

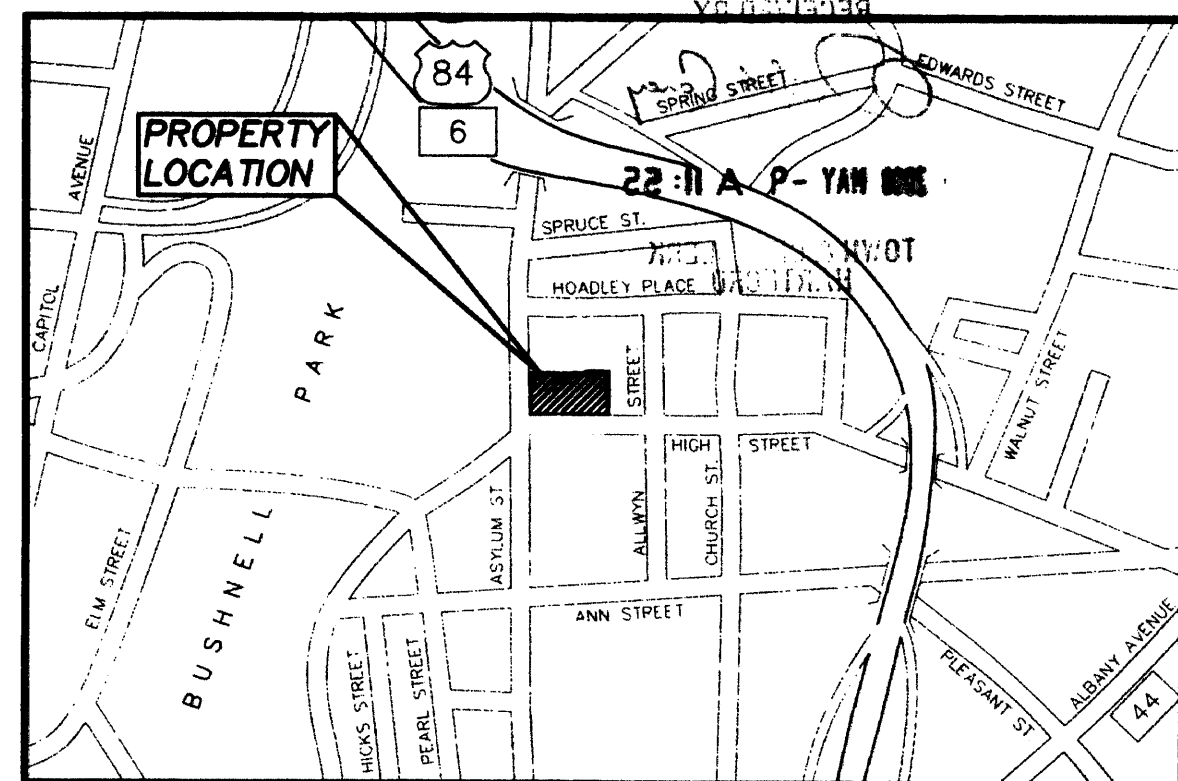
DETAIL  
NOT TO SCALE

ASSESSOR'S MAP #419 / BLOCK 6 / LOT 7  
n/f  
Hartford Hotel Limited

ASSESSOR'S MAP #419 /  
BLOCK 6 / LOT 2  
n/f  
Union Place  
Realty Associates

**PROPERTY DESCRIPTION**

Commencing at a point in the northerly line of Asylum Street, at the southeasterly corner of land now or formerly of Hartford Hotel Limited and being the southwesterly corner of the premises herein described;  
thence running N 09°41'13" E, for a distance of 108.62 feet to a point;  
thence turning and running N 80°19'39" W, for a distance of 0.53 feet to a point;  
thence turning and running N 09°40'21" E, for a distance of 34.92 feet to a point;  
thence turning and running N 81°11'23" W, for a distance of 4.57 feet to a point;  
thence turning and running N 09°27'37" E, for a distance of 57.88 feet to a point in the southerly line of land now or formerly of 179 Allyn Street Associates Limited, the last 5 courses being along the easterly line of land now or formerly of Hartford Hotel Limited;  
thence turning and running S 80°05'23" E, along the southerly line of said 179 Allyn Street Associates Limited, for a distance of 110.04 feet to a point in the westerly line of High Street;  
thence turning and running S 09°32'02" W, along the westerly line of High Street, for a distance of 199.31 feet to a point at the intersection of the westerly line of High Street with the northerly line of Asylum Street;  
thence turning and running N 81°11'20" W, along the northerly line of Asylum Street, for a distance of 105.25 feet to the point and place of beginning, containing within said bounds 21,348 Square Feet or 0.490 Acres and being the same premises as described in first American Title Insurance Company Commitment for Title Insurance, Title No. HART1580800, Effective date of October 30, 2007.



**LOCATION MAP**

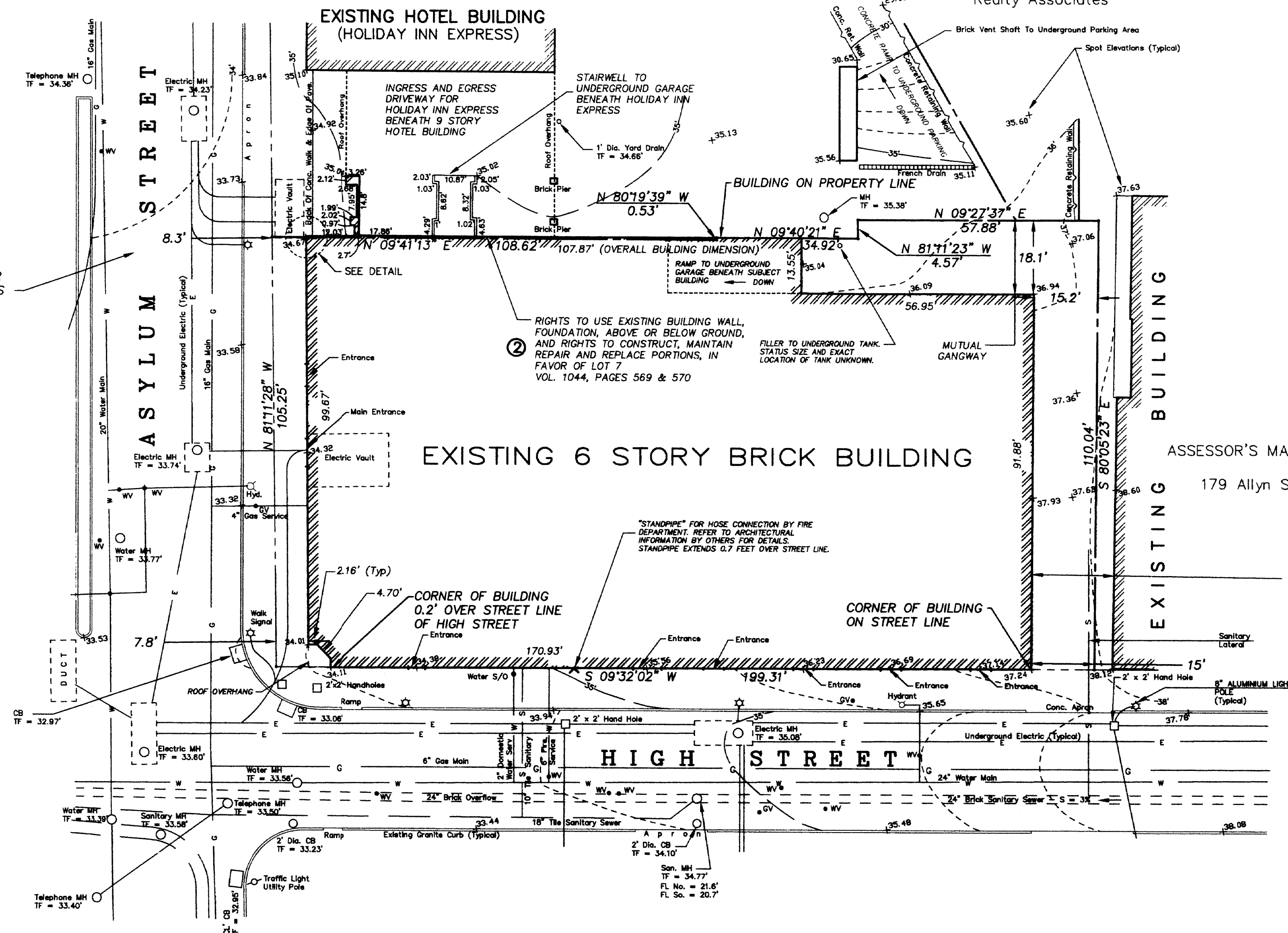
SCALE: 1" = ±500'

**LEGEND**

- STREET LINE
- PROPERTY LINE
- MH MANHOLE
- WV WATER VALVE
- S SANITARY LATERAL
- W WATER MAIN
- E ELECTRIC LINE
- ☆ LIGHT POLE
- ⊕ HYDRANT
- G GAS LINE
- CB CATCH BASIN
- - - - - CONTOUR LINE
- 37.78+ SPOT ELEVATION

**NOTES:**

1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A PROPERTY/BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2, VERTICAL ACCURACY OF CLASS T-2, AND INTENDED TO BE USED FOR A PROPERTY / BOUNDARY SURVEY.
2. PROPERTY IS LOCATED IN A B-1 BUSINESS ZONE.
3. PROPERTY AREA IS 21,348 Sq. Ft.; 0.490 Acres.
4. HORIZONTAL DATUM REFERS TO THE CONNECTICUT STATE PLANE COORDINATE GRID SYSTEM, NORTH AMERICAN DATUM OF 1983, N.A.D. 83, SUPPLIED BY THE METROPOLITAN DISTRICT COMMISSION.
5. VERTICAL DATUM REFERS TO USC & GS DATUM, SUPPLIED BY THE METROPOLITAN DISTRICT COMMISSION.
6. THERE IS NO OBSERVABLE EVIDENCE RECENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
7. THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED OR NO OBSERVABLE RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
8. AREA OF EXISTING BUILDING IS +/-16,600 Sq. Ft.
9. THE PROPERTY IS LOCATED IN A ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN, PER NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP AND STREET INDEX, CITY OF HARTFORD, CONNECTICUT, HARTFORD COUNTY, ONLY. PANEL PRINTED, COMMUNITY PANEL NUMBER 095080 0005 B, EFFECTIVE DATE: JULY 1, 1974, MAP REVISED TO DECEMBER 4, 1986.



①  
MUTUAL GANGWAY  
FOR INGRESS AND EGRESS  
VOL. 118, PAGE 558  
VOL. 175, PAGE 75  
VOL. 404, PAGE 29  
VOL. 734, PAGE 584  
VOL. 1032, PAGE 485

ALL UTILITY POLES ARE ALUMINUM, WITH  
LIGHT OVERHANGING TOWARD ROAD.  
POLES ARE NOT NUMBERED.

**LIST OF SCHEDULE B, SECTION 2 ITEMS**

**GENERAL EXCEPTIONS**

GENERAL EXCEPTIONS a) THRU f) ARE NOT SURVEY  
ISSUES AND CANNOT BE PLOTTED

**SPECIAL EXCEPTIONS**

GANGWAY RIGHTS AS SET FORTH IN:  
VOLUME 118, PAGE 558;  
VOLUME 175, PAGE 75;  
VOLUME 404, PAGE 29;  
VOLUME 734, PAGE 584;  
VOLUME 1032, PAGE 485  
ARE SHOWN AND PLOTTED HEREON

② EASEMENTS AS SET FORTH IN:  
VOLUME 1044, PAGE 569 ARE SHOWN AND PLOTTED HEREON

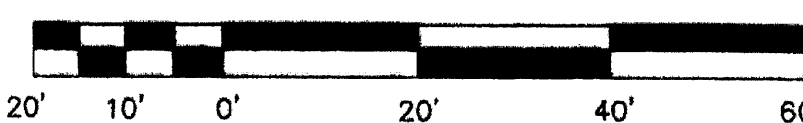
NOTE: THIS DRAWING HAS BEEN PREPARED BASED, IN PART,  
ON INFORMATION PROVIDED BY OTHERS RELATING TO THE  
LOCATION OF UNDERGROUND SERVICES AND/OR UTILITIES.  
WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION  
AND SHALL NOT BE HELD RESPONSIBLE FOR ANY OMISSIONS  
AND/OR LOCATION OF SAID UTILITIES OR SERVICES WHICH  
MAY BE INCORPORATED HEREIN AS A RESULT.

THE WORD CERTIFY IS AN EXPRESSION OF PROFESSIONAL  
OPINION WHICH IS BASED ON MY BEST KNOWLEDGE,  
INFORMATION AND BELIEF, AND AS SUCH IT CONSTITUTES  
NEITHER A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.

THIS PLAN SHALL NOT BE CONSIDERED VALID UNLESS  
THE ORIGINAL SIGNATURE OF THE SURVEYOR APPEARS  
HEREON, AND AN EMBOSSED SEAL IS AFFIXED OVER  
AN ORIGINAL SEAL.

MBA ENGINEERING, INC.  
ORIGINAL SEAL

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN MBA  
ENGINEERING, INC. SHALL MAKE THESE PLANS NULL AND  
VOID. MBA ENGINEERING, INC. SHALL TAKE NO  
RESPONSIBILITY FOR SAID REVISIONS.



**ZONING DATA**

B-1 BUSINESS ZONE	NO REQUIREMENT
LOT AREA	NO REQUIREMENT
FLOOR AREA RATIO	NO REQUIREMENT
LOT WIDTH	NO REQUIREMENT
BUILDING LINE	NO REQUIREMENT
SIDE YARD	NO REQUIREMENT
REAR YARD	NO REQUIREMENT
BUILDING HEIGHT	NO REQUIREMENT
OPEN SPACE	NO REQUIREMENT

I, Lewis J. Mirante, a Professional Land Surveyor duly licensed in the State of Connecticut do hereby certify to Connecticut Housing Finance Authority, its successors and/or assigns as their interests may appear, State of Connecticut Department of Economic and Community Development, its successors and/or assigns as their interests may appear, City of Hartford, 410 Asylum Street Historic, LLC, 410 Asylum Street, LLC, National Equity Fund, its successors or assigns and to First American Title Insurance Company as follows:

The survey of the property depicted on this map was actually made upon the ground on April 3, 1998 and updated on December 5, 2006 and February 28, 2008. The survey and bounds and measurements shown on this map are correct and accurate within the standards of a Property Survey and are conforming to the standards of accuracy for a Horizontal Class A-2 Survey. This is a Dependent Resurvey. This survey map has been prepared in accordance with Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies "Minimum Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996. This survey was prepared to depict the existing conditions of the subject property (including any leased areas and associated easements). It is intended to be used to depict the position of boundaries with respect to locations of all boundary monumentation; apparent improvements and features; record easements and physical visible evidence of the use thereof; record apparent means of ingress and egress; lines of occupation; deed restrictions pertaining to the location of the buildings and other improvements; unresolved conflicts with maps and descriptions; all apparent boundary encroachments; and existing buildings.

Except as shown hereon, (i) title lines and lines of actual possession are the same, (ii) all building lines and improvements are located as shown, are erected entirely within Property lines, and do not encroach over or upon the street, title or building lines or any right of way or easement on or appurtenant to the Property, (iii) there are no utility or other easements or rights of way affecting the Property, (iv) there are no encroachments or projections on or over the Property or on rights of way or easements appurtenant to the same by buildings or improvements erected on adjacent land, and (v) the buildings and improvements on this Property do not violate any building or zoning regulation, covenant, deed restriction or other regulation relating to the location thereof.

The Property is not located within a Special Flood Hazard Boundary as defined by the Federal Emergency Management Agency and are reflected on Flood Insurance Rate Map, Community Panel Number 095080 0005 B, with a date of identification of July 1, 1974, Map Revised December 4, 1986, and the Property has direct access for pedestrian traffic to Asylum Street and direct access for ingress and egress for vehicular traffic to High Street, each of which is a dedicated public street.

I further certify that this map 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 2005, and includes items 1, 3, 4, 5, 7(a), 7(c), 8, 9, 10, 11b, 13, 14, 15 and 16 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, the undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Date: February 28, 2008

Lewis J. Mirante, Licensed Land Surveyor #12058

<b>PROPERTY / BOUNDARY &amp; TOPOGRAPHIC SURVEY</b>		JOB NUMBER 2006-103	
FOR <b>CAPITOL CENTER II, INC.</b>		SCALE 1" = 20'	
PROPERTY KNOWN AS ASSESSOR'S MAP #419 / BLOCK 6 / LOT 6 ASYLUM & HIGH STREETS HARTFORD, CONNECTICUT		DRAWN BY LJM	
MAP PREPARED BY: <b>MBA Engineering, Inc.</b> Surveying and Engineering Services 211 New Britain Road, Suite 103 Kensington, Connecticut 06037 (860) 827-0222 Fax (860) 827-9997		CHECKED BY LJM	
		DATE DECEMBER 5, 2006	
		Revisions OCTOBER 2, 2007 FEB. 28, 2008 COMMENTS	
		PLAN NOT VALID UNLESS EMBOSSSED	
		SHEET 1 OF 1	