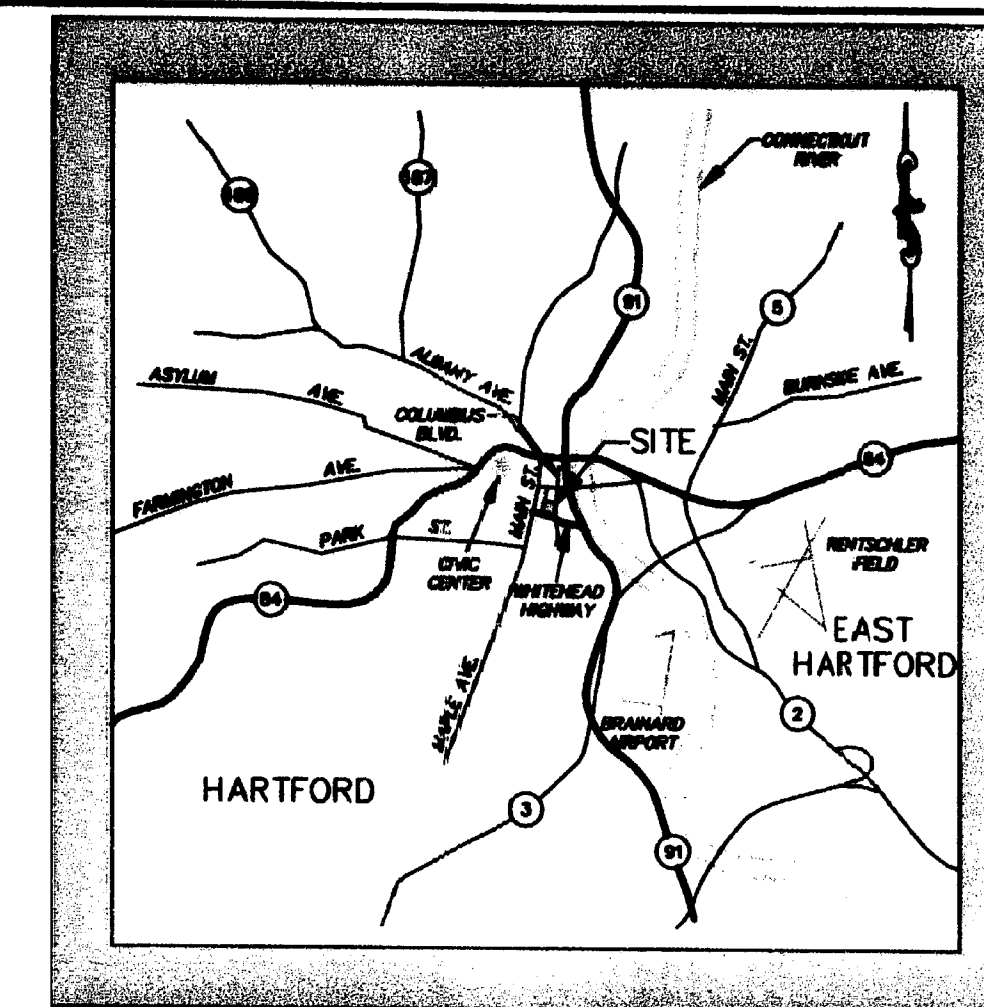
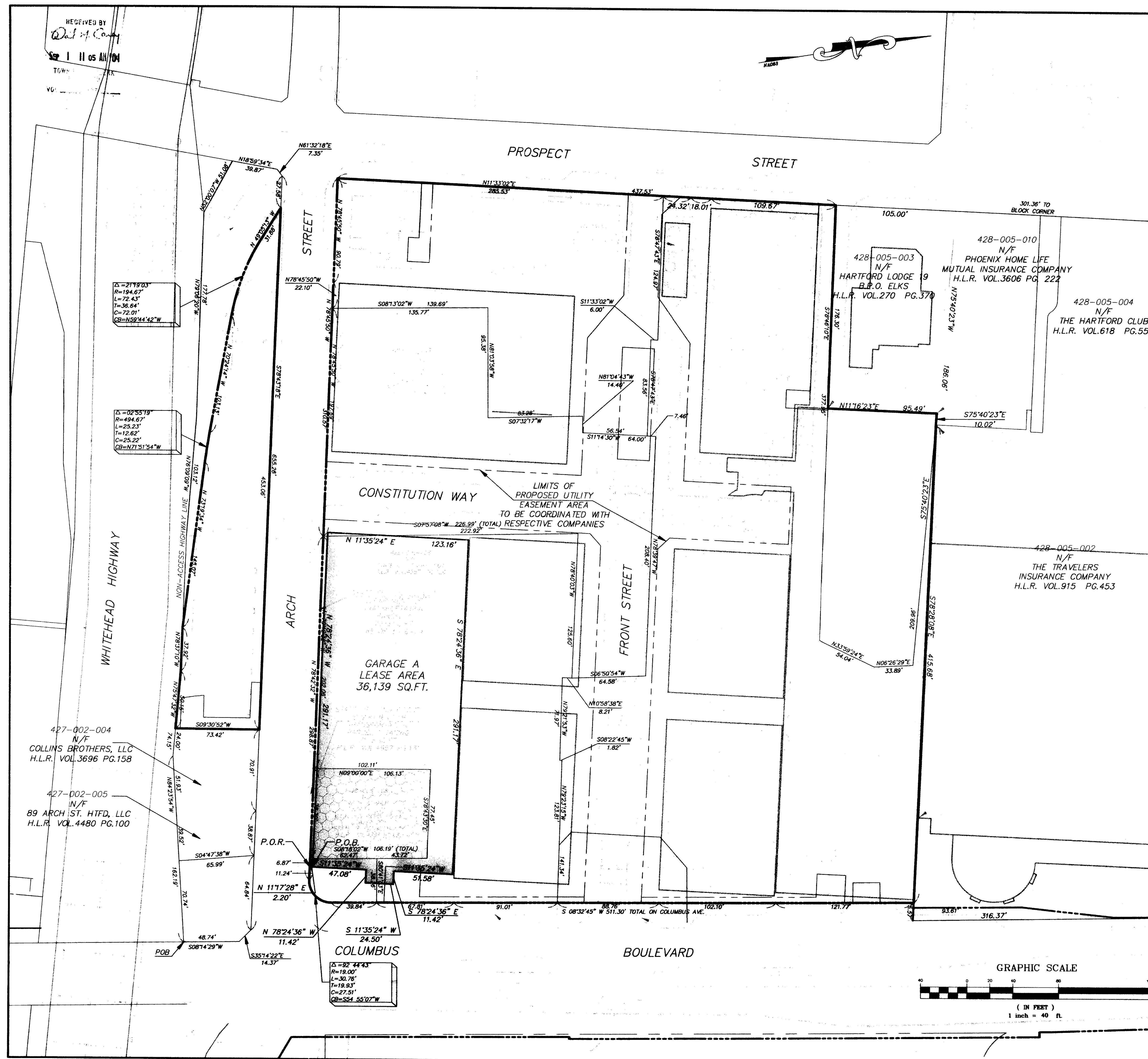


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MONITOR MAP
(NOT TO SCALE)

- LEGEND
(SYMBOLS NOT TO SCALE)
- CATCH BASIN
 - SEWAGE MANHOLE
 - WATER MANHOLE
 - TELEPHONE MANHOLE
 - ELECTRIC MANHOLE
 - UNKNOWN MANHOLE
 - YARD DRAIN
 - FLARED END SECTION
 - FIRE HYDRANT
 - WATER GATE VALVE
 - GAS GATE VALVE
 - MISC. GATE VALVE
 - WATER PIRE
 - FILL CAP
 - MAIL BOX
 - TELEPHONE CABINET
 - CONTROLLER CABINET
 - TRANSFORMER
 - UTILITY POLE
 - CROSSWALK POLE
 - POLE
 - TRAFFIC LIGHT SUPPORT POLE
 - STREET SIGN
 - TREE (TYP.)
 - MONITOR WELL
 - BORING
- ELECTRIC METER
 - GAS METER
 - WATER METER
 - TELEPHONE
 - AC UNIT
 - STONE WALL
 - TRAIL LINE
 - GUIDE RAIL
 - DIRECTION OF FLOW
 - I.P. PROPERTY CORNER
 - MONUMENT
 - DRILL HOLE
 - SURVEY CONTROL POINT
 - FENCE LINE
 - WATER LINE
 - CABLE TELEVISION LINE
 - ELECTRIC LINE
 - OVERHEAD WIRE
 - POINT OF BEGINNING
 - NORTHING
 - POINT OF FORMERLY
 - HARTFORD LAND RECORDS
 - DELTA ANGLE
 - PARALLEL
 - LENGTH
 - CHORD
 - CHORD BEARING
 - CHORD YARD
 - SIDE YARD
 - REAL YARD
 - CONTROL POINT

LAND IN/OUT STREET
NORTH S/L LEASED TO
STATE OF CONNECTICUT
H.L.R. VOL.428 PG.68

NOTES:

- 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 200-300A-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, 1986.
- IT IS A PERIMETER SURVEY INTENDED TO DEPICT PROPOSED LEASE LINES ON LAND OF OR LEASED BY THE STATE OF CONNECTICUT.
- THIS SURVEY FALLS INTO THE RESURVEY BOUNDARY DETERMINATION CATEGORY FOR PROPERTY LINES AND THE ORIGINAL CATEGORY FOR PROPOSED LEASE LINES.
- THIS SURVEY'S PERIMETER BOUNDARY MEETS ACCURACY STANDARDS FOR BOTH CLASS "A-C" AND "URBAN" SURVEYS AS DEFINED BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND BY ALTA/ACSM. PROPOSED IMPROVEMENTS DEPICTED HEREON ARE FROM ELECTRONIC FILES PROVIDED BY GRARD & COMPANY ON JUNE 15, 2004 AND ARE SUBJECT TO FINAL ARCHITECTURAL COORDINATION AND BUILDING PLANS.
- BEARINGS AND COORDINATES DEPICTED HEREON REFER TO THE 1983 NORTH AMERICAN DATUM (NAD83). ELEVATIONS DEPICTED HEREON REFER TO THE 1985 NORTH AMERICAN VERTICAL DATUM (NAVD85). CONNECTICUT GEODETIC SURVEY STATION SCHOOLHOUSE HILL N=800,133.463, E=1,018,876.392, ELEV.=245.59 FEET AND CONNECTICUT GEODETIC SURVEY STATION 5497X N=841,061.913, E=1,017,432.118 WERE USED FOR ORIENTATION.
- THIS SURVEY DOES NOT DEPICT EXISTING UNDERGROUND UTILITIES.
- 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 12/4/86 FEDERAL EMERGENCY MANAGEMENT AGENCY."
- ON MAY 2, 2000, THE CONNECTICUT GENERAL ASSEMBLY ENACTED AND THE GOVERNOR OF THE STATE OF CONNECTICUT SIGNED PUBLIC ACT 00-140, AND ACT IMPLEMENTING THE MASTER PLAN FOR THE ADRIEN'S LANDING PROJECT AND THE STADIUM AT RENTSCHLER FIELD PROJECT WHICH IN PART EXEMPTED THE ADRIEN'S LANDING SITE FROM LOCAL ZONING ORDINANCES.

MAP REFERENCE:

- ALTA/ACSM LAND TITLE SURVEY: PERIMETER SURVEY PREPARED FOR ADRIEN'S LANDING DOWNTOWN HARTFORD, CONNECTICUT DATE: JANUARY 15, 2003 SCALE 1"=80' SHEETS 1-6 OF 6 LAST REVISED JULY 30, 2003 BY F.A. HESKETH & ASSOCIATES, INC.

To: State of Connecticut, Commonwealth Land Title Insurance Company, Chicago Title Insurance Company, Fidelity National Title Insurance Company and Capital City Economic Development Authority.

This is to certify that this map or plot and the survey on which it is based were made in accordance with "The minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1999 and includes items 2, 4, 13, and 15 of Table A thereof. The Positional Uncertainties resulting from the survey measurements do not exceed the allowable Positional Tolerance.

This survey was conducted on the ground between January 2003 thru July 2003 and to my knowledge and belief this map is substantially correct as noted hereon and unless otherwise depicted or noted hereon: A) Title lines and lines of occupation are the same; B) All buildings have been located; C) Building do not encroach over street, title or easement lines; D) Buildings do not violate municipal setback requirements or deed restrictions pertaining to the location of buildings; E) There are no encroachments or projections on or over the property or on easement appertinent to the same by buildings or improvements erected on the adjacent lands; F) The property is not located within a FEMA flood hazard zone; and G) There are no easements or encroachments affecting this property from a careful inspection of the same, other than those depicted or noted hereon.

To my knowledge and belief this map is substantially correct as noted hereon. This map is not valid without the live signature and impression type seal of the Land Surveyor whose name appears hereon.

Todd S. Hesketh LS 17945 Date 8-02-04

ADRIEN'S LANDING
Hartford, Connecticut

F.A. Hesketh & Associates, Inc.
6 Cranbury Brook, East Granby, CT 06026
Cell & Traffic Engineers - Surveyors - Planners - Landscape Architects

No.	Date	Description	Revisions:
1	JUNE 23, 2004	FINAL COMMENTS	
2	AUGUST 1, 2004	ADDITIONAL COMMENTS	

O.P.M. TO C.C.E.D.A.
GARAGE "A" LEASE PLAN
PREPARED FOR
STATE OF CONNECTICUT
DOWNTOWN
HARTFORD, CONNECTICUT

GAR "A"

#2697-1