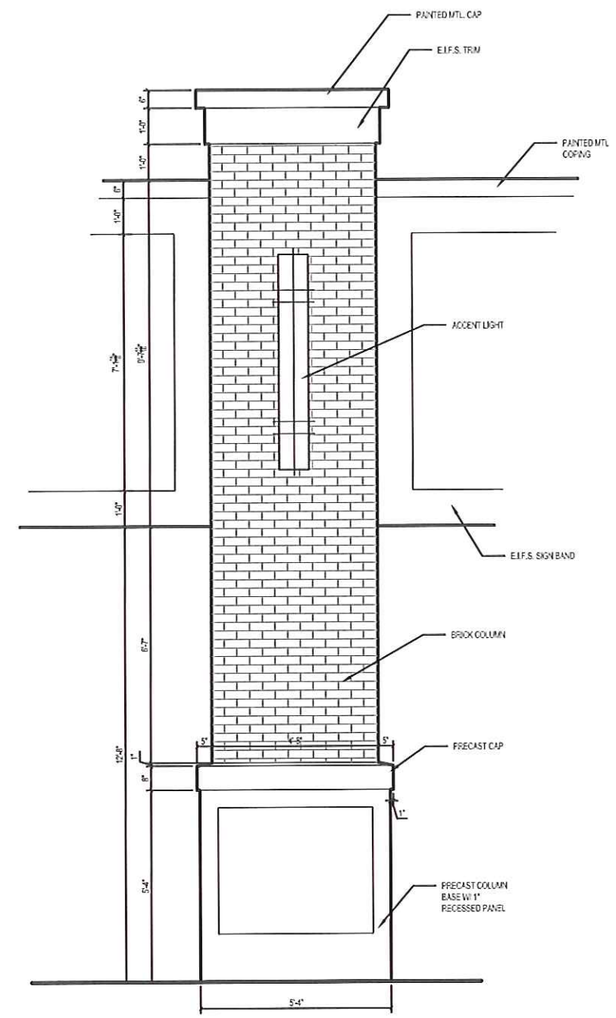
1 ENLARGED ELEVATION @ TOWER
1/2" = 1'-0"



3 ENLARGED ELEVATION @ TYPICAL SMALL COLUMN
1/2" = 1'-0"



2 ENLARGED ELEVATION @ TYPICAL LARGE COLUMN
1/2" = 1'-0"



4 ENLARGED ELEVATION @ LARGE COLUMN (LINE "E")
1/2" = 1'-0"

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PLAN NORTH

FACADE IMPROVEMENTS (BUILDING 1)
at
Prospect Plaza
18- - 54 Kane Street
West Hartford, Connecticut

Associated Architects P.C. Project No.: 15031.01

COLUMN ELEVATIONS

Date: 6 AUG 2015
Scale: 1/2" =1'-0"
Drawn: JS
Checked: CCC

A2.1

Contract Specifications

Area: Main Entrance / Front Parking Field / Rear Loading Area as indicated on plan

Size: Approximately 225,000 SF (Mill & Overlay)
Approximately 33,000 SF (Full Depth Re-grade / 2 course Paving)

Scope of Work: Mill and Pave Asphalt

1. Exact resurface areas will be marked with owner/manager and contractor prior to start of work and as indicated on Exhibit A. All work is to be scheduled and coordinated with owner/property manager and tenant managers.

2. Contractor is to provide a daily progress plan showing the areas to be milled and paved for each day of the project. The property manager approved plan must be strictly adhered to. Where allowed by law, milling must be performed at night and paving must commence in the morning.

3. Mill 2" and remove asphalt from the approved work area. Clean, sweep and haul all asphalt spoils to an approved recycling facility.

4. Remove any areas prior to resurface in resurface area of broken and unstable asphalt and base as required and only if and as specified by owner/manager. Use Scope of Work Excavate and Pave specification without the top course (Binder only) if applicable. Cost is to be included in proposal with quantity.

5. Any plumbing shut offs, covers and/or valves in the area to be resurfaced or excavated are to be shimmed and/or raised or lowered so to be less than 1/8" below new surface as not to create a trip hazard or hold water. This will also apply to any storm drains, manholes, or permanent structures and must include any re-pointing and repairing of the catch basin in the resurface area as needed. This must also include the raising or lowering of grates, lids and/or covers. None of the above mentioned items should be raised above the finish of the resurface area or covered with asphalt. Precaution must be made to ensure no asphalt enters and storm drains or pipes.

6. Clean all in paving areas and any related debris that was moved outside of work area. Properly dispose of all waste off of site.

7. Shim low areas to create level surface for resurface. Spray bituminous Tac Coat entire resurface area to increase adhesion to existing asphalt at a rate of .01 gallon per square yard.

8. Areas to be resurfaced are to be with 2" after compaction of hot mix asphalt: 3/8" top course asphalt mix. Compaction must be performed with a minimum 7 ton Vibratory Roller. Sand is to be applied to surface of asphalt after compaction in any rear loading areas and turn areas in to rear drive lanes to prevent tractor trailer tire torque from damaging new asphalt.

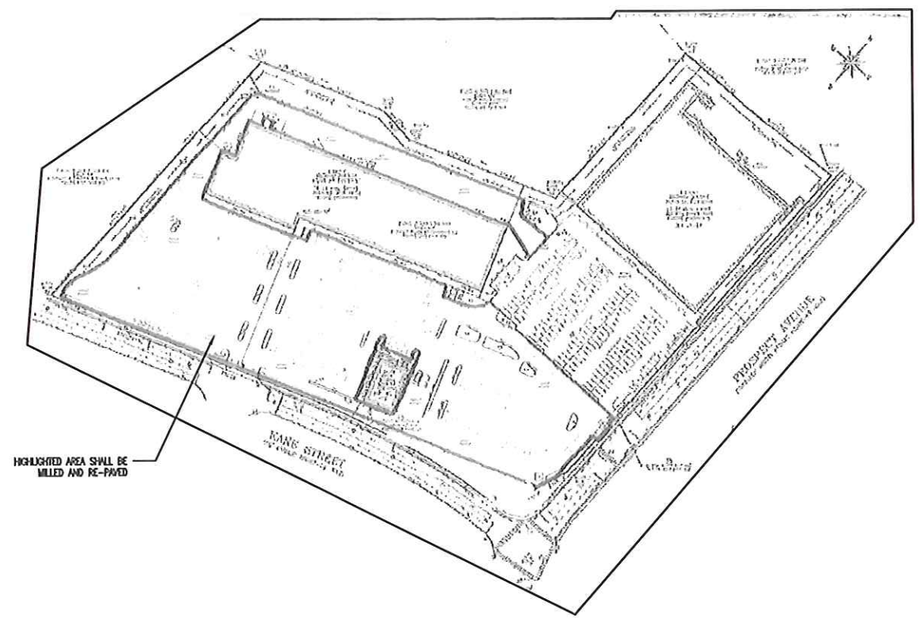
9. Paving must commence in the high traffic area first so that those areas can be opened up ASAP to vehicular and pedestrian traffic hourly as conditions permit.

10. All pavement markings affected will be re-striped to match what was existing immediately after the area has been paved and has cooled enough to accept paint.

11. Barriers, cones, flag persons and directional signage must be used to guide customers around work area.

12. Temporary traffic directional markings shall be made in areas that are open to guide vehicle and pedestrian traffic to those areas.

13. Duplicates of Materia. tickets will be provided with invoice at completion of project clearly stating job name, mix and quantity.



1 PAVING SITE PLAN
N.T.S.

NOTE:
IN AREAS OF TO BE RE-PAVED ALL PARKING SHALL BE RE-STRIPPED TO MATCH EXISTING APPROVED LAYOUT

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Revisions
ISSUE LOG

8 AUG 2015 – ISSUED FOR SDD APPLICATION

Δ1 THIS SHEET WAS NOT INCLUDED IN THE PRELIMINARY SUBMISSION
Δ2 INDICATES NO REVISIONS WERE MADE TO THIS SHEET

MECHANICAL/ELECTRICAL CONSULTANT

Existing Parking Lot
Mill, Pave, and Restripe
at
Prospect Plaza
18- - 54 Kane Street
West Hartford, Connecticut

Associated Architects P.C. Project No: –

Paving Site Plan and Specifications

Date: 5 AUG. 2015
Scale: N.T.S.

C1.1

CAD:

American National

Commercial Real Estate
Due Diligence Management

3465 S. Arlington Road, Suite E183
Akron, OH 44312

866.290.8121
www.amnational.net

ALTA/ACSM Land Title Survey

8 Center Portfolio

Survey or Certification

Prospect Plaza

18-54 Kane Street
West Hartford, CT
County of Hartford

To: Chicago Title Insurance Company; Capital One, National Association; DLC Management Corp.; Royal Abstract of New York; and American National, LLC, This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 (unless prohibited by locality), 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 10a, 11a, 13, 14, 16, 17, 18, 19, 21 ($1,000,000) of Table A thereof. The field work was completed on March 25, 2015.

Jack W. Shoemaker
Professional Land Surveyor Number 70323
In State of Connecticut
Date of Plat or Map: March 30, 2015
Date of last revision April 7, 2015
Date of this Printing April 7, 2015
Network reference #20150146-7

Survey Prepared By:
First Order, LLC
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Project No. 3767

Legal Description

A certain piece or parcel of land located on the westerly side of Prospect Avenue and the northerly side of Kane Street in the Town of West Hartford, County of Hartford and State of Connecticut and being more particularly bounded and described as follows, to wit;

Commencing at a point in the westerly line of Prospect Avenue which point marks the southeasterly corner of land now or formerly of St. Joseph's Covenant of Mary Immaculate, and which point marks the northeasterly corner of the herein described premises; thence running S 2° 17' 43" W along the westerly line of Prospect Avenue a distance of Seven hundred and twenty-five one-hundredths (700.25) feet to a point; thence running S 22° 22' 15" W along the line of Prospect Avenue, a distance of One Hundred thirty-four and seventy-three one-hundredths (134.73) feet to a point in the northerly line of Kane Street; thence running in a curve to the left along the northerly line of Kane Street, said curve having a radius of One thousand four hundred sixty-two and thirty-nine one-hundredths (1,462.39) feet, a distance of three hundred ninety-seven and fifty-five one-hundredths (397.55) feet to a point; thence running S 72° 10' 07" W along the northerly line of Kane Street , a distance of four hundred eighty-six and twenty-eight one-hundredths (486.28) feet to a point; thence turning and running N 2° 17' 43" E along land now or formerly of Al J. Schechter, a distance of five hundred fifty-three and twenty-seven one hundredths (553.27) feet to a point; thence turning and running along land now or formerly of the Town of West Hartford the following course and distances: N 72° 10' 52" E a distance of two hundred thirty-four and fifty-three one-hundredths (234.53) feet to a point; thence S 81° 45' 11" E a distance of sixty-eight and twenty-seven one-hundredths (68.27) feet to a point; thence N 72° 10'52" E, a distance of two hundred seventy-eight and ninety-two one-hundredths (278.92) feet to a point; thence turning and running N 2° 17' 43" E along land now or formerly of the Town of West Hartford, a distance of three hundred forty-three and eighty-nine one-hundredths (343.89) feet to a point; thence turning and running S 88° 47' 00" E along land now or formerly of St.Joseph's Convent of Mary Immaculate, a distance of one hundred fifty-two and forty-two one-hundredths (152.42) feet to a point; thence running N 89° 25' 30" E along land now or formerly of St. Joseph's Convent of Mary Immaculate, a distance of one hundred eight-seven and eighty-four one-hundredths (187.84) feet to the point or place of beginning.

Being the same tract of land described in a Title Report prepared by Chicago Title Insurance Company, Order No. CT51811143C-SH, Customer Ref. No. 51069, dated March 10, 2015 at 8:00 a.m.

Legend of Symbols & Abbreviations

- MONUMENT FOUND
- MONUMENT SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- FND X MARK
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- CMP CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- MTL METAL
- AGL ABOVE GROUND LEVEL
- F.P. FOOTPRINT
- L/S LANDSCAPING
- TREE
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- ELEC. TRANSFORMER
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- MONITORING WELL
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- SQUARE METAL LID
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- SEWER MANHOLE
- CLEAN OUT
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- STOP SIGN
- SIGN

General Notes

1. ZONING
THE ZONING INFORMATION SHOWN BELOW WAS TAKEN FROM ZONING REPORT NUMBER 35472, PREPARED ZONING-INFO, INC., DATED APRIL 6, 2015.

THE SUBJECT PROPERTY IS ZONED "BG" GENERAL BUSINESS WITHIN A "SDD" SPECIAL DEVELOPMENT OVERLAY DISTRICT.

SETBACKS:
FRONT/STREET: BUILDING LINE; 10 FEET FOR PARKING (SECTION 177 ATTACHED 5)
SIDE: ½ THE HEIGHT OF THE BUILDING BUT NOT LESS THAN 15 FEET AND 2 FEET FOR ACCESSORY BUILDINGS WHERE ABUTTING A RESIDENCE DISTRICT; NONE REQUIRED OTHERWISE (SECTION 177 ATTACHED 5)
REAR: ½ THE HEIGHT OF THE BUILDING BUT NOT LESS THAN 15 FEET AND 2 FEET FOR ACCESSORY BUILDINGS WHERE ABUTTING A RESIDENCE DISTRICT; NONE REQUIRED OTHERWISE (SECTION 177 ATTACHED 5)
SITE REQUIREMENTS
MINIMUM LOT SIZE: NONE REQUIRED (SECTION 177 ATTACHMENT 5)
MAXIMUM DENSITY: 1.25 FLOOR AREA RATIO (FAR) (SECTION 177 ATTACHMENT 5)
MAXIMUM HEIGHT: 4 STORIES AND 45 FEET; 1 ½ STORIES AND 15 FEET FOR ACCESSORY BUILDINGS (SECTION 177 ATTACHED 5)
PARKING REQUIREMENTS:
MINIMUM PARKING REQUIRED: 691 TOTAL PARKING SPACES APPROVED BY WAIVER

PARKING PROVIDED –
-REGULAR = 612 SPACES
-HANDICAP = 15 SPACES
TOTAL SPACES PROVIDED = 612

2. PROPERTY IS KNOWN AS PARCEL ID 4391 1 245 0001 IN THE TOWN OF WEST HARTFORD, HARTFORD COUNTY, CONNECTICUT.

3. LOT AREA = 577,024 S.F. OR 13.2466 AC.

4. BASED ON VISUAL OBSERVATION, THE SUBJECT PROPERTY IS SERVICED BY ALL THE NECESSARY UTILITIES REQUIRED TO MAINTAIN NORMAL OPERATION. THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR ABOVE GROUND MARKINGS TO DETERMINE ANY SUBSURFACE LOCATION. CONTACT LOCAL UTILITY COMPANY PRIOR TO CONSTRUCTION

5. THIS SURVEY CONFORMS TO A CLASS A-2 SURVEY AND HAS BEEN PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 24, 1992.

6. THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY.

7. BOUNDARY DETERMINATION IS BASED UPON A DEPENDENT RESURVEY AND THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN INDEPENDENT RESURVEY MAY DISCLOSE.

8. IN RESPONSE TO ALTA\ACSM TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

9. IN RESPONSE TO ALTA\ACSM TABLE A ITEM 17, THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTIONS. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTIONS OR REPAIRS.

10. IN RESPONSE TO ALTA\ACSM TABLE A ITEM 18, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

11. IN RESPONSE TO ALTA\ACSM TABLE A ITEM 19, THE NATIONAL WETLANDS INVENTORY MAPS DO NOT INDICATE THE EXISTENCE OF WETLANDS ON THIS PROPERTY.

12. IN RESPONSE TO ALTA\ACSM TABLE A ITEM 20a, THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SUBJECT AS DISCLOSED BY THE TITLE COMMITMENT PROVIDED FOR THIS SITE.

CURVE TABLE

CURVE #	RADIUS	LENGTH	CH. BRG.	CH. DIST.	DELTA
C1	1462.39	397.55	S79°57'23"W	396.33	015°34'33"

FLOOD NOTE: By graphic plotting only, this property is in Zone X (UNSHADED) of the Flood Insurance Rate Map, Community Panel No. 09003C0364F, which bears an effective date of 09/26/2008 and is not in a Special Flood Hazard Area.

Notes Corresponding to Schedule B

Chicago Title Insurance Company, Order NO. CT51811143C-SH, Effective date March 10, 2015 at 8:00 AM

8. Sewer Easement granted to The Town of West Hartford by The Michael Kane Brock Co. by instrument dated July 27, 1927 and recorded in Volume 81, Page 408 of the West Hartford Land Records. – AFFECT ON SUBJECT PROPERTY UNKNOWN, PLAN IN DOCUMENT ILLEGIBLE, UNABLE TO PLOT.

9. Agreements contained in Indemnification and Hold Harmless Agreement dated August 24, 1984 and recorded in Volume 938 at Page 163 of the West Hartford Land Records. – AFFECTS SUBJECT PROPERTY, CANNOT BE PLOTTED, BLANKET IN NATURE.

10. Terms and conditions of a Lease by and between JBG Associates, LLC, Landlord and First National Bank, Lessee dated May 3, 2001 and recorded May 23, 2001 in Volume 2883 at Page 81 of the West Hartford Land Records. – NOT SURVEY RELATED.

11. Terms and provisions of a Lease by and between JBG Associates, LLC, Landlord, and Alimonos Family, LLC Tenant, dated August 18, 2003, as evidenced by Notice of Lease recorded September 11, 2003 in Volume 3343 at Page 147 of the West Hartford Land Records. – NOT SURVEY RELATED.

12. Drainage Easement in favor of State of Connecticut as set forth in a certain Certificate of Taking by the State of Connecticut dated August 27, 1962 and recorded in Volume 350 at Page 147 of the West Hartford Land Records. – AFFECTS SUBJECT PROPERTY AS SHOWN.

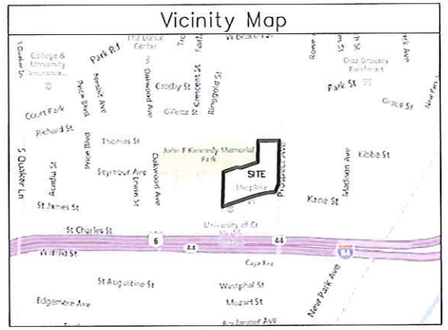
13. Easement from Al J. Schechter to The Hartford Electric Light Company dated October 21, 1966 and recorded in Volume 428 at Page 23 of the West Hartford Land Records. – AFFECTS SUBJECT PROPERTY, UNABLE TO PLOT, REFERENCED MAPS NOT PROVIDED.

14. Terms and provisions of a lease, as evidenced by a Notice of Lease between JBG Associates and First National Supermarkets, Inc. (Ross Corp.) dated September 30, 1983 and recorded in Volume 834 at Page 133 as assigned to Shaw's Supermarkets, Inc., by instrument dated October 15, 1996 and recorded October 16, 1996 in Volume 2140 at Page 337; as further assigned to Ridgefarm Food Corporation dated April 9, 2010 and recorded April 12, 2010 in Volume 4477 at Page 392 of the West Hartford Land Records. – NOT SURVEY RELATED.

15. Traffic signal easement dated February 26, 2008 and recorded April 21, 2008 in Volume 4288 at Page 272 of the West Hartford Land Records. – AFFECTS SUBJECT PROPERTY AS SHOWN ON SURVEY.

16. Notes, easements and conditions as shown on Map #8812 and #8813. – AFFECTS SUBJECT PROPERTY, CANNOT BE PLOTTED, BLANKET IN NATURE.

Vicinity Map

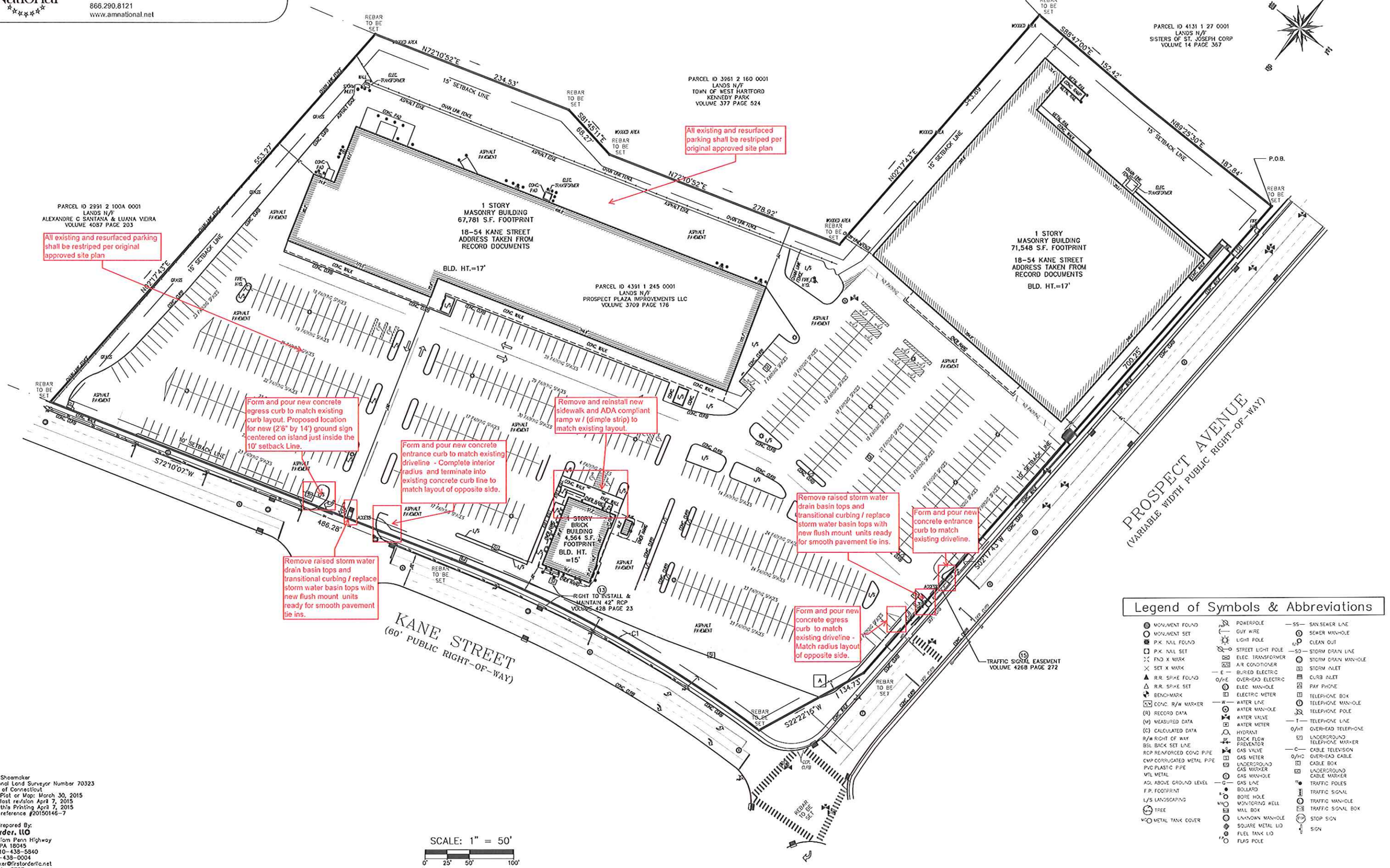


Encroachment Statement

A CONC CURB CROSSES THE PROPERTY LINE BY 3 FT.

SCALE: 1" = 50'
0' 25' 50' 100'

American National
Commercial Real Estate
Due Diligence Management
3465 S. Arlington Road, Suite E183
Akron, OH 44312
866.290.8121
www.amnational.net



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Jack W. Shoemaker
Professional Land Surveyor Number 70323
In State of Connecticut
Date of Plat or Map: March 30, 2015
Date of last revision April 7, 2015
Date of this Printing April 7, 2015
Network reference #20150146-7

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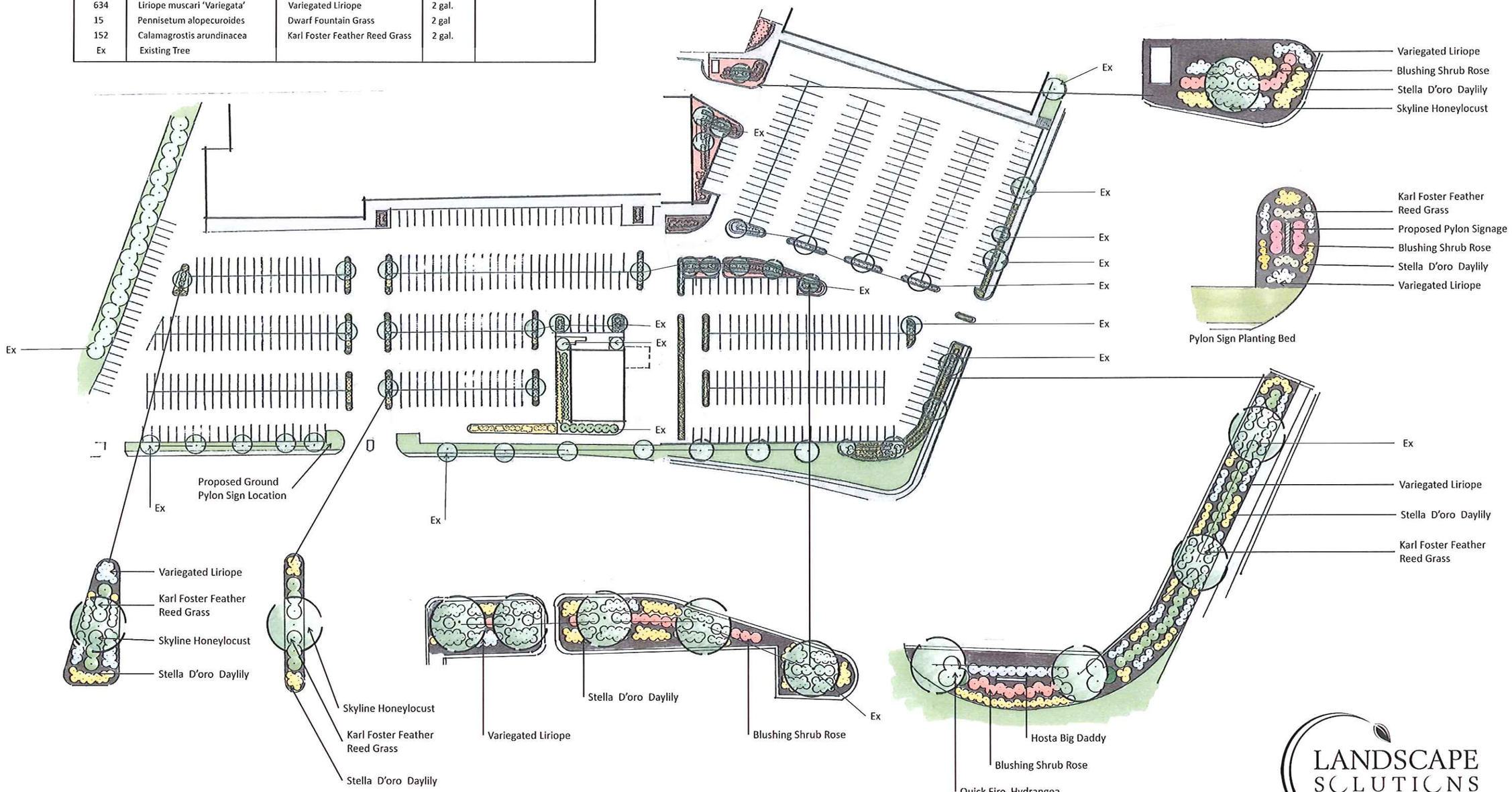
PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
8	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2.0 – 2.5 cal.	
6	Hydrangea paniculata 'Quick Fire'	Quick Fire Hydrangea	5 gal.	
15	Euonymus alatus 'Compactus'	Dwarf Burning Bush	3 gal.	
12	Cornus sericea 'Baileyi'	Bailey's Red Twig Dogwood	3 gal.	
156	Rosa 'Blushing Knockout'	Blushing Knockout Rose	3 gal.	
1105	Hemerocallis 'Stella D' Oro'	Stella D'Oro Daylily	2 gal.	
30	Hosta 'Big Daddy'	Big Daddy Hosta	2 gal.	
634	Liriope muscari 'Variegata'	Variegated Liriope	2 gal.	
15	Pennisetum alopecuroides	Dwarf Fountain Grass	2 gal	
152	Calamagrostis arundinacea	Karl Foster Feather Reed Grass	2 gal.	
Ex	Existing Tree			



PROSPECT PLAZA

LANDSCAPE SOLUTIONS OF CONNECTICUT, INC

IT'S A BEAUTIFUL SITE!