LEGAL DESCRIPTION—LEASE AREA "A"

BEGINNING AT A POINT ON THE NORTHERLY STREET LINE OF ARCH STREET, WHICH POINT IS 340.57' EAST OF THE EASTERLY STREET LINE OF PROSPECT STREET, THENCE ALONG THE NORTHERLY STREET LINE OF ARCH STREET N 78° 45' 50" W A DISTANCE OF 12.36' TO A POINT, THENCE N 11° 31' 52" E A DISTANCE OF 124.90' TO A POINT MARKING THE SOUTHWEST CORNER OF LEASE "A", THENCE N 11° 31' 52" E A DISTANCE OF 37.33' TO A POINT, THENCE N 78° 28' 08" W A DISTANCE OF 2.50' TO A POINT, THENCE N 11° 31' 52" E A DISTANCE 62.67' TO A POINT MARKING THE NORTHWEST CORNER OF LEASE AREA "A", THENCE S 78° 28' 08" E A DISTANCE OF 62.67' TO A POINT, THENCE S 11° 31' 52" W A DISTANCE OF 2.17' TO A POINT, THENCE S 78° 28' 08" E A DISTANCE OF 188.33' TO A POINT, THENCE N 11° 31' 52" E A DISTANCE OF 2.17' TO A POINT, THENCE S 78° 28' 08" E A DISTANCE OF 62.67' TO A POINT MARKING THE NORTHEAST CORNER OF LEASE AREA "A", THENCE S 08° 29' 12" W A DISTANCE OF 62.67' TO A POINT, THENCE N 81° 30' 48" W A DISTANCE OF 2.50' TO A POINT, THENCE S 08° 29' 12" W A DISTANCE OF 93.67' TO A POINT, THENCE S 81° 30' 48" E A DISTANCE OF 2.50' TO A POINT, THENCE S 08° 29' 12" W A DISTANCE OF 62.67' TO A POINT MARKING THE SOUTHEAST CORNER OF LEASE AREA "A", THENCE N 78° 28' 08" W A DISTANCE OF 62.67' TO A POINT, THENCE N 11° 31' 52" E A DISTANCE OF 2.50' TO A POINT, THENCE N 78° 28' 08" W A DISTANCE OF 201.63' TO A POINT, THENCE N 11° 31' 52" E A DISTANCE OF 116.19' TO A POINT, THENCE N 78° 28' 08 " W A DISTANCE OF 240.50' TO THE AFORE MENTIONED SOUTHWEST CORNER OF LEASE AREA "A". LEASE AREA "A" CONTAINS AN AREA OF 40,455 SQUARE FEET (0.93 ACRES).

LEGAL DESCRIPTION—LEASE AREA "B"

BEGINNING AT A POINT ON THE WESTERLY STREET LINE OF COLUMBUS BOULEVARD, WHICH POINT MARKS THE NORTHEAST CORNER OF LAND NOW OR FORMERLY OF THE STATE OF CONNECTICUT AND BEING THE CITY OF HARTFORD'S ASSESSOR PARCEL NUMBER 428-005-12, THENCE ALONG THE WESTERLY STREET LINE OF COLUMBUS BOULEVARD, S 08° 32' 45" W A DISTANCE 122.30' TO A POINT, THENCE N 78° 28' 08" W A DISTANCE OF 10.84' TO A POINT MARKING THE NORTHEAST CORNER OF LEASE AREA "B", THENCE S 08° 29' 12" W A DISTANCE OF 38.11' TO A POINT, THENCE S 81° 30' 48" E A DISTANCE OF 2.50' TO A POINT, THENCE S 08° 29' 12" W A DISTANCE OF 62.67' TO A POINT MARKING THE SOUTHEAST CORNER OF LEASE AREA "B", THENCE N 78° 28' 08" W A DISTANCEOF 62.67' TO A POINT, THENCE N 11° 31' 52" E A DISTANCE OF 2.17' TO A POINT, THENCE N 78° 28' 08" W A DISTANCE OF 178.67' TO A POINT, THENCE S 11° 31' 52" W A DISTANCE OF 2.17' TO A POINT, THENCE N 78° 28' 08" W A DISTANCE OF 62.67' TO A POINT MARKING THE SOUTHWEST CORNER OF LEASE AREA "B", THENCE N 11° 31' 52" E A DISTANCE OF 62.67' TO A POINT, THENCE S 78° 28' 08" E A DISTANCE OF 2.50' TO A POINT, THENCE N 11° 31' 52" E A DISTANCE OF 23.33' TO A POINT, THENCE S 78° 28' 08" E A DISTANCE OF 2.33' TO A POINT, THENCE N 11° 31' 52" E A DISTANCE OF 14.50' TO A POINT MARKING THE NORTHWEST CORNER OF LEASE AREA "B", THENCE S 78° 28' 08" E A DISTANCE OF 291.32' TO THE AFORE MENTIONED NORTHEAST CORNER OF LEASE AREA "B". LEASE AREA "B" CONTAINS AN AREA OF 29,674 SQUARE FEET (0.68 ACRES).

APPURTENANT RIGHTS—LEASE AREA "A" AND "B"

TOGETHER WITH RIGHTS AND PRIVELEGES SET FORTH IN A DECLARATION OF COVENANTS AND AGREEMENTS BY AND AMONG THE STATE OF CONNECTICUT, CAPITAL CITY ECONOMIC DEVELOPMENT AUTHORITY AND HBN FRONT STREET DISTRICT, INC. DATED NOVEMBER 3, 2008 AND RECORDED NOVEMBER 5, 2008 IN VOLUME 6154 AT PAGE 186 OF THE HARTFORD LAND RECORDS.

TOGETHER WITH RIGHTS AND PRIVELEGES SET FORTH IN A RECIPROCAL COVENANT AGREEMENT BY AND AMONG THE STATE OF CONNECTICUT, CAPITAL CITY ECONOMIC DEVELOPMENT AUTHORITY AND HBN FRONT STREET DISTRICT, INC. DATED NOVEMBER 3, 2008 AND RECORDED NOVEMBER 5, 2008 IN VOLUME 6154 AT PAGE 226 OF THE HARTFORD LAND RECORDS.

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.

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, HOUSING AND URBAN DEVELOPMENT, FIRST AMERICAN TITLE INSURANCE COMPANY, HBN FRONT STREET DISTRICT, INC., ROBINSON & COLE LLP, THE CAPITAL CITY ECONOMIC DEVELOPMENT AUTHORITY, ARCH STREET NORTH, LLC.. 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 ENCROACH OVER OR UPON THE STREET, TITLE OR BUILDING LINES OR ANY RIGHT OF WAY OR EASEMENT ON OR APPURTENANT TO THE FEE PROPERTY, (III) 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 (IV) 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. 09003C0368F, 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 DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA/ASCM AND NSPS IN 1999. 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.

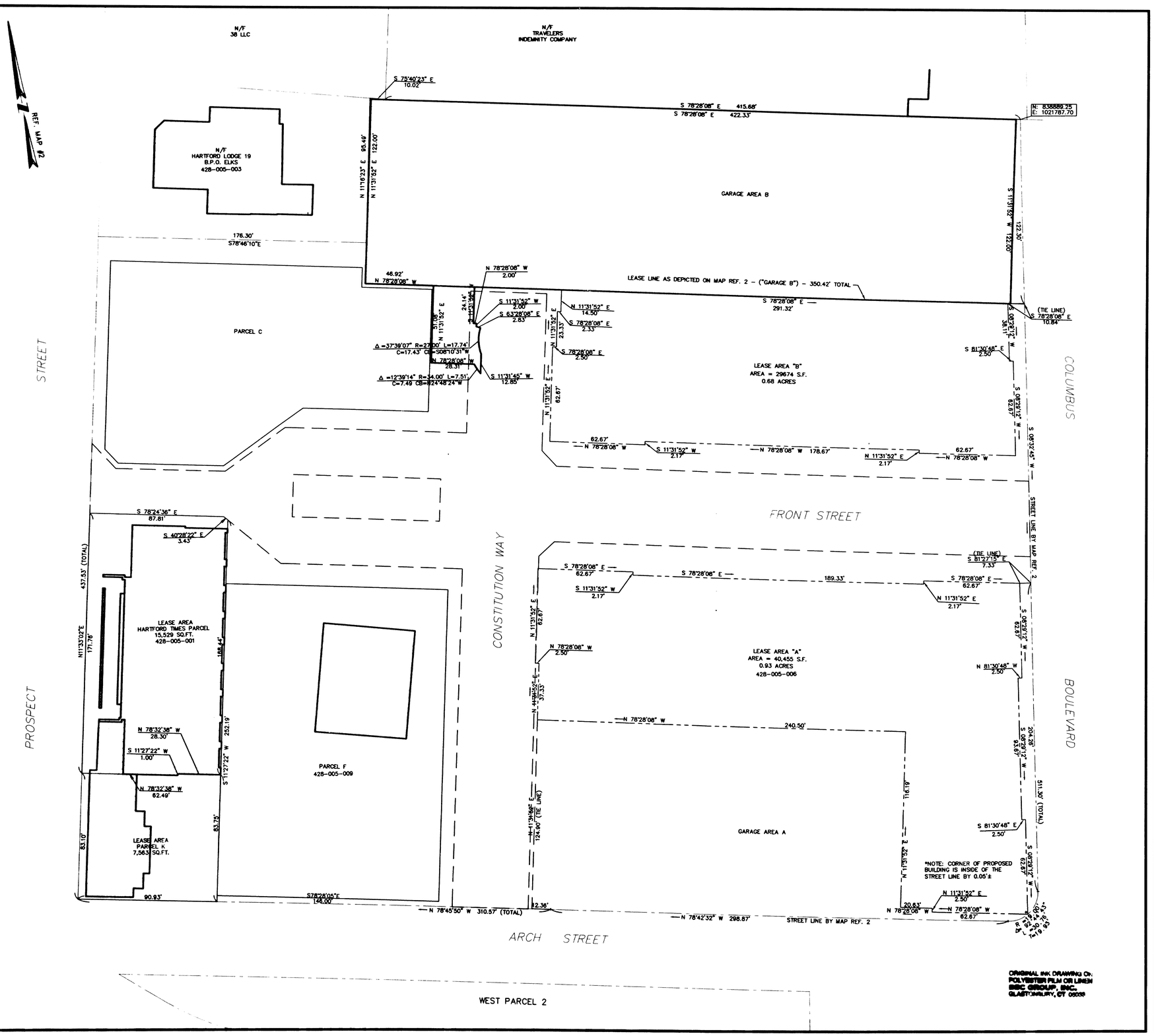
LEASE LINES AS SHOWN FOR AREAS "A" AND "B" ARE BASED UPON THE OUTSIDE WALLS OF THE PROPOSED BUILDINGS, PER PLANS PROVIDED BY THE ARCHITECT.

PARCELS C AND F ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

3-3-09

DAN J. D'AMELIO, L.S. REG. NO. 70151 DATE

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



LEASE LINE PLAN FRONT STREET DISTRICT

ARCH STREET AND COLUMBUS BOULVARD

HARTFORD CONNECTICUT

JANUARY 14 , 2008

REVISIONS:

NO.	DATE	DESC.
1	06-18-08	PARCELS ADDED
2	11-03-08	CERTIFICATION
3	03-02-09	LEGAL DESCRIPTIONS ADDED

PREPARED FOR:
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SCALE: 1" = 30'

0 15 30 60 FEET

FILE: P:\prj\8337900\Survey\83379-lease

DWG. NO: 83379-lease

JOB. NO: 83379.00

SHEET 1 OF 1

3020