xcluding therefrom the title to the roadbed of the Whitehead Highway and the Park The five (5) certain pieces or parcels of land, with the buildings thereon and appurtenances River Condult beneath the Commerce Street Bridge. thereto, shown on sheets 3 and 4 of this survey and located in the City of Hartford, County of Hartford and State of Connecticut, are more particularly bounded and described as follows Together with the following two (2) uir rights that are a portion of those referenced in a Transfer of Custody and Control Agreement between the State of Connecticut, Department of Transportation and the State of Connecticut, Office of Policy and Management dated as of October 29, 2002 and recorded in Volume 4657, FIRST PARCEL MERGED PARCEL 1 - (Convention Center and Hotel) Page 174 of the Hartford Land Records. That certain piece or parcel of land, with the buildings and improvements thereon and (i) Air rights over Grove Street, including Grove Street entrance ramp to Interstate 91, elev. 56 ft. + NAVD 88 ("AIR RIGHTS PARCEL 1"), more particularly appurtenances thereto, located on the east side of Columbus Boulevard in the City or Hartford, County of Hartford and State of Connecticut, being designated as "MERGED PARCEL 1 AREA = 733,991 SQ. FT. OR 16.85 AC." on a certain map or plan entitled, bounded and described as follows: "PERMETER SURVEY PREPARED FOR ADRIAEN'S LANDING DOWNTOWN That certain piece or parcel of land, with the buildings and improvements thereon and appurtemences thereto, located on the east side of Columbus Boulevard in HARTFORD, CONNECTICUT Date: JANUARY 15, 2003 Revised through JULY 30, 2003 Drawn by: CAD Job no: 96007 Scale. 1" = 60' Checked by: TSH Sheet no: 3 of 6 F. A. Heeketh & Ausociates, Inc. the City of Hartfard, County of Hartfard and State of Connecticut, being designated as "AIR RIGHTS PARCEL 1 (ELEV. 58 FT. + NAVD 88) AREA = 11,801 SQ. FT." on a certain map or plan entitled, "PERIMETER SURVEY PREPARED FOR ADRIAEN'S LANDING DOWNTOWN HARTFORD, Creamery Brook, East Granby, CT 06026 Civil & Traffic Engineers Surveyors Planners Landscope Architects Phone (860) 653-8000 Fax (860) 844-8600 e- mail heaketh@enet.net," ("MAP #1"), which map is or will be filed in the Office of the Hartford CONNECTICUT Date: JANUARY 15, 2003 Reviewd Town Clerk. First Parcel - Merged Parcel 1, shown on Sheet 3 of 6 on the abovethrough JULY 30, 2003 Drawn by: CAD Job no: 95007 Scale: 1" = 60' Checked by: TSH Sheet no: 1 of 6 F. A. Heeketh & Associates, Inc. 6 Creamery Broak, East Granby, CT 05026 Civil & Traffic Engineers Surveyors Planners Landscape Architects Phone (860) 653-8000 Fax (860) 844-8600 referenced Map #1, consists of the following sub-parcels acquired by the State o Connecticut These sub-parcels are shown on Sheet 1 of 6 on the above-referenced map ("MAP #2"): e-mail heeketh@enet.net," ("MAP #2"), which map is or will be filed in the Office of the Hartford Town Clerk. AIR RIGHTS PARCEL 1 is more particularly 6th Porcel - 200-230 Columbus Boulevard and 111 Grove Street, Deed in Volume 4288, Page 79 7th Parcel bounded and described as follows: Portion of 232 238 Columbus Boulevord, described in the transfer of custody and Beginning at the intersection of the easterly street line of Columbus Boulevord control from DOT to OPM recorded in Volume 4355, Page 286 with the southerly highway line of Grove Street. 8th Parcel ~ 70 Commerce Street Tract One, excluding therefrom the retained parcel. See Volume Thence, N 08\* 53' 32" E a distance of 18.14 feet to a point 4341, Page 176, Deed in Volume 4341, Page 176 Tract Two, Deed in Valume 4589, Page 94 Thence, N 15" 03' 47" E a distance of 41.08 feet to a point 9th Porcel - 12-24 Mechanic Street, Deed in Volume 4288, Page 75 10th Parcel - 34-52 Potter Street, Deed in Volume 4288, Page 76 The last two courses being along the easterly street line of Columbus Boulevard 11th Parcel - 96 Potter Street, Deed in Volume 4341, Page 162 12th Porcel - 102 Potter Street, Deed in Volume 4341, Page Thence, S 35\* 16' 07" E a distance of 11.62 feet to a point 13th Parcel - 104 Potter Street (Part A), Deeds in Volume 4329, Page 95 and Volume 4341, Poge 162 Thence, S 78\* 43' 18" E a distance of 174.84 feet to a point. 104 Potter Street (Part B), Deed in Volume 4329, Page 95 16th Parcel - 80 Columbus Boulevard, Certificate of Taking in Volume 4287, Page Thence, N 81\* 17' 45" E a distance of 43.75 feet to a point 17th Parcel - 194-196 Columbus Boulevord, Certificate of Taking in Volume 4287, The last three courses being along the northerly highway line of Grove Street Page 12 18th Parcel - 100 Columbus Boulevard, Certificate of Taking in Volume 4287, Thence, S 11\* 16' 23" W a distance of 65.11 feet along the westerly line of Air Page 105 Rights Parcel 2 to a point in the southerly highway line of Grove Street. 19th Parcel - Portion of 60 Columbus Boulevard, Certificate of Taking in Volume 4287, Page 120 Thence, N 78° 57' 51" W a distance of 45.85 feet to a point. 20th Parcel - Portion of 20 Commerce Street, Certificate of Taking in Volume 4287, Page 113 Thence, N 78\* 57' 57" W a distance of 180.50 feet to the point and place of 21st Porcel - Portion of 10-30 Commerce Street, Certificate of Taking in Volume beginning. The last two courses being along the southerly highway line of Grove Street 4287, Poge 120 24th Parcel - Commerce Street, including Parcels I, II, Portion of IV and the (ii) Air rights over Grove Street, including Grove Street entrance ramp to Interstate 91, elev. 46 ft. + NAVD 88 ("AIR RIGHTS PARCEL 2"), more particularly Commerce Street Bridge Porcel III, Deed in Volume 4341, Page 169 25th Parcel - Potter Street, including the previously discontinued portion of Potter bounded and described as follows: Street, Deed in Volume 4341, Page 169 26th Parcel - Mechanic Street, Deed in Volume 4341, Page 169 That certain piece or parcel of land, with the buildings and improvements thereon 27th Parcel - Keney Lane, Deed in Volume 4341, Page 169 and appurtenances thereto, located on the east side of Columbus Boulevard in Parcel A - Portion of Parcel 9 and portion of Grove Street, described in the he City of Hartford, County of Hartford and State of Connecticut, being transfer of custody and control from DOT to OPM recorded in Volume designated as "AIR RIGHTS PARCEL 2 (ELEV. 46 FT. + NAVO 88) AREA = 32,258 SQ. FT." on a certain map or plan entitled, "PERMIETER SURVEY PREPARED FOR ADRIAEN'S LANDING DOWNTOWN HARTFORD, CONNECTICUT Date: JANUARY 15, 2003 Revised through JULY 30, 2003 Drawn by: CAD Jab no: 96007 Scale: 1" = 60" (Derived by JCH) States and 1 of 6 5 A Healtable A Associates (1) = 60" 4688, Page 110 (Parcels Nos. 1, 2, 3) Said First Parcel Merged Parcel 1 is more particularly bounded and described as follows: Checked by: TSH Sheet no: 1 of 6 F. A. Heeketh & Associates, Inc. 6 Beginning at a point marking the former westerly street line of Mechanic Street with its Creamery Brook, East Granby, CT 06026 Civil & Traffic Engineers intersection with the southerly highway taking line for Grove Street. Said point having Planners Landscape Architects Phone (860) 653-8000 Fax (860) 844-8600 coordinates of North 839165.61 and East 1022100.80 based upon the 1983 North e-mail heaketh@wnet.net," ("MAP #2"), which map is or will be filed in the Office of the Hartford Town Clerk. AIR RIGHTS PARCEL 2 is more particularly American Datum (NAD83 bounded and described as follows-Thence, S 78° 57' 51" E a distance of 50.02 feet long the southerly highway taking line for Grove Street to a point. Beginning at the intersection of the proposed westerly non-access highway line of Interstate 91 and the northerly non-access highway line of Grove Street. Sold Thence, N 09\* 19' 30" E a distance of 2 41 feet to a point of curvature point also being the southeasterly corner of land of the State of Connecticut. Thence, along a curve to the right having a central angle of 45° 39' 29" a radius o Thence, S 21" 24' 51" E a distance of 180.58 feet along the westerly non-access feet and an arc length of 13.77 feet to a point. Said point being located N 77\* 27' 14" E highway line of Interstate 91 to a point in the southerly non-access highway line a chord distance of 13.41 feet from said point of curvature. of Grove Street. Thence, S 82° 18' 51" E a distance of 17.92 feet to a point Thence, along a curve to the right having a central angle of 29° 53' 09" a radius of 319.49 feet and an arc length of 166.65 feet to a point of compound curvature. Said point of compound curvature being located S 80° 02' 59" W a chord Thence, S 78" 05' 32" E a distance of 48.06 feet to a point of curvature. distance of 164.77 feet from the last described point Thence, along a curve to the left having a central angle of 07° 06' 35° a radius of 390 91 feet and an arc length of 48.51 feet to a point of compound curvature. Said point of compound curvature being located S 81° 39' 10° E a chord distance of 48.47 feet from point of curvature of the set of the Thence, along a curve to the right having a central angle of 07" 06' 35" a radius of 390.91 feet and an arc length of 48.51 feet to a point. Said point being located said point of curvature. N 81" 39' 10" W a chord distance of 48.47 feet from said point of compound curvature. Thence, along a curve to the left having a centrol angle of 29° 53' 09" a radius of 319 49 feet and an arc length of 166.65 feet to a point in the westerly non-access highway line of interstate 91. Said point being located N 80° 02' 59" E a chord distance of 164.77 Thence, N 78\* 05' 32" W a distance of 48.06 feet to a point. feet from sold point of compound curvature. Thence, N 82° 18' 51" W a distance of 17.92 feet to a paint of curvature. The last six courses being along the southerly non-access highway line of the Grove Street ramps Thence, along a curve to the left having a central angle of 45° 39' 29" a radius of 17.28 feet and an arc length of 13.77 feet to a point. Said point being located S as described in the Hartford Land Records in Volume 4688, Page 110 to Interstate 91 77° 27' 14" W a chord distance of 13.41 feet from said point of curvature. Thence, S 21" 24' 51" E a distance of 52.39 feet to a point Thence, S 09° 19' 30" W a distance of 2.41 feet to a point in the former easterly Thence, S 21\* 04' 06" E a distance 144.85 feet to a point street line of Mechanic Street Thence, S 20\* 18' 07" E a distance of 315.84 feet to a point. The last six courses being along the southerly non—access highway line as described in Hartford Land Records Volume 4688, Page 110 Thence, S 16" 39' 37" E a distance of 200.99 feet to a poin Thence, N 78° 57' 51" W a distance of 4.18 feet through the former Mechanic Street Thence, S 12" 08' 28" E a distance of 71.00 feet to a point to the easterly line of Air Rights Parcel 1. Thence, S 12" 47' 34" E a distance of 33.66 feet to a point Thence, N 11<sup>e</sup> 16' 23" E a distance of 65.11 feet to a point in the northerly highway line of Grove Street. Thence, S 11\* 00' 37" E a distance of 158.17 feet to a point Thance, N 81\* 17' 46" E a distance of 65.25 feet to a point. Thence, S 19\* 40' 00" E a distance of 106.66 feet to a point marking the northeasterly corner of land now or formerly Connecticut Natural Gas Corporation and the Thence, N 54" 08' 56" E a distance of 184.39 feet to the point and place of beginning. southeasterly corner of land now or formerly State of Connecticut. The last two courses being along the northerly non-access highway line described in Hartford Land Records Volume **4688**, Page 110. The last eight courses being along the westerly non-access highway line of Interstate Thence, S 68" 58' 17" W a distance of 184.57 feet to a point of curvature SAID FIRST PARCEL IS TOGETHER WITH THE FOLLOWING APPURTENANT Thence, along a curve to the left having a central angle of 48° 57° 59" a radius of 88.20 feet and an arc length of 75.38 feet to a point of tangency. Said point of tangency can be located bearing S 68" 58' 17" W a chord distance of 73.10 feet from said point of 1. Support easements and other rights in connection with the Keney Lone Pump Station as set forth in a Quit Claim Deed from the City of Hartford to the State of Connecticut dated February 13, 2001 and recorded in Volume 4341, Page 176 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 1"XAS TO EIGHTH PARCEL, TRACT ONE ON A MAP ENTITLED, "PERIMETER SURVEY Thence, S 68" 58' 17" W a distance of 10.58 feet to a point of curvature PREPARED FOR ADRIAEN'S LANDING DOWNTOWN HARTFORD, Thence, along a curve to the right having a central angle of 28° 46' 29" a radius of 75.00 feet and on arc length of 37.67 feet to a point. Solid point can be located S 83° 21' 32" CONNECTICUT Date: JANUARY 15, 2003 Revised through JULY 30, 2003 Drawn by: CAD Job no: 96007 Scale: 1" = 60' Checked by TSH W a chord distance of 37.27 feet from said point of reverse curvature. Sheet no: 1 of 6 F. A. Heaketh & Associates, Inc. 6 Creamery Brook, East Granby, CT 06026 Civil & Traffic Engineers Surveyors Planners Landscape Architects Phane (860) 653-8000 Fax (860) 844-8600 e-mail heeketh@net.net, Thence, N 82" 15' 14" W a distance of 81.92 feet to a point in the former easterly street line of Commerce Street ("MAP #2"), which map is or will be filed in the Office of the Hartford Town Clerk. The last five courses being along the northerly property line of land now or formerly Connecticut Natural Gas Corporation, land now or formerly The Hartford Steam 2. Support rights, maintenance rights and temporary construction rights for Grove Street air rights as set forth in the Transfer of Custody and Control Agreement Company and land now or formerly Energy Networks, Inc., partly by each. dated as of October 29, 2002 and recorded in Volume 4657, Page 174 of the Hortford Land Records. ("APPURTENANT EASEMENT NO. 2") (AS TO ALL SUB-PARCELS OF FIRST PARCEL MERGED PARCEL 1, WHICH ARE SHOWN ON Thence, S 07" 31' 47" W a distance of 55.78 feet to a point. #AP #2) not depicted hereon Thence, N 56\* 27' 08" W a distance of 0.07 feet to a point. 3. Easement Agreement by Phoenix Home Life Mutual Insurance Company to the Thence, S 07" 39' 00" W a distance of 210.61 feet to a point in the northerly street line State of Connecticut dated as of November 17, 2000 and recorded in Volume 4308, Page 223 of the Hartford Land Records, which Easement Agreement wa of Sheldon Street amended by First Amendment to Easement Agreement by Phoenix Life Insurance Company, formerly known as Phoenix Home Life Mutual Insurance Company, The last three courses being along the former easterly street line of Commerce Street dated as of January 1, 2002 and recorded in Volume 4556, Page 109 of the Hortford Land Records. ("APPURTENANT EASEMENT NO. 3") (AS TO ALL SUB-PARCELS OF FIRST PARCEL MERGED PARCEL 1, WHICH ARE Thence, N 62" 41' 36" W a distance of 57.34 feet along the northerly street line of Sheldon Street to a point in the former westerly street line of Commerce Street HOWN ON MAP #2) depicted hereon Thence, N 07" 39' 00" E a distance of 419.80 feet along the former westerly street line of Commerce Street to the northeasterly corner of land now or formerly of Connecticut 4. Reciprocal Negative Easement Agreement between Phoenix Home Life Mutual Natural Gas Corporation. insurance Company and the State of Connecticut dated as of September 29, 2000 and recorded in Volume 4308, Page 238 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 4") (AS TO ALL SUB-PARCELS OF FIRST Thence, N 70° 38' 38" W a distance of 272.89 feet to a point PARCEL MERGED PARCEL 1, WHICH ARE SHOWN ON MAP #2) not depicted hereon Thence, N 81" 36' 22" W a distance of 264.19 feet to a point. Siphon Easement Agreement between the City of Hortford and the State of 5. Sphon Edgement Agreement butter, and and recorded in Volume 4341, Page Connecticut dated as of February 13, 2001 and recorded in Volume 4341, Page 193 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 5") (AS TO ALL SUB-PARCELS OF FIRST PARCEL MERGED PARCEL 1, WHICH Thence, S 08" 36' 50" W a distance of 108.90 feet to a point on a curve in the northerly non—access highway line of the Whitehead Highway. ARE SHOWN ON MAP #2) depicted hereon The last three courses being along land now or formerly Connecticut Natural Gas Corporation and land now or formerly the Energy Networks, inc., partly by each 6. Sewer Epsement Agreement between Russo Brothers, Incorporated and the State of Connecticut dated as of May 25, 2001 and recorded in Volume 4440, Page 78 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 6") (AS TO ALL Thence, along a curve to the right having a central angle of 27\* 39' 51" a radius of 140.00 feet and on arc length of 67.60 feet to a point on the easterly street line of UB-PARCELS OF FIRST PARCEL MERGED PARCEL 1, WHICH ÁRE Columbus Boulevord. Said point being located N 39\* 42' 38" W a chord distance of 66.94 feet from said point of curvature. SHOWN ON MAP **#**2) depicted hereon Thence, N 08" 36' 50" E a distance of 262.12 feet to a point. 7. Temporary Easement Agreement for Utility Corridor Easement by and betwee The Energy Network, Inc. and the State of Connecticut dated as of June 12, 2001 and recorded in Valume 4395, Page 87 of the Hartford Lond Records. ("APPURTENANT EASEMENT NO. 7") (AS TO ALL SUB-PARCELS OF FIRST Thence, N 07° 41' 42" E a distance of 77 48 feet to a point. PARCEL MERCED PARCEL 1, WHICH ARE SHOWN ON MAP #2) depicted hereor Thence, N 08° 32' 00" E a distance of 378.13 feet to a point Thence, N 08" 53' 32" E a distance of 191.09 feet to a point in the southerly highway 8. Access Easement Interest and Easements for Provision of Utility Services taken by the State of Connecticut as set forth in a Certificate of Taking against The Energy line of Grove Street Network, Inc. dated September 29, 2000 and recorded in Volume 4287, Page 113 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 8") (AS TO ALL SUB-PARCELS OF FIRST PARCEL MERGED PARCEL 1, WHICH ARE The last four courses being along the easterly street line of Columbus Boulevard Thence, S 78° 57' 57" E a distance of 180.50 feet along the southerly street line of SHOWN ON MAP #2) depicted hereon Grove Street to the point and place of beginning 9 Easement Interest taken by the State of Connecticut as set forth in a Certificate of Excepting therefrom a certain piece or parcel of land identified as the Retained Parcel, Taking against The Hartford Steam Company dated September 29, 2000 and TO THE EXTENT LOCATED BELOW ELEVATION 41,2 NORTH recorded in Volume 4287, Poge 103 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 9") (AS TO ALL SUB-PARCELS OF FIRST AMERICAN VERTICAL DATUM OF 1988 (the "Elevation"), all as defined and set forth PARCEL MERGED PARCEL 1, WHICH ARE SHOWN ON MAP #2) depicted hereon in a certain deed from the City of Hartford to the State of Connecticut dated February 13, 2001 and recorded in Volume 4341, Page 176 of the Hortford Land Records and as shown as "N/F CITY OF HARTFORD H.L.R. VOL 4341 PG. 176 RETAINED AREA BELOW ELEVATION 41.2 FT. NAVD88 LOT AREA 6,136 SQ. FT" on the obove-

referenced MAP #2 Said parcel being the Keney Lone Pump Station

Agreement to Self and Purchase and to Danate and Accept between Phoenin Home Life Mutual insurance Company, 238 Columbus Bivd., Inc. and the State of Connecticut dated as of September 29, 2000 and recorded in Volume 4308, Page 253 of the Hartford Land Records. There was also an Agreement Reexecuting Agreement to Sell and Purchese and to Donate and Accept between Phoeni Home Life Mutual Insurance Company, now known as Phoenix Life Insurance Company, 238 Columbus Bird, Inc. and the State of Connecticut deted January 10, 2002 and recorded in Volume 4408, Page 158 of the Hartford Land Records. ("APPURTENANT EASEMENT HO. 10") (AS TO ALL SUB-PARCELS OF FIRST PARCEL MERGED PARCEL 1, WHICH ARE SHOWN ON MAP §2) not depicted hereon

TRIVES, JR., P.E. CHIEF ENGINEER BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS TOWN NO. 63 PROJECT NO. 63-376 SERIAL NO. 7A SHEET 1 OF 1", which map is on file in the Hartford Town Clerk's Office as Map No. 2452, and as set forth in a Transfer from the Commissioner of ranapartation of the State of Cannecticut to the Office of Policy and Manageme

doted February 23, 2001 and recorded in Volume 4355, Page 266 of the Hartford Land Records. ("APPLIRTENANT EASEMENT NO. 11") (AS TO SEVENTH PARCEL ON MAP (12) depicted hereon 12. Rights in an Easement Agreement by the State of Cannecticut in favor of the City of Hartford and the Greater Hartford Flood Commission dated as of February 13, 2001 and recorded in Volume 4341, Page 183 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 12") (AS TO EIGHTH, ELEVENTH,

ELFTH, THIRTEENTH, TWENTY-FOURTH, TWENTY-FIFTH, TWENTY-SIXTH AND THENTY-SEVENTH PARCELS ON MAP (2) not depicted hereon

13. Right to drain over 60 Columbus Baulevard as set forth in a Warranty Deed from Grove Works to the Hartford City Gas Light Company dated and recorded on February 1, 1565 in Volume 118, Page 27 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 13") (AS 10 SIXTEENTH AND NINETEENTH ARCELS ON MAP #2) not depicted hereon

14. Easement over that partian of 60 Calumbus Baulevard retained by Cannecticut Natural Gas Corporation as set forth in a Warranty Deed from Connecticut Natural Gas Corporation to CNG Realty Corp. dated August 28, 1978 and recorded on August 29, 1978 in Valume 1849, Page 143 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 14") (AS TO SIXTEENTH AND EIGHTEENTH PADOCT SCH UND STATEMENT NO. 14") PARCELS ON MAP (2) not depicted hereon

15. Air rights and easements as more particularly set forth in an Easement from the City of Hartford to Connecticut Natural Gas Corporation dated and recorded on November 15, 1977 in Volume 1598, Page 237 of the Hartford Land Records; rerecorded (for the purpose of correction) on January 17, 1978 In Volume 1610, Poge 112 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 15") (AS TO SIXTEENTH AND EIGHTEENTH PARCELS ON MAP #2) not depicted hereon

16. A perpetual eccement for ingress and egress over a private roadway for emergency access from Columbus Baulevard to the Convention Center depicted as "EMERGENCY ACCESS ROAD\_PROPOSED MUTUAL INGRESS & EGRESS EASEMENT" as shown on the CTG - J + 5 Map and as set forth in a Certificate o Taking dated September 29, 2000 and recorded in Volume 4287, Page 120 of the Hortford Land Records. ("APPURTENANT EASEMENT NO. 16") (AS TO NINETEENTH PARCEL ON MAP **#2)** depicted hereon

17. A perpetual eccement for construction, maintenance and use of pipes, wires, values and other appurtanances necessary or useful in the provision of utility services to the Adriaen's Landing project depicted as "PROPOSED UTILITY EASEMENT CORRIDOR TO BE ACQUIRED" as shown on the CTG -3 + 5 Map and as set forth in a Cartificate of Taking dated September 29, 2000 and recorded in Volume 4287, Page 120 of the Hartford Land Recards. ("APPURTENANT EASEMENT NO. 17") (AS TO NINETEENTH PARCEL ON MAP #2) depicted hereon

18. A temporary easement and right of entry as the State of Connecticut shall reasonably conclude is necessary for the parking and/or storage of cranes and other construction vehicles and materials to be used in connection with the construction of the Convention Center and the other components of the Adriaen's Landing project including but not limited to work on the so-called "Siphon" sem line, depicted as "RIGHTS FOR TEMPORARY CONSTRUCTION EASEMENTS IN AVOR OF THE STATE OF CONNECTICUT TO BE ACQUIRED" on shown on TG – 3 + 5 Map and as set forth in a Certificate of Taking dated Septembe 29, 2000 and recorded in Volume 4287, Poge 120 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 18") (AS TO NINETEENTH PARCEL ON MAP #2) depicted hereon

19. A perpetual easement for access in the event of an emergency evacuation of the Convention Center shown as "PERPETUAL EASEMENT FOR EMERGENCY ACCESS" as shown on the CTG - 3 + 5 Map and as set forth in a Certificate of Taking dated September 29, 2000 and recorded in Volume 4287, Page 120 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 19") (AS TO NINETEENTH PARCEL ON MAP #2) depicted hereon

20. A perpetual easement for ingress and egress over a private roadway depicted as "Mutual Rights For ingress & Egress To State of Connecticut, CTG & The City of Hartford Fram Commerce Street to The Keney Lane Pump Station To Be Acquired (Shared Private Road)" as shown on the CTG – 6 + 8 Map and as set forth in a Certificate of The Road)". Certificate of Taking dated September 29, 2000 and recorded in Volume 4287, Page 113 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 20") (AS TO TWENTIETH PARCEL ON MAP #2) depicted hereon

21. A temporary easement and right of entry as the State of Connecticut shall reasonably conclude is necessary for the parking and/or storage of cranes and other construction vehicles and materials to be used in connection with the construction of the Adriaan's Landing project depicted as "Temporary Storage Area in Favor of the State of Connecticut to be Acquired" as shown on the CTG = 6 + 8Map and as set forth in a Certificate of Taking dated September 29, 2000 and recorded in Valume 4287, Page 113 of the Hartfurd Land Records "APPURTENANT EASEMENT NO. 21") (AS TO TWENTIETH PARCEL ON MAP #2) depicted hereon

22. A perpetual easement for access in the event of an emergency evacuation of the Convention Center shown as "Perpetual Economent for Emergency Access" a shown on the CTG - 6 + 8 Map and as set forth in a Certificate of Taking dated September 29, 2000 and recorded in Volume 4287, Page 113 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 22") (AS TO TWENTIETH PARCEL ON MAP #2) depicted hereon

23. A perpetual easement for ingress and egress over a private roodway depicted as "MUTUAL RIGHTS FOR INGRESS AND EGRESS TO STATE OF CONNECTICUT, CTG AND THE CITY OF HARTFORD FROM COMMERCE STREET TO THE KENEY LANE PUMP STATION TO BE ACQUIRED (SHARED PRIVATE ROAD)" as shown on the CTG 6 + 8 Map and as set forth in a Certificate of Taking dated September 29, 2000 and recorded in Volume 4287, Page 120 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 23") (AS TO TWENTY-FIRST PARCEL ON MAP (2) depicted hereon

24. A temporary essement and right of entry as the State of Connecticut shall reasonably conclude is necessary for the parking and/or storage of cranes and other construction vehicles and materials to be used in connection with th construction of the Convention Center and the other components of the Adriaen's Landing project depicted as "TEMPORARY STORAGE AREA IN FAVOR OF THE STATE OF CONNECTICUT TO BE ACQUIRED" as shown on the CTG - 6 + 8 Map and as set forth in a Certificate of Taking dated September 29, 2000 and recorded in Valume 4287, Page 120 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 24") (AS TO TWENTY-FIRST PARCEL ON MAP #2) depicted hereon

25. A perpetual easement for access in the event of an emergency evacuation of the Convention Center shown as "PERPETUAL EASEMENT FOR EMERGENCY ACCESS" as shown on the CTG - 6 + 8 Map and as set forth in a Certificate a Taking dated September 29, 2000 and recorded in Volume 4287, Page 120 of the Hortford Land Records. ("APPURTENANT EASEMENT NO. 25") (AS TO TWENTY-FIRST PARCEL ON MAP (2) depicted hereon

SECOND PARCEL MERGED PARCEL 2 - (North End) That certain piece or parcel of land, with the buildings and improvements thereon and appurtenances thereto, located on the east side of Columbus Boulevard in the City of Hartford, County of Hartford and State of Connecticul, being designated as "MERGED PARCEL 2 AREA = 24,405 SQ. FT. OR 0.56 AC." on a certain map or plan entitled, "PERIMETER SURVEY PREPARED FOR ADRIAEN'S LANDING DOWNTOWN HARTFORD, CONNECTICUT Date: JANUARY 15, 2003 Revised through JULY 30, 2003 Drawn by: CAD Job no: 96007 Scale:

through UCLT SU, 2005 brown by: CAD 400 no: 50007 Score: 1° = 60° Checked by: TSH Sheet no: 3 of 6 F. A. Heateth & Aseociates, Inc. 6 Creamery Broak, East Granby, CT 05026 Civil & Traffic Engineers Surveyors Planners Landscope Architects Phone (860) 653-8000 Fax (860) 844-8500 e-mail hesketh@enet.net,"(MAP #1°), which map is or will be filed in the Office of the Hartford Town Clerk. Second Parcel - Merged Parcel 2 (North End), shown on Sheet 3 of 6 on the above-referenced MAP #1, consists of the following sub-parcels acquired by the State of Connecticut. These sub-parcels are shown on Sheet 1 of 6 on the above referenced map ("MAP g2"):

Portion of Commerce Street Parcel IV, Deed in 4341/169 Parcel B described in the transfer of custody and control from DOT to OPM recorded in Volume 4688, Page 110 (Parcel 4) Said Second Parcel Merged Parcel 2 (North End) is more particularly bounded and

described as follows: leginning at a point marking the northwesterly corner of land now or formerly of Phoenix Home Life Mutual Insurance Company. Said point lying on the easterly street line of Columbus Boulevard.

Thence, N 08" 11" 04" E a distance of 46.45 feet along the easterly street line of Columbus Boulevard to a point.

Thence, S 85° 31' 10" E a distance of 68.93 feet to a point. Thence, S 61<sup>s</sup> 07' 19" E a distance of 131.79 feet to a point in the westerly non-access highway line of interstate 91.

Thence, S 78° 41' 40" E a distance of 108.59 feet to a point. The last three courses being along other land now or formerly of the State of

Thence, S 34\* 28' 03" E a distance of 39.13 feet to a point. Thence, S 21° 24' 51" E a distance of 28.81 feet to a point of curvature.

Thence, along a curve to the right having a central angle of 15° 53' 58" a radius of 126.78 feet and an arc length of 35.18 feet to a point. Said point being located S 40° 19' 13" E a chord distance of 35.07 feet from said point of curvature. The last three courses being along other land now or formerly of the State of

Thence, S 21° 24' 51" E a distance of 105.09 feet along the westerly non-access highway line of interstate 91 to a point in the northerly non-access highway line of the

Thence, S 54" 08' 56" W a distance of 46.73 feet along the northerly non-access highway line of the Grove Street ramps to a point marking the easterly most point of land now or formerly of Phoenix Home Life Mutual insurance Company. Thence, N 23° 30' 15" W a distance of 70.02 feet to a point of curvature.

Thence, along a curve to the left having a central angle of 14° 03' 53" a radius of 180.00 feet and an arc length of 44.19 feet to a paint. Sold point being located N 30° 32' 11" W a chord distance of 44.07 feet from sold point of curvature. Thence, N 37" 34' 08" W a distance of 26.93 feet to a point.

Thence, N 54° 34' 45° W a distance of 26.91 feet to a point of curvature. Thence, along a curve to the left having a central angle of 08° 32' 34° a radius of 180.00 3. Reciprocal Negative Easement Agreement between Phoenix Home Life Mutual feet and an arc length of 20.55 feet to a point. Said point being located N 57° 51' 02° W Insurance Company and the State of Connecticut dated as of September 29, 2 a chord distance of 20.54 feet from eald point of curvature.

Thence, N 61° 07' 19" W a distance of 248.45 feet to a point of curvature. Thence, along a curve to the left having a central angle of 110° 41' 37" a radius of 20.00 feet and an arc length of 38.64 feet to the point and place of beginning. Said point and place of beginning being located S 63° 31' 53" W a chard distance of 32.90 feet from sold point of curvature

The last seven courses being along land now or formerly of Phoenix Home Life Mutual

Together with the following three (3) air rights that are a portion of those referenced in a Transfer of Custody and Control Agreement between the State of Connecticut, Department of Transportation and the State of Connecticut, Office of Policy and Management dated as of October 29, 2002 and recorded in Volume 4657, Poge 174 of the Hartford Land Records:

(i) Air rights over Grave Street, including Grave Street entrance ramp to interstate 91, elev. 56 ft. + NAVD 88 ("AIR RIGHTS PARCEL 1"), more particularly bounded and described as follows:

That certain piece or parcel of land, with the buildings and improvements thereon and appurtenances thereta, located on the east side of Columbus Baulevard in the City of Hartford, County of Hartford and State of Connecticut, being designated as "AIR RIGHTS PARCEL 1 (ELEV. 56 FT. + NAVD 88) AREA = 11,801 SQ. FT." on "AIR RIGHTS PARCEL 1 (ELEV. 56 FT. + NAVD 88) AREA = 11,801 SQ. FT." on a certain map or plan entitled, "PERMAETER SURVEY PREPARED FOR ADRIAEN'S LANDING DOWNTOWN HARTFORD, CONNECTICUT Date: JANUARY 15, 2003 Revised through JULY 30, 2003 Drawn by: CAD Job no: 96007 Scale: 1" = 60" Checked by: TSH Sheet no: 1 of 6 F. A. Heeketh & Associates, inc. 6 Creamery Broak, East Granby, CT 06026 Civil & Traffic Engineers Surveyors Planners Landscape Architects Phane (860) 653-8000 Fax (860) 844-8600 e-mail heeketh@met.net," ("MAP §2"), which map is or will be filed in the Office of the Hartford Town Clerk. AIR RIGHTS PARCEL 1 is mana particularly bounded and described as follows:

is more particularly bounded and described as follows Beginning at the intersection of the easterly street line of Columbus Boulevord with the southerly highway line of Grove Street.

Thence, N 08° 53' 32" E a distance of 18.14 feet to a point.

Thence, N 15" 03' 47" E a distance of 41.08 feet to a point.

The last two courses being along the easterly street line of Columbus Boulevard. Thence, S 35" 16' 07" E a distance of 11.62 feet to a point.

Thence, S 78" 43' 18" E a distance of 174.84 feet to a point. Thence, N 81\* 17' 46" E a distance of 43.75 feet to a point.

The last three courses being along the northerly highway line of Grove Street. Thence, S 11\* 16' 23" W a distance of 65.11 feet along the westerly line of Air Rights Parcel 2 to a point in the southerly highway line of Grove Street

Thence, N 78" 57' 51" W a distance of 45.85 feet to a point.

Thence, N 78" 57" 57" W a distance of 180.50 feet to the point and place of beginning. The last two courses being along the southerly highway line of Grove Street (ii) Air rights over Grove Street, including Grove Street entrance ramp to interstate 91, elev. 46 ft. + NAVD 88 ("AiR RIGHTS PARCEL 2"), more particularly bounded and described as follows:

That certain piece or parcel of land, with the buildings and improvements thereon and appurtenances thereta, located on the east side of Columbus Boulevard in the City of Hartford, County of Hartford and State of Connecticut, being designated as "AIR RIGHTS PARCEL 2 (ELEV. 46 FT. + NAVD 88) AREA = 32,258 SQ. FT." on a cartain map or plan antibled, "PERIMETER SURVEY PREPARED FOR ADRIAEN'S LANDING DOWNTOWN HARTFORD, CONNECTICUT Date: JANUARY 15, 2003 Revised through JULY 30, 2003 Drawn by: CAD Jab no: 96007 Scale: 1" = 60' Checked by: TSH Sheet no: 1 of 6 F. A. Heeketh & Associates, Inc. 6 Creamery Broak, East Granby, CT 06026 Civil & Traffic Engineers Surveyors Planners Landecape Architects Phone (860) 653-8000 Fax (860) 844-8600 e-mail heeketh@met.net," ("MAP #2"), which map is or will be filed in the Office of the Hartford Town Clerk. AIR RIGHTS PARCEL 2 is more particularly bounded and described on Surveyor

Beginning at the intersection of the proposed westerly non-access highway line of interstate 91 and the northerly non-access highway line of Grove Street. Said point also being the southeasterly corner of land now or formerly of the State of Connecticut Thence, S 21" 24' 51" E a distance of 180.58 feet along the westerly non-access highway line of interstate 91 to a point in the southerly non-occess highway line of Grove Street.

Thence, along a curve to the right having a central angle of 29° 53' 09" a radius of 319.49 feet and an arc length of 188.65 feet to a point of compound curvature. Said point of compound curvature being located S 80° 02' 59" W a chord distance of 184.77 feet from the last described point.

Thence, along a curve to the right having a central angle of 07" 06' 35" a radius of 390.91 feet and an arc length of 48.51 feet to a point. Said point being located N 81\* 39' 10" W a chord distance of 48.47 feet from said point of compound

Thence, N 78° 05' 32" W a distance of 48.06 feet to a point.

bounded and described as follows:

Thence, N 82\* 18' 51" W a distance of 17.92 feet to a point of curvature Thence, along a curve to the left having a central angle of 45° 39' 29" a radius of 17.28 feet and an arc length of 13.77 feet to a point. Sold point being located S 77° 27' 14" W a chord distance of 13.41 feet from sold point of curvature. Thence, S 09" 19' 30" W a distance of 2.41 feet to a point in the former easterly street line of Mechanic Street.

The last six courses being along the southerly non-access highway line as described in Hartford Land Records Valume 4688, Page 110.

Thence, N 78" 57' 51" W a distance of 4.18 feet through the former Mechanic Street to the easterly line of Air Rights Parcel 1. Thence, N 11\* 16' 23" E a distance of 65.11 feet along the easterly line of Air Rights Parcel 1 to a point in the northerly highway line of Grove Street. Thence, N 81\* 17' 46" E a distance of 65.25 feet to a point.

Thence, N 54" 08' 56" E a distance of 184.39 feet to the point and place of beginning. The last two courses being along the northerly non-access highway line described in Hartford Land Records Volume 4686, Page 110.

(III) Air rights northeast of Merged Parcel 2, elev. 46 ft. + NAVD 88 ("AIR RIGHTS PARCEL 3"), more particularly bounded and described as follows:

That certain piece or parcel of land, with the buildings and improvements thereon and appurtenances thereto, located on the east side of Calumbus Boulevard in the City of Hartfard, County of Hartfard and State of Connecticut, being designated as "AIR RIGHTS PARCEL 3 (ELEV. 46 FT. + NAVD 88) AREA = 9.34 SQ. FT." on a certain map or plan entitled, "PERIMETER SURVEY PREPARED FOR ADRIAEN'S LANDING DOWNTOWN HARTFORD, CONNECTICUT Date: JANUARY 15, 2003 Revised through JULY 30, 2003 Drawn by CAD Job no: 96007 Scale: 1" = 60" Checked by: TSH Sheet no: 1 of 6 F. A. Heaketh & Associates, Inc. 6 Creamer Princip. East Fort Oraby, CT. 06026, Chill &

Heaketh & Associates, Inc. 6 Creamery Brook, East Granby, CT 08026 Civil & Traffic Engineers Surveyors Planners Landscape Architects Phane (860) 653-8000 Fax (860) 844-8600 e-mail heaketh@enet.net," ("MAP #2"), which map is or will be filed in the Office of the Hartford Town Clerk. AIR RIGHTS PARCEL 3 is more particularly bounded and described as falls Beginning at a point in the proposed westerly non-access highway line of interstate 91. Sold point being the northern most point of a parcel of land transferred from

the State of Connecticut Office of Policy and Management to State of Connecticut Department of Transportation described in Hartford Land Records Volume 4688,

Thence, along a curve to the left having a central angle of 15° 53' 58" a radius of 126.78 feet and an arc length of 35.18 feet to a point. Sold point being located N 40° 19' 13" W a chord distance of 35.07 feet from sold point of beginning. Thence, N 21\* 24' 51" W a distance of 28.81 feet to a point.

Thence, N 34° 28' 03" W a distance of 39.13 feet to a point.

The last three courses being along land transferred from the State of Connecticut Department of Transportation to State of Connecticut Office of Policy and Management described in Hartford Land Records Volume 4585, Page 110. Thence, S 78" 41' 40" E a distance of 20.00 feet to a point in the proposed

westerly non-occess highway line of interstate 91, Thence, S 33" 03' 17" E a distance of 16.73 feet to a point.

Thence, S 21" 24" 51" E a distance of 72.91 feet to the point and place of

The last two courses being along the westerly non-access highway line of interstate 91

## SAID SECOND PARCEL IS TOGETHER WITH THE FOLLOWING APPURTENANT

Support rights, maintenance rights and temporary construction rights for Grove 1. Support rights, maintenance rights and temporary construction rights for around Street air rights as set forth in the Transfer of Cuetody and Control Agreement dated as of October 29, 2002 and recorded in Volume 4857, Page 174 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 2") (AS TO ALL SUB-PARCELS OF SECOND PARCEL MERGED PARCEL 2 (NORTH END), WHICH ARE SHOWN ON MAP (2) not depicted hereon 2. Ecsement Agreement by Phoenix Hame Life Mutual Insurance Company to the State of Connecticut dated as of November 17, 2000 and recorded in Volume 4308, Page 223 of the Hartford Land Records, which Ecsement Agreement was

amended by First Amendment to Ecomment Agreement by Phoenix Life insurance Campany, fermenty known as Phoenix Home Life Mutual Insurance Campany, dated as of Jenuary 1, 2002 and recorded in Volume 4556, Pope 109 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 3") (AS TO ALL SUB-PARCELS OF SECOND PARCEL MERGED PARCEL 2 (NORTH END), WHICH ARE SHOWN ON MAP #2) depicted hereon

Insurance Company and the State of Connecticut dated as of September 29, 2000 and recorded in Volume 4308, Page 238 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 4") (AS TO ALL SUB-PARCELS OF SECOND PARCEL MERGED PARCEL 2 (NORTH END), WHICH ARE SHOWN ON MAP **#2**) not depicted hereon

Siphon Ecomment Agreement between the City of Hartford and the State of Connecticut dated as of February 13, 2001 and recorded in Volume 4341, Page 193 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 5") (AS TO ALL SUB-PARCELS OF SECOND PARCEL MERGED PARCEL 2 (NORTH END), WHICH ARE SHOWN ON MAP #2) depicted hereon

5. Sewer Eceement Agreement between Rusec Brothers, incorporated and the State of Connecticut dated as of May 25, 2001 and recorded in Volume 4440, Page 78 of the Hartfard Land Records. ("APPURTENANT EASEMENT NO. 8") (AS TO ALL SUB-PARCELS OF SECOND PARCEL MERGED PARCEL 2 (NORTH END), WHICH ARE SHOWN ON MAP #2) depicted hereon

6. Temporary Easement Agreement for Utility Corridor Easement by and between The Energy Network, Inc. and the State of Connecticut dated as of June 12, 2001 and recorded in Valume 4385, Page 87 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 7") (AS TO ALL SUB-PARCELS OF SECOND PARCEL MERGED PARCEL 2 (NORTH END), WHICH ARE SHOWN ON MAP #2) depicted hereon

7 Access Easement Interest and Easements for Provision of Utility Services taken by 7 Access Lossmant interest and Lassmants for Provision of Utally Services taken by the State of Cannecticut as set forth in a Certificate of Taking organist The Energy Network, inc. dated September 29, 2000 and recorded in Volume 4287, Page 113 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 8") (AS TO ALL SUB-PARCELS OF SECOND PARCEL MERGED PARCEL 2 (NORTH END), WHICH ARE SHOWN ON MAP #2) depicted hereon

. Ecsement interest taken by the State of Connecticut as set forth in a Certificate of Taking against The Hartford Steam Company dated September 29, 2000 and recorded in Volume 4287, Page 103 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 9") (AS TO ALL SUB-PARCELS OF SECOND PARCEL MERGED PARCEL 2 (NORTH END), WHICH ARE SHOWN ON MAP #2) depicted hereon

9. Agreement to Sell and Purchase and to Donate and Accept between Phoenix Home Life Mutual Insurance Company, 238 Columbus Blvd., Inc. and the State of Connecticut dated as of September 29, 2000 and recorded in Volume 4308, Page 253 of the Hartford Land Records. There was also an Agreement Reexecuting Agreement to Sell and Purchase and to Danate and Acces etween Phoenix Home Life Mutual Insurance Company, now known as Phoenix Life Insurance Company, 238 Columbus Bivd, Inc. and the State of Connecticut dated January 10, 2002 and recorded in Volume 4408, Page 158 of the Hortford Land Records. ("APPURTENANT EASEMENT NO. 10") (AS TO ALL SUB-PARCELS OF SECOND PARCEL MERGED PARCEL 2 (NORTH END), WHICH ARE SHOWN ON MAP #2) not depicted hereon

10. Rights in an Easement Agreement by the State of Connecticut in favor of the City of Hartford and the Greater Hartford Flood Commission dated as of February 13, 2001 and recorded in Volume 4.341, Page 183 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 12") (AS TO ALL SUB-PARCELS OF SECOND PARCEL MERGED PARCEL 2 (NORTH END), WHICH ARE SHOWN ON MAP #2) not depicted hereon

THIRD PARCEL West Parcel : hat certain piece or parcel of land, with the buildings and improvements thereon and appurtenances thereta, located on the west side of Columbus Boulevard in the City of Hartford, County of Hartford and State of Connecticut, being designated as "WEST PARCEL 1 AREA = 322,264 SQ. FT. OR 7.40 ACRES" on a certain map or plan entitled, "PERIMETER SURVEY PREPARED FOR ADRIAEN'S LANDING DOWNTOWN HARTFORD, CONNECTICUT date: JANUARY 15, 2003

Revised through JULY 30, 2003 drawn by: CAD job no: 96007 scale: 1" = 60° checked by: TSH sheet no: 4 of 5 F. A. Heeketh & Associates, Inc. 6 Creamery Brook, East Granby, CT 06026 Civil & Traffic Engineers Surveyors Planners Landscape Architects Phane (860) 653-8000 Fax (860) 844-8600 e-mail heeketh@met.net," ("WAP §3"), which map is ar will be filed in the Office of the Hartford Town Clark Third Demoni - What Demond 1 charme an Chart 4 of 6 on the back Town Clerk. Third Parcel - West Parcel 1, shown on Sheet 4 of 6 on the abovereferenced MAP #3, consists of the following sub-parcels acquired by the State of annecticut. These sub-parcels are shown on Sheet 2 of 5 on the above-referenced map ("₩AP **#4")**:

3rd Parcel – 74–78 Arch Street, Certificate of Taking in Volume 4287, Poge 120 5th Parcel – 71 Arch Street, Certificate of Taking in Volume 4287, Poge 113 15th Parcel – Partian of 34 Prospect Street, Deed in Volume 4337, Poge 223 22nd Parcel - 10 Prospect Street, Deed in Volume 4495, Page 301 28th Parcel - 60-70 Arch Street, Deed in Volume 4288, Page 68 (Leased Parcel) 50 Prospect Street, Deed in Volume 4288, Page 68 (Leased Para 84-86 Arch Street, Deed in Volume 4288, Page 68 (Leased Parcel) Said Third Parcel West Parcel 1 is more particularly bounded and described as

ning at a point marking the intersection of the northerly street line of Arch Street with the easterly street line of Prospect Street. Said point being the southwesterly corner of the parcel herein described and the southwesterly corner of land of the State of Connecticut. Thence, N 11\* 33' 02" E a distance of 441.36 feet along the easterly street line of

Prospect Street to the southwesterly corner of land now or formerly of Hartford Lodge 19 B.P.O. Elks. Thence, S 78° 46' 10" E a distance of 176.30 feet to a point.

Thence, N 11\* 16' 23" E a distance of 95.49 feet to a point in the southerly property line of land now or formerly of Phoenix Home Life Mutual Insurance Company. The last two courses being along lands now or formerly of Hartford Lodge 19 B.P.O. Thence, S 75° 40' 23" E a distance of 10.02 feet along land of said Phoenix Home Life

Wutual Insurance Company to a point Thence, S 78° 28' 08" E a distance of 431.25 feet along land now or formerly of The Travelers insurance Company to a point in the westerly street line of Columbus

Thence, S 08" 11" 04" W a distance of 525.34 feet along the westerly street line of Columbus Boulevard to a point. Thence, S 54° 43′ 53° W a distance of 13.76 feet to a point.

Thence, N 78° 43' 18" W a distance of 638.54 feet to the point and place of beginning. The last two courses being along the northerly street line of Arch Street. SAID THIRD PARCEL IS TOGETHER WITH THE FOLLOWING APPURTENANT

1. Reciprocal Negative Easement Agreement between Phoenix Home Life Mutual insurance Company and the State of Connecticut dated as of September 29, 2000 and recorded in Volume 4308, Page 238 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 4") (AS TO ALL SUB-PARCELS OF THIRD PARCEL WEST PARCEL 1, WHICH ARE SHOWN ON MAP (4) not depicted hereon

. Siphon Eccement Agreement between the City of Hartford and the State of 2. Spheric Economics Agreement outside and recorded in Volume 4341, Poge Connecticut dated as of February 13, 2001 and recorded in Volume 4341, Poge 193 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 5") (AS TO ALL SUB-PARCELS OF THIRD PARCEL WEST PARCEL 1, WHICH ARE SHOWN ON MAP #4) depicted hereon 3. Sewer Eccement Agreement between Russo Brothers, incorporated and the State

of Cannecticut dated as of May 25, 2001 and recorded in Volume 4440, Page 78 of the Hortford Land Records. ("APPURTENANT EASEMENT NO. 6") (AS TO ALL SUB-PARCELS OF THIRD PARCEL WEST PARCEL 1, WHICH ARE SHOWN ON MAP #4) depicted hereon

4. Temporary Easement Agreement for Utility Corridor Easement by and between The Energy Netwark, Inc. and the State of Connecticut dated as of June 12, 2001 and recorded in Volume 4305, Page 87 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 7") (AS TO ALL SUB-PARCELS OF THIRD PARCEL WEST PARCEL 1, WHICH ARE SHOWN ON MAP \$4) depicted hereon 5. Access Easement Interest and Easements for Provision of Utility Services taken by 5. Access Economient interest and Economients for Provident of Othery Services (until of the State of Connecticut as set forth in a Certificate of Taking against The Energy Network, Inc. dated September 29, 2000 and recorded in Volume 4287, Page 113 of the Hartfard Land Records. ("APPURTENANT EASEMENT NO. 8") (AS TO ALL SUB-PARCELS OF THIRD PARCEL WEST PARCEL 1, WHICH ARE SHOWN ON MAP (4) depicted hereon

6. Easement Interest taken by the State of Cannecticut as set forth in a Certificate of Taking against The Hertford Steam Company deted September 29, 2000 and recorded in Volume 4387, Page 103 of the Hartford Land Recorde. ("APPURTENANT EASEMENT NO. 9") (AS TO ALL SUB-PARCELS OF THIRD PARCEL WEST PARCEL ), WHICH ARE SHOWN ON MAP #4) depicted hereon

7. Air rights and eccements as more particularly set forth in an Eccement from the City of Hartford to Connecticut Netural Gas Corporation dated and recorded on November 15, 1977 in Volume 1588, Page 237 of the Hartford Land Records; rerecorded (fer purposes of correction) on January 17, 1978 in Volume 1610, Poge 112 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 15") (AS TO THIND PARCEL ON A MAP ENTITLED "PERMETER SURVEY PREPARED TO THIRD PARCEL ON A MAP ENTITLED PERMETER SURVEY PREPARED FOR ADRIAEN'S LANDING DOWNTOWN HARTFORD, CONNECTICUT Date: JANUARY 15, 2003 Revised through JLLY 30, 2003 Drawn by: CAD Job no: 90007 Scale: 1° = 80° Checked by: TSH Sheet no: 2 of 6 F. A. Heaketh & Associetes, Inc. 6 Creamery Broak, East Granby, CT 08028 Civil & Traffic Engineers Surveyors Planners Landscape Architects Phane (860) 853-8000 Fax (860) 844-8600 e-mail heaketh@anet.net\* (MAP §4), which map is commit header to the Colling of the Marthant Class

or will be filed in the Office of the Hartford Town Clerk.

FOURTH PARCEL West Parcel 2

That certain piece or parcel of land, with the buildings and improvements thereon and appurtenances thereta, located on the west side of Columbus Boulevard in the City of Hartford, County of Hartford and State of Connecticut, being designated as "WEST PARCEL 2 AREA = 33,100 SQ. FT. OR 0.78 ACRES" on a certain map or plan entitled, "PERMETER SURVEY PREPARED FOR ADRIAEN'S LANDING

entitied, "PERMILETER SURVEY PREPARED FOR ADRIAEN'S LANDING DOWNTOWN HARTFORD, CONNECTICUT date: JANUARY 15, 2003 Revised through JULY 30, 2003 drown by: CAD job no: 96007 scale: 1" = 60° checked by: TSH sheet no: 4 of 6 F. A. Heaketh & Associates, inc. 6 Creamery Broak, East Granby, CT 06026 Civil & Traffic Engineers Surveyors Planners Landscape Architects Phane (860) 653-8000 Fax (860) 844-8600 e-mail heaketh@anet.net," ("MAP \$3"), which map is or will be filed in the Office of the Hartford Town Clerk. Fourth Parcel West Parcel 2, shown on Sheet 4 of 6 on the obove-referenced map MAP \$3" consists of the following sub-proced sourced by the State of referenced map MAP #3, consists of the following sub-parcels acquired by the State of Connecticut. These sub-parcels are shown on Sheet 2 of 6 on the above-referenced map ("MAP #4"):

1st Parcel -- 39 Arch Street, Deed in Volume 4341, Page 162 2nd Parcel -- 41-65 Arch Street, Deed in Valume 4341, Page 162 23rd Parcel -- 69-79 Arch Street, Deed in Volume 4495, Page 301

Said Fourth Porcel West Porcel 2 is more particularly bounded and described as Beginning at a point marking the intersection of the easterly street line of Prospect Street with the southerly street line of Arch Street

Thence, N 61\* 32' 18" E a distance of 7.35 feet to a point

Thence, S 78" 43' 18" E a distance of 480.64 feet to the northwesterly corner of land now or formerly of Collins Brothers, LLC. The last two courses being along the southerly street line of Arch Street

Thence, S 09° 30' 52" W a distance of 73.42 feet along the westerly property line of land of said Collins Brothers, LLC. to a point in the northerly non-access highway line of the Whitehead Highway.

Thence, N 75\* 47' 32" W a distance of 50.15 feet to a point. Thence, N 78° 37' 10" W a distance of 117.40 feet to a point

Thence, N 76° 09' 09" W a distance of 103.12 feet to a point

Thence, N 79" 06' 20" W a distance of 177 78 feet to a point

Thence, N 52" 00' 07" W a distance of 51.08 feet to a point in the easterly street line of Prospect Street. The last five courses being along the northerly non-access highway line of the Whitehead Highway.

Thence, N 18° 59' 34" E a distance of 39.87 feet along the easterly street line of Prospect Street to the point and place of beginning.

SAID FOURTH PARCEL IS TOGETHER WITH THE FOLLOWING APPURTENANT

Reciprocal Negative Easement Agreement between Phoenix Home Life Mutual insurance Company and the State of Connecticut dated as of September 29, 2000 and recorded in Volume 4308, Page 238 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 4") (AS TO ALL SUB-PARCELS OF FOURTH

PARCEL SEST PARCEL 2, WHICH ARE SHOWN ON MAP #4) not depicted hereon 2. Siphon Easement Agreement between the City of Hartford and the State of Connecticut dated as of February 13, 2001 and recorded in Volume 4341, Page 193 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 5") (AS

TO ALL SUB-PARCELS OF FOURTH PARCEL WEST PARCEL 2, WHICH ARE SHOWN ON MAP #4) depicted hereon Sewar Ecsement Agreement between Russo Brothers, Incorporated and the State of Connecticut dated as of May 25, 2001 and recorded in Volume 4440, Page 78 of the Hartfard Land Recurds. ("AFFURTENANT EASEMENT NO. 6") (AS TO ALL SUB-PARCELS OF FOURTH PARCEL WEST PARCEL 2, WHICH ARE

SHOWN ON MAP (4) depicted hereon 4. Temporory Easement Agreement for Utility Corridor Easement by and between

The Energy Network, Inc. and the State of Connecticut dated as of June 12, 2001 and recorded in Volume 4395, Page 87 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 7") (AS TO ALL SUB-PARCELS OF FOURTH PARCEL WEST PARCEL 2, WHICH ARE SHOWN ON MAP #4) depicted hereon

5. Access Easement interest and Easements for Provision of Utility Services taken by the State of Connecticut as set forth in a Certificate of Taking against The Energy Network, Inc. dated September 29, 2000 and recorded in Volume 4287, Page 113 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 8") (AS TO ALL SUB-PARCELS OF FOURTH PARCEL WEST PARCEL 2, WHICH ARE SHOWN ON MAP #4) depicted hereon

6. Economic Interest taken by the State of Connecticut as set forth in a Certificate of Taking against The Hartford Steam Company dated September 29, 2000 and recorded in Volume 4287, Page 103 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 9") (AS TO ALL SUB-PARCELS OF FOURTH PARCEL WEST PARCEL 2, WHICH ARE SHOWN ON MAP #4) depicted hereon FIFTH PARCEL West Parcel 3

That certain piece or parcel of land, with the buildings and improvements thereon and appurtenances thereto, located on the west side of Columbus Boulevard in the City of Hartford, County of Hartford and State of Connecticut, being deeignated as "WEST PARCEL 3\_AREA = 4,473 SQ. FT. OR 0.10 ACRES" on a certain map or plan entitled "PERIMETER SURVEY PREPARED FOR ADRIAEN'S LANDING DOWNTOWN HARTFORD, CONNECTICUT date: JANUARY 15, 2003 Revised through JULY 30, 2003 drawn by: CAD job no: 96007 scale: 1" = 60' checked by: TSH sheet no: 4 of 6 F. A. Heeketh & Associates, Inc. 6 Creamery Brook, East Granby, CT 06026 Civil & Traffic Engineers Surveyors Planners Landscope Architects Phone (860) 653-8000 Fax (860) 844-8600 e-mail heeketh@enst.net, ("MAP #3"), which map is or will be filed in the Office of the Hartford Town Clerk. Fifth Parcel Weet Parcel 3, shown on Sheet 4 of 6 on the above-referenced MAP #3, consists of the following sub-parcel acquired by the State of Connecticut. This sub-

parcel is shown on Sheet 2 of 6 on the above-referenced map ("MAP #4"); 4th Parcel - 69 Columbus Boulevard, Deed in Volume 4341, Page 162 Soid Fifth Parcel West Parcel 3 is more particularly bounded and described as

Beginning at a point marking the intersection of the westerly street line of Columbus Boulevard with the northerly non-access highway line of the Whitehead Highway. Said point being the southeasterly corner of the parcel herein described.

Thence, N 84" 23' 54" W a distance of 70.74 feet along the northerly non-access highway line of the Whitehead Highway to the southeasterly corner of land now or formerly of 89 Arch St. Htfd, LLC. Thence, N 04\* 47' 38" E a distance of 65.99 feet along the easterly property line of said 89 Arch St. Htfd, LLC to a point in the southerly street line of Arch Street.

Thence, S 78° 43′ 18° E a distance of 64.84 feet to a point. Thence, S 35° 14' 22" E a distance of 14.37 feet to a point in the westerly street line of

The last two courses being along the southerly street line of Arch Street. Thence, S 08° 14' 29" W a distance of 48.74 feet along the westerly street line of Columbus Boulevard to the point and place of beginning.

SAID FIFTH PARCEL IS TOGETHER WITH THE FOLLOWING APPURTENANT

1. Reciprocal Negative Easement Agreement between Phoenix Home Life Mutual Insurance Campany and the State of Cannecticut dated as of September 29, 2000 and recorded in Volume 4308, Page 238 of the Hartford Lond Records. ("APPURTENANT EASEMENT NO. 4") (AS TO ALL SUB-PARCELS OF FIFTH PARCEL WEST PARCEL 3, WHICH ARE SHOWN ON MAP #4) not depicted hereon

2. Siphon Easement Agreement between the City of Hartford and the State of 2. Sphon Edulation of February 13, 2001 and recorded in Volume 4341, Page 193 of the Hartfard Land Records. ("APPURTENANT EASEMENT NO. 5") (AS TO ALL SUB-PARCELS OF FIFTH PARCEL WEST PARCEL 3, WHICH ARE SHOWN ON MAP 🙌 depicted hereon – . Sewer Easement Agreement between Russo Brothers, incorporated and the State

of Connecticut dated as of May 25, 2001 and recorded in Valume 4440, Page 78 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 6") (AS TO ALL SUB-PARCELS OF FIFTH PARCEL WEST PARCEL 3, WHICH ARE SHOWN ON MAP #4) depicted hereon 4. Temporary Economic Agreement for Utility Corridor Economics by and between

The Energy Network, Inc. and the State of Connecticut dated as of June 12, 2001 and rucorded in Volume 4395, Poge 87 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 7") (AS TO ALL SUB-PARCELS OF FIFTH PARCEL - WEST PARCEL 3, WHICH ARE SHOWN ON MAP #4) depicted hereon Access Easement interest and Easements for Provision of Utility Services taken by

the State of Connecticut as set forth in a Certificate of Taking against The Energy Network, Inc. dated September 29, 2000 and recorded in Volume 4287, Page 113 of the Hartfard Land Records. ("APPURTENANT EASEMENT NO. 8") (AS TO ALL SUB-PARCELS OF FIFTH PARCEL WEST PARCEL 3, WHICH ARE HOWN ON MAP #4) depicted hereon

5. Easement interest taken by the State of Connecticut as set forth in a Certificate of Taking against The Hartford Steam Company dated September 29, 2000 and recorded in Volume 4207, Poge 103 of the Hartford Land Records. ("APPURTENANT EASEMENT NO. 9") (AS TO ALL SUB-PARCELS OF FIFTH PARCEL WEST PARCEL 3, WHICH ARE SHOWN ON MAP (4) depicted hereon

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