

EASEMENTS AND RIGHTS:

THE FOLLOWING EASEMENTS AND RIGHT MAY EFFECT THE PROPERTIES HEREIN:

1. RECIPROCAL NEGATIVE EASEMENT AGREEMENT BETWEEN PHOENIX HOME LIFE MUTUAL INSURANCE COMPANY AND THE STATE OF CONNECTICUT DATED SEPTEMBER 29, 2000. VOL. 4308 P. 238 OF THE HARTFORD LAND RECORDS. (AS TO THIRD PARCEL - WEST PARCEL 1)

2. SIPHON EASEMENT AGREEMENT BETWEEN THE CITY OF HARTFORD AND THE STATE OF CONNECTICUT DATED FEBRUARY 13, 2001. VOL. 4341 P. 193 OF THE HARTFORD LAND RECORDS. (AS TO THIRD PARCEL - WEST PARCEL 1)

3. SEWER EASEMENT AGREEMENT BETWEEN RUSSO BROTHERS, INCORPORATED AND THE STATE OF CONNECTICUT DATED MAY 5, 2001. VOL. 4440 P. 78 OF THE HARTFORD LAND RECORDS. (AS TO THIRD PARCEL - WEST PARCEL 1)

4. TEMPORARY EASEMENT AGREEMENT FOR UTILITY CORRIDOR EASEMENT BY AND BETWEEN THE ENERGY NETWORK, INC. AND THE STATE OF CONNECTICUT DATED JUNE 12, 2001. VOL. 4395 P. 87 OF THE HARTFORD LAND RECORDS. (AS TO THIRD PARCEL - WEST PARCEL 1)

5. ACCESS EASEMENT AND EASEMENTS FOR PROVISION OF UTILITY SERVICES TAKEN BY THE STATE OF CONNECTICUT AS SET FORTH IN A CERTIFICATE OF TAKING AGAINST THE ENERGY NETWORK, INC. DATED SEPTEMBER 29, 2000. VOL. 4287 P. 113 OF THE HARTFORD LAND RECORDS. (AS TO THIRD PARCEL - WEST PARCEL 1)

6. EASEMENT INTEREST TAKEN BY THE STATE OF CONNECTICUT AS SET FORTH IN A CERTIFICATE OF TAKING AGAINST THE HARTFORD STEAM COMPANY DATED SEPTEMBER 29, 2000. VOL. 4287 P. 103 OF THE HARTFORD LAND RECORDS. (AS TO THIRD PARCEL - WEST PARCEL 1)

7. AIR RIGHTS AND EASEMENTS AS MORE PARTICULARLY SET FORTH IN AN EASEMENT FROM THE CITY OF HARTFORD TO CONNECTICUT NATURAL GAS CORPORATION DATED NOVEMBER 15, 1977. VOL. 1598 P. 237 OF THE HARTFORD LAND RECORDS ; RE-RECORDED (FOR PURPOSES OF CORRECTION) ON JANUARY 17, 1978. VOL. 1610 P.112 OF SAID LAND RECORDS. (AS TO THIRD PARCEL - WEST PARCEL 1)

8. NEGATIVE EASEMENT AGREEMENT BY COLLINS BROTHERS, LLC AND THE STATE OF CONNECTICUT DATED JUNE 16, 2003. VOL. 4837 P. 163 OF THE HARTFORD LAND RECORDS. (AS TO THIRD PARCEL - WEST PARCEL 1)

9. PERMANENTS EASEMENT IN AN EASEMENT AGREEMENT BETWEEN CONNECTICUT NATURAL GAS CORPORATION AND THE STATE OF CONNECTICUT, OFFICE OF POLICY AND MANAGEMENT DATED MARCH 12, 2004. VOL. 4981 P. 166 OF THE HARTFORD LAND RECORDS. (AS TO THIRD PARCEL - WEST PARCEL 1)

10. NON-DISTURBANCE AND ATTORNMENT AGREEMENT BETWEEN THE STATE OF CONNECTICUT, CAPITAL CITY ECONOMIC DEVELOPMENT AUTHORITY AND TRAVELERS INDEMNITY COMPANY DATED JUNE 30, 2004 AND RECORDED SEPTEMBER 1, 2004 IN VOL. 5129 P. 150 OF THE HARTFORD LAND RECORDS (AS TO GARAGE TRACT B AS DEPICTED HEREON)

11. PERMANENT EASEMENT AGREEMENT BETWEEN TEN COMPANIES, INC. FORMERLY KNOWN AS ENERGY NETWORK, INC. AND THE STATE OF CONNECTICUT, OFFICE OF POLICY MANAGEMENT DATED JUNE 22, 2003. VOL. 5129 P. 166 OF THE HARTFORD LAND RECORDS (AS TO THIRD PARCEL - WEST PARCEL 1)

12. PERMANENT EASEMENT IN AN EASEMENT AGREEMENT BETWEEN THE HARTFORD STEAM COMPANY AND THE STATE OF CONNECTICUT, OFFICE OF POLICY AND MANAGEMENT DATED JUNE 22, 2004. VOL. 5129 P. 177 OF THE HARTFORD LAND RECORDS. (AS TO THIRD PARCEL - WEST PARCEL 1)

13. RIVER WATER CONDUIT EASEMENT AGREEMENT BETWEEN THE STATE OF CONNECTICUT, OFFICE OF POLICY AND MANAGEMENT AND TEN COMPANIES, INC., FORMERLY KNOWN AS THE ENERGY NETWORK, INC. DATED JUNE 22, 2004. VOL. 5129 P. 188 OF THE HARTFORD LAND RECORDS. (AS TO THIRD PARCEL - WEST PARCEL 1)

14. RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN HARTFORD LODGE No. 19, OF THE BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE UNITED STATES OF AMERICA AND THE STATE OF CONNECTICUT, OFFICE OF POLICY AND MANAGEMENT DATED OCTOBER 15, 2004. VOL. 5276 P. 227 OF THE HARTFORD LAND RECORDS. (AS DEPICTED HEREON)

15. DRIVEWAY EASEMENT IN AN EASEMENT AGREEMENT BY AND BETWEEN THE HARTFORD LODGE No. 19, OF BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE UNITED STATES OF AMERICA AND THE STATE OF CONNECTICUT, OFFICE OF POLICY AND MANAGEMENT DATED MARCH 30, 2005. VOL. 5296 - P. 332 OF THE HARTFORD LAND RECORDS. (AS DEPICTED HEREON)

16. DECLARATION OF COVENANTS AND AGREEMENTS BY AND AMONG THE STATE OF CONNECTICUT, ACTING BY AND THROUGH THE SECRETARY OF THE OFFICE OF POLICY AND MANAGEMENT, THE CAPITAL CITY ECONOMIC DEVELOPMENT AUTHORITY, AND ADRIAEN'S LANDING HOTEL, LLC DATED MAY 16, 2005 AND RECORDED JULY 26, 2005. VOL. 538 P. 1 OF THE HARTFORD LAND RECORDS. (AS TO THIRD PARCEL - WEST PARCEL 1)

REFERENCE MAPS:

1. "FRONT STREET HARTFORD, CT. ASBUILT DRAWING" BY MANAFORT BROTHERS SCALE: 1"=20' DATE: 10-14-05 JOB NUMBER: 04034 SHEETS 1 THROUGH 12.

2. "TOPOGRAPHIC SURVEY PREPARED FOR ADRIAEN'S LANDING DOWNTOWN HARTFORD HARTFORD, CONNECTICUT" BY F.A. HESKETH & ASSOCIATES SCALE: 1"=40' DATE: 11-15-06 JOB NO: 96007 SHEETS 1 & 2 REVISED THRU 04-01-07.

3. "IMPROVEMENT LOCATION PLAN - PROPOSED PARCEL AREAS - WEST SIDE PREPARED FOR STATE OF CONNECTICUT DOWNTOWN HARTFORD, CONNECTICUT" BY F.A. HESKETH & ASSOCIATES SCALE: 1"=40' DATE: 08-03-05.

4. "RIGHT OF WAY SURVEY, TOWN OF HARTFORD MAP SHOWING LAND ACQUIRED FROM ARCH STREET NORTH LLC TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION REPLACEMENT OF COLUMBUS BOULEVARD BRIDGE SCALE:1" = 20' DATE:MARCH 2003". SHEET 1 OF 1 REVISED THRU:5-28-03

5. "RIGHT OF WAY SURVEY, TOWN OF HARTFORD MAP SHOWING LAND TRANSFERRED FROM STATE OF CONNECTICUT OFFICE OF POLICY AND MANAGEMENT TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION REPLACEMENT OF COLUMBUS BOULEVARD BRIDGE SCALE:1" = 20' DATE:AUGUST 2001 SHEETS 1 & 2 OF 2 REVISED THRU:5-27-03

6. "RIGHT OF WAY SURVEY, TOWN OF HARTFORD MAP SHOWING LAND ACQUIRED FROM ARCH STREET NORTH LLC BY STATE OF CONNECTICUT OFFICE OF POLICY AND MANAGEMENT, WIDENING AND RECONSTRUCTION OF COLUMBUS BOULEVARD SCALE:1" = 20' SHEET 1 & 2 OF 2 REVISED THRU 5-13-04

7. "RIGHT OF WAY SURVEY, TOWN OF HARTFORD MAP SHOWING LAND ACQUIRED FROM STATE OF CONNECTICUT OFFICE OF POLICY AND MANAGEMENT BY STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, WIDENING AND RECONSTRUCTION OF COLUMBUS BOULEVARD"BY F.A. HESKETH & ASSOCIATES, INC. SCALE:1" = 20' DATE:OCTOBER 2003

8. "ALTA/ACSM LAND TITLE SURVEY, EASEMENT SURVEY, PREPARED FOR HARTFORD LODGE NO. 19, OF THE BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE UNITED STATES OF AMERICA, PROSPECT STREET" BY: F.A. HESKETH & ASSOCIATES', INC. SCALE: 1"=40' DATE:8-31-00, REV. 10-04-04

9. "ALTA/ACSM LAND TITLE SURVEY, EASEMENT SURVEY, PREPARED FOR HARTFORD LODGE NO. 19, OF THE BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE UNITED STATES OF AMERICA, PROSPECT STREET" BY: F.A. HESKETH & ASSOCIATES, INC. SCALE: 1"=40' DATE:8-31-00, REV. 2-28-05

10. "PROPERTY SURVEY PREPARED FOR TRAVLERS INDEMNITY COMPANY DOWNTOWN HARTFORD, HARTFORD, CONNECTICUT" BY: F.A.HESKITH & ASSOCIATES, INC. SCALE:N.T.S. DATE: 11-29-2007 SH. 4 OF 4

11. "LEASE LINE PLAN, FRONT STREET DISTRICT,ARCH STREET AND COLUMBUS BOULVARD, PREPARED FOR H.B. NITKIN GROUP" BY: BSC GOUP, SCALE: 1"=30', DATE:JANUARY 14, 2008, REV. 6-18-08

NOTES PER TABLE A OF ALTA REQUIREMENTS:

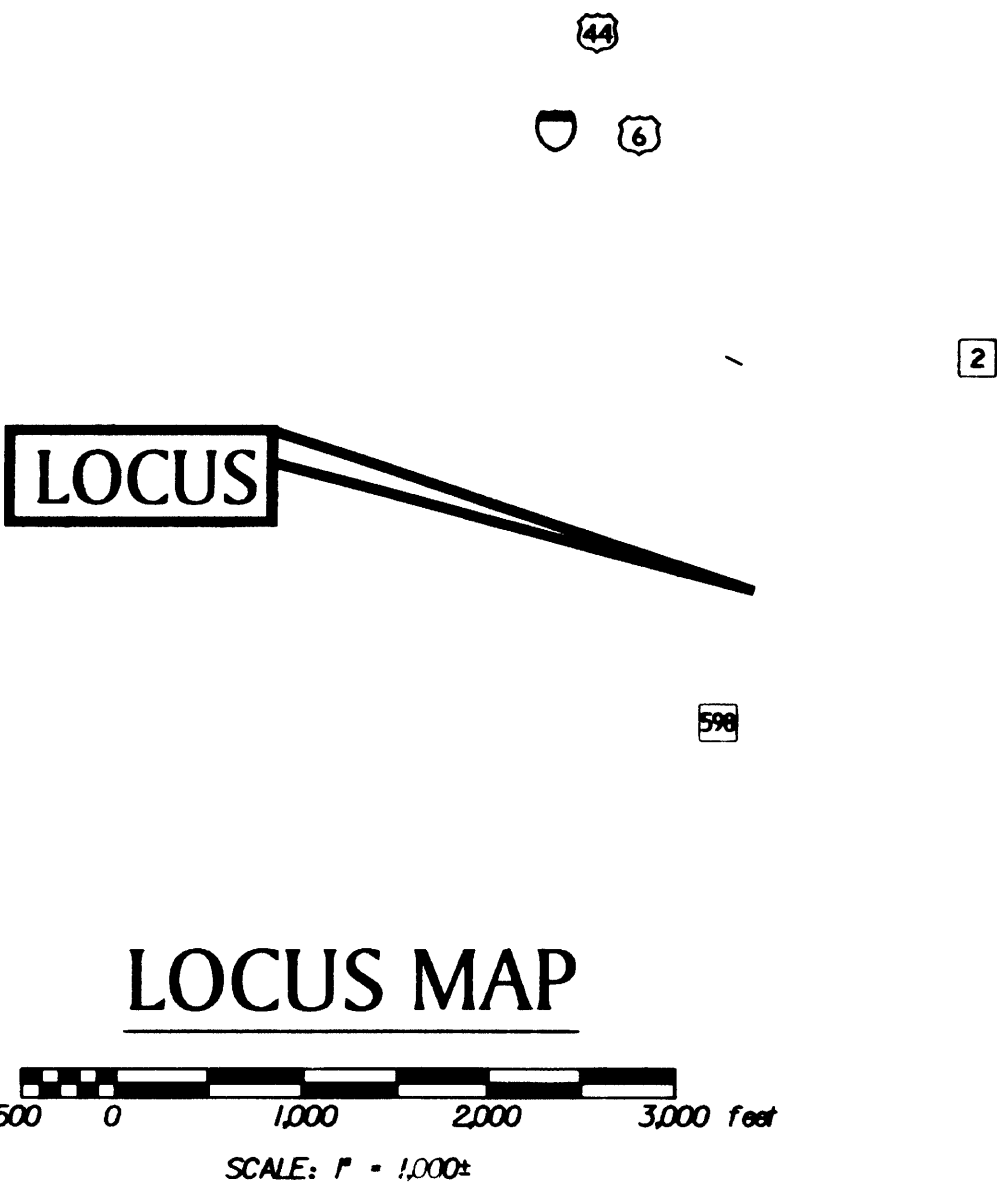
1. THE PARCEL DEPICTED HEREIN LIES WITHIN FLOOD ZONE X (AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD ZONE.) THIS DETERMINATION IS BASED UPON MAP TITLED; "FLOOD INSURANCE RATE MAP HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 368 OF 657 MAP No. 09003C0368F EFFECTIVE DATE SEPTEMBER 26, 2008".

2. TOTAL NUMBER PARKING SPACES ON SITE EQUALS 89. THIS NUMBER DOES NOT INCLUDE GARAGE B AND GRAVEL AREA IN FRONT OF THE CONSTRUCTION TRAILER.

3. THE EASTERLY PORTION OF THIS SITE FROM GARAGE B SOUTH TO ARCH STREET AND CONSTITUTION WAY EASTERLY TO COLUMBUS BOULEVARD, ON EITHER SIDE OF FRONT STREET, SHOWS EVIDENCE OF EARTH MOVING WORK WITHIN RECENT MONTHS.

GENERAL NOTES :

1. THE BEARINGS AND COORDINATES DEPICTED HEREON REFER TO NAD 83 HORIZONTAL DATUM.
2. LOCATION OF UTILITIES, ROADWAYS, BUILDINGS, AND OTHER SITE FEATURES ARE FROM RECORD MAPPING, SUPPLEMENTED WITH LIMITED FIELD SURVEY.
3. TOTAL AREA OF THIRD PARCEL, WEST PARCEL 1 310,491 SQUARE FEET, 7.13 ACRES.



ALTA/ACSM
LAND TITLE SURVEY

THIRD PARCEL
WEST PARCEL 1
ADRIAEN'S LANDING

PROSPECT STREET,
ARCH STREET
AND
COLUMBUS BOULEVARD

HARTFORD
CONNECTICUT

OCTOBER 27, 2008

REVISIONS:

NO.	DATE	DESC.

ORIGINAL AND DUPLICATE
POLYESTER FILM ON LINE
BSC GROUP INC.
GLASTONBURY, CT 06033

PREPARED FOR:
THE H.B. NITKIN GROUP
ONE FAWCETT PLACE
SECOND FLOOR
GREENWICH, CT. 06830

BSC GROUP

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SCALE:

FILE: P:\pr\8337900\Survey\Drawings
DWG. NO: 83379-ALTA
JOB. NO: 83379.00 SHEET 2 OF 2

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