

# 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, 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 TRAVELERS INDEMNITY COMPANY DOWNTOWN HARTFORD, HARTFORD, CONNECTICUT" BY: F.A. HESKETH & 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 BOULEVARD, PREPARED FOR H.B. NITKIN GROUP" BY: BSC GROUP, SCALE: 1"=30', DATE: JANUARY 14, 2008, REV. 6-18-08
12. CITY OF HARTFORD ASSESSOR MAPS.

I, DAN J. D'AMELIO, A PROFESSIONAL LAND SURVEYOR DULY LICENSED IN THE STATE OF CONNECTICUT DO HEREBY CERTIFY TO STATE OF CONNECTICUT, DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT, CONNECTICUT DEVELOPMENT AUTHORITY, FIRST AMERICAN TITLE INSURANCE COMPANY, HBN FRONT STREET DISTRICT, INC., ROBINSON & COLE LLP, THE CAPITAL CITY ECONOMIC DEVELOPMENT AUTHORITY, ARCH STREET NORTH, LLC., CITY OF HARTFORD AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, THEIR SUCCESSORS AND ASSIGNS AS FOLLOWS:

THE SURVEY OF THE FEE PROPERTY DEPICTED ON THIS MAP WAS ACTUALLY MADE UPON THE GROUND ON JUNE 2007. THE SURVEY AND BOUNDS AND MEASUREMENTS SHOWN ON THIS MAP ARE CORRECT AND ACCURATE WITHIN THE STANDARDS OF PROPERTY SURVEY AND ARE CONFORMING TO THE STANDARDS OF ACCURACY FOR A HORIZONTAL CLASS A-2 SURVEY. THIS IS A DEPENDENT RESURVEY 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 ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. THIS SURVEY WAS PREPARED TO DEPICT THE LEASE LINES OF THE SUBJECT FEE PROPERTY.

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 THE FEE PROPERTY LINES, AND DO NOT ENROACH OVER OR UPON THE STREET, TITLE OR BUILDING LINES OR ANY RIGHT OF WAY OR EASEMENT OR OR APPURTENANT TO THE FEE PROPERTY, (iii) THERE ARE NO UTILITY OR OTHER EASEMENTS OR RIGHTS OF WAY EFFECTING THE FEE PROPERTY, (iv) THERE ARE NO ENCROACHMENTS OR PROJECTIONS ON OR OVER THE FEE 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 THE FEE PROPERTY DO NOT VIOLATE ANY BUILDING OR ZONING REGULATION, COVENANT, DEED RESTRICTION OR REQUIREMENT, RELATING TO THE LOCATION THEREOF.

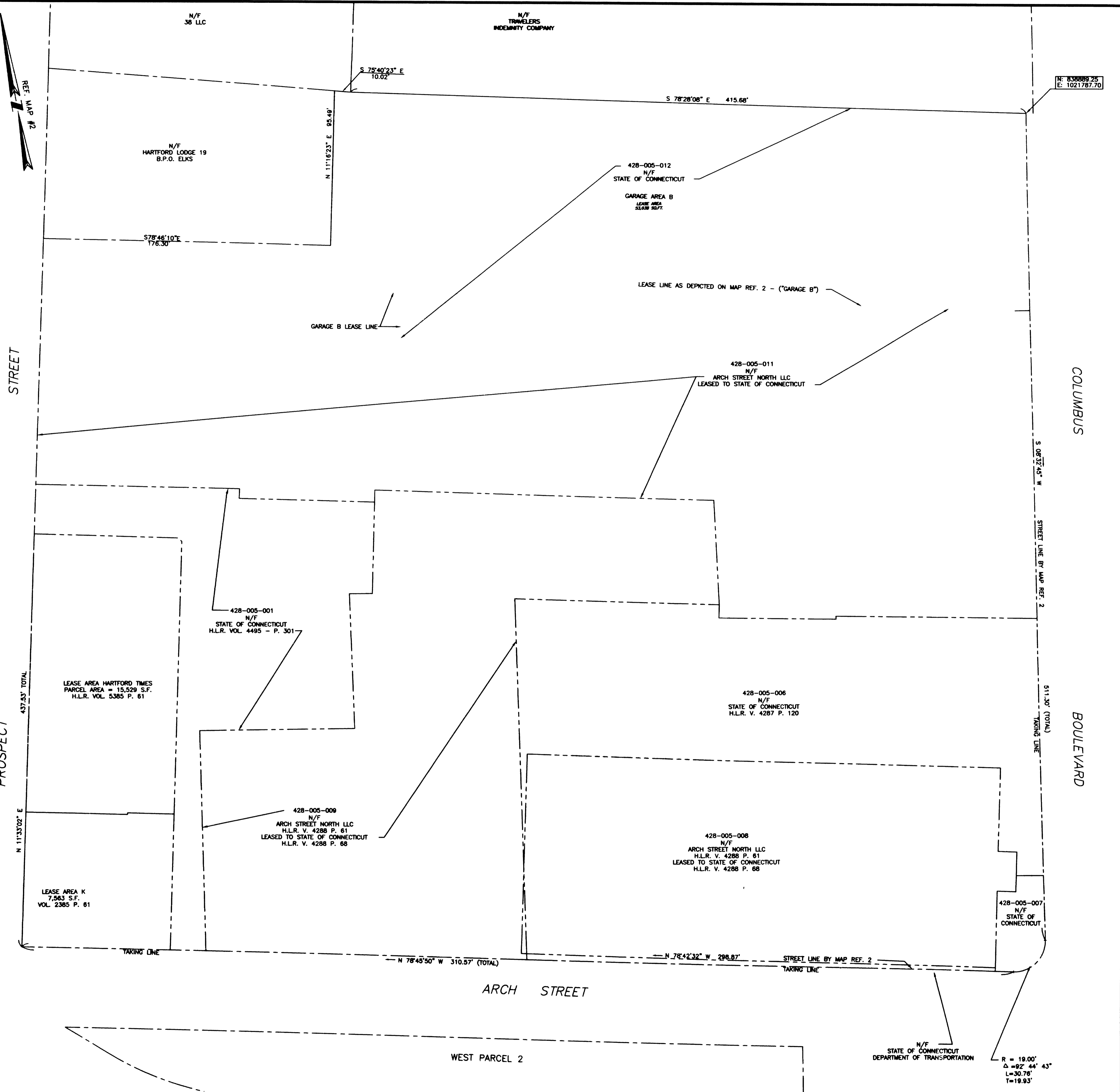
THE FEE PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD BOUNDARY AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND REFLECTED ON FLOOD INSURANCE MAP NO. 0900300368F, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 26, 2008, AND THE FEE PROPERTY HAS DIRECT ACCESS TO COLUMBUS BOULEVARD, ARCH STREET AND PROSPECT 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 DETAILED REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA/ACSM AND NSPS IN 1999, INCLUDES ITEMS 3, 4, 13, 15 AND 16 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS 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.

LEASE LINES AS SHOWN FOR AREAS "A" AND "B" ARE BASED UPON THE OUTSIDE WALLS OF THE PROPOSED BUILDINGS, PER PLANS PROVIDED BY THE ARCHITECT.

DAN J. D'AMELIO, L.S. REG. NO. 70151 1/16/07 DATE

REPRODUCTIONS OF THIS PLAN ARE INVALID UNLESS THEY BEAR THE EMBOSSED SEAL OF THE ABOVE SIGNED PROFESSIONAL.



## LEASEHOLD AREA OVERLAP PLAN

## THIRD PARCEL WEST PARCEL 1 ADRIAEN'S LANDING

PROSPECT STREET, ARCH STREET AND COLUMBUS BOULEVARD

HARTFORD CONNECTICUT

OCTOBER 29, 2008

REVISIONS:		
NO.	DATE	DESC.
1	11-03-08	CERTIFICATION
2	1-07-09	CERTIFICATION

ORIGINAL: ONE INCH POLYESTER FILM OR LINES BSC GROUP INC. GLASTONBURY, CT 06033

PREPARED FOR:  
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SCALE: 1" = 30'	
FILE: P:\pr\8337900\Survey\Drawings	
DWG. NO: 83379-lease	SHEET 1 OF 1
JOB. NO: 83379.00	

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