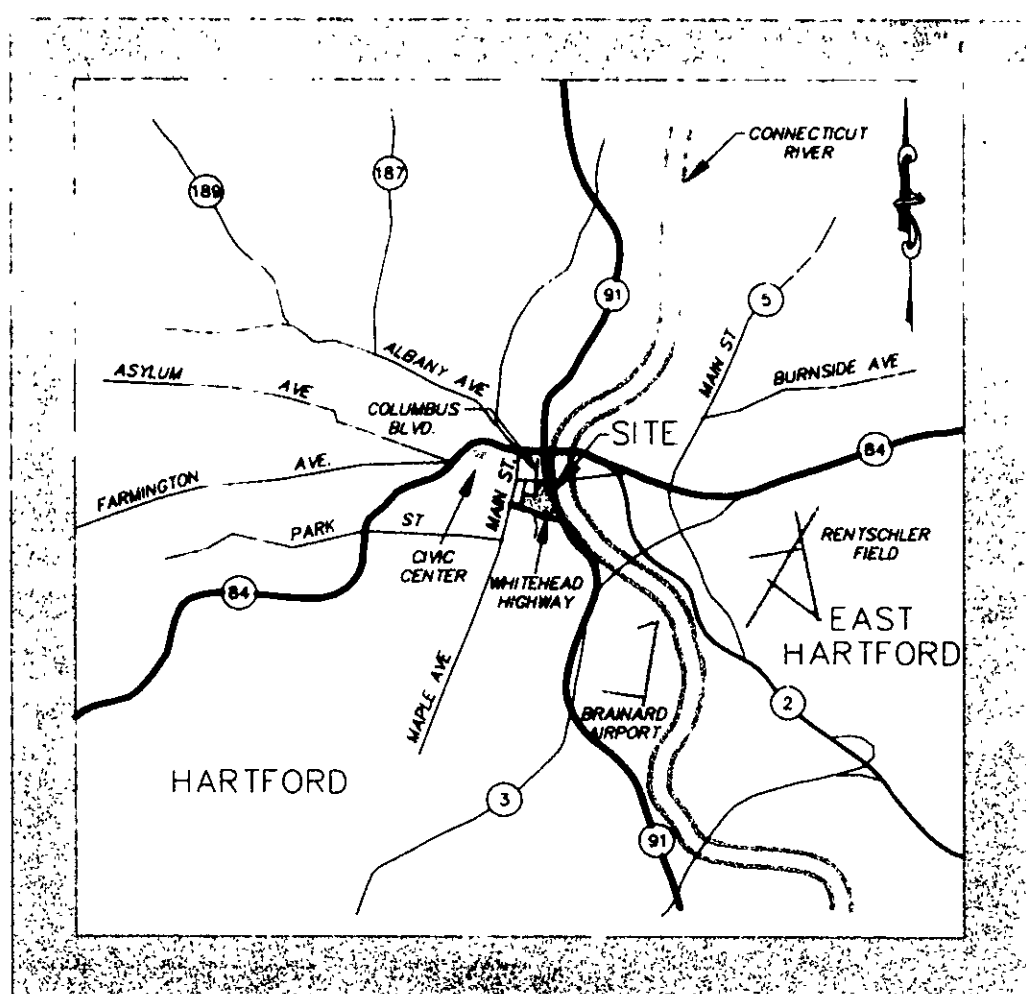
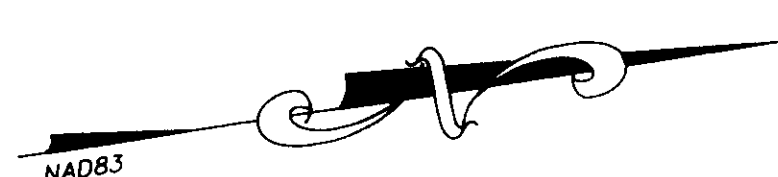


#2435

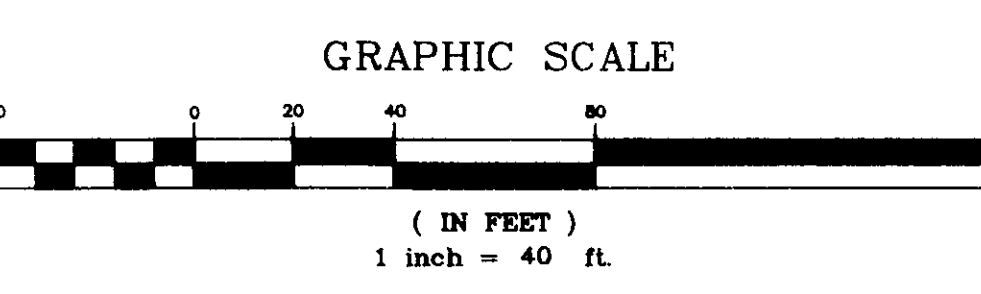


VICINITY MAP
(NOT TO SCALE)



LEGEND
(SYMBOLS NOT TO SCALE)

- 434-003-001 = MAP - BLOCK - LOT
- = ADRIEN PARCEL #
- = CATCH BASIN
- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- = WATER MANHOLE
- = TELEPHONE MANHOLE
- = ELECTRIC MANHOLE
- = GAS MANHOLE
- = CABLE 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
- = CROSS WALK POLE
- = TOI CABLE MANHOLE
- = BROOKS FIBER OPTICS MANHOLE



GRAPHIC SCALE
1 inch = 40 ft.

To: State of Connecticut, Commonwealth Land Title Insurance Company, Chicago Title Insurance Company, Fidelity National Title Insurance Company of New York, Phoenix Home Life Mutual Insurance Company and Capital City Economic Development Authority.

This is to certify that this map of parcel 434-003-001 N/F Phoenix Home Life Mutual Insurance Company 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 1999, 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: 11-22-00

Signed: Todd S. Hesketh LS 17945

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 20-3006-1 THROUGH 20-3006-20 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 SUBJECT PARCEL TO BE USED FOR ACQUISITION PURPOSES.
3. THIS MAP FALLS INTO THE RESURVEY BOUNDARY DETERMINATION CATEGORY.
4. THIS SURVEY CONFORMS TO CLASS A-2 ACCURACY STANDARD.
5. BEARINGS AND COORDINATES DEPICTED 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 PARCEL DEPICTED HEREON IS SUBJECT TO ANTI-DISCRIMINATION PROVISIONS AS DESCRIBED IN THE FOLLOWING:

- H.L.R. VOL.1023 PG.619
- H.L.R. VOL.1023 PG.649
- H.L.R. VOL.1059 PG.22
- H.L.R. VOL.1060 PG.11
- H.L.R. VOL.1062 PG.102
- H.L.R. VOL.1061 PG.435
- H.L.R. VOL.1084 PG.678
- H.L.R. VOL.1061 PG.397

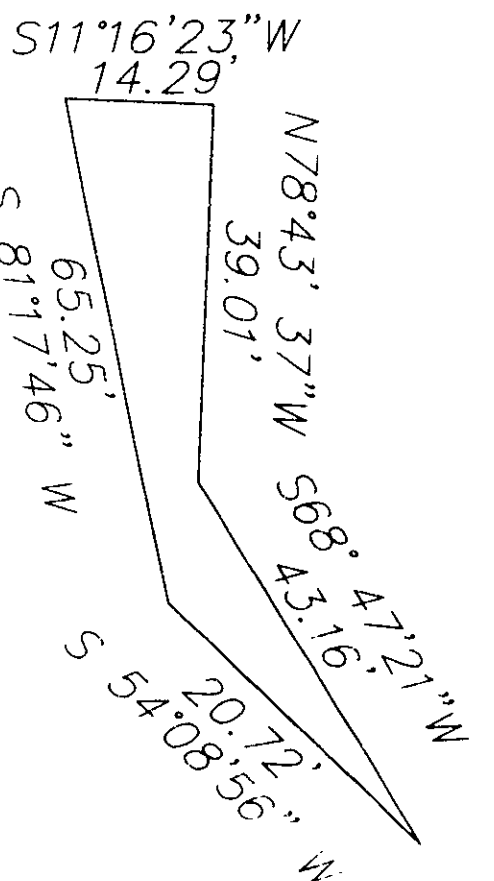
8. THE PARCELS DEPICTED HEREON LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) THIS DETERMINATION IS BASED UPON A VISUAL INSPECTION OF A MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP AND STREET INDEX CITY OF HARTFORD, CONNECTICUT HARTFORD COUNTY ONLY PANEL PRINTED COMMUNITY PANEL NUMBER 095080 0005 B MAP REVISED DECEMBER 4, 1986 FEDERAL EMERGENCY MANAGEMENT AGENCY."

9. PROPERTY DESCRIPTION DELIVERED TO CLIENT UNDER SEPARATE COVER.

MAP REFERENCES:

1. CITY OF HARTFORD MAP SHOWING LAND ACQUIRED FROM PHOENIX MUTUAL LIFE INSURANCE COMPANY BY THE STATE OF CONNECTICUT DEPT. OF TRANSPORTATION INTERSTATE ROUTES 91 SCALE 1"= 40' APRIL 1980 ROBERT W. GUBALA TRANSPORTATION CHIEF ENGINEER - BUREAU OF HIGHWAYS TOWN NO.63 PROJECT NO.63-376 SERIAL NO. 1 SHEETS 1 & 2 OF 2 REVISED TO 5-31-91 FED. AID PROJ. NO. 11-91-3(128)38
2. MAP SHOWING EASEMENTS ACQUIRED FROM PHOENIX MUTUAL LIFE INSURANCE COMPANY BY THE CITY OF HARTFORD COMMERCE STREET HARTFORD, CONNECTICUT SCALE 1"= 10' 5/30/91 REVISED TO 11/11/91 CLOSE, JENSEN & MILLER CONSULTING ENGINEERS & SURVEYORS
3. EXCHANGE OF LAND BETWEEN PHOENIX MUTUAL LIFE INSURANCE COMPANY & THE HARTMAN TOBACCO CO. GROVE STREET, COMMERCE STREET HARTFORD CONNECTICUT JUNE 1972 SCALE 1"= 20' CLOSE, JENSEN & MILLER CONSULTING ENGINEERS & SURVEYORS.
4. PROPERTY TO BE CONVEYED BY THOMAS TRANT & BRO. INCORPORATED STATE ST. HARTFORD, CONN. SCALE 1"= 10' FEB. 1961 F.P. CLOSE CIVIL ENGINEER
5. TOWN OF HARTFORD MAP SHOWING LAND TO BE RELEASED TO PHOENIX MUTUAL LIFE INSURANCE COMPANY BY THE STATE OF CONNECTICUT APPROACH TO THE FOUNDERS BRIDGE SCALE 1"= 40' JANUARY 1962 HOWARD S. IVES HIGHWAY COMMISSIONER TOWN NO.63 PROJECT NO.103 SERIAL NO.18A
6. PROPERTY TO BE CONVEYED TO PHOENIX MUTUAL LIFE INSURANCE COMPANY HARTFORD CONNECTICUT SCALE 1"= 40' MAR. 1961 REVISED APRIL 1961 F. PERRY CLOSE & ASSOCIATES, INC.
7. CITY OF HARTFORD DEPARTMENT OF ENGINEERING "ANGLE MAP" NUMBER 434
8. CITY OF HARTFORD MAP SHOWING LAND TO BE RELEASED TO THE CITY OF HARTFORD BY THE STATE OF CONNECTICUT APPROACH TO THE FOUNDERS BRIDGE SCALE 1"= 40' NOVEMBER 22, 1961 HOWARD S. IVES HIGHWAY COMMISSIONER TOWN NO.63 PROJECT NO.103 SERIAL NO.18A
9. BLOCK MAP MARKET STREET, KINSLEY STREET, I-91, STATE OF CONNECTICUT, GROVE STREET, PROSPECT STREET & AMERICAN ROW HARTFORD, CONNECTICUT SCALE 1"= 50' DATED 4-24-1997 DWG. #2452 BY: GOR VECSELOFF P.E. & L.S.
10. CITY OF HARTFORD DEPARTMENT OF ENGINEERING SCALE 1"=40' JUNE 1962 DAYBOOK NO.09714
11. ELECTRONIC FILE & SKETCH ENTITLED "ADRIEN'S LANDING HOTEL - PHASE II OCT. 30, 2000 BFG #419

SUPPORT EASEMENT AREA DETAIL
(NOT TO SCALE)



ADRIEN'S LANDING
Hartford, Connecticut

F. A. Hesketh & 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 434 BLOCK 003 LOT 001
242 COLUMBUS BOULEVARD
HARTFORD, CONNECTICUT

date: 04-01-99 drawn by: CAD job no: 96007
scale: 1" = 40' checked by: TSH sheet no: 5

PS-5
434-003

#2435