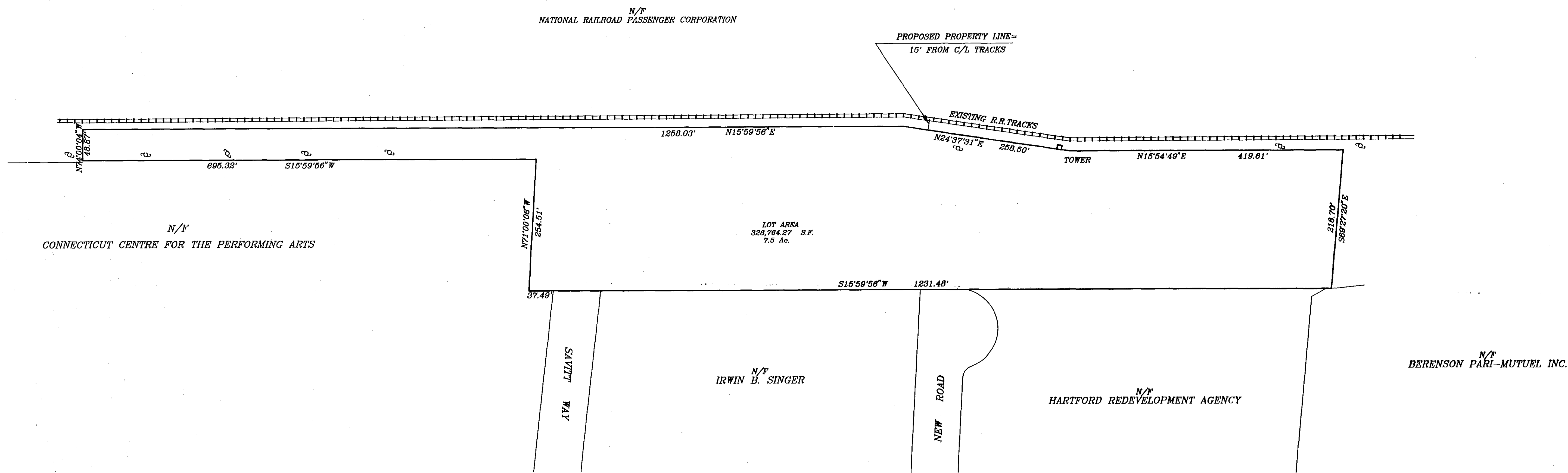
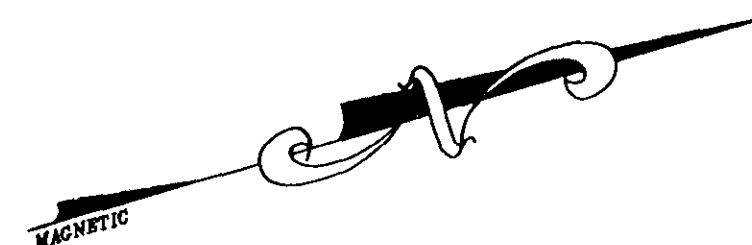


MAP REFERENCE:

- 1.) MAP ENTITLED, "SURVEY MAP PREPARED FOR TPAG REALTY CORP. IN THE NORTH MEADOWS PROJECT DISPOSITION MAP TRACT "C-2-1" IN HARTFORD, CONNECTICUT SCALE: 1"=20' OCT. 5, 1983 FRANCIS T. D'ONOFRIO L.S."
- 2.) MAP ENTITLED, "TOPOGRAPHY SURVEY MAP TRACT C-3-B HARTFORD, CONNECTICUT DATE: 3-2-88 SCALE: 1"=40' IGOR VECHESLOFF L.S."
- 3.) MAP ENTITLED, "NORTH MEADOWS PROJECT PLAN SHOWING TRACT C-1 IN HARTFORD, CONN. SCALE: 1"=100' 3/28/84 REV. 9-27-84, 12-10-84 FRANCIS D'ONOFRIO L.S."
- 4.) MAP ENTITLED, "CITY OF HARTFORD, CONNECTICUT DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING SERVICES PLAN OF 30' EASEMENT IN FAVOR OF M.D.C. OVER LAND OF THE CITY OF HARTFORD SCALE: 1"=40' 2-20-88 OSWALD T. BLINT."
- 5.) MAP ENTITLED, "PLAN OF PROPERTY TO BE CONVEYED TO BARONET COFFEE, INC. BY THE CITY OF HARTFORD NEW ROAD, HARTFORD, CONNECTICUT SCALE: 1"=40' DATE: 6.14.96 OSWALD R. BLINT."
- 6.) MAP ENTITLED, "MAP SHOWING PROPERTY OF THE PENN CENTRAL COMPANY TO BE CONVEYED TO THE CITY OF HARTFORD IN HARTFORD, CONNECTICUT DRAWN BY F.T.D. DATE DECEMBER 1977, REVISED JANUARY, 1979, MICHAEL SCENTI, SURVEYOR."
- 7.) MAP ENTITLED, "PROPOSED SITE CONNECTICUT CENTRE FOR THE PERFORMING ARTS NORTH MEADOWS HARTFORD, CONNECTICUT SCALE 1"=80' DATED MAY 5, 1994 CLOSE JENSEN & MILLER, P.C. REV. THRU 10-20-94 SHEET 1 OF 1."



NOTES:

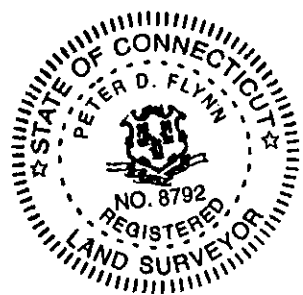
- 1.) THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE JUNE 21, 1996 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS. THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF A PROPERTY SURVEY. PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO AN "INDEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 SURVEY.
- 2.) THIS MAP AND SURVEY WERE PREPARED FOR THE HARTFORD REDEVELOPMENT AGENCY, TO BE USED IN MATTERS THAT RELATE TO PROPERTY DEEDING. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.

SURVEY BASED ON C.G.S. DATUM.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Peter D. Flynn 12-23-96
 PETER D. FLYNN C.T.L.S. #9962 DATE

FLYNN LAND SURVEYING ASSOCIATES
 374 WILDER CROSS HIGHWAY 428-7088
 BRIDGE, CONNECTICUT 06037



Flynn Land Surveying
 Original Ink
 Drawing on Mylar

BOUNDARY SURVEY SHOWING
 PROPERTY TO BE DEEDED TO
 CITY OF HARTFORD FROM
 CONNECTICUT SOUTHERN RAILROAD, INC.
 NORTH MEADOWS
 HARTFORD, CONNECTICUT
 SCALE: 1"=80' DATE: 12-23-1996

GRAPHIC SCALE



(IN FEET)
 1 inch = 80 ft.

DRY BOOK No. 011373