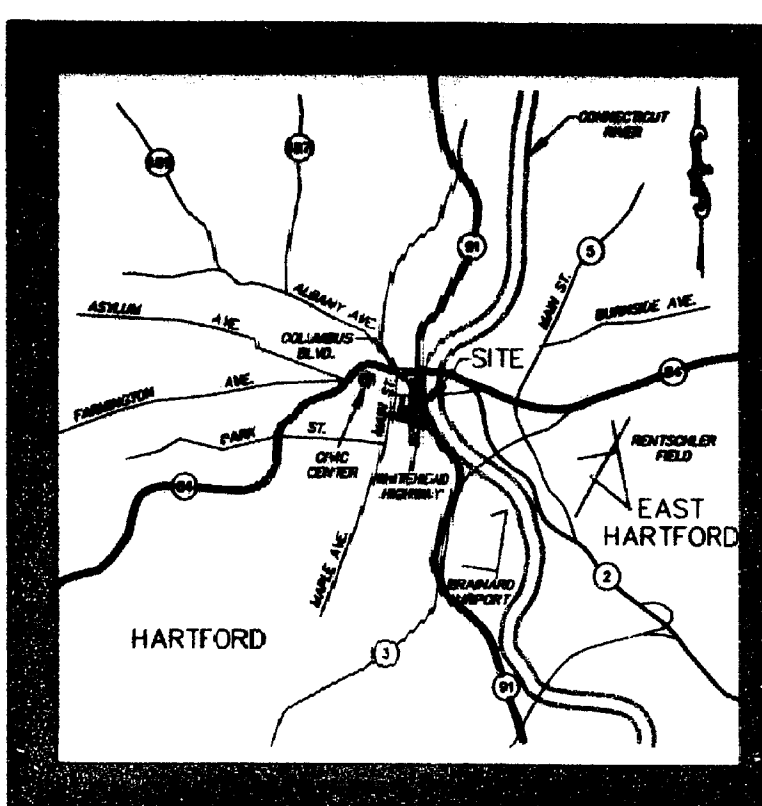


2639

#2639



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



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 28, 1996.
2. IT IS A PROPERTY SURVEY INTENDED TO DEPICT LAND AND EASEMENTS TO BE ACQUIRED BY THE STATE OF CONNECTICUT.
3. THIS SURVEY FALLS INTO THE RESURVEY BOUNDARY DETERMINATION CATEGORY FOR STREET, HIGHWAY AND PROPERTY LINES AND THE ORIGINAL CATEGORY FOR PROPOSED PROPERTY LINES.
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.
5. BEARINGS AND COORDINATES DEPICTED HEREON REFER TO THE 1983 NORTH AMERICAN DATUM (NAD83) AND THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88). CONNECTICUT GEODETIC SURVEY STATION SCHOOL HOUSE HILL (H-800) 333.463 E+1 010.676 392 AND ELEVATION = 245.587 FEET AND CONNECTICUT GEODETIC SURVEY STATION 545X H-841,061.913 E+1 017,432.118 WERE USED FOR ORIENTATION.
6. THIS SURVEY DOES NOT DEPICT ALL UNDERGROUND UTILITIES CURRENTLY ON THE SUBJECT PROPERTY. UNDERGROUND UTILITY STRUCTURE AND FACILITY LOCATIONS DEPICTED AND/OR NOTED HEREON (IF ANY) HAVE BEEN COMPILED FROM RECORD MAPS AND OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4453.
7. NOT ALL EXISTING SITE FEATURES ARE DEPICTED HEREON.
8. THE PARCEL DEPICTED HEREON LIES WITHIN FLOOD ZONE X (AREA 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 052800 005 B MAP REVISED 12/4/96 FEDERAL EMERGENCY MANAGEMENT AGENCY."
9. THE BASELINE DEPICTED HEREON WAS OBTAINED FROM URS CORPORATION VIA AN ELECTRONIC FILE.
10. THE PARCEL DEPICTED HEREON IS SUBJECT TO THE FOLLOWING INSTRUMENTS:

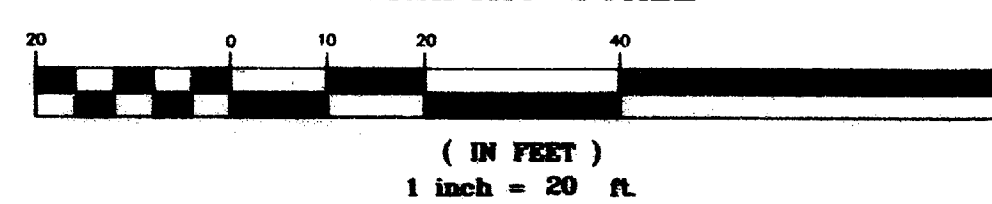
- a) Conditions imposed in a contract between the City of Hartford, acting by and through the Hartford Redevelopment Agency and F.H. McGraw & Company of Connecticut, incorporated April 20, 1959 and recorded in Volume 1036, Page 273 of the Hartford Land Records, said contract having been assigned by F.H. McGraw & Company of Connecticut, Incorporated to Constitution Plaza, Inc. by Assignment dated February 10, 1980 and recorded in Volume 1061, Page 213 of said Land Records.
- b) Conditions imposed in a contract between the Hartford Redevelopment Agency and Constitution Plaza, Inc. dated May 1, 1981 and recorded in Volume 1062, Page 102 of the Hartford Land Records.
- c) Conditions imposed in a contract between Constitution Plaza Inc. and Phoenix Mutual Life Insurance Company dated May 1, 1981 and recorded in Volume 1061, Page 435 of the Hartford Land Records, in which Constitution Plaza, Inc. assigns its right under its contract of May 1, 1981 with the Hartford Redevelopment Agency, and in which Phoenix Mutual assumes the obligations of Constitution Plaza, Inc. to said Constitution Plaza, Inc.'s contract with the Redevelopment Agency of May 1, 1981.
- d) Conditions imposed in a deed from the City of Hartford to Phoenix Mutual Life Insurance Company dated May 1, 1981 and recorded in Volume 1061, Page 441 of the Hartford Land Records.
- e) Easement for Traffic Signal Equipment at the northeast corner of Columbus Boulevard and Grove Street by Phoenix Mutual Life Insurance Company to the City of Hartford dated November 17, 1986 and recorded in Volume 2677, Page 233 of the Hartford Land Records.
- f) Cable Television Easement and Maintenance Agreement between Phoenix Mutual Life Insurance Company and United Cable Television Services Corporation dated on or June 17, 1981 and recorded in Volume 3179, Page 4 of the Hartford Land Records.

MAP REFERENCES:

1. PROPERTY TO BE CONVEYED TO THE TRAVELERS COMPANIES 34 POTTER STREET HARTFORD, CONNECTICUT SCALE 1" = 40' 13 JULY 95 REVISED TO 11/10/95 SHEET 1 OF 1 PK ENGINEERING ASSOCIATES.
2. PROPERTY TO BE CONVEYED TO PHOENIX HOME LIFE MUTUAL INSURANCE CO. 20-22 MECHANIC STREET HARTFORD, CONNECTICUT SCALE 1" = 40' REVISED TO 11/24/95 SHEET NO. 1 OF 1 PK ENGINEERING ASSOCIATES.
3. CITY OF HARTFORD DEPARTMENT OF ENGINEERING "ANGLE MAP" NUMBER 434.
4. UPGRADE OF INTERSTATE 91 F.H.M.A. REGION NO. 1 STATE CONN. TOWN HARTFORD FED. AID PROJ. NO. IX A-91-3(15)38 PROJ. NO.63-376 YEAR 1981 ROUTE 1-91 VARIOUS SHEETS.
5. ALTA/ACSM LAND TITLE SURVEY STREET LINE PLAN PREPARED FOR STATE OF CONNECTICUT COMMERCIAL STREET, ELLERY STREET, KENNY LANE, MECHANIC STREET, POTTER STREET, DISCONTINUED PORTION OF POTTER STREET HARTFORD, CONNECTICUT DATED 12-15-00 SCALE 1" = 80' SHEET 1 OF 1 F.A. HEKEETH & ASSOCIATES, INC.
6. FED. AID PROJ. NO. 08-91-3(12)38 CITY OF HARTFORD MAP SHOWING LAND ACQUIRED FROM THE TRAVELERS INSURANCE COMPANY BY THE STATE OF CONNECTICUT INTERSTATE ROUTE 91 (LIMITED ACCESS HIGHWAY) SCALE 1" = 40' APRIL 1980 TOWN NO.63 PROJECT NO.103 SERIAL NO.2 SHEET 1 OF 1 ROBERT W. GUBALA TRANSPORTATION CHIEF ENGINEER.
7. ALTA/ACSM LAND TITLE SURVEY PROPERTY SURVEY PREPARED FOR STATE OF CONNECTICUT MAP 434 BLOCK 003 LOT 001 242 COLUMBUS BOULEVARD GROVE STREET & COLUMBUS BOULEVARD HARTFORD, CONNECTICUT DATE 04-01-99 SCALE 1" = 40' JOB NO. 96007 SHEET NO. 5 F.A. HEKEETH & ASSOCIATES, INC.
8. COMPLETION PLAN CITY OF HARTFORD MAP SHOWING LAND RELEASED TO PHOENIX HOME LIFE MUTUAL INSURANCE COMPANY BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION COMMERCIAL STREET AND GROVE STREET SCALE 1" = 20' MARCH 1989 TOWN NO. 63 SHEET 1 OF 1 JAMES F. BYRNES, JR. P.E. TRANSPORTATION CHIEF ENGINEER BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS.
9. THE HARTFORD-SPRINGFIELD EXPRESSWAY AT THE FOUNDERS BRIDGE ROADWAY PLAN PUB. ROAD DIV. NO. 1 STATE CONN. TOWN HARTFORD FED. AID PROJ. NO.1138(13) PROJ. NO.63-124 YEAR 1953 SHEET NO. 10 OF 210
10. CITY OF HARTFORD MAP SHOWING LAND ACQUIRED FROM MAX LANDERMAN BY THE STATE OF CONNECTICUT APPROACH TO STATE ST. BRIDGE SCALE 1" = 40' JANUARY 1984 TOWN NO. 63 PROJECT NO.103 SERIAL NO. 19 SHEET 1 OF 1 G. ALBERT HILL HIGHWAY COMMISSIONER
11. PROPERTY TO BE CONVEYED TO PHOENIX MUTUAL LIFE INSURANCE COMPANY HARTFORD, CONNECTICUT SCALE 1" = 40' MAR. 1961 REVISED APRIL 1961 JOHN T. HENDERSON C.E.
12. CITY OF HARTFORD, CONNECTICUT DEPARTMENT OF ENGINEERING DISPOSITION MAP EXTENSION OF FRONT-MARKET AREA ICR-2 SCALE 1" = 40' MARCH 1981 DAYBOOK NO. 09056
13. BOUNDARY SURVEY #56 PROSPECT STREET HARTFORD, CONNECTICUT PREPARED FOR THE TRAVELERS INSURANCE COMPANY SCALE 1" = 20' DATED JUNE 1982 CAHN INC.
14. PROPERTY OF THE HARTFORD STEAM BOILER INSPECTION AND INSURANCE COMPANY HARTFORD, CONN. SCALE 1" = 16' FEBRUARY 1956 REVISED JAN. 16, 1961 JOHN T. HENDERSON C.E.
15. HARTFORD COMPUTERIZED SIGNAL SYSTEM COLUMBUS BOULEVARD AND GROVE STREET, AID PROJ. NO. MG-1063(31) PROJ. NO.63-406 1985 SHEET 17 OF 67 SCALE 1" = 20' PURCELL ASSOCIATES.

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GRAPHIC SCALE



To: State of Connecticut, Commonwealth Land Title Insurance Company, Chicago Title Insurance Company, Fidelity National Title Insurance Company of New York, Capital City Economic Development Authority and Phoenix Life Insurance Company. 1/4/0 Phoenix Home Life Mutual Insurance Company.

This is to certify that this map or plot of property owned by Phoenix Life Insurance Company, 1/4/0/ 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, 4 and 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 herein.

This map is not valid without the live signature and impression type seal of the land surveyor whose signature appears hereon.

Date:

1-16-04
Signed: Todd S. Heeketh
Todd S. Heeketh L.S. 17945

LEGEND
(SYMBOLS NOT TO SCALE)

- CATCH BASIN
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- WATER MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- UNKNOWN MANHOLE
- YARD DRAIN
- CABLE MANHOLE
- FLARED END SECTION
- FIRE HYDRANT
- WATER GATE VALVE
- GAS GATE VALVE
- MISC. GATE VALVE
- VENT PIPE
- FILLCAP
- WELL
- MAIL BOX
- HAND HOLE
- CONTROLLER CABINET
- ELECTRIC TRANSFORMER
- UTILITY POLE
- GUY WIRE
- CROSSWALK POLE
- LIGHT POLE
- POST
- TRAFFIC LIGHT SUPPORT POLE
- STREET SIGN
- TREE (TYP.)
- MONITOR WELL
- BORING
- ELECTRIC METER
- GAS METER
- WATER METER
- TELEPHONE
- AC UNIT
- TREE LINE
- STONE WALL
- GUIDE RAIL
- DIRECTION OF FLOW
- I.P. PROPERTY CORNER
- MONUMENT
- HARTFORD LAND RECORDS
- DELTA ANGLE
- RADIUS
- LENGTH
- CHORD BEARING
- FRONT YARD
- REAR YARD
- CONTROL POINT
- ASSESSOR'S LOT NUMBER

ALTA/ACSM LAND TITLE SURVEY

PROPERTY SURVEY FOR STATE OF CONNECTICUT MAP SHOWING LAND AND EASEMENTS TO BE ACQUIRED FROM PHOENIX HOME LIFE MUTUAL INSURANCE COMPANY COLUMBUS BOULEVARD & GROVE STREET HARTFORD, CONNECTICUT

Date: 05-09-03
Scale: 1" = 20'

Drawn by: CAD
Job no.: 96007
Sheet no.: 1 OF 1

Checked by: TSH
11/20/2004 4:08:50 PM

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