

Prepared by  
F.A. Heeketh & Associates, Inc.  
Feb 28 12:27 PM '01

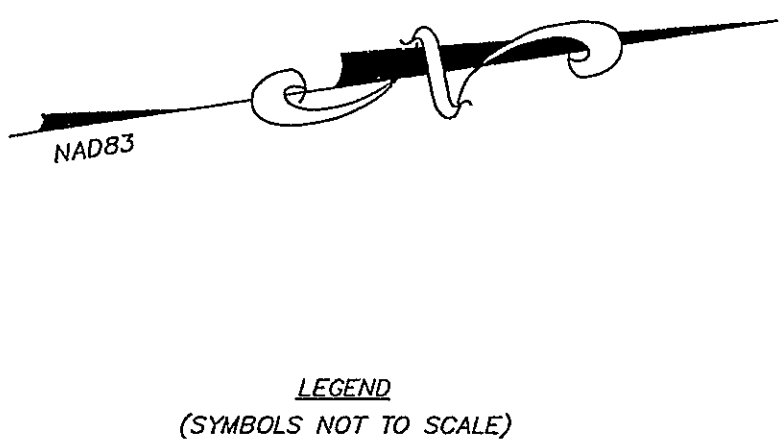
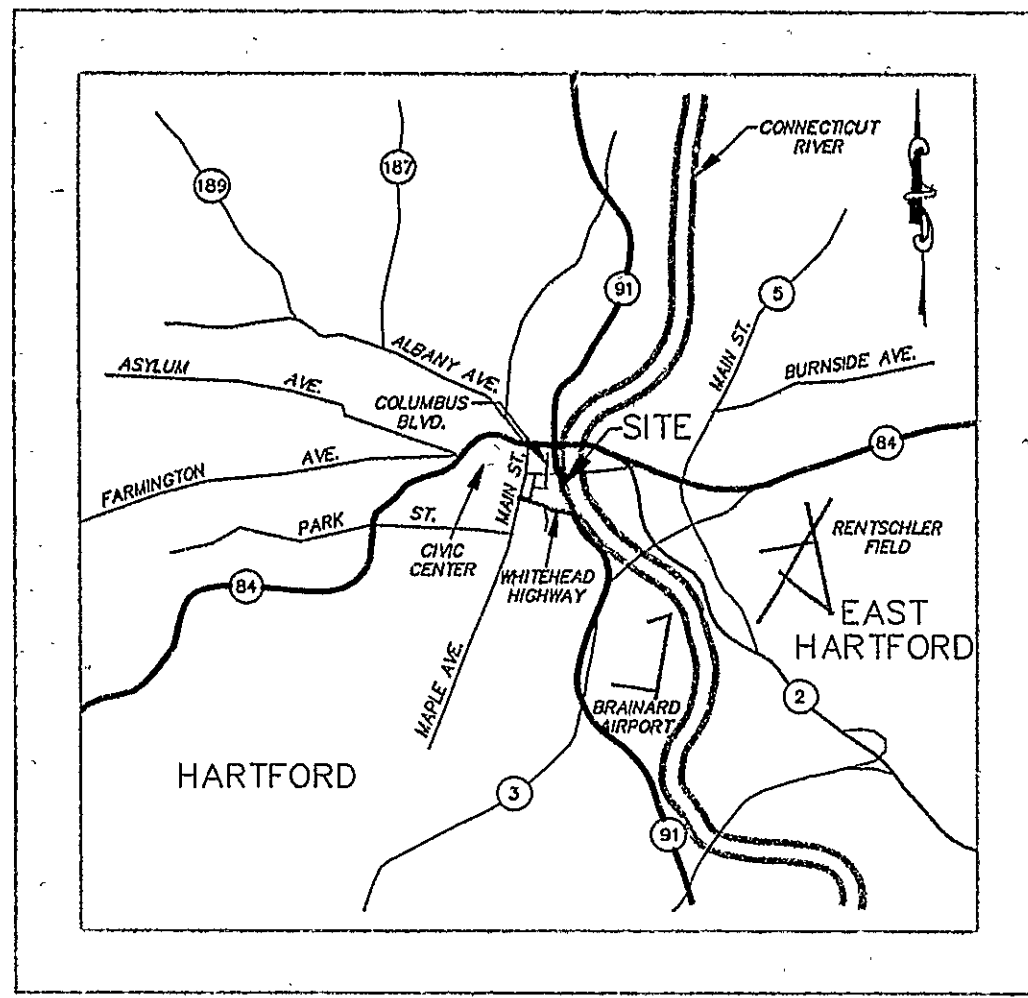
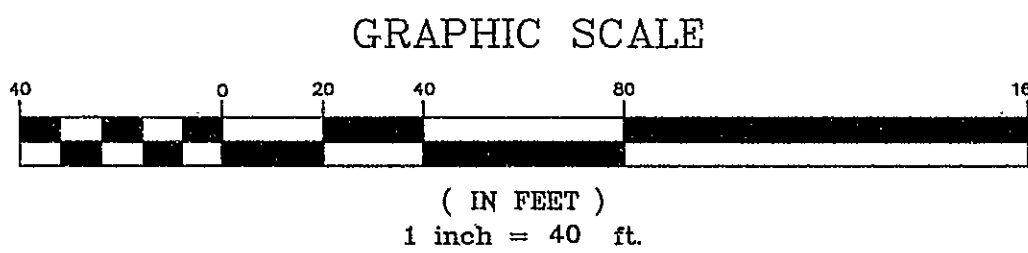
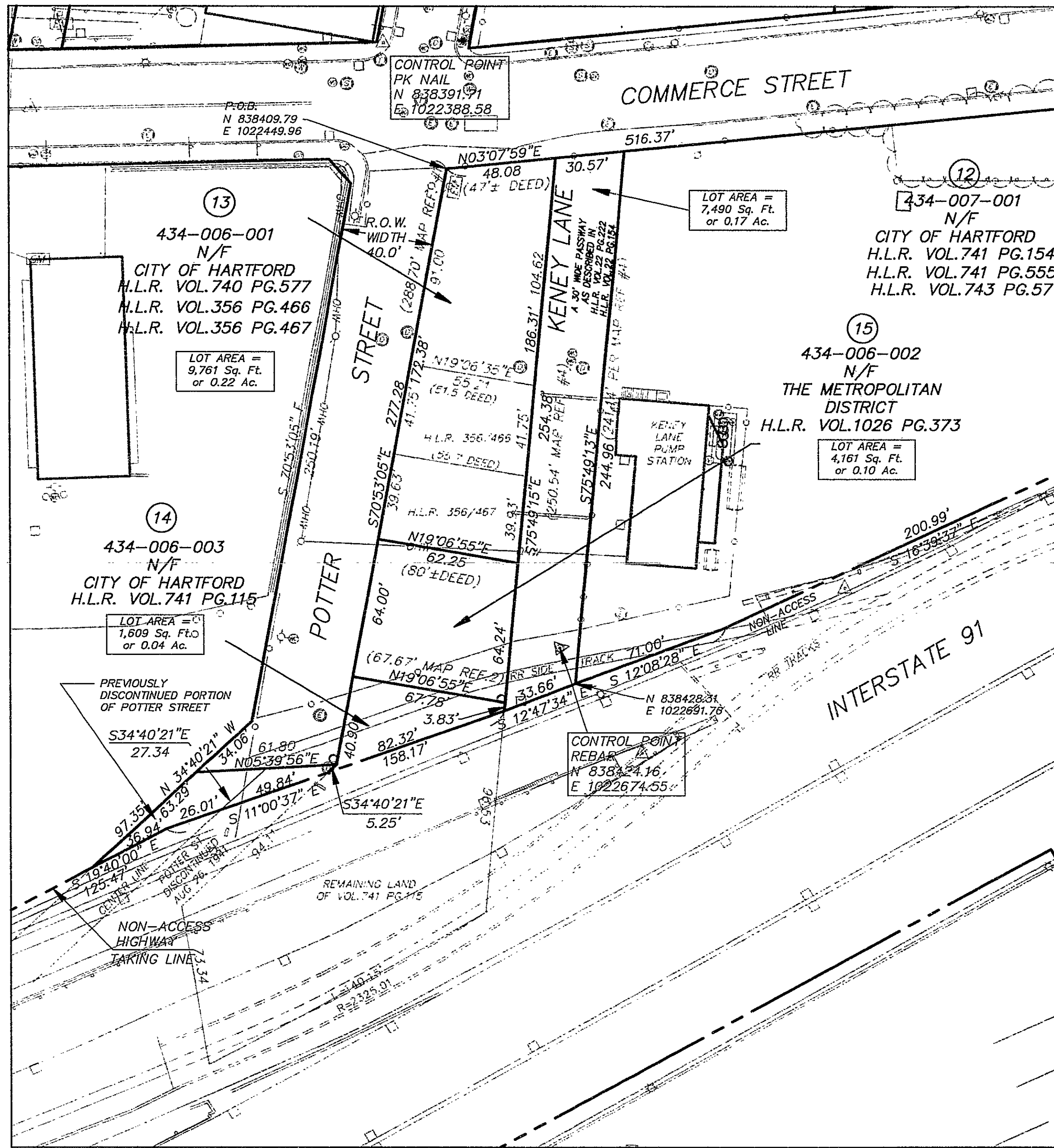
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F.A. HEKEETH & ASSOCIATES, INC.

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 SUBJECT PARCELS 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 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 PARCELS DEPICTED HEREON AS N/F CITY OF HARTFORD ARE SUBJECT TO THE RIGHTS OF THE MDC TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR SEWER LINES AS DESCRIBED IN HARTFORD LAND RECORDS VOLUME 815 PAGE 479.
8. PARCELS 13 AND 15 DEPICTED HEREON AS N/F CITY OF HARTFORD AND N/F THE METROPOLITAN DISTRICT ARE TOGETHER WITH THE RIGHT TO USE A PRIVATE ROAD KNOWN AS KENY LANE AS DESCRIBED IN HARTFORD LAND RECORDS: VOLUME 63 PAGE 155, VOLUME 356 PAGE 466 AND VOLUME 356 PAGE 467.
9. THE PARCEL DEPICTED HEREON AS KENY LANE IS SUBJECT TO THE POSSIBLE RIGHTS OF OTHERS TO PASS AND REPASS OVER IT.
10. INTERNAL EASEMENTS WHICH MAY HAVE EXISTED AMONG LOTS ACQUIRED BY THE CITY OF HARTFORD ARE NOT DEPICTED HEREON AND ARE CONSIDERED TO BE EXTINGUISHED.
11. NON ACCESS HIGHWAY LINES ALONG I-91 ADJUTING SUBJECT PARCELS ARE REFERENCED IN THE FOLLOWING DEEDS RECORDED IN HARTFORD LAND RECORDS: VOLUME 1106 PAGE 681, VOLUME 1120 PAGE 533 AND VOLUME 1074 PAGE 267.
12. 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 05500 0005 B MAP REVISED DECEMBER 4, 1986 FEDERAL EMERGENCY MANAGEMENT AGENCY."
13. PROPERTY DESCRIPTION DELIVERED TO CLIENT UNDER SEPARATE COVER.

MAP REFERENCES:

1. PLAN OF STREET ON PARK RIVER CONDUIT DESIGNATED PARK RIVER STREET BY: DEPT. OF ENGINEERING HARTFORD CONN. APPROVED BY ROBERT J. ROSS CITY ENGINEER DAYBOOK NO. 08168 DATED DECEMBER 1940 REVISED TO SEPT. 1945
2. PROPERTY OF KOPPERS SEABOARD COKE CO., INC. POTTER ST. et al HARTFORD, CONN. SCALE 1" = 50' DATED OCT. 1929 BY: SPENCER & WASHBURN, INC. ENGR'S
3. CITY OF HARTFORD ENGINEERING DEPARTMENT "ANGLE MAP" NUMBER 434.
4. PLAN SHOWING LAND TO BE LEASED BY JOSEPH FIGARA IN HARTFORD CONNECTICUT SCALE 1" = 50' FEB. 1984 BY: FRANCES L. D'AMORIO L.S.
5. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF HARTFORD INTERSTATE 91 FROM THE CHARTER OAK BRIDGE APPROACH NORTHERLY TO THE WHITEHEAD HIGHWAY SCALE 1" = 80' NUMBER 63-06 SHEET NO. 3 OF 3 APPROVED APRIL 14, 1966.
6. PROPOSED RELOCATION OF RAILROAD SIDING FOR THE HARTFORD GAS COMPANY HARTFORD, CONNECTICUT CONN. STATE HIGHWAY PROJ. 63-127 SCALE 1" = 40' NOV. 6, 1962 MOLLOY, DAVIS & STORCH
7. CITY OF HARTFORD MAP SHOWING EASEMENTS & RIGHTS OF ACCESS ACQUIRED FROM CITY OF HARTFORD BY THE STATE OF CONNECTICUT HARTFORD-SPRINGFIELD EXPRESSWAY DUTCH POINT INTERCHANGE SCALE 1" = 40' FEB. 1963 SHEETS 1-5 OF 5 HOWARD S. IVES HIGHWAY COMMISSIONER.
8. CITY OF HARTFORD MAP SHOWING LAND & RIGHTS OF ACCESS ACQUIRED FROM CITY OF HARTFORD BY THE STATE OF CONNECTICUT HARTFORD-SPRINGFIELD EXPRESSWAY DUTCH POINT INTERCHANGE SCALE 1" = 40' MAY 1961 SHEETS 1-2 OF 2 HOWARD S. IVES HIGHWAY COMMISSIONER.

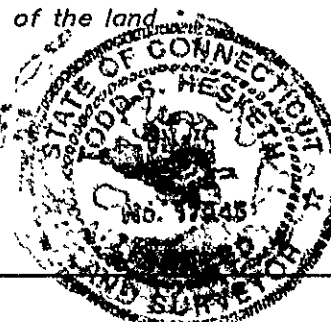


To: State of Connecticut, Commonwealth Land Title Insurance Company, Chicago Title Insurance Company, Fidelity National Title Insurance Company of New York, City of Hartford, The Metropolitan District and Capital City Economic Development Authority.

This is to certify that this map or plot of Parcels 13, 14, 15 and Keny Lane and the survey on which it is based were made in accordance with the 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, 6, 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. Heeketh L.S. 17945



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The portions of this sheet shown on this map are published public street of the City of Hartford  
O. Blint  
Survey Supervisor

ADRIEN'S LANDING  
Hartford, Connecticut

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



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e-mail: heeketh@adriens.com

ALTA/ACSM LAND TITLE SURVEY

PROPERTY SURVEY  
PREPARED FOR:

STATE OF CONNECTICUT

MAP 434 BLOCK 006 LOTS 1, 2 & 3  
96,102 & 104 POTTER STREET & KENY LANE  
HARTFORD, CONNECTICUT

date: 04-01-99  
drawn by: CAD  
checked by: TSH  
scale: 1" = 40'

PS-8  
434-006

REVISIONS:  
no. date description  
1 04-01-99 1st issue  
2 04-01-99 2nd issue  
3 04-01-99 3rd issue  
4 04-01-99 4th issue  
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6 04-01-99 6th issue  
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