



Commercial Real Estate
Due Diligence Management
4125 State Route 43
Kent, OH 44240
866.290.8121
www.amnnational.net

ALTA/ACSM Land Title Survey

Tribune
20070313-002
Hartford
285-305 Broad Street
(and 24 Flower Street)
County of Hartford, CT

SURVEY CERTIFICATION

August 14, 2008

This survey is made for the benefit of and is certified to: Tribune Company, a Delaware corporation and Chicago Title Insurance Company and American National

I, Peter A. Podurjel, a Licensed Land Surveyor in the State of Connecticut, do hereby certify to the aforesaid parties, their successors and assigns, as of the date set forth above that I have made a careful survey of a tract of land described as follows:

PARCEL "A":

All that certain piece or parcel of land situate in the City of Hartford, County of Hartford, State of Connecticut, bounded and described as follows:

Beginning at a point located on the West right-of-way of Broad Street, said point being situate North three degrees thirty-seven minutes and thirty-nine seconds West (N 3° 37' 39" W) a distance of two hundred ninety-eight and forty-nine hundredths feet (298.49') from a point located at the intersection of the centerline of Capital Avenue with the centerline of aforementioned Broad Street; THENCE FROM THE PLACE OF BEGINNING, North eighty-seven degrees fifty minutes and forty-three seconds West (N 87° 50' 43" W) for a distance of fifty-nine and eighty-one hundredths feet (59.81') to a point; thence, North fifty-four degrees forty-one minutes and sixteen seconds West (N 54° 41' 16" W) for a distance of one hundred sixty-six and forty-two hundredths feet (166.42') to a point; thence, around a curve having an angle of twenty-two degrees sixteen minutes and fourteen seconds (22° 16' 14"), a radius of two hundred fifty and no hundredths feet (250.00'), a tangent of forty-nine and twenty-one hundredths feet (49.21'), an arc of ninety-seven and seventeen hundredths feet (97.17'), for a chord course of North sixty-five degrees forty-nine minutes and twenty-three seconds West (N 65° 49' 23" W) for a chord distance of ninety-six and fifty-six hundredths feet (96.56') to a point; thence, North seventy-six degrees fifty-seven minutes and thirty seconds West (N 76° 57' 30" W) for a distance of twenty-six and forty-six hundredths feet (26.46') to a point; thence, around a curve having an angle of three degrees twenty-eight minutes and forty-three seconds (3° 28' 23"), a radius of two thousand four hundred seventy-nine and sixteen hundredths feet (2,479.16'), a tangent of seventy-five and twenty-eight hundredths feet (75.28'), an arc of one hundred fifty and fifty-two hundredths feet (150.52'), for a chord course of North eighty-eight degrees no minutes and twenty seconds East (N 88° 00' 20" E) for a chord distance of one hundred fifty and forty-nine hundredths feet (150.49') to a point; thence along the aforementioned West right-of-way line of Broad Street, South three degrees six minutes and twenty-three seconds West (S 3° 06' 23" W) for a distance of five and ten hundredths feet (5.10') to a point; thence across a portion of aforementioned Broad Street, North eighty-eight degrees fifty-five minutes and fifty-five seconds East (N 88° 55' 55" E) for a distance of ninety-three and forty hundredths feet (93.40') to a point; thence, around a curve having an angle of eight degrees twenty-three minutes and forty-five seconds (8° 23' 45"), a radius of five hundred ninety-three and fifty-seven hundredths feet (593.57'), a tangent of forty-three and fifty-seven hundredths feet (43.57'), an arc of eighty-six and ninety-eight hundredths feet (86.98'), for a chord course of North eighty-six degrees fifty-two minutes and fifty-one seconds East (N 86° 52' 51" E) for a chord distance of eighty-six and ninety hundredths feet (86.90') to a point; thence, South eighty-seven degrees thirty-six minutes and twenty-three seconds East (S 87° 36' 23" E) for a distance of forty-six and seventy-two hundredths feet (46.72') to a point; thence, South five degrees twelve minutes and no seconds West (S 5° 12' 00" W) for a distance of thirty and sixty-four hundredths feet (30.64') to a point; thence, around a curve having an angle of one degree twenty-two minutes and forty-five seconds (1° 22' 45"), a radius of five hundred twenty-three and no hundredths feet (523.00'), a tangent of six and thirty hundredths feet (6.30'), an arc of twelve and fifty-nine hundredths feet (12.59'), for a chord course of South eighty-nine degrees thirteen minutes and forty-eight seconds West (S 89° 13' 48" W) for a chord distance of twelve and fifty-nine hundredths feet (12.59') to a point; thence, North eighty-seven degrees thirty-six minutes and twenty-three seconds West (N 87° 36' 23" W) for a distance of sixty-three and fifty-five hundredths feet (63.55') to a point; thence partly across a portion of aforementioned Broad Street, North eighty-eight degrees forty-five minutes and thirty-six seconds West (N 88° 45' 36" W) for a distance of ninety-six and twenty-nine hundredths feet (96.29') to a point; thence further across a portion of aforementioned Broad Street, South eighty-eight degrees forty-eight minutes and thirty-four seconds West (S 88° 48' 34" W) for a distance of fifty-two and ninety-four hundredths feet (52.94') to a point; thence along the aforementioned West right-of-way line of Broad Street, South three degrees six minutes and twenty-three seconds West (S 3° 06' 23" W) for a distance of four hundred and twenty-one hundredths feet (420.21') to the place of beginning. Containing 121,614.05 Square Feet (2.792 Acres).

EXCEPTING THEREFROM that certain piece or parcel of land, known as No. 349-351 Broad Street, and being more particularly bounded and described as follows:

NORTH: by land now or formerly of John Tamburro, One Hundred Thirty-five (135) feet, more or less;

EAST: by Broad Street, Fifty (50) feet, more or less;

SOUTH: by land now or formerly of the Sun Oil Company and by Park River, each in part, One Hundred Thirty-five and 45/100 (135.45') feet, more or less; and

WEST: by land now or formerly of Kohn Bros. Tobacco Co., Inc. and by the Park River, each in part, fifty (50) feet, more or less.

PARCEL "B":

All that certain lot or parcel of ground situate in the City of Hartford, County of Hartford, State of Connecticut, bounded and described as follows:

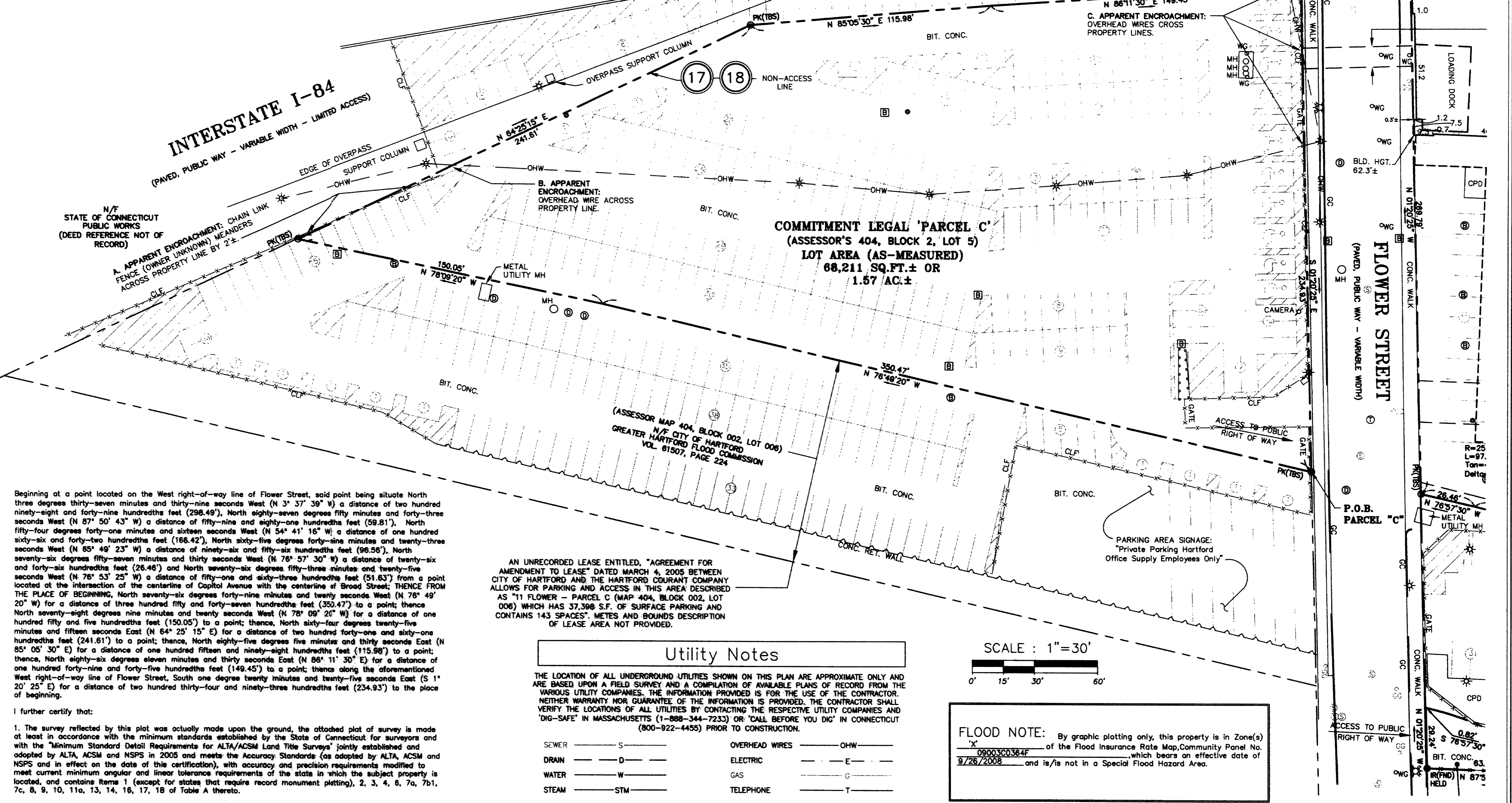
Beginning at a point located at the Southeast corner of lot herein described, said point being situate North three degrees thirty-seven minutes and thirty-nine seconds West (N 3° 37' 39" W) a distance of two hundred ninety-eight and forty-nine hundredths feet (298.49') and North eighty-seven degrees fifty minutes and forty-three seconds West (N 87° 50' 43" W) a distance of two hundred forty-two and sixty-four hundredths feet (242.64') from a point located at the intersection of the centerline of Capital Avenue with the centerline of Broad Street; THENCE FROM THE PLACE OF BEGINNING, North eighty-seven degrees fifty minutes and forty-three seconds West (N 87° 50' 43" W) for a distance of sixty-three and fifty-five hundredths feet (63.55') to a point; thence along the East right-of-way line of Flower Street, North one degree twenty minutes and twenty-five seconds West (N 1° 20' 25" W) for a distance of twenty-nine and twenty-four hundredths feet (29.24') to a point; thence, South seventy-six degrees fifty-seven minutes and thirty seconds East (S 76° 57' 30" E) for a distance of zero and eighty-two hundredths feet (0.82') to a point; thence, around a curve having an angle of twenty-two degrees sixteen minutes and fourteen seconds (22° 16' 14"), a radius of one hundred fifty and no hundredths feet (150.00'), a tangent of forty-nine and twenty-one hundredths feet (49.21'), an arc of ninety-seven and seventeen hundredths feet (97.17'), for a chord course of South sixty-five degrees forty-nine minutes and twenty-three seconds East (S 65° 49' 23" E) for a chord distance of ninety-six and fifty-six hundredths feet (96.56') to a point; thence South fifty-four degrees forty-one minutes and sixteen seconds East (S 54° 41' 16" E) for a distance of one hundred sixty-six and forty-two hundredths feet (166.42') to the place of beginning.

PARCEL "C":

All that certain lot or parcel of ground situate in the City of Hartford, County of Hartford, State of Connecticut, bounded and described as follows:

CO-OP
CO-OPERATIVE
Land Surveyors, LLC
P.O. Box 463 Greenville, RI 02828
Corporate - 171 Main St., Suite 25, Boston, MA 02108
Voice: (401) 949-7394 Fax (401) 949-4681
www.coopsurvey.com

PROJECT #2268 ACAD FILE: 2268.DWG



Beginning at a point located on the West right-of-way line of Flower Street, said point being situate North three degrees thirty-seven minutes and thirty-nine seconds West (N 3° 37' 39" W) a distance of two hundred ninety-eight and forty-nine hundredths feet (298.49'), North eighty-seven degrees fifty minutes and forty-three seconds West (N 87° 50' 43" W) a distance of fifty-nine and eighty-one hundredths feet (59.81'), North fifty-four degrees forty-one minutes and sixteen seconds West (N 54° 41' 16" W) a distance of one hundred sixty-six and forty-two hundredths feet (166.42'), North sixty-five degrees forty-nine minutes and twenty-three seconds West (N 65° 49' 23" W) a distance of ninety-six and fifty-six hundredths feet (96.56'), North seventy-six degrees fifty-seven minutes and thirty seconds West (N 76° 57' 30" W) a distance of twenty-six and forty-six hundredths feet (26.46') and North seventy-six degrees fifty-seven minutes and thirty seconds West (N 76° 57' 30" W) a distance of twenty-six and forty-six hundredths feet (26.46') to a point; thence, North eighty-seven degrees thirty-six minutes and twenty-three seconds East (N 87° 36' 23" E) for a distance of forty-six and seventy-two hundredths feet (46.72') to a point; thence, South fifty-four degrees forty-one minutes and sixteen seconds East (S 54° 41' 16" E) for a distance of one hundred sixty-six and forty-two hundredths feet (166.42') to a point; thence, around a curve having an angle of twenty-two degrees sixteen minutes and fourteen seconds (22° 16' 14"), a radius of two hundred fifty and no hundredths feet (250.00'), a tangent of forty-nine and twenty-one hundredths feet (49.21'), an arc of ninety-seven and seventeen hundredths feet (97.17'), for a chord course of North sixty-five degrees forty-nine minutes and twenty-three seconds West (N 65° 49' 23" W) for a chord distance of ninety-six and fifty-six hundredths feet (96.56') to a point; thence, North seventy-six degrees fifty-seven minutes and thirty seconds West (N 76° 57' 30" W) for a distance of twenty-six and forty-six hundredths feet (26.46') to a point; thence, around a curve having an angle of three degrees twenty-eight minutes and forty-three seconds (3° 28' 23"), a radius of two thousand four hundred seventy-nine and sixteen hundredths feet (2,479.16'), a tangent of seventy-five and twenty-eight hundredths feet (75.28'), an arc of one hundred fifty and fifty-two hundredths feet (150.52'), for a chord course of North eighty-eight degrees no minutes and twenty seconds East (N 88° 00' 20" E) for a chord distance of one hundred fifty and forty-nine hundredths feet (150.49') to a point; thence along the aforementioned West right-of-way line of Broad Street, South three degrees six minutes and twenty-three seconds West (S 3° 06' 23" W) for a distance of five and ten hundredths feet (5.10') to a point; thence across a portion of aforementioned Broad Street, North eighty-eight degrees fifty-five minutes and fifty-five seconds East (N 88° 55' 55" E) for a distance of ninety-three and forty hundredths feet (93.40') to a point; thence, around a curve having an angle of eight degrees twenty-three minutes and forty-five seconds (8° 23' 45"), a radius of five hundred ninety-three and fifty-seven hundredths feet (593.57'), a tangent of forty-three and fifty-seven hundredths feet (43.57'), an arc of eighty-six and ninety-eight hundredths feet (86.98'), for a chord course of North eighty-six degrees fifty-two minutes and fifty-one seconds East (N 86° 52' 51" E) for a chord distance of eighty-six and ninety hundredths feet (86.90') to a point; thence, South eighty-seven degrees thirty-six minutes and twenty-three seconds East (S 87° 36' 23" E) for a distance of forty-six and seventy-two hundredths feet (46.72') to a point; thence, South five degrees twelve minutes and no seconds West (S 5° 12' 00" W) for a distance of thirty and sixty-four hundredths feet (30.64') to a point; thence, around a curve having an angle of one degree twenty-two minutes and forty-five seconds (1° 22' 45"), a radius of five hundred twenty-three and no hundredths feet (523.00'), a tangent of six and thirty hundredths feet (6.30'), an arc of twelve and fifty-nine hundredths feet (12.59'), for a chord course of South eighty-nine degrees thirteen minutes and forty-eight seconds West (S 89° 13' 48" W) for a chord distance of twelve and fifty-nine hundredths feet (12.59') to a point; thence, North eighty-seven degrees thirty-six minutes and twenty-three seconds West (N 87° 36' 23" W) for a distance of sixty-three and fifty-five hundredths feet (63.55') to a point; thence partly across a portion of aforementioned Broad Street, North eighty-eight degrees forty-five minutes and thirty-six seconds West (N 88° 45' 36" W) for a distance of ninety-six and twenty-nine hundredths feet (96.29') to a point; thence further across a portion of aforementioned Broad Street, South eighty-eight degrees forty-eight minutes and thirty-four seconds West (S 88° 48' 34" W) for a distance of fifty-two and ninety-four hundredths feet (52.94') to a point; thence along the aforementioned West right-of-way line of Broad Street, South three degrees six minutes and twenty-three seconds West (S 3° 06' 23" W) for a distance of four hundred and twenty-one hundredths feet (420.21') to the place of beginning. Containing 121,614.05 Square Feet (2.792 Acres).

I further certify that:

- The survey reflected by this plot was actually made upon the ground, the attached plot of survey is made at least in accordance with the minimum standards established by the State of Connecticut for surveys and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 2005 and meets the Accuracy Standards (as adopted by ALTA, ACSM and NSPS and in effect on the date of this certification), with accuracy and precision requirements modified to meet current minimum angular and linear tolerance requirements of the state in which the subject property is located, and contains items 1 (except for states that require record monument plotting), 2, 3, 4, 6, 7a, 7b, 7c, 8, 9, 10, 11a, 13, 14, 16, 17, 18 of Table A thereto.
- The survey correctly shows the location of all buildings, structures and other improvements situated on the "Property".
- To the best of my knowledge and belief, and except as shown, all utilities serving the Property enter through adjoining public streets and/or easements of record; that, to the best of my knowledge and belief, and except as shown, there are no visible easements or rights of way across said Property; that the Property described herein is the same as the Property described in Chicago Title Insurance Company's Commitment No. 2741-25303 bearing an effective date of April 29, 2004 and revised 8/13/08 and all easements, covenants and restrictions referenced in said title commitment, or easements of which the undersigned has been advised or has knowledge, have been plotted herein or otherwise noted as to their effect on the subject Property.
- To the best of my knowledge and belief, and except as shown, there are no encroachments onto adjoining property, streets or ditches by any buildings, structures or other improvements, and no encroachments by buildings, structures or other improvements situated on adjoining property across property lines onto said Property or across zoning restriction lines in effect as of the date of the survey.
- Said described Property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 0803030364F, with a date of identification of September 28, 2008, for Community Number 08033, in Hartford County, State of Connecticut, which is the current Flood Insurance Rate Map for the community in which said Property is situated and the Property is not located in an area designated as a special flood hazard area by the U.S. Dept. of Housing and Urban Development.
- The Property has direct physical access and means of ingress and egress to Power Street and/or Broad Street, a public street or highway upon which the Property abuts.
- To the best of my knowledge and belief, the number of striped parking spaces located on the subject Property and Lease Areas is 475 handicap + 10 handicap + 11 loading = 496 spaces total, and to the extent possible, are graphically shown herein.

Peter A. Podurjel, LLS
Registration No. 70134
Within the State of Connecticut
Date of Survey: August 14, 2008
Date of Revision(1): October 9, 2008
Date of Revision(2): October 10, 2008
Date of Revision(3): October 15, 2008
Date Printed: October 15, 2008

INK ON MYLAR
ORIGINAL DRAWING
PRODUCED BY:
CO-OPERATIVE LAND
SURVEYORS, LLC

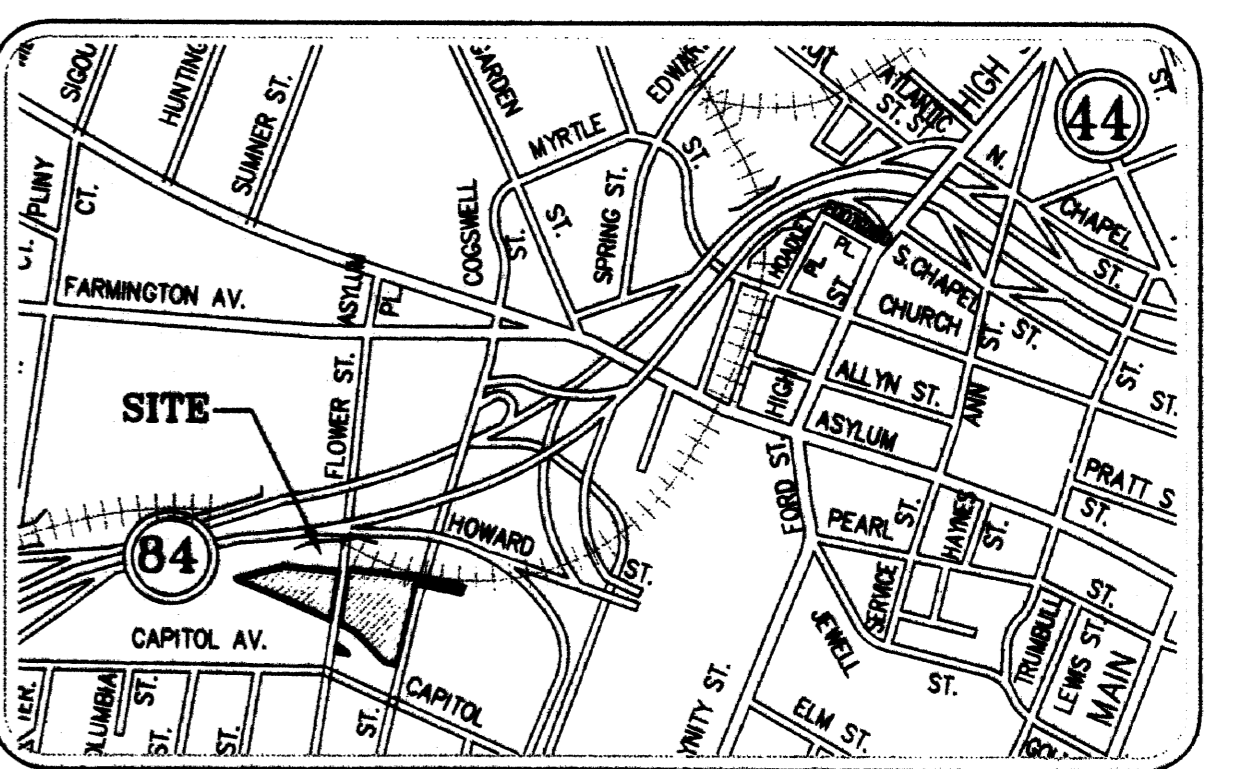
Utility Notes

THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND ARE BASED UPON A FIELD SURVEY AND A COMPILATION OF AVAILABLE PLANS OF RECORD FROM THE VARIOUS UTILITY COMPANIES. THE INFORMATION PROVIDED IS FOR THE USE OF THE CONTRACTOR. NEITHER WARRANTY NOR GUARANTEE OF THE INFORMATION IS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES BY CONTACTING THE RESPECTIVE UTILITY COMPANIES AND "DIG-SAFE" IN MASSACHUSETTS (1-888-344-7233) OR "CALL BEFORE YOU DIG" IN CONNECTICUT (800-922-4455) PRIOR TO CONSTRUCTION.

SEWER	S	OVERHEAD WIRES	OHW
DRAIN	D	ELECTRIC	E
WATER	W	GAS	G
STEAM	STM	TELEPHONE	T

Legend of Symbols & Abbreviations

△ CIP-1	CO-OP TRAVERSE POINT	①	DRAIN MANHOLE
□ CBH	CONCRETE BOUND WITH DRILL HOLE	②	ELECTRIC MANHOLE
□ SWP	STONE BOUND WITH LEAD PIN	③	SEWER MANHOLE
○	IRON PIN	④	TELEPHONE MANHOLE
⊙	ELECTRIC METER	⑤	WATER MANHOLE
⊙	ELECTRIC HAND HOLE	⑥	BACK OF SIDEWALK
⊙	GAS METER	⑦	EDGE OF PAVEMENT
⊙	GAS GATE	⑧	MONITORING WELL
⊙	WATER GATE	⑨	SIGN
⊙	FIRE ALARM	⑩	CONCRETE PAD
⊙	HAND HOLE	⑪	LANDSCAPED AREA
⊙	UTILITY GATE	⑫	BITUMINOUS BERM
⊙	FLOW ARROW	⑬	BITUMINOUS CONCRETE
⊙	HYDRANT	⑭	CONCRETE
⊙	LIGHT POLE	⑮	CONCRETE CURB
⊙	LIGHT POLE (OVERHEAD)	⑯	GRANITE CURB
⊙	PARKING METER	⑰	6' HIGH CHAIN LINK FENCE
⊙	TEST PIT	⑱	FOUND
⊙	TRAFFIC SIGNAL	⑲	TO BE SET
⊙	TRAFFIC SIGNAL (OVERHEAD)	⑳	SQUARE FEET
⊙	UTILITY POLE	㉑	BUILDING
⊙	CATCH BASIN	㉒	HUB & TACK
⊙	CLEANOUT	㉓	PK NAIL
⊙	MANHOLE	㉔	RECORD
⊙	CABLE TV MANHOLE	㉕	MEASURED



Vicinity Map
Not to Scale