SIGOURNEY STREET

FARMINGTON AVENUE

HAWTHORN STREET

IMLAY STREET

8 STORY BRICK & CONCRETE BUILDING

2 STORY BRICK BUILDING

2 STORY BRICK BUILDING

2 1/2 STORY BRICK BUILDING

N/F AETNA LIFE INSURANCE COMPANY

N/F CLIFFORD J. LAVOIE

N/F PATRICK C. CAMERATO

POINT OF BEGINNING

Δ = 04°09'18"
R = 1592.00'
L = 115.44
CH = 115.42'
CHB S02°37'32"W

LEGEND:
CITY MERESTONE FOUND	C.M.S.
IRON PIN FOUND	I.P.
UTILITY POLE	
CATCH BASIN	C.B.
DRAINAGE MANHOLE	D.M.H.
SANITARY MANHOLE	SAN. MH
TELEPHONE MANHOLE	TEL. MH
ELECTRIC MANHOLE	ELEC. MH
WATER GATE	W.G.
HYDRANT	HYD.
SIGN	
SIGN	
LIGHT POLE	
FLOOD LIGHT	
BOLLARD	
HANDHOLE	
TRAFFIC CONTROL POLE	
TREE	
HANDICAPPED PARKING	
CHAIN LINK FENCE	x

MAP REFERENCE:

1. "AETNA TRAINING CENTER SITE, FARMINGTON AVENUE, IMLAY STREET & SIGOURNEY STREET, HARTFORD, CONNECTICUT, DATE: APRIL 1981, SCALE: 1" = 40' BY CLOSE, JENSEN & MILLER.

2. "CITY OF HARTFORD, CONNECTICUT, MAP SHOWING LAND TO BE ACQUIRED FROM N/F AETNA LIFE & CASUALTY BY THE CITY OF HARTFORD, DATE: AUGUST 27, 1982 ".

NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 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 SEPT. 26, 1996. THIS IS A BOUNDARY SURVEY BASED ON A DEPENDENT RE-SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO BE USED TO DEPICT THE POSITION OF BOUNDARIES WITH RESPECT TO LOCATIONS OF ALL BOUNDARY MONUMENTATION; APPARENT IMPROVEMENTS AND FEATURES; RECORD EASEMENTS AND VISIBLE EVIDENCE OF THE USE OF THEREOF; RECORD AND APPARENT MEANS OF INGRESS AND EGRESS; LINES OF OCCUPATION AND DEED RESTRICTIONS PERTAINING TO THE LOCATION OF BUILDING OR OTHER IMPROVEMENTS.

2. THIS SURVEY IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

The undersigned, being a duly licensed and qualified surveyor in and for the State of Connecticut does hereby certify to:

OLY / Hartford Hotel L.P.,
Commonwealth Land Title Insurance Company.
and Aetna Life Insurance Company.

that this survey print is a true and accurate survey based on an inspection of the following described real estate (the "Premises"):

Beginning at a Southeasterly corner of Farmington Avenue and Imlay Street, which point is the Northwesterly corner of the property herein described;

thence running North 86°22'16" East along the Southerly street line of Farmington Avenue a distance of three hundred ninety-one and forty-two one-hundredths (391.42) feet to a point;

thence running South 46°32'26" East a distance of thirteen and sixty-two one-hundredths (13.62) feet to a point;

thence running South 00°32'53" West along the Westerly street line of Sigourney Street a distance of six hundred forty-six and forty one-hundredths (646.40) feet to a point;

thence running Southerly following a curve to the right having a radius of one thousand five hundred ninety-two and no one-hundredths (1592.00) feet a distance of one hundred fifteen and forty-four one-hundredths (115.44) feet to a point;

thence running North 89°27'07" West a distance of one hundred sixty-three and forty one-hundredths (163.40) feet to a point;

thence running North 01°56'04" West a distance of eight and forty-six one-hundredths (8.46) feet to a point;

thence running South 87°48'56" West a distance of forty and no one-hundredths (40.00) feet to a point;

thence running South 01°56'04" East a distance of thirty-six and no one-hundredths (36.00) feet to a point;

thence running South 87°48'56" West a distance of one hundred sixty and forty one-hundredths (160.40) feet to a point in the Easterly street line of Imlay Street;

thence running North 01°56'04" West along said Easterly street line of Imlay Street a distance of ninety-three and seventy one-hundredths (93.70) feet to a point;

thence running North 87°48'56" East a distance of one hundred twenty-seven and no one-hundredths (127.00) feet to a point;

thence running North 01°56'04" West a distance of one hundred thirty-eight and eighty-three one-hundredths (138.83) feet to a point;

thence running North 02°22'32" West a distance of one hundred eighty-five and one one-hundredths (185.01) feet to a point;

thence running South 87°37'50" West a distance of one hundred twenty-five and fifty-eight one-hundredths (125.58) feet to a point in the Easterly street line of Imlay Street;

thence running North 01°56'04" West along said Easterly street line of Imlay Street a distance of three hundred sixty-three and sixteen one-hundredths (363.16) feet to the point and place of beginning.

that this survey print was prepared by me and was actually made upon the ground, that the ratio and precision of this survey print is at least 1 to 15,000; that the information, courses and distances shown on this survey print are correct and accurately represent the boundaries and area of the Premises; that the deed lines shown on this survey print and the lines of actual possession are the same; that all utility services required for the operation of the Premises either enter the Premises through adjoining public streets, or this survey print shows the point of entry and location of such utilities which pass through or are located on adjoining private land; that the Premises does not constitute an illegal subdivision of land under any local, city or private land; that the Premises does not constitute an illegal subdivision of land under any local, city or county ordinance, rule or regulation; that this plat and the survey on which it is based meet the current minimum standards of requirement of "Standards for Surveys and Maps in the State of Connecticut" and were made in accordance with the "Minimum Standard Detail Requirements ALTA/ACSM Land Title Surveys" jointly established and adopted by the ALTA and ACSM in 1992 and this survey meets the requirements for an Urban survey, as defined therein; that the information shown hereon has been obtained by an actual transit–tape survey on the ground and that it is correct and shows a fixed and determinable position and location of the Premises (including the position of the point of beginning) and the location and dimensions of all (a) existing buildings, structures, and other improvements situated on the surveyed premises, (b) driveways or other curb cuts along any abutting streets, (c) waterways, ditches, easements, roads, sidewalks, drainage ways and rights–of–way either of record or visible on the ground situated on the Premises, (d) encroachments onto the Premises, and (e) encroachments of any buildings or other improvements situated on the Premises onto properties or rights of way abutting the Premises; that except as shown, (i) there are no easements or rights of way or uses affecting the Premises that would be visible by careful physical inspection of the Premises, that are of record or that are known by the undersigned, other than those shown on this survey print; (ii) there are no party walls, encroachments or overhangs on adjoining premises, streets, alleys, easements or rights–of–way by any of said buildings, structures or other improvements, (iii) there are no encroachments or overhangs on the Premises by buildings, structures or other improvements situated on adjoining premises, and no streams, rivers, springs, ponds, lakes or drains located on or running across the Premises; that all rights–of–way, building restrictions or setback lines, easements and other matters of record and the dimensions of same have been accurately located and stated hereon; that the survey reflects boundary lines of the described land which "close" by engineering calculations; that the property described hereon is not in an area that has been identified by the Federal Emergency Management Agency or any other governmental authority as a "flood plain", "flood prone area", "area of special flood hazard" or "area of special mud slide hazard"; that there are no discrepancies between the boundary lines of the subject property as shown on the survey map and as described in the legal description of record, except as shown on the survey; that the boundary lines of the subject property are contiguous with the boundary lines of all adjoining parcels, roads, highways, streets or alleys as described in their most recent respective legal descriptions of record; that, except as shown hereon, no part of the surveyed property serves any adjoining property, street or alley for drainage, ingress, egress or similar purposes; that all parking areas and the number of parking spaces have been accurately located and stated hereon; that this survey print accurately and correctly shows the distances from each building structure or other improvements located on the Premises to the nearest facing exterior property lines of the Premises, to all applicable building setback lines and to other improvements on the Premises; the courses and measured distances of the exterior property lines of the Premises; the scale, the north direction, the distance to the nearest intersecting street and point of reference from which the Premises are measured, the width of the street or streets on which the Premises abut, the lot and block number shown on any map or plat to which reference is made in the legal description of the Premises, together with the recording references for said map or plat;

a fixed and determinable position and location of the Premises (including the position of the point of beginning); the sizes, locations and types of all buildings, structures and other improvements situated on the Premises, and that all are within the boundary line and applicable setback lines of the Premises; the locations and names of all public and private streets or alleys located on the Premises or adjacent thereto, all of which are public unless otherwise noted; that ingress and egress to the Premises is provided by Sigourney Street and Imlay Street upon which the Premises abuts, the same being a paved and dedicated right–of–way maintained by the City of Hartford; the location, dimension and recording data of all easements, rights–of–way and other matters of record located on (or otherwise affecting) the Premises (including, without limitations, all items shown in Commonwealth Land Title Insurance Company's File No. 97–01774, dated Feb. 20, 1998); the locations and dimensions of all unrecorded easements, paths, rights–of–way and any walls on the Premises; the location of any utility transformer located on the Premises; the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage; and that the surveyed premises contain 5.855 acres and 255,025 square feet.

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

By John H. Miller

JOHN H. MILLER, P.E., L.S.
LIC. NO. 4142

SCALE IN FEET
40   0   20   40   80   120

No.	Date	Description
4	3/30/98	PARKING EASEMENT COUNT
3	3/27/98	PARKING & ACCESS EASEMENTS ADDED
2	3/24/98	PROPERTY LINES REVISED
1	1/10/98	CERTIFICATION
No.	Date	Description

Revisions

C. J. M.

Close, Jensen & Miller, P. C.
Consulting Engineers, Land Planners & Surveyors
1137 Silas Deane Highway, Wethersfield, Conn. 06109, Tel. (860)563-9375

BOUNDARY SURVEY

PROPERTY TO BE CONVEYED TO

OLY / HARTFORD HOTEL L.P.

FARMINGTON AVENUE, IMLAY STREET & SIGOURNEY STREET

HARTFORD,   CONNECTICUT

Compiled	E.T.J.
P.C. Check	J.H.M.
Designed	
Drawn	E.T.J.
Checked	J.H.M.
Scale	1"=40'
Date	2/27/98
Sheet	1 Of 1
Job No.	
File No.	

2282