

SURVEYOR'S CERTIFICATION

To: New Goodwin Square LLC, Northland Goodwin LLC, Deutsche Banc Mortgage Capital, LLC, their successors and assigns and Fidelity National Title Insurance Company.

This is to certify that this map or plan and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1990, and includes Items 2, 3, 4, 5, 6, 7, 8, 9, 10, 11(a) (as to utilities, surface matters only) and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrument, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys".

Dated: August 24, 2005

Michael G. Wilmes Connecticut L.S. No. 14206

The property described and shown herein is the same property described in Fidelity National Title Insurance Company ("FNTIC") title commitment No. FNT 48156 dated July 27, 2005.

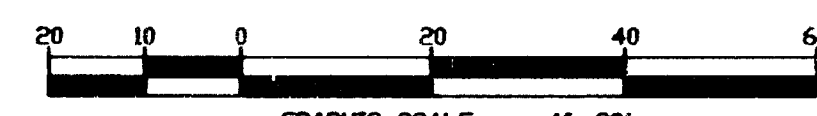
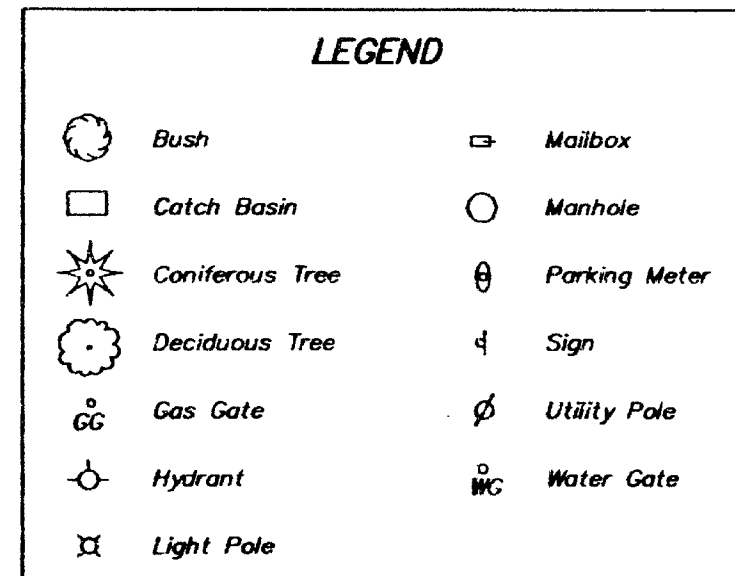
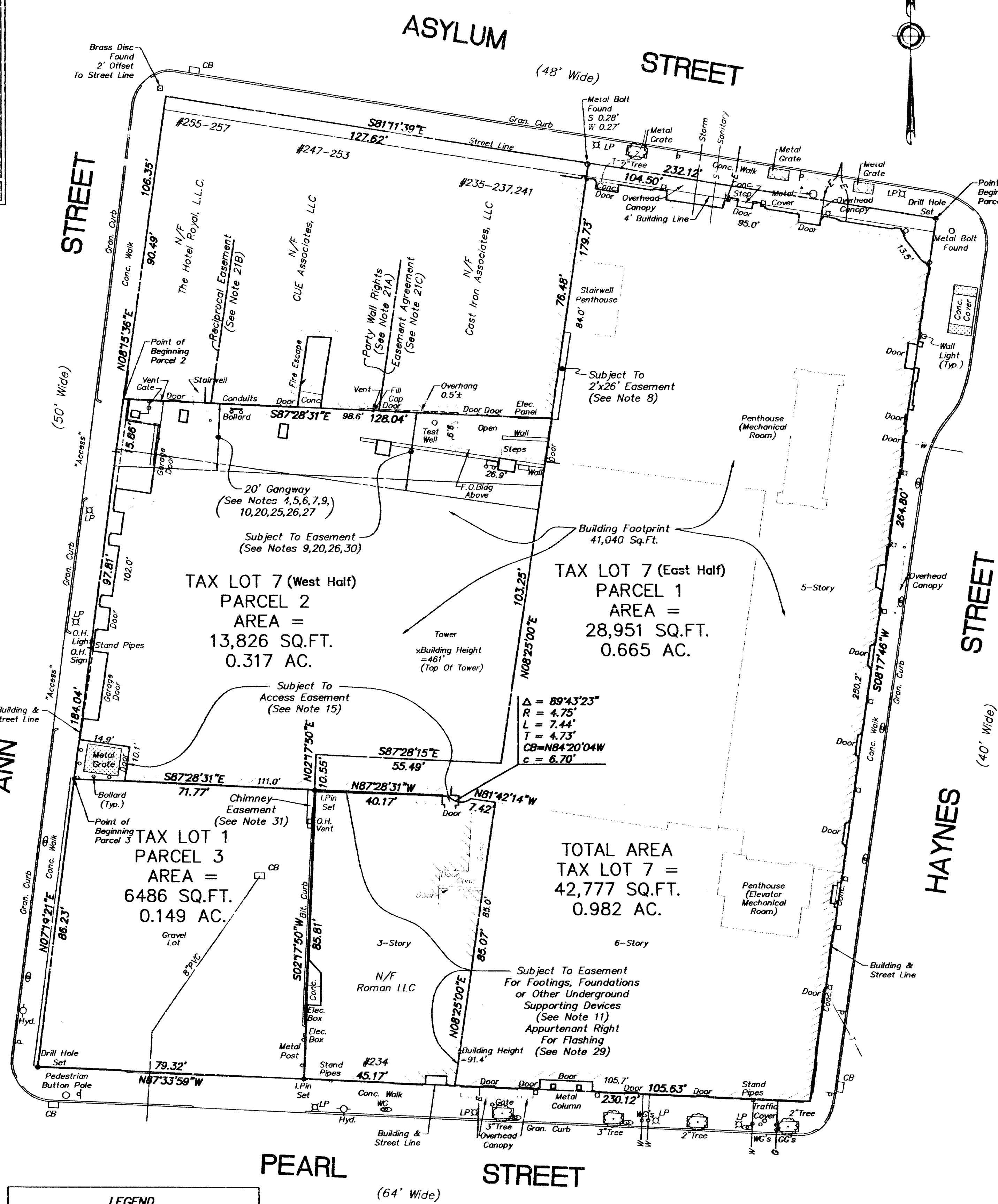
LEGAL DESCRIPTIONS

Parcel 1
Beginning at a point which marks the southwest corner of the intersection of Asylum Street and Haynes Street, thence S 08° 17' 46" W for a distance of 264.80 feet along the westerly street line of Haynes Street to a point; thence N 87° 33' 59" W for a distance of 105.63 feet along the northerly street line of Pearl Street to a point; thence N 08° 25' 00" E for a distance of 85.07 feet to a point; thence N 81° 42' 14" W for a distance of 7.42 feet to a point; thence for a distance of 7.44 feet along a line curving to the right having a radius of 4.25 feet and a delta of 88° 43' 23" to a point; thence N 87° 28' 31" W for a distance of 40.17 feet to a point; the last four (4) courses being along land now or formerly of Roman LLC; thence N 02° 17' 50" E for a distance of 10.55 feet to a point; thence S 87° 28' 15" E for a distance of 55.49 feet to a point; the last two (2) courses being along Parcel 2; thence N 08° 25' 00" E for a distance of 179.73 feet along the easterly street line of Ann Street and along land now or formerly of East Iron Associates, LLC, partly by each, to a point in the southerly street line of Asylum Street; thence S 81° 11' 39" E for a distance of 104.50 feet along the southerly street line of Asylum Street to the point and place of beginning.

Parcel 2
Beginning at a point in the easterly street line of Ann Street, which point marks the northwest corner of the parcel herein described and the southwest corner of property now or formerly of The Hotel Royal, LLC; thence S 87° 28' 31" E for a distance of 128.04 feet along land now or formerly of The Hotel Royal, LLC, CLE Associates, LLC and East Iron Associates, LLC, partly by each, to a point; thence S 08° 25' 00" W for a distance of 103.25 feet to a point; thence N 87° 28' 15" W for a distance of 55.49 feet; thence S 02° 17' 50" W for a distance of 10.55 feet to a point, the last three (3) courses being along Parcel 1; thence N 87° 28' 31" W for a distance of 71.77 feet along Parcel 3 to a point of the easterly street line of Ann Street; thence N 07° 19' 21" E for a distance of 87.81 feet to a point; thence N 08° 15' 36" E for a distance of 15.86 feet to the point and place of beginning, the last two (2) courses being along the easterly street line of Ann Street.

Parcel 3
Beginning at a point in the easterly street line of Ann Street, which point marks the northwest corner of the parcel herein described and the southwest corner of Parcel 2; thence S 87° 28' 31" E for a distance of 71.77 feet along Parcel 2 to a point; thence S 02° 17' 50" W for a distance of 85.81 feet along land now or formerly of Roman LLC to a point; thence N 87° 33' 59" W for a distance of 79.32 feet along the northerly street line of Pearl Street to a point; and thence N 07° 19' 21" E for a distance of 86.23 feet along the easterly street line of Ann Street to the point and place of beginning.

PROPERTY SURVEY
ALTA/ACSM LAND TITLE SURVEY
LAND OF
NEW GOODWIN SQUARE LLC
100-116 ANN STREET, 225 ASYLUM STREET,
ONE HAYNES STREET AND 252 PEARL STREET
HARTFORD, CONNECTICUT



NOTES

- THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. THE TYPE OF SURVEY IS A PROPERTY SURVEY. THE BOUNDARY DETERMINATION CATEGORY IS A RESURVEY. THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.
- BEARINGS REFER TO THE MERIDIAN AS ESTABLISHED BY THE MAP IN NOTE 38.
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - "GOODWIN SQUARE, HARTFORD, CONNECTICUT ANN STREET, ASYLUM STREET, PEARL STREET & HAYNES STREET HARTFORD, CONNECTICUT, BY CLOSE, JENSEN & MILLER, SCALE 1"=10', DATED JANUARY 14, 1985.
 - "GOODWIN SQUARE, HARTFORD, CONNECTICUT ANN STREET, ASYLUM STREET, PEARL STREET & HAYNES STREET HARTFORD, CONNECTICUT, BY CLOSE, JENSEN & MILLER, SCALE 1"=10', DATED AUGUST 2, 1985, REVISED TO NOVEMBER 10, 1987.
 - "LAND OF DILLON MAILING BUREAU LAND TO BE CONVEYED PEARL STREET, HARTFORD, CONNECTICUT, BY CLOSE, JENSEN & MILLER, SCALE 1"=10', DATED JANUARY 1988.
- PARCEL 2 IS SUBJECT TO GANGWAY RIGHTS AS SET FORTH IN A DEED RECORDED IN VOLUME 187, PAGE 889 OF THE HARTFORD LAND RECORDS. AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON. (FNTIC SCH. B EXC. 74)
- PARCEL 2 IS SUBJECT TO GANGWAY RIGHTS AS SET FORTH IN A DEED RECORDED IN VOLUME 187, PAGE 893 OF THE HARTFORD LAND RECORDS. AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON. (FNTIC SCH. B EXC. 78)
- PARCEL 2 IS SUBJECT TO GANGWAY RIGHTS AS SET FORTH IN A DEED RECORDED IN VOLUME 188, PAGE 234 OF THE HARTFORD LAND RECORDS. AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON. (FNTIC SCH. B EXC. 70)
- PARCEL 2 IS SUBJECT TO GANGWAY RIGHTS AS SET FORTH IN A DEED RECORDED IN VOLUME 188, PAGE 234 OF THE HARTFORD LAND RECORDS. AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON. (FNTIC SCH. B EXC. 70)
- PARCEL 1 IS SUBJECT TO AN EASEMENT FOR FOOTINGS AND LATERAL SUPPORT GRANTED BY AGREEMENT RECORDED IN VOLUME 1932, PAGE 215 AND RECORDED IN VOLUME 2016, PAGE 36, BOTH OF THE HARTFORD LAND RECORDS. AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON. (FNTIC SCH. B EXC. 8)
- PARCELS 1 & 2 ARE SUBJECT TO AN AGREEMENT RECORDED IN VOLUME 2408, PAGE 110 OF THE HARTFORD LAND RECORDS. AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON. (FNTIC SCH. B EXC. 9)
- PARCELS 1 & 2 ARE SUBJECT TO A GANGWAY AGREEMENT RECORDED IN VOLUME 2444, PAGE 38, AS AMENDED BY AN AMENDMENT RECORDED IN VOLUME 3204, PAGE 341, BOTH OF THE HARTFORD LAND RECORDS. AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON. (FNTIC SCH. B EXC. 10)
- PARCEL 1 IS SUBJECT TO COVENANTS, AGREEMENTS, RESERVATIONS AND RIGHT OF REVERSION AS SET FORTH IN A QUIT-CLAIM DEED RECORDED IN VOLUME 2507, PAGE 176, AS AFFECTED BY A RELEASE RECORDED IN VOLUME 2701, PAGE 33, BOTH OF THE HARTFORD LAND RECORDS. AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON. (FNTIC SCH. B EXC. 11)
- PARCELS 1 & 2 ARE SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN VOLUME 2629, PAGE 43, AS AMENDED BY FIRST AMENDMENT TO RESTRICTIVE COVENANT RECORDED IN VOLUME 3066, PAGE 182, BOTH OF THE HARTFORD LAND RECORDS. AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE. (FNTIC SCH. B EXC. 13)
- PARCELS 1 & 2 ARE SUBJECT TO THE TERMS AND CONDITIONS OF A VARIANCE RECORDED IN VOLUME 2887, PAGE 25 OF THE HARTFORD LAND RECORDS. AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE. (FNTIC SCH. B EXC. 14)
- PARCELS 1 & 2 ARE SUBJECT TO AN EASEMENT AGREEMENT RECORDED IN VOLUME 2701, PAGE 36 OF THE HARTFORD LAND RECORDS. AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE. (FNTIC SCH. B EXC. 15)
- PARCELS 1 & 2 ARE SUBJECT TO AN EASEMENT AGREEMENT RECORDED IN VOLUME 2701, PAGE 37 OF THE HARTFORD LAND RECORDS. AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON. (FNTIC SCH. B EXC. 16)
- PARCELS 1 & 2 ARE SUBJECT TO A PRELIMINARY BONUS PROJECT SPECIAL PERMIT RECORDED IN VOLUME 2705, PAGE 249 OF THE HARTFORD LAND RECORDS. AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE. (FNTIC SCH. B EXC. 18)
- PARCELS 1 & 2 ARE SUBJECT TO A FINAL BONUS PROJECT SPECIAL PERMIT RECORDED IN VOLUME 2705, PAGE 302, AS AMENDED BY AMENDMENT TO FINAL BONUS PROJECT SPECIAL PERMIT RECORDED IN VOLUME 2705, PAGE 305, AS FURTHER AMENDED BY AN AMENDMENT TO FINAL BONUS PROJECT SPECIAL PERMIT RECORDED IN VOLUME 2705, PAGE 305, ALL OF THE HARTFORD LAND RECORDS. AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE. (FNTIC SCH. B EXC. 19)
- PARCELS 1 & 2 ARE SUBJECT TO THE TERMS AND CONDITIONS OF A VARIANCE RECORDED IN VOLUME 2710, PAGE 137 OF THE HARTFORD LAND RECORDS. AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE. (FNTIC SCH. B EXC. 20)
- PARCELS 1 & 2 ARE SUBJECT TO A GANGWAY AGREEMENT RECORDED IN VOLUME 2710, PAGE 169 OF THE HARTFORD LAND RECORDS. AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON. (FNTIC SCH. B EXC. 21)
- RIGHTS OF NEW GOODWIN SQUARE LLC AFFECTED BY THE FOLLOWING:
 - PARTY WALL RIGHTS SET FORTH IN A QUIT CLAIM DEED RECORDED IN VOLUME 382, PAGE 692 OF THE HARTFORD LAND RECORDS. AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON. (FNTIC SCH. B EXC. 22A)
 - RECIPROCAL EASEMENT AGREEMENT RECORDED IN VOLUME 2444, PAGE 38 OF THE HARTFORD LAND RECORDS. AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE. (FNTIC SCH. B EXC. 22B)
 - EASEMENT AGREEMENT RECORDED IN VOLUME 1932, PAGE 222 OF THE HARTFORD LAND RECORDS. AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON. (FNTIC SCH. B EXC. 22C)
 - DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED IN VOLUME 2710, PAGE 334 OF THE HARTFORD LAND RECORDS. AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE. (FNTIC SCH. B EXC. 24)
- PARCELS 1 & 2 ARE SUBJECT TO A DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED IN VOLUME 2710, PAGE 334 OF THE HARTFORD LAND RECORDS. AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE. (FNTIC SCH. B EXC. 25)
- PARCELS 1 & 2 ARE SUBJECT TO A DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED IN VOLUME 2710, PAGE 338 OF THE HARTFORD LAND RECORDS. AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE. (FNTIC SCH. B EXC. 26)
- PARCELS 1 & 2 ARE TOGETHER WITH A GANGWAY GRANTED IN A DEED RECORDED IN VOLUME 182, PAGE 683 OF THE HARTFORD LAND RECORDS. AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON. (FNTIC SCH. C EXC. 1)
- PARCELS 1 & 2 ARE TOGETHER WITH RIGHTS UNDER AN AGREEMENT RECORDED IN VOLUME 2408, PAGE 110 OF THE HARTFORD LAND RECORDS. AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON. (FNTIC SCH. C EXC. 1)
- PARCELS 1 & 2 ARE TOGETHER WITH A GANGWAY AGREEMENT RECORDED IN VOLUME 2444, PAGE 38, AS AMENDED BY AN AMENDMENT RECORDED IN VOLUME 3204, PAGE 341, BOTH OF THE HARTFORD LAND RECORDS. AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON. (FNTIC SCH. C EXC. 2)
- PARCELS 1 & 2 ARE TOGETHER WITH RIGHTS UNDER A DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED IN VOLUME 3658, PAGE 338 OF THE HARTFORD LAND RECORDS. AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE. (FNTIC SCH. C EXC. 3)
- PARCELS 1 & 2 ARE TOGETHER WITH RIGHTS UNDER AN EASEMENT AGREEMENT RECORDED IN VOLUME 2701, PAGE 36 OF THE HARTFORD LAND RECORDS. AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE. (FNTIC SCH. C EXC. 4)
- PARCELS 1 & 2 ARE TOGETHER WITH RIGHTS UNDER A GANGWAY AGREEMENT RECORDED IN VOLUME 2710, PAGE 168 OF THE HARTFORD LAND RECORDS. AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON. (FNTIC SCH. C EXC. 5)
- PARCEL 3 IS SUBJECT TO AN EASEMENT AGREEMENT RECORDED IN VOLUME 2507, PAGE 189 OF THE HARTFORD LAND RECORDS. AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON. (FNTIC SCH. B EXC. 32)
- PARCEL 3 IS SUBJECT TO AND PARCELS 1 & 2 ARE TOGETHER WITH RESTRICTIONS RECORDED IN VOLUME 2710, PAGE 287 OF THE HARTFORD LAND RECORDS. AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE. (FNTIC SCH. B EXC. 33)

THIS DRAWING WAS REPRODUCED IN ACCORDANCE WITH STATE FILING REGULATIONS PROCESS USED ORIGINAL INK ON MYLAR URS CORPORATION AES

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

Michael G. Wilmes, L.S. License No. 14206

TRUE AND VALID COPIES OF THIS MAP OR PLAN MUST BEAR THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR. UNAUTHORIZED REPRODUCTION OR ALTERATION IS FORBIDDEN.

Embossed seal

URS

Scale: 1" = 20'

Date: APRIL 2005

Field book # 1606-36

Search # 4095

Crew Chief F. SECALINE

Drawn by S. KALINKA

Checked by [Signature]

Project # 36935877.00000

Map File # T152-31