

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, 1998.

2. IT IS A PROPERTY SURVEY INTENDED TO DETECT A LAND EXCHANGE BETWEEN PHOENIX LIFE INSURANCE COMPANY, FORMERLY KNOWN AS PHOENIX HOME LIFE MUTUAL LIFE INSURANCE COMPANY, AND 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, NAD83, E=1,018,876.392 AND ELEVATION = 245.597 FEET AND CONNECTICUT GEODETIC SURVEY STATION 5401, NAD83, 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 WHICH ARE UNKNOWN TO THIS SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-322-4465.

7. THE SITE IS CURRENTLY UNDER CONSTRUCTION. 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 095080 005 B MAP REVISED 12/4/96 FEDERAL EMERGENCY MANAGEMENT AGENCY".

9. LAND OF STATE OF CONNECTICUT TO BE CONVEYED TO PHOENIX LIFE INSURANCE COMPANY N/F PHOENIX HOME LIFE MUTUAL LIFE INSURANCE COMPANY.

IS TOGETHER WITH THE FOLLOWING:

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.

2. 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 233 of the Hartford Land Records. There was also an Agreement Rescinding Agreement to Sell and Purchase and to Donate and Accept between Phoenix Home Life Mutual Insurance Company, now known as Phoenix Life Insurance Company, 238 Columbus Blvd., Inc. and the State of Connecticut dated January 10, 2002 and recorded in Volume 4498, Page 158 of the Hartford Land Records. There was also a Second Rescinding Agreement between Phoenix Home Life Mutual Insurance Company, now known as Phoenix Life Insurance Company, 238 Columbus Blvd., Inc. and the State of Connecticut dated April 28, 2003 and recorded in Volume 4760, Page 156 of the Hartford Land Records, as affected by Affidavit of William C. Rock dated October 16, 2003 and recorded in Volume 4378, Page 64 of the Hartford Land Records.

IS SUBJECT TO THE FOLLOWING:

1. 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 233 of the Hartford Land Records. There was also an Agreement Rescinding Agreement to Sell and Purchase and to Donate and Accept between Phoenix Home Life Mutual Insurance Company, now known as Phoenix Life Insurance Company, 238 Columbus Blvd., Inc. and the State of Connecticut dated January 10, 2002 and recorded in Volume 4498, Page 158 of the Hartford Land Records. There was also a Second Rescinding Agreement between Phoenix Home Life Mutual Insurance Company, now known as Phoenix Life Insurance Company, 238 Columbus Blvd., Inc. and the State of Connecticut dated April 28, 2003 and recorded in Volume 4760, Page 156 of the Hartford Land Records, as affected by Affidavit of William C. Rock dated October 16, 2003 and recorded in Volume 4378, Page 64 of the Hartford Land Records.

2. Denial of Access Rights as set forth in a transfer of custody and control from the State of Connecticut Department of Transportation to the State of Connecticut Office of Policy and Management dated December 30, 2002 and recorded in Volume 4688, Page 110 of the Hartford Land Records.

10. THE AREAS ENTITLED "LAND N/F OF PHOENIX HOME LIFE MUTUAL INSURANCE COMPANY TO BE CONVEYED TO THE STATE OF CONNECTICUT" AREA = 5,272 ± SQ. FT., TEMPORARY GRADING RIGHTS ACQUIRED AREA = 5,272 ± SQ. FT. AND RIGHTS TO CONSTRUCT DRIVE ACQUIRED AREA = 916 ± SQ. FT. ARE SUBJECT TO THE FOLLOWING:

1. Antidiscrimination provisions (only) as set forth in the following documents:

a) Redevelopment Plan for the Front-Market Redevelopment Area by the Hartford Redevelopment Agency dated July 23, 1959 and recorded on March 12, 1959 in Volume 1023, Page 619 of the Hartford Land Records.

b) Modified Redevelopment Plan for the Front-Market Redevelopment Area by the Hartford Redevelopment Agency recorded on March 12, 1959 in Volume 1023, Page 649 of the Hartford Land Records.

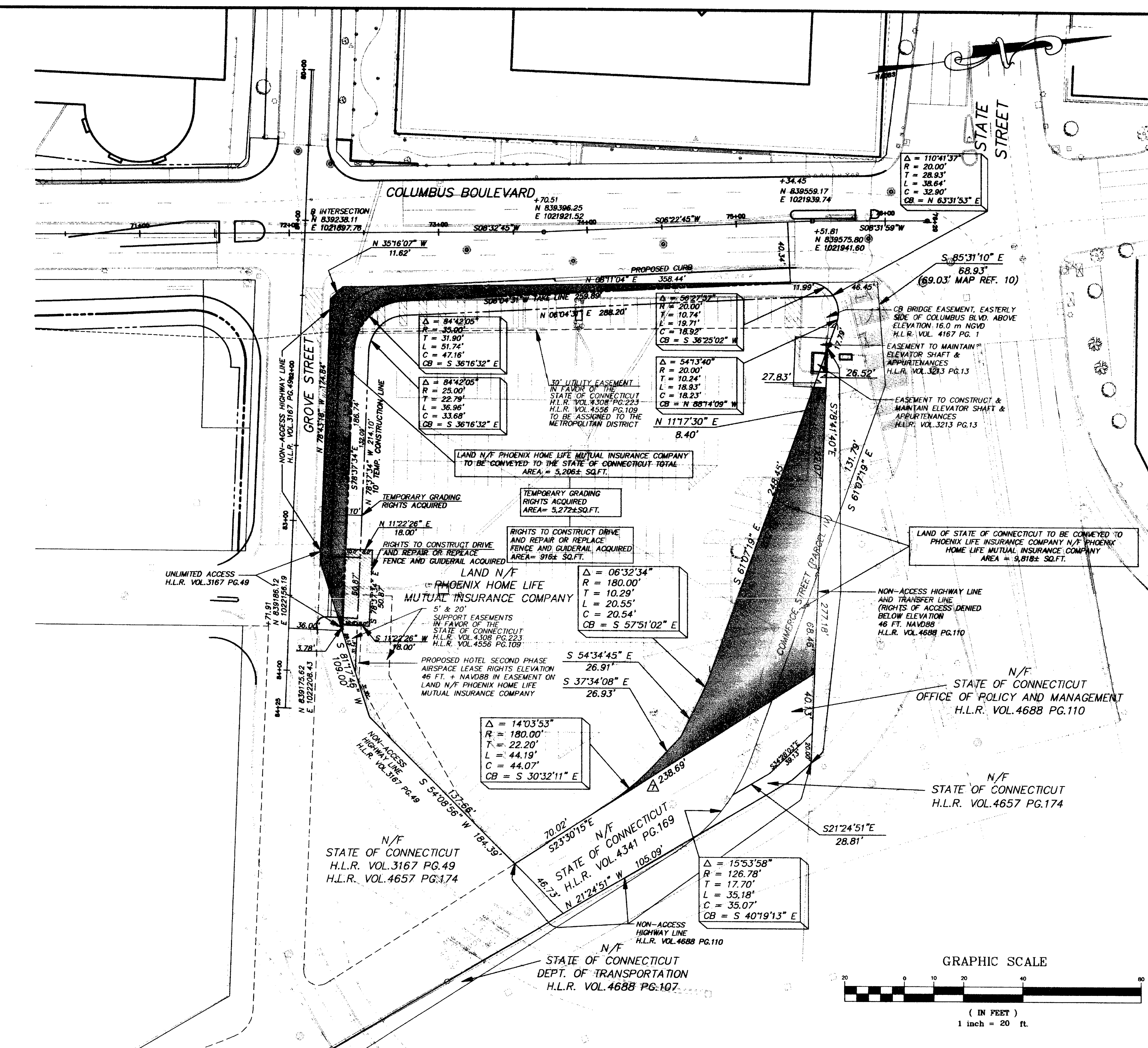
c) Development Plan for the Extension of the Front-Market Area by the Hartford Redevelopment Agency dated January 15, 1959 and recorded on March 15, 1961 in Volume 1059, Page 22 of the Hartford Land Records.

d) Agreement by and between the City of Hartford and Constitution Plaza, Inc. dated March 23, 1961 and recorded on April 3, 1961 in Volume 1060, Page 11 of the Hartford Land Records.

e) Agreement by and between the Hartford Redevelopment Agency and Constitution Plaza, Inc., Extension of the Front-Market Area, dated and recorded on May 1, 1961 in Volume 1061, Page 397 of the Hartford Land Records, corrected by Agreement recorded in Volume 1062, Page 102 of said Land Records.

f) Agreement by and between Constitution Plaza, Inc. and Phoenix Mutual Life Insurance Company dated and recorded May 1, 1961 in Volume 1061, Page 433 of the Hartford Land Records.

g) Quit-Claim Deed from the City of Hartford to Phoenix Mutual Life Insurance Company dated and recorded on June 15, 1962 in Volume 1084, Page 679 of the Hartford Land Records.



NOTES: (CONT'D)

2. Denial of access rights, as set forth in a Certificate of Taking by the State of Connecticut dated June 3, 1991 and recorded on June 5, 1991 in Volume 3167, Page 49 of the Hartford Land Records.

3. Terms, conditions and obligations as set forth in an Easement Agreement by Phoenix Home Life Mutual Insurance Company in favor of the State of Connecticut dated as of November 17, 2000 and recorded in Volume 4308, Page 223 of the Hartford Land Records, which Easement Agreement was amended by First Amendment to Easement Agreement by Phoenix Life Insurance Company, formerly known as Phoenix Home Life Mutual Insurance Company, dated as of January 1, 2002 and recorded in Volume 4506, Page 109 of the Hartford Land Records.

4. Terms, conditions and obligations as set forth in a 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.

5. 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 233 of the Hartford Land Records. There was also an Agreement Rescinding Agreement to Sell and Purchase and to Donate and Accept between Phoenix Home Life Mutual Insurance Company, now known as Phoenix Life Insurance Company, 238 Columbus Blvd., Inc. and the State of Connecticut dated January 10, 2002 and recorded in Volume 4498, Page 158 of the Hartford Land Records. There was also a Second Rescinding Agreement between Phoenix Home Life Mutual Insurance Company, now known as Phoenix Life Insurance Company, 238 Columbus Blvd., Inc. and the State of Connecticut dated April 28, 2003 and recorded in Volume 4760, Page 156 of the Hartford Land Records, as affected by Affidavit of William C. Rock dated October 16, 2003 and recorded in Volume 4378, Page 64 of the Hartford Land Records.

11. THE BASELINE DEPICTED HEREON WAS OBTAINED FROM URS CORPORATION VIA AN ELECTRONIC FILE.

MAP REFERENCES:

1. PROPERTY TO BE CONVEYED TO THE TRAVELERS COMPANY'S 34 POTTER STREET HARTFORD, CONNECTICUT SCALE 1" = 40' 13 JULY 95 REVISED TO 11/10/95 SHEET 1 OF 1 P.K. ENGINEERING ASSOCIATES.

2. PROPERTY TO BE CONVEYED TO PHOENIX HOME LIFE MUTUAL INSURANCE CO. 22-22 MECHANIC STREET HARTFORD, CONNECTICUT SCALE 1" = 40' 11/24/95 SHEET NO. 1 OF 1 P.K. ENGINEERING ASSOCIATES.

3. CITY OF HARTFORD DEPARTMENT OF ENGINEERING "ANGLE MAP" NUMBER 434.

4. UPDATING OF INTERSTATE 91 F.H.W.A. REGION NO. 1 STATE CONN. TOWN HARTFORD FED. AID PROJ. NO. 44-91-3(15)38 PROJ. NO.63-376 YEAR 1991 ROUTE 1-81 VARIOUS SHEETS.

5. ALTA/ACSM LAND TITLE SURVEY STREET LINE PLAN PREPARED FOR STATE OF CONNECTICUT COMMERCE STREET, ELERY STREET, KENNY LANE, MECHANIC STREET, POTTER STREET, DISCONTINUED PORTION OF POTTER STREET HARTFORD, CONNECTICUT DATED 12-15-00 SCALE 1" = 60' SHEET 1 OF 1 F.A. HESKETH & ASSOCIATES, INC.

6. FED. AID PROJ. NO. 12-91-3(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 1990 TOWN NO.63 PROJECT NO.63-376 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 COLUMBIAN BOULEVARD DRIVE STREET & COLUMBIAN BOULEVARD, HARTFORD, CONNECTICUT DATE 04-01-99 SCALE 1" = 40' JOB NO. 98007 SHEET NO. 5 F.A. HESKETH & ASSOCIATES, INC.

This drawing reproduced in accordance with state filing regulations. The process used is not a photo. Joseph J. Hesketh & Associates

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 COMMERCE STREET AND GROVE STREET SCALE 1" = 20' MARCH 1989 TOWN NO. 63 SHEET 1 OF 1 JAMES E. BYRNES, JR., P.E. TRANSPORTATION CHIEF ENGINEER BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS.

9. THE HARTFORD-SPRINGFIELD EXPRESSWAY AT THE FOUNDER'S BRIDGE ROADWAY PLAN PUB. ROAD DIV. NO. 1 STATE CONN. TOWN HARTFORD FED. AID PROJ. NO.139(13) PROJ. NO.63-124 YEAR 1953 SHEET NO. 10 OF 210

10. CITY OF HARTFORD MAP SHOWING LAND ACQUIRED FROM MAX LANDMAN BY THE STATE OF CONNECTICUT APPROACH TO STATE ST. BRIDGE SCALE 1" = 40' JANUARY 1954 TOWN NO. 63 PROJECT NO.103 SERIAL NO. 19 SHEET 1 OF 1 G. ALBERT HILL HIGHWAY COMMISSIONER

10. 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.

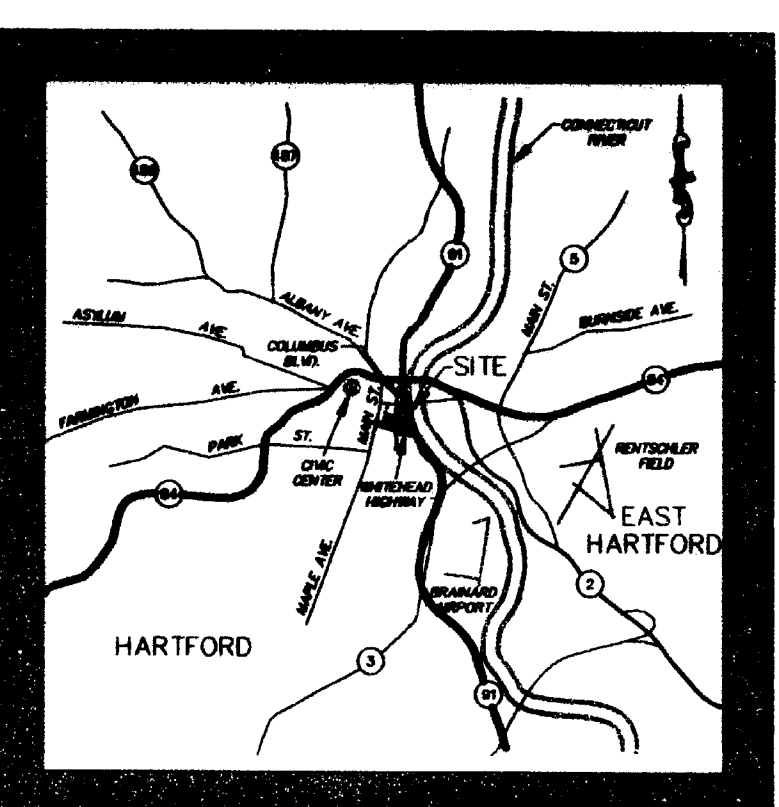
This is to certify that this map or plot of property owned by State of Connecticut and Phoenix Life Insurance Company and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 2, 3, 4 and 13 of Table 4 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 herein.

Date: 1-16-04

Signed: Todd S. Hesketh L.S. 1745



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
- CLUT WIRE
- CROSSWALK POLE
- LIGHT POLE
- STREET SIGN
- TRAFFIC LIGHT SUPPORT POLE
- TREE (TYP.)
- MONITOR WELL
- BORING
- ELECTRIC METER
- GAS METER
- WATER METER
- TELEPHONE
- AC UNIT
- STONE WALL
- GUIDE RAIL
- DIRECTION OF FLOW
- I.P. PROPERTY CORNER
- MONUMENT
- DRILL HOLE
- SURVEY CONTROL POINT
- POINT OF BEGINNING
- NORTHING
- EASTING
- NOW OR FORMERLY
- HARTFORD LAND RECORDS
- RADIOS
- TANGENT
- LENGTH
- CHORD
- CHORD BEARING
- FRONT YARD
- REAR YARD
- CONTROL POINT
- ASSESSOR'S LOT NUMBER

F. A. Hesketh & Associates, Inc.
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Old & Trade Engineers - Surveyors - Planners - Landscape Architects

FAH

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Revisions		Revisions	
No.	Description	No.	Description
1	08-04-03	1	08-04-03
2	08-04-03	2	08-04-03
3	08-04-03	3	08-04-03
4	08-04-03	4	08-04-03
5	08-04-03	5	08-04-03
6	08-04-03	6	08-04-03
7	08-04-03	7	08-04-03
8	08-04-03	8	08-04-03

PS-1