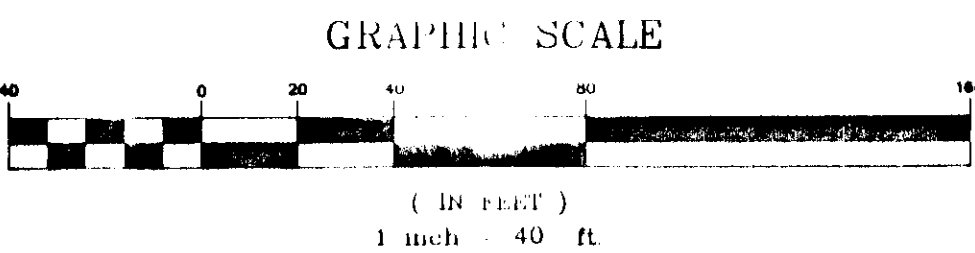


NOTES:

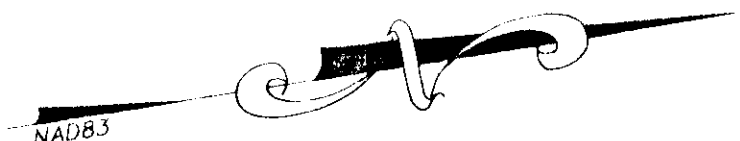
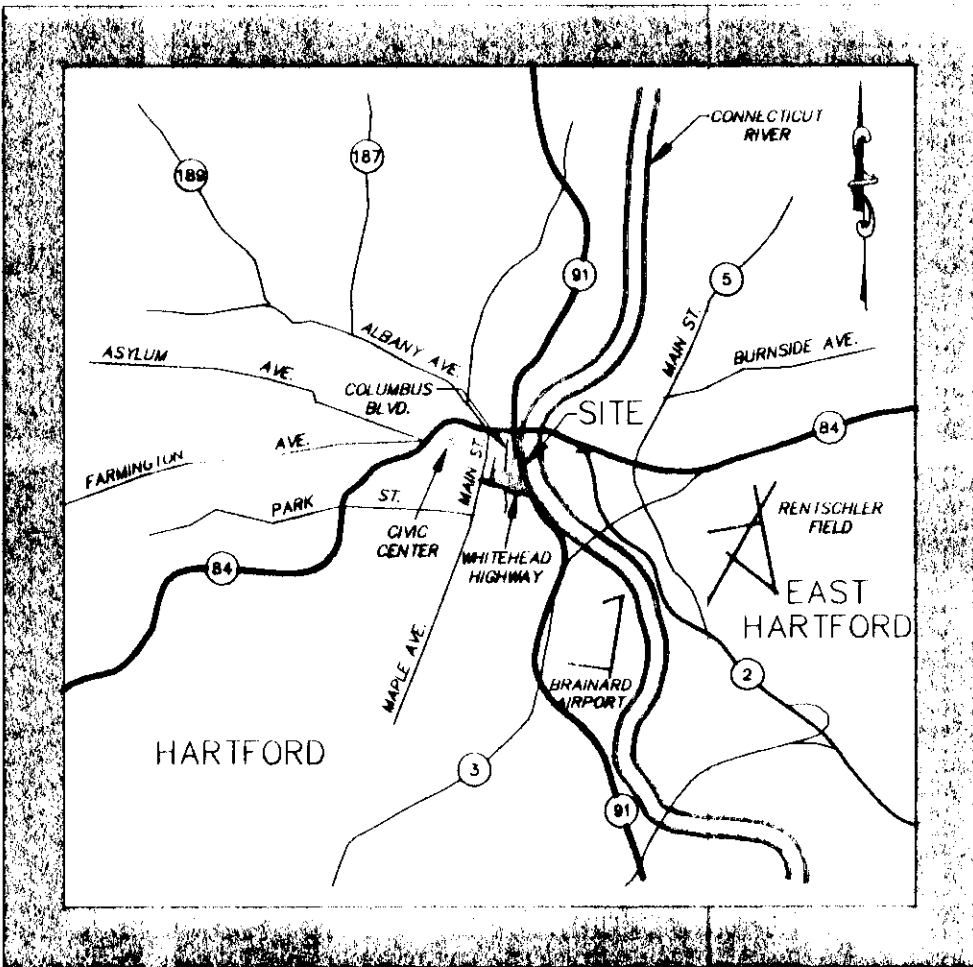
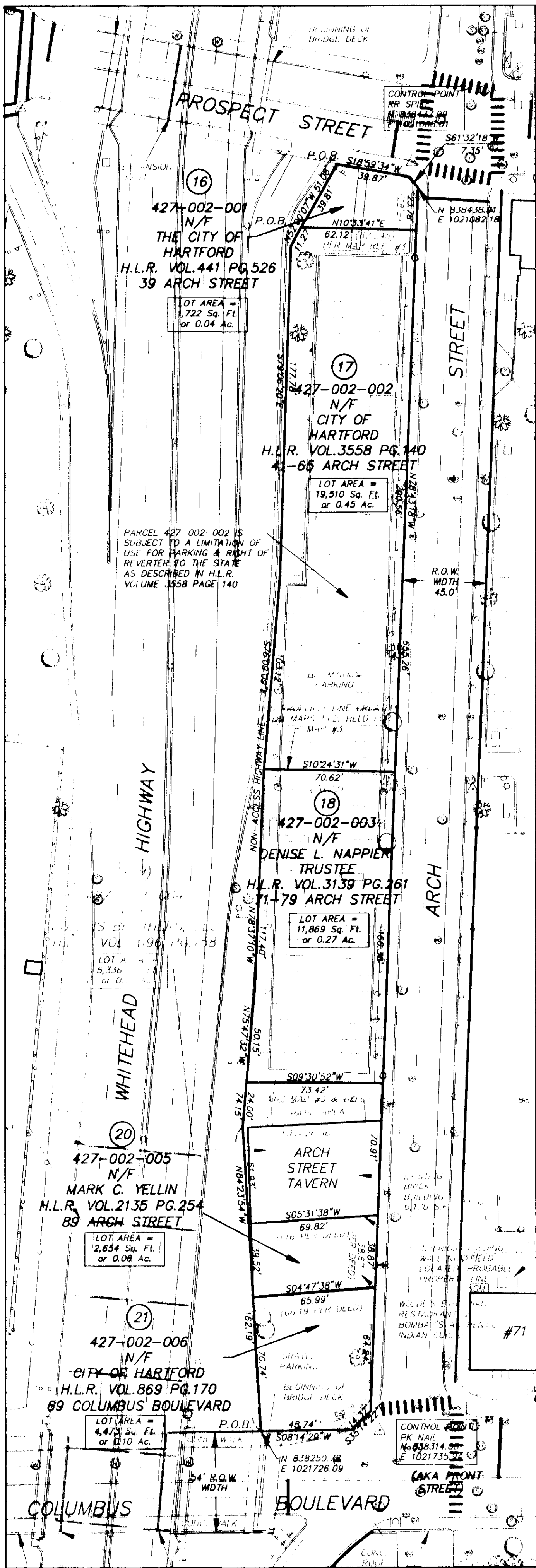
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE MINIMUM STANDARD DETAIL REQUIREMENTS OF ALTA/ACSM LAND TITLE SURVEYS, AND THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
2. IT IS A PROPERTY SURVEY INTENDED TO DEPICT THE BOUNDARY AND EXISTING PHYSICAL FEATURES OF THE PARCELS (NUMBERS 16, 17, 18, 20 & 21) TO BE USED FOR ACQUISITION PURPOSES.
3. THIS MAP FALLS INTO THE RESURVEY BOUNDARY DETERMINATION CATEGORY.
4. THIS SURVEY CONFORMS TO CLASS A-2 HORIZONTAL ACCURACY STANDARD.
5. BEARINGS AND COORDINATES OBTAINED HEREON REFER TO THE NORTH AMERICAN DATUM 1983 (NAD83). CONNECTICUT GEODETIC SURVEY STATION SCHOOLHOUSE HILL WAS USED FOR REFERENCE.
6. EXISTING UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON.
7. THE PARCELS DEPICTED HEREON LIE WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) THIS DETERMINATION IS BASED UPON A VISUAL INSPECTION OF A MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP AND STREET INDEX CITY OF HARTFORD, CONNECTICUT, HARTFORD COUNTY ONLY" PANEL PRINTED COMMUNITY PANEL NUMBER 085080 0005 B MAP REVISED DECEMBER 4, 1986 FEDERAL EMERGENCY MANAGEMENT AGENCY."
8. PROPERTY DESCRIPTION DELIVERED TO CLIENT UNDER SEPARATE COVER.
9. PARCEL 18 IS SUBJECT TO A MASTER LEASE IN HARTFORD LAND RECORDS VOLUME 3036 PAGE 1.
10. NOTE: THERE ARE CERTIFICATES OF VARIANCE REGARDING PARKING ON PARCEL 18 IN HARTFORD LAND RECORDS VOLUME 1691 PAGE 309 AND VOLUME 1920 PAGE 308.

MAP REFERENCES:

1. PARK RIVER THROUGHWAY PLAN & PROFILE VICINITY, FRONT STREET FOR THE FLOOD COMMISSION OF THE CITY OF HARTFORD SCALE 1"=20' DAYBOOK NO.08645 APRIL 1945 BY: DEPARTMENT OF ENGINEERING HARTFORD, CONN.
2. PARK RIVER THROUGHWAY PLAN & PROFILE PROSPECT STREET RAMPS FOR THE FLOOD COMMISSION OF THE CITY OF HARTFORD SCALE 1"=20' DAYBOOK NO.08644 MARCH 1943 BY: DEPARTMENT OF ENGINEERING HARTFORD, CONN.
3. COMPILATION MAP CITY OF HARTFORD MAP SHOWING LAND RELEASED TO CITY OF HARTFORD BY THE STATE OF CONNECTICUT INTERSTATE ROUTE 484 SCALE 1"= 20' FEB. 1984, JAMES F. BYRNES, JR. TRANSPORTATION CHIEF ENGINEER BUREAU OF ENGINEERING & HIGHWAY OPERATIONS.
4. PROPERTY OF DIME SAVINGS BANK, HARTFORD, CT. SCALE 1"= 10' SEPT. 1945 F. PERRY CLOSE C.E.
5. TOWN OF HARTFORD PLAN SHOWING LAND ACQUIRED FROM MIDDLEFIELD REALTY CO. BY THE STATE OF CONNECTICUT HARTFORD BRIDGE APPROACH FRONT STREET BRIDGE SCALE 1"= 10' DEC. 1940 WILLIAM J. OOK, COMMISSIONER.



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LEGEND
(SYMBOLS NOT TO SCALE)

- 434-003-000 = MAP - BLOCK - LOT
- ADRIAN PARCEL #
- CATCH BASIN
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- WATER MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- GAS MANHOLE
- CABLE MANHOLE
- STEAM MANHOLE
- UNKNOWN MANHOLE
- FIRE HYDRANT
- WATER GATE VALVE
- WATER METER
- GAS GATE VALVE
- GAS METER
- HANDHOLE
- CONTROLLER CABINET
- UNKNOWN GATE VALVE
- VENT
- FILL CAP
- ELECTRIC METER
- FLARED END SECTION
- UTILITY POLE
- GUY WIRE
- MONITOR WELL
- PARKING METER
- POST
- TRAFFIC LIGHT SUPPORT POLE
- YARD DRAIN
- FLOOD LIGHT
- LIGHT STANDARD
- STREET SIGN
- TREE (TYP.)
- TREE LINE
- STONE WALL
- GUIDE RAIL
- SURVEY CONTROL POINT
- MONUMENT
- RE-BAR OR SQ. PIN FOUND
- CROSS WALK POLE
- TOI CABLE MANHOLE
- BROOKS FIBER OPTICS MANHOLE

10. State of Connecticut, Commonwealth Land Title Insurance Company, Chicago Title Insurance Company, Fidelity National Title Insurance Company of New York, City of Hartford, Denise L. Nappier, Trustee, Mark C. Yellin and Capital City Economic Development Authority.

This is to certify that this map or plot of Parcels 16, 17, 18, 20 and 21 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, ACSM and NSPS in 1995, and includes Items 2, 3, 8, 10 & 13 of Table A thereof. 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 proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

To my knowledge and belief this map is substantially correct as noted hereon.

This map is not valid without the live signature and impression type seal of the land surveyor whose signature appears hereon.

Date: 2-16-01
Signed: Todd S. Heskeith
Todd S. Heskeith L.S. 17945

ADRIAEN'S LANDING
Hartford, Connecticut

F. A. Heskeith & Associates, Inc.
6 Creamery Brook, East Granby, CT 06026
Cell & Traffic Engineers - Surveyors - Planners - Landscape Architects



ALTA/ACSM LAND TITLE SURVEY

PROPERTY SURVEY

STATE OF CONNECTICUT

MAP 427 BLOCK 002 LOTS 1-3 & 5-6

COLUMBUS BOULEVARD, ARCH STREET, PROSPECT STREET

WHITEHEAD HIGHWAY

HARTFORD, CONNECTICUT

PS-1
427-002

date: 12-20-99
drawn by: CAD
checked by: TSH
job no: 96007
sheet no. 1

Scale: 1" = 40'

Date Plotted: 12-20-99