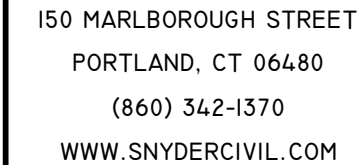


CHD Monument with Disc &
Punch Mark Recovered at
Westerly Intersection of I-91
Ramp 27 and Brainard Rd.
(Point of Commencement)



CERTIFIED TO: FUELCELL ENERGY, INC.


THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD WITH THE 2021 MINIMUM STANDARD DETAILED REQUIREMENTS FOR ALTA/ACSS. THE SURVEY WAS COMPLETED IN APRIL 2025 BASED ON THE ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 8, 116, 13 AND 17 OF TABLE A THEREOF. THE SURVEY WAS COMPLETED IN APRIL 2025 BASED ON THE REPORT OF TITLE EFFECTIVE FEBRUARY 14, 2025 BY ACTION TITLE RESEARCH

Robert F. Jackowak

ROBERT F. JACKOWAK, LS18854

CHECKED

SCALE: 1" = 30'



0 30 60

DRAWN

TAVACSM LAND TITLE SURVEY & PROPERTY SURVEY
 DEPICTING PROPOSED LEASE AREA FOR USE BY
 FUELCELL ENERGY, INC.
 UPON PROPERTY NOW OR FORMERLY OF
 THE METROPOLITAN DISTRICT
 #235 BRAINARD ROAD - HARTFORD, CONNECTICUT

MAY 12, 2025
SHEET NO. 1 OF 1
PROJECT NO. LSRV-060

The type of survey prepared is a ALTA/ACSM LAND TITLE SURVEY AND PROPERTY SURVEY.
Boundary determination is based on a RESURVEY.
Horizontal accuracy conforms to a "Class A-2" Survey.
Topographic accuracy conforms to a "Class T-2" Survey.

B) "SURVEY OF PROPERTY OF VALLEY REALTY CO. OF CONN. INC. HARTFORD, CONN. SCALE: 1"=50' DATE: 8-8-71 PREPARED BY HENRY N. LOOMIS & ASSOCIATES" MAP #939, HARTFORD LAND RECORDS

C) "TOPOGRAPHIC & PROPERTY SURVEY MAP PROPERTY OF INTERNATIONAL MOTEL CORPORATION, CONNECTICUT SCALE: 1"=30' DATE: 3-30-73 PREPARED BY (IGOR VECHESELOF)" MAP #124, HARTFORD LAND RECORDS

D) "SURVEY LAND TO BE CONVEYED TO FIRST BANK 165 BRAINARD ROAD HARTFORD, CT. MAY 1980 SCALE: 1"=20' REV. THROUGH 6-10-1980 PREPARED BY JOHN LAWRENCE & ASSOC. INC." MAP #124, HARTFORD LAND RECORDS

E) "SITE PLAN EASEMENT IN FAVOR OF #221 BRAINARD ROAD HARTFORD, CONNECTICUT DATE: JULY 8, 2007 SCALE: 1"=40' PREPARED BY FRANCIS T. D'ONOFRIO" MAP #3066, HARTFORD LAND RECORDS

F) "PROPERTY MAP LAND TO BE ACQUIRED BY THE METROPOLITAN DISTRICT COMMISSION BRAINARD ROAD HARTFORD, CONNECTICUT SCALE: 1"=80' DATE: JUNE 28, 2010 PREPARED BY RICHARD O'DONNELL" MAP #3068, HARTFORD LAND RECORDS

G) "LIMITED PROPERTY SURVEY BRAINARD ROAD, HARTFORD CONNECTICUT SCALE: 1"=80' DATE: 03/03/2016 PREPARED BY MARK TAYLOR, L.S." MAP #3507, HARTFORD LAND RECORDS

H) "COMPILE PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF THE METROPOLITAN DISTRICT BRAINARD ROAD HARTFORD, CT SCALE: 1"=40' DATE: JUNE 20, 2013 CLD FILE NO. E3072 PREPARED BY WILLIAM S. LUCARELLI" MAP #3507, HARTFORD LAND RECORDS

I) "CONTRACT NO. 2015B-33 SOUTH HARTFORD CONVEYANCE AND STORAGE TUNNEL CONTRACT 3 EXISTING CONDITIONS SURVEY BRAINARD ROAD SCALE: 1"=20" DATE: 11-27-18 PREPARED BY MARTINEZ COUCH & ASSOCIATES, INC. MAP PROVIDED TO THE SURVEYOR DIGITALLY BY THE METROPOLITAN DISTRICT

J) "EVERSOURCE ENERGY - EASEMENT MAP THROUGH LAND OF THE METROPOLITAN DISTRICT 235 & 245 BRAINARD ROAD, HARTFORD CONN. SCALE: 1"=60' DATE: 06/02/2016 PREPARED BY MARK TAYLOR, L.S." MAP PROVIDED TO THE SURVEYOR DIGITALLY BY THE METROPOLITAN DISTRICT AND IS MARKED "PRELIMINARY FOR REVIEW ONLY." NO CERTIFIED OR RECORDED COPY OF THIS MAP WAS FOUND BY THE SURVEYOR.

K) "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF HARTFORD HARTFORD - NEW HAVEN EXPRESSWAY FROM WETHERSFIELD TOWN LINE NORTHERLY TO CHARTER OAK BRIDGE NUMBER 345 -63-05 SHEET NO. 2 OF 4 MAP PROVIDED BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION.

L) "RIGHT OF WAY SURVEY TOWN OF HARTFORD MAP SHOWING EASEMENT ACQUIRED FROM THE METROPOLITAN DISTRICT BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RELOCATION OF I-91 NB INTERCHANGE 29 AND WIDENING OF I-91 NB AND ROUTE 15 NB TO I-84 EB SCALE: 1"=40' OCTOBER 2017 REV. THROUGH 5/18/18 PROJECT NO. 63-703 SHEETS 1 & 2 OF 2" MAP PROVIDED BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION.

- 1.) BEARINGS ARE BASED ON CONNECTICUT STATE PLANE, NAD83 DATUM.
- 2.) ELEVATIONS ARE BASED ON NAVD88 DATUM.
- 3.) PROPERTY IS LOCATED WITHIN THE ID-1 (INDUSTRIAL) DISTRICT.
- 4.) TOTAL PARCEL AREA: 187,842 SF OR 4.31 ACRES
- 5.) TOPOGRAPHIC ACCURACY: AT THE TIME OF THE FIELD SURVEY, THE SUBJECT PROPERTY AND SURROUNDING AREAS WERE UNDERGOING CONSTRUCTION AND/OR BEING UTILIZED FOR MATERIAL AND EQUIPMENT STORAGE. DUE TO THE ONGOING SITE ACTIVITY, THERE IS A HIGH LIKELIHOOD THAT TOPOGRAPHIC FEATURES MAY CHANGE FREQUENTLY. AS SUCH, IT IS STRONGLY RECOMMENDED THAT A VERIFICATION OF EXISTING CONDITIONS BE CONDUCTED PRIOR TO ANY FINAL DESIGN OR CONSTRUCTION ACTIVITIES TO ENSURE ACCURACY AND MITIGATE ANY POTENTIAL DISCREPANCIES.
- 6.) EXISTING UTILITIES: SUBSURFACE OR UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED ON REFERENCE MAP "7" ABOVE. LIMITED FIELD SURVEY LOCATIONS OF THE SURVEY, THE LOCATION OF ALL SUBSURFACE OR UNDERGROUND UTILITIES AND STRUCTURES INCLUDING BUT NOT LIMITED TO PIPES, CABLES AND CONDUITS ARE NOT GUARANTEED TO BE EXACT, NOR IS IT GUARANTEED THAT ALL UNDERGROUND OR SUBSURFACE ITEMS ARE SHOWN.
- 7.) FLOOD ZONE CLASSIFICATION: BY GRAPHIC PLOTTING ONLY, SUBJECT PROPERTY IS CLASSIFIED AS "AREA WITH REDUCED FLOOD RISK DUE TO LEVEE - ZONE K". REFERENCE IS MADE TO FEMA FLOOD INSURANCE RATE MAP: 09003C0506G, EFFECTIVE DATE: 09-26-2008, REVIS: 09-16-2011.
- 8.) BUILDINGS & STRUCTURES: NO PERMANENT BUILDINGS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY. CONSTRUCTION MATERIALS, STORAGE AREAS AND SIMILAR FEATURES SHOWN HEREON ARE NOT CONSIDERED SEMI-PERMANENT IN NATURE AND THEIR LOCATIONS MAY BE MODIFIED.

1. PROPERTY MAY BE SUBJECT TO AN EASEMENT GRANTED BY THE CITY OF HARTFORD IN FAVOR OF METROPOLITAN DISTRICT REGARDING SEWERS AS RECORDED JUNE 29, 1942 IN VOLUME 755 PAGE 118, H.L.R.
2. PROPERTY MAY BE SUBJECT TO COVENANTS AND RESTRICTIONS BETWEEN THE CITY OF HARTFORD AND THE STATE OF CONNECTICUT AS RECORDED AUGUST 28, 1963 IN VOLUME 1024 PAGE 240, H.L.R.
3. PROPERTY MAY BE SUBJECT TO COVENANTS AND RESTRICTIONS BETWEEN THE HARTFORD ELECTRIC LIGHT COMPANY AND THE STATE OF CONNECTICUT RECORDED AUGUST 28, 1963 IN VOLUME 1108 PAGE 622, H.L.R.
4. PROPERTY MAY BE SUBJECT TO COVENANTS AND RESTRICTIONS BETWEEN THE HARTFORD ELECTRIC LIGHT COMPANY AND JOHN E. HAYES AND ABRAHAM D. HORN RECORDED OCTOBER 1, 1963 IN VOLUME 1110 PAGE 274, H.L.R.
5. PROPERTY MAY BE SUBJECT TO COVENANTS AND RESTRICTIONS BETWEEN JOHN E. HAYES AND VALLE'S STEAK HOUSE OF HARTFORD, INC. RECORDED AUGUST 5, 1965 IN VOLUME 1146 PAGE 734, H.L.R.
6. PROPERTY IS SUBJECT TO AN EMERGENCY EASE GRANTED BY BRANARD CENTER, INC. TO RUTH SOBOL AND SAM SOBOL RECORDED JANUARY 29, 1975 IN VOLUME 1452 PAGE 107, H.L.R.

1. PROPERTY IS SUBJECT TO A 110' ACCESS EASEMENT GRANTED BY SOUTH MEADOWS, D. LLC TO 221-223 BRANARD ROAD, LLC AS RECORDED ON JUNE 11, 2010 IN VOLUME 6344 PAGE 315, H.L.R.

2. PROPERTY IS SUBJECT TO AN ELECTRIC DISTRIBUTION EASEMENT IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY RECORDING IN VOLUME 6756 PAGE 17, H.L.R. PARTIAL ASSIGNMENT OF EASEMENT RIGHTS GRANTED BY THE CONNECTICUT LIGHT AND POWER COMPANY DBA EVERSOURCE ENERGY TO THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY DBA FRONTIER COMMUNICATIONS AS RECORDED AUGUST 19, 2016 IN VOLUME 7102 PAGE 228, H.L.R.

3. PROPERTY IS SUBJECT TO RIGHTS IN FAVOR OF THE STATE OF CONNECTICUT FOR THE PURPOSE OF ACCESS FROM BRANARD ROAD TO STATE HIGHWAY 1-91.

4. PROPERTY MAY BE SUBJECT TO 20' 20" WIDE UTILITY AND EASEMENTS GRANTED TO EVERSOURCE ENERGY AS REFLECTED ON REFERENCE MAP. NO RECORD OF THESE EASEMENTS WAS FOUND BY THE SURVEYOR OR INCLUDED IN THE TITLE REPORT PROVIDED TO THE SURVEYOR BY THE CLIENT.

A.) THE PROPOSED LEASE AREA OR USE BY FUELCELL ENERGY SHALL NOT EXTEND BEYOND THE LIMITS OF THE EXISTING CHAIN LINK FENCE INSTALLED AND MAINTAINED BY THE METROPOLITAN DISTRICT.

B.) PORTIONS OF THE PROPOSED LEASE AREA, LAYDOWN AREA & SHARED AREAS THAT ARE COINCIDENT WITH EXISTING EASEMENTS OR AREAS ACTIVELY USED BY OTHER PARTIES ARE ACKNOWLEDGED AS SUCH, NO CONSTRUCTION, INSTALLATION, OR OTHER IMPROVEMENT SHALL BE UNDERTAKEN WITHIN THESE AREAS THAT WOULD UNREASONABLY INTERFERE WITH, RESTRICT, OR IMPEDE ACCESS TO, OR THE OPERATION, MAINTENANCE, REPAIR, OR REPLACEMENT OF, EXISTING FACILITIES OR RIGHTS LAWFULLY HELD OR EXERCISED BY SUCH PARTIES.

N/F THE METROPOLITAN DISTRICT
VOLUME 6344 PAGE 315
HARTFORD LAND RECORDS

CONTAINING 33,210± S.F. OR 0.76± ACRES.

