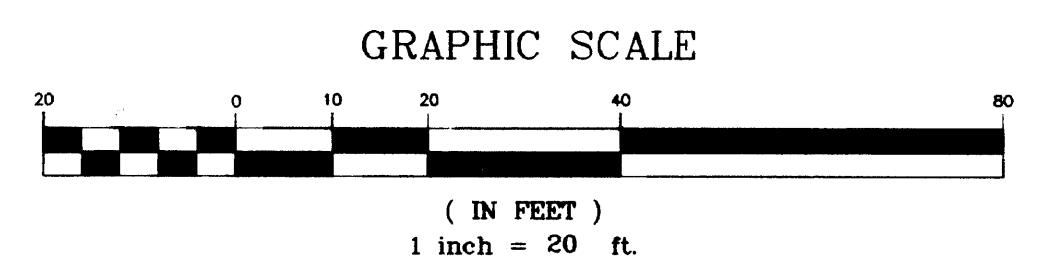


- MAP REFERENCES:
- 1) "PROPERTY SURVEY, PROPERTY OWNED BY CITY OF HARTFORD, SHOWING PROPOSED LEASED, LICENSED & EASEMENT AREAS PREPARED FOR RICHARDSON REDO LLC, MAIN STREET, TEMPLE STREET & MARKET STREET, HARTFORD, CONNECTICUT, SCALE 1"=20', DATE FEB. 28, 1997, REVISED MAR. 17, 1997, DRAWING NO. 97-10, SHEET 1 OF 1, HENRY C. COTTON & ASSOCIATES, LAND SURVEYORS & CONSULTANTS"
  - 2) "PLAN-PROPERTY OF G. FOX AND COMPANY PREPARED FOR THE MAY DEPARTMENT STORES COMPANY, MAIN, TALCOTT AND MARKET STREETS, HARTFORD, CONNECTICUT, SCALE 1"=20', DATE MAY 1986, DRAWING NO. 86-37, HENRY CHARLES COTTON CONSULTANT & LAND SURVEYOR"
  - 3) "PROPERTY SURVEY FOR MAURICE KENNY & SIMON KONOVER, 36-40 TALCOTT STREET, HARTFORD, CONNECTICUT, SCALE 1"=20', DATE 1 APR. 1985, JOB NO. 984, SHEET 1 OF 1, HALLISEY & HERBERT, CIVIL ENGINEERS & LAND SURVEYORS"
  - 4) "CITY OF HARTFORD DEPARTMENT OF ENGINEERING, PLAN OF A PORTION OF THE CENTRAL BUSINESS SECTION NORTH OF CHURCH ST. MARKET ST. TO MAIN ST., SCALE 1"=40', DATE MARCH 1946, DAYBOOK NO. 08738"
  - 5) "CITY OF HARTFORD DEPARTMENT OF ENGINEERING, PLAN OF A PORTION OF THE CENTRAL BUSINESS SECTION, FORD ST. TO MARKET ST., GOLD ST. TO ALLYN ST., SCALE 1"=40', DATE JAN. 1946, DAYBOOK NO. 087,9"
  - 6) "AS-BUILT PLAN SHOWING PROPERTY OWNED BY THE MAY DEPARTMENT STORE COMPANY AND CITY OF HARTFORD LEASED TO RICHARDSON ASSOCIATES, TEMPLE, MARKET AND MAIN STREETS, HARTFORD, CONNECTICUT, SCALE 1"=20', DATE DEC. 1979, REVISED 2-28-1989"
  - 7) "PLAN SHOWING PROPERTY LINE, PASSWAY & OCCUPATION CONDITIONS, THE HARTFORD ROMAN CATHOLIC DIOCESEAN CORP., 128 MARKET STREET, HARTFORD, CONNECTICUT, SCALE 1"=5', DATE 3-3-78, JOB NO. 7828, SHEET NO. 1, STRAUSS ENGINEERING ASSOCIATES, ENGINEERS-LANDSCAPE ARCHITECTS-SURVEYORS"
  - 8) "PLAN SHOWING LANDS OWNED BY CITY OF HARTFORD AND THE MAY DEPARTMENT STORES COMPANY, TEMPLE, MAIN AND MARKET STREETS, HARTFORD, CONNECTICUT, SCALE 1"=20', DATE MAY 1989, REVISED 10-5-89 AND (UNABLE TO READ OTHER REVISION DATE ON MAP COPY), DRAWING NO. 89-26, HENRY CHARLES COTTON, CONSULTANT & LAND SURVEYOR"
  - 9) "PROPERTY OF NWP 1000 MAIN LIMITED PARTNERSHIP, TALCOTT STREET, MAIN STREET & MORGAN STREET, HARTFORD, CONNECTICUT, SCALE 1"=20', DATE MAR. 27, 1989, REVISED THROUGH 5-23-89, FILE NO. M-603, SHEET 1 OF 1, CLOSE, JENSEN & MILLER P.C., CONSULTING ENGINEERS, LAND PLANNERS & SURVEYORS"
  - 10) "PROPERTY SURVEY FOR CITY OF HARTFORD, NOS. 920, 926, 944 MAIN STREET, HARTFORD, CONNECTICUT, SCALE 1"=16', DATE JULY, 1977, PETERSEN & HOFFMAN, LAND SURVEYORS"
  - 11) "THE HARTFORD ELECTRIC LIGHT CO. EASEMENT ARE ON PROPERTY OF THE CITY OF HARTFORD & THE MAY DEPARTMENT STORES CO., TEMPLE STREET, HARTFORD, CONN., SCALE 1"=20', DATE APRIL 17, 1979, DWG. NO. E-1056-0899"
  - 12) "CO GENERATION PLANT, G. FOX & CO., HARTFORD, CONNECTICUT, SCALE 1"=8', DATE DEC. 23, 1988, REVISED THROUGH 11-12-89, SHEET 1 & 2 OF 2, JOB NO. 1728, HALLISEY & HERBERT, CIVIL ENGINEERS & LAND SURVEYORS"
  - 13) "ORIGINAL SURVEY PREPARED FOR HARTFORD DOWNTOWN REVIVAL LLC, 960 MAIN STREET, HARTFORD, CONNECTICUT, PREPARED BY: L-C ASSOCIATES, ROCKY HILL, CT, 6-22-2000, SCALE: 1"=20' SHEETS 1 THRU 17 OF 17."
  - 14) "GENERAL LOCATION SURVEY/BUILDING CONVEYANCING PLAN G-FOX BUILDING, 960 MAIN STREET, HARTFORD, CONNECTICUT, PREPARED BY: L-C ASSOCIATES, ROCKY HILL, CT, 6-22-2000, SCALE: 1"=20' SHEETS 1 THRU 17 OF 17."

- GENERAL NOTES:
1. THE PURPOSE OF THIS PLAN IS TO DEPICT BOUNDARY LINES BETWEEN THE "STATE OF CONNECTICUT" AND "HARTFORD DOWNTOWN REVIVAL LLC" FOR THE BUILDING LOCATED AT 950 & 960 MAIN STREET FOLLOWING COMPLETION OF CONSTRUCTION. FOR BOUNDARY LINES FOR THE REMAINING (NON-BUILDING) PORTION OF THE 950 & 960 MAIN STREET PARCEL, SEE MAP REFERENCE NO.13 ABOVE. THE BUILDING FORMERLY KNOWN AS 960 MAIN STREET IS NOW KNOWN AS 950 & 960 MAIN STREET.
  2. DIMENSIONS ARE BASED ON ACTUAL FIELD MEASUREMENTS OF EXISTING AND VISIBLE FEATURES. DISTANCES MAY VARY BASED ON EXPOSED COLUMN CENTERLINES; FLOOR COVERINGS; POINTS OF WINDOW PANES AND OTHER STANDARD IN ACCORDANCE WITH BUILDING OWNER'S AND MANAGERS ASSOCIATION GUIDELINES. "STANDARD METHOD FOR MEASURING FLOOR AREA IN OFFICE BUILDINGS," AN AMERICAN NATIONAL STANDARDS, APPROVED JUNE 7TH 1996 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
  3. IN LOCATIONS WHERE OWNERSHIP DIFFERS FROM FLOORS DIRECTLY ABOVE AND BELOW, THE VERTICAL BOUNDARY LINES ARE THE FINISH FLOORS.
  4. "FINISH FLOOR" ELEVATIONS ARE BASED ON "NGVD OF 1929"(2.08' BELOW METROPOLITAN DISTRICT COMMISSION DATUM). "FINISH FLOOR" IS DEFINED AS THE TOP OF THE CONCRETE SLABS LOCATED BETWEEN FLOORS.
  5. "COLUMN LINES" REFER TO ACTUAL AVERAGE CENTER LINES OF EXISTING COLUMNS.
  6. IN AREAS WHERE THERE IS A COMMON WALL AT THE BOUNDARY OF THE PROPERTY, THE BOUNDARY LINE SHALL BE THE CENTER-LINE OF SUCH COMMON WALL.
  7. IN LOCATIONS WHERE OWNERSHIP DIFFERS BETWEEN THE BUILDING FACADE AND THE INTERIOR SPACE ADJACENT TO THE FACADE, ALL LATH, FURRING, WALLBOARD, PLASTERBOARD, PLASTER, PANELING, TILES, WALLPAPER, PAINT AND OTHER MATERIALS CONSTITUTING ANY PART OF THE FINISHED INTERIOR SURFACES ARE OWNED BY THE OWNER OF THE INTERIOR SPACE, AND ALL OTHER PORTIONS OF THE WALLS, WINDOWS AND EXTERIOR DOORS ARE OWNED BY THE OWNER OF THE FACADE.
  8. ALL WALL ANGLES ASSUMED AT 90UNLESS OTHER NOTED.



BASEMENT & BSMT MEZZ. GROUND EL. 21.60

DATE:	NO.	DESCRIPTION	REV.	SHEET #
1				
2				
3				
4				

GENERAL LOCATION SURVEY/  
AS-BUILT PLAN  
G. FOX BUILDING  
950 & 960 MAIN STREET  
HARTFORD, CONNECTICUT

PREPARED BY:  
L-C ASSOCIATES INC.  
1960 SILAS DEANE HIGHWAY  
ROCKY HILL, CT 06067

DATE: JULY 26, 06 SCALE: 1"=20' SHEET 1 OF 17

I hereby certify to (i) CapitalSource Finance LLC; (ii) Deutsche Banc Mortgage Capital, L.L.C.; (iii) Chevron TOL, Inc.; (iv) First American Title Insurance Company; (v) Hartford Downtown Revival, LLC; (vi) HDR Office Holdings SPE, LLC; (vii) State Of Connecticut; and (viii) Brown Rudnick Berlick Israels LLP.

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES- "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN ORIGINAL SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.

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

07-26-06 NO. 15769  
CARMEN GIULIANO L.S. DATE LICENSE NO.

THIS MAP PRODUCED BY  
ORIGINAL INK DRAWING  
ON POLY FILM OR LINEN  
PRODUCED BY  
CARMEN GIULIANO, L.S.  
SOUTH GASTONBURY, CT

