

1. ALTA/ACSM LAND TITLE SURVEY PROPERTY SURVEY PREPARED FOR STATE OF CONNECTICUT MAP 427 BLOCK 002 LOTS 1-3 & 5-6 COLUMBUS BOULEVARD, ARCH STREET, PROSPECT STREET WHITEHEAD HIGHWAY HARTFORD, CONNECTICUT DATED 12-20-99 PROGRESS 11-16-00 SCALE 1"= 40' SHEET NO. 1 F.A. HESKETH & ASSOCIATES, INC.
2. ALTA/ACSM LAND TITLE SURVEY PROPERTY SURVEY PREPARED FOR STATE OF CONNECTICUT MAP 434 BLOCK 005 COLUMBUS BOULEVARD, ARCH STREET, PROSPECT STREET HARTFORD, CONNECTICUT DATED 04-01-99 SCALE 1"= 40' SHEET NO. 2 F.A. HESKETH & ASSOCIATES, INC.
3. ALTA/ACSM LAND TITLE SURVEY PROPERTY SURVEY PREPARED FOR STATE OF CONNECTICUT MAP 434 BLOCK 005 COLUMBUS BLVD, COMMERCE, POTTER & MECHANIC STREETS HARTFORD, CONNECTICUT DATED 10-14-00 SCALE 1"= 40' SHEET NO. 3 PROGRESS 10-20-00 F.A. HESKETH & ASSOCIATES, INC.
4. ALTA/ACSM LAND TITLE SURVEY PROPERTY SURVEY PREPARED FOR STATE OF CONNECTICUT MAP 434 BLOCK 002 COLUMBUS BLVD, POTTER & MECHANIC STREETS HARTFORD, CONNECTICUT DATED 10-14-00 SCALE 1"= 40' SHEET NO. 4 PROGRESS 10-20-00 F.A. HESKETH & ASSOCIATES, INC.
5. ALTA/ACSM LAND TITLE SURVEY PROPERTY SURVEY PREPARED FOR STATE OF CONNECTICUT MAP 434 BLOCK 003 LOT 01 242 COLUMBUS BOULEVARD, GROVE STREET, COLUMBUS BOULEVARD HARTFORD, CONNECTICUT DATED 04-01-99 SCALE 1"= 40' SHEET NO. 5 PROGRESS 11-16-00 F.A. HESKETH & ASSOCIATES, INC.

6. ALTA/ACSM LAND TITLE SURVEY PROPERTY PREPARED FOR STATE OF CONNECTICUT MAP 434 BLOCK 004 LOTS 001 & 002 12-24 MECHANIC STREET & 34-52 POTTER STREET HARTFORD, CONNECTICUT DATED 10-14-00 SCALE 1"= 40' SHEET NO. 6 PROGRESS 10-20-00 F.A. HESEKHT & ASSOCIATES, INC.
7. ALTA/ACSM LAND TITLE SURVEY PROPERTY PREPARED FOR STATE OF CONNECTICUT MAP 434 BLOCK 009 LOTS 1, 2, 3, 10, 16-30 304 COMMERCE STREET HARTFORD, CONNECTICUT DATED 10-14-00 SCALE 1"= 40' SHEET NO. 7 PROGRESS 10-20-00 F.A. HESEKHT & ASSOCIATES, INC.
8. 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 & KENNY LANE HARTFORD, CONNECTICUT DATED 04-01-99 SCALE 1"= 40' SHEET NO. 3 PROGRESS 11-16-00 F.A. HESEKHT & ASSOCIATES, INC.
9. ALTA/ACSM LAND TITLE SURVEY PROPERTY SURVEY PREPARED FOR STATE OF CONNECTICUT MAP 434 BLOCK 007 LOT 001 70 COMMERCE STREET HARTFORD, CONNECTICUT DATED 04-01-99 SCALE 1"= 40' SHEET NO. 4 PROGRESS 09-15-00 F.A. HESEKHT & ASSOCIATES, INC.
10. ALTA/ACSM LAND TITLE SURVEY STREET LINE PLAN PREPARED FOR STATE OF CONNECTICUT COMMERCE STREET, ELLERY STREET, KENNY LANE, MECHANIC STREET, POTTER STREET, GROVE S/D UNDISCONTINUED PORTION OF POTTER STREET, HARTFORD, CONNECTICUT, DATED 12-15-00 REVISION 1
11. RIGHT OF WAY SURVEY TOWN OF HARTFORD MAP SHOWING TRANSFER OF CUSTODY AND CONTROL BETWEEN STATE OF CONNECTICUT OFFICE OF POLICY AND MANAGEMENT AND THE STATE OF CONN DEPARTMENT OF TRANSPORTATION COMMERCIAL AND GROVE STREETS SCALE 1"= 40' JULY 2002
12. ALTA/ACSM LAND TITLE SURVEY PROPERTY SURVEY PREPARED FOR STATE OF CONNECTICUT MAP 434 BLOCK 006 LOTS 1, 2, 3, 10, 16-30 304 COMMERCE STREET HARTFORD, CONNECTICUT DATED 10-14-00 SCALE 1"= 40' SHEET NO. 6 PROGRESS 10-20-00 F.A. HESEKHT & ASSOCIATES, INC.

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE MINIMUM STANDARD DATA 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 PRACTICE AND ETHICS OF THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

2. IT IS A PERMITTER SURVEY INTENDED TO DEPICT PROPOSED LEASE LINES ON LAND OF THE STATE OF CONNECTICUT.

3. THIS SURVEY FALLS INTO THE SURVEY BOUNDARY DETERMINATION CATEGORY FOR PROPERTY LINES AND THE ORIGINAL CATEGORY OF PROPOSED PROJECT.

4. THIS SURVEY MEETS ACCURACY STANDARDS FOR BOTH CLASS "A-2" AND "URBAN" SURVEYS AS DEFINED BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND BY ALTA/ACSM. PROPOSED IMPROVEMENTS ARE FEED INTO THE ELECTRONIC DATA FILES PROVIDED BY BGC ON MARCH 15, 2003. HOTEL GROUND AND THIRD FLOOR ON SEPTEMBER 4, 2003. CONDITIONS ARE NOT REFLECTED ON THIS MAP BECAUSE THE SITE IS CURRENTLY UNDER CONSTRUCTION.

5. BEARINGS AND COORDINATES DEPICTED HEREON REFER TO THE 1983 NORTH AMERICAN DATUM (NAD83). THE 1983 NORTH AMERICAN DATUM (NAD83) REFERS TO THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88). CONNECTICUT STATE GEOLOGICAL SURVEY HILL NUMBER 800,733,463. E=1,018,876,782. N=841,016,930. UTM=1,017,432,118. WERE USED FOR ORIENTATION.

7. THIS SURVEY DEPICTES OR NOTES EASEMENTS AFFECTING THE PARCELS
DEPicted HEREON AS "HOTel FIRST PHASE AIRSPACE LEASE PARCEL"
ELEVATION 26 FT. + NAD80B". "HOTel FIRST PHASE AIRSPACE LEASE
PARCEL FROM ELEVATION 26 FT. NAD80B TO ELEVATION 46 FT. NAD80B",
AND "HOTel SECOND PHASE CONVENTION CENTER GARAGE ELEVATION 26 FT.
NAD80B", "HOTel AND HOTEL SECOND PHASE AIRSPACE LEASE ELEVATION
46 FT. + NAD80B" AND "HOTel SECOND PHASE AIRSPACE LEASE RIGHTS
ELEVATION 46 FT. + NAD80B IN EASEMENT ON LAND OF N/F PHOENIX
HOMELIFE MUTUAL INSURANCE COMPANY". THIS SURVEY MAY NOT DEPicT
OR NOTE OTHER EASEMENTS WHICH MAY WITHIN OTHER PARCELS DEPicted
HEREON.

8. THE PARCEL DEPicted HEREON LIES WITHIN FLOOD ZONE X (AREA
DETetermined To BE OUTSIDE 500 YEAR FLOOD PLAIN). THIS
DETetermination IS BASED UPON A VISUAL INSPECTION OF A MAP
ENTITLED "NATURAL FLOOD HAZARD RANGES AND FLOOD DAMAGE
INSURANCE RATE MAP AND STREET INDEX CITY OF HARTFORD,
CONNECTICUT, HARTFORD COUNTY, ONLY PANEL PRINTED COMMUNITY
PLAN NUMBER 99-05-DIG-00-B MAP REVISED 12/4/86 FEDERAL
EMERGENCY MANAGEMENT AGENCY."

9. THE HOTel FIRST PHASE AIRSPACE LEASE PARCEL DEPicted HEREON,
IS SUBJecT TO THE FOLLOWING INSTRUMENTS RECORDED IN THE LAND
RECORDS OF THE CITY OF HARTFORD: (NOT GRAPHically DEPicted
HEREON)

a. RECIPROCAL NEGATIVE EASEMENT AGREEMENT, VOLUME 4308 PAGE 236

10. THE HOTEL SECOND PHASE AIRSPACE LEASE PARCEL DEPICTED HEREIN IS SUBJECT TO THE FOLLOWING INSTRUMENTS RECORDED IN THE LAND RECORDS OF THE CITY OF HARTFORD (NOT GRAPHICALLY DEPICTED HEREON):

a. RECIPROCAL NEGATIVE EASEMENT AGREEMENT, VOLUME 4302, PAGE 238.

b. TERMS AND PROVISIONS OF A LEASE AGREEMENT, VOLUME 4842, PAGE 114, AS AFFECTED BY AN ASSUMPTION AND ASSUMPTION OF PARKING AGREEMENTS, VOLUME 4308, PAGE 352, AS FURTHER AFFECTED BY AN AGREEMENT TO SELL, BUY, LEASE, ESO, VOLUME 4814, PAGE 112 (APPLIES TO SUPPORT EASEMENTS ONLY)

c. RECIPROCAL PROVISIONS OF AN AGREEMENT TO SELL AND PURCHASE AND TO DONATE AND ACCEPT, VOLUME 4308, PAGE 253, AS AFFECTED BY AN AGREEMENT TO SELL, BUY, LEASE AND TO DONATE AND ACCEPT, VOLUME 4498, PAGE 158 (APPLIES TO SUPPORT EASEMENTS ONLY)

11. ON MAY 2, 2000, THE CONNECTICUT GENERAL ASSEMBLY ENACTED AND THE GOVERNOR OF THE STATE OF CONNECTICUT SIGNED INTO LAW AN ACT IMPLEMENTING THE MASTER PLAN FOR THE ADRIEN'S LANDING PROJECT AND THE STADIUM AT RENTISCHER PARK. THE MASTER PLAN FOR THE ADRIEN'S LANDING SITE FROM LOCAL ZONING ORDINANCES.



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F. A. Hesketh & Associates, Inc.

FA

ADD PHOENIX DETAIL AREA
CORRECT DIMENSION
FINALIZE

5	09-11-02
6	10-04-02
7	12-24-02

no: 96007
no: 1 OF 2

CONNECTICUT	
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TSH	sheet

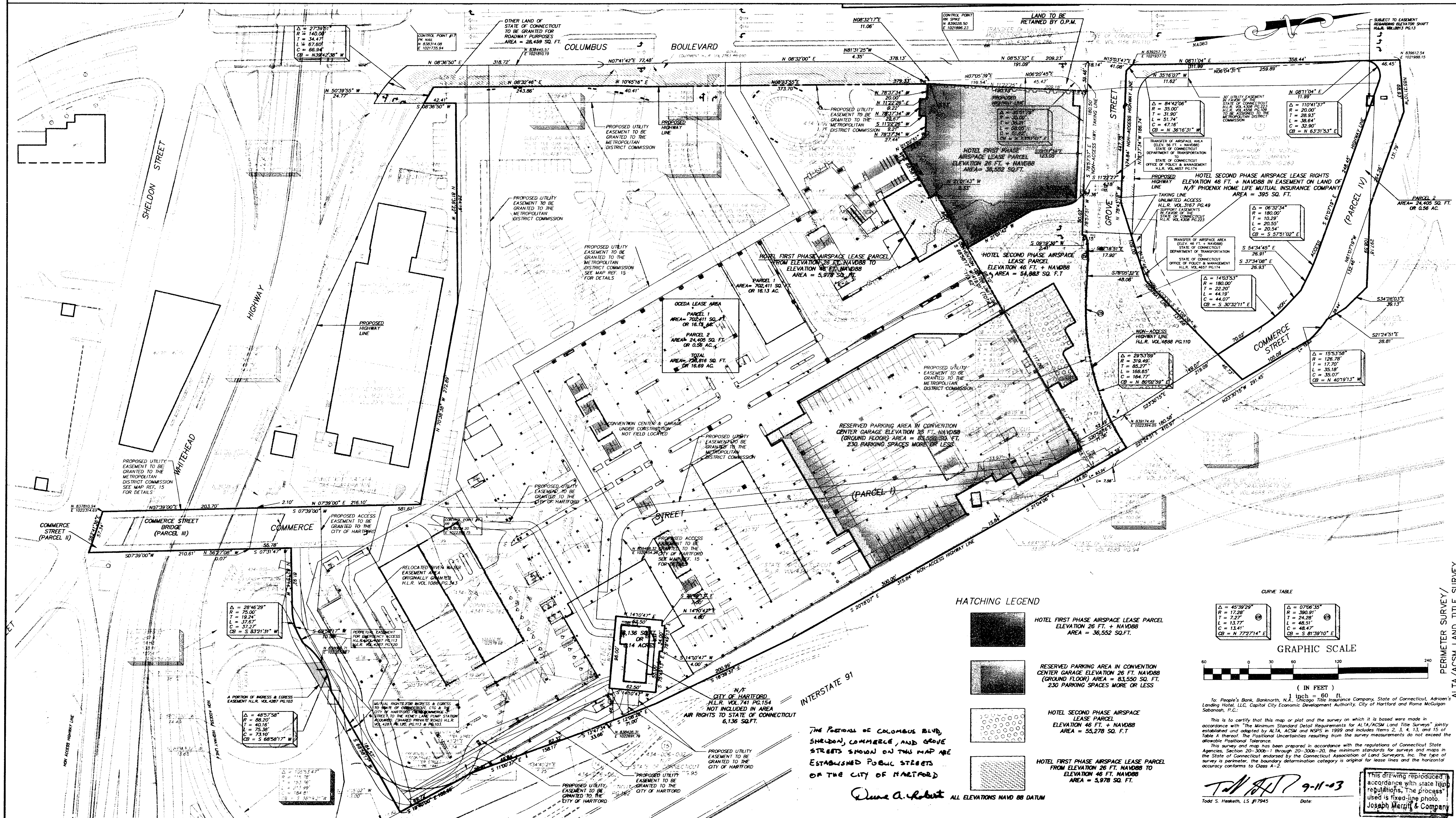
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HA
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#261



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