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#2697-2

GARAGE A LEASE AREA

All that certain piece or parcel of land situated in the City of Hartford, County of Hartford, and State of Connecticut shown and designated as "GARAGE A LEASE AREA 36,139 SQ.FT." on a map or plan entitled "O.P.M. to C.C.E.D.A. GARAGE "A" LEASE PLAN PREPARED FOR STATE OF CONNECTICUT DOWNTOWN HARTFORD, CONNECTICUT date: 05-07-04 [last revised August 2, 2004] scale: 1"=40' job no: 96007 sheet 1 of 2" made by F.A. Hesketh & Associates, Inc. 6 Creamery Brook, East Granby, CT which Map is to be filed in the Office of the Hartford Town Clerk. Said premises are more particularly bounded and described as follows:

Commencing at a point of reference in the northerly streetline of Arch Street, said point being 11.24 feet at a bearing of N 78° 42' 32" W from the point of tangency marking the northwest intersection of Arch Street and Columbus Avenue taking line.

Thence, N 11° 17' 28" E a distance of 2.20 to the point and place of beginning.

Thence, N 78° 24' 36" W a distance of 291.17 feet partly through land now or formerly Arch Street North LLC leased to State of Connecticut and partly through land now or formerly State of Connecticut to a point.

Thence, N 11° 35' 24" E a distance of 123.16 feet partly through land now or formerly Arch Street North LLC leased to State of Connecticut and partly through land now or formerly State of Connecticut to a point.

Thence, S 78° 24' 36" E a distance of 291.17 feet through land now or formerly State of Connecticut to a point.

Thence, S 11° 35' 24" W a distance of 51.58 feet to a point.

Thence, S 78° 24' 36" E a distance of 11.42 feet to a point.

Thence, S 11° 35' 24" W a distance of 24.50 feet to a point.

Thence, N 78° 24' 36" W a distance of 11.42 feet to a point.

Thence S 11° 35' 24" W a distance of 47.08 to the point and place of beginning.

The last five courses being through land now or formerly State of Connecticut.

Said lease area contains 36,139 square feet.

APPURTENANCES - GARAGE A LEASE AREA

SAID GARAGE A LEASE AREA IS TOGETHER WITH THE FOLLOWING APPURTENANT RIGHTS:

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 #4]
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 #5]
3. Sewer Easement 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 #6]
4. 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 Volume 4395, Page 87 of the Hartford Land Records. [APPURTENANT EASEMENT #7]
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 #8]
6. 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 4287, Page 103 of the Hartford Land Records. [APPURTENANT EASEMENT #9]
7. Negative Easement Agreement by Collins Brothers, L.L.C. in favor of the State of Connecticut dated June 16, 2003 and recorded in Volume 4831, Page 163 of the Hartford Land Records.
8. 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, re-recorded (for purposes of correction) on January 17, 1978 in Volume 1610, Page 112 of the Hartford Land Records. [APPURTENANT EASEMENT #15]

ENCUMBRANCES - GARAGE A LEASE AREA

SAID GARAGE A LEASE AREA IS SUBJECT TO THE FOLLOWING:

1. The obligations of the Grantee in an Air-Rights Easement from the City of Hartford benefiting the Connecticut Natural Gas Corporation dated November 15, 1977 and recorded on November 15, 1977 in Volume 1598, Page 237 of the Hartford Land Records and re-recorded on January 17, 1978 in Volume 1610, Page 112 of said Land Records.
2. Terms, conditions and provisions of a Lease from Arch Street North LLC to the State of Connecticut dated September 29, 2000, as evidenced by a Notice of Lease between said parties dated September 29, 2000 and recorded in Volume 4288, Page 68 of the Hartford Land Records, as amended by Amended and Restated Ground Lease between Arch Street North LLC and State of Connecticut, acting by and through the Secretary of the Office of Policy and Management, as evidenced by Amended and Restated Notice of Lease dated as of June 30, 2004 and recorded in the Hartford Land Records.
3. Terms, conditions and obligations as set forth in a 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.
4. Terms, conditions and obligations as set forth in a Sewer Easement Agreement between Russo Brothers, Incorporated and the State of Connecticut dated as of May 25, 2001 and recorded in Volume 4400, Page 78 of the Hartford Land Records.
5. Easement for temporary work area of 786± square feet as set forth in a taking by the State of Connecticut, acting by its Commissioner of Transportation James F. Byrnes, Jr., P.E., dated January 20, 2004 and recorded in Volume 4957, Page 131 of the Hartford Land Records.
6. Easement for temporary work area of 2,021 square feet as set forth in a Transfer of Custody and Control from the Office of Policy and Management to the Department of Transportation dated March 16, 2004 and recorded in Volume 4993, Page 279 of the Hartford Land Records.
7. Easement for temporary work area of 6,266± square feet as set forth in a taking by the State of Connecticut, acting by its Commissioner of Transportation James F. Byrnes, Jr., P.E., dated January 20, 2004 and recorded in Volume 4957, Page 131 of the Hartford Land Records.
8. Easement for temporary work area of 5,787 square feet as set forth in a Transfer of Custody and Control from the Office of Policy and Management to the Department of Transportation dated March 16, 2004 and recorded in Volume 4993, Page 279 of the Hartford Land Records.

SAID APPURTENANT EASEMENT NO. 4 IS 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, 1956 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 435 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 1064, Page 679 of the Hartford Land Records.

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 and provisions of an Easement from Phoenix Mutual Life Insurance Company to the City of Hartford dated and recorded November 22, 1991 in Volume 3213, Page 13 of the Hartford Land Records.

4. Agreement granting easements from Phoenix Home Life Mutual Insurance Company to the City of Hartford dated June 22, 1999 and recorded in Volume 4167, Page 1 of the Hartford Land Records.

5. Terms, conditions and provisions of an Easement Agreement by Phoenix Home 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 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 4556, Page 109 of the Hartford Land Records.

6. 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.

SAID APPURTENANT EASEMENT NO. 5 IS SUBJECT TO THE FOLLOWING:

7. Terms and conditions of an Agreement between the State of Connecticut and the City of Hartford dated December 30, 1940 and recorded in Volume 742, Page 279 of the Hartford Land Records.
8. Utilities and drainage facilities located in the bed of the Whitehead Highway and conditions shown on Interstate 91 Topography, Survey Baselines & Taking Lines Map Project No. 63-185 Sheet 17 of 80, undated, on file at the State of Connecticut Department of Transportation.
9. Terms, conditions and obligations set forth in a 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.

SAID APPURTENANT EASEMENT NO. 6 IS SUBJECT TO THE FOLLOWING:

10. Sewer easement from Russo Brothers Incorporated to The Metropolitan District dated December 22, 1960 and recorded in Volume 1055, Page 313 of the Hartford Land Records.
11. Five (5) foot building line along Sheldon Street as shown on a map entitled, "Map Showing Property Surveyed for The Hartford Electric Light Company Sheldon Street, Taylor Street & Charter Oak Avenue, Hartford, Connecticut Scale 1 inch = 40 feet December 1964. Petersen & Hoffman, Engineers, Successors to Spencer & Washburn, Inc.", on file with the boundary line agreement between The Edwin Taylor Lumber Company and Russo Brothers, Incorporated dated May 24, 1965 and recorded in Volume 1142, Page 668 of the Hartford Land Records.

12. Terms, conditions and obligations set forth in a Sewer Easement 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.

SAID APPURTENANT EASEMENT NO. 7 IS SUBJECT TO THE FOLLOWING:

13. Terms, conditions and obligations set forth in a 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 Volume 4395, Page 87 of the Hartford Land Records.

SAID APPURTENANT EASEMENT NO. 8 IS SUBJECT TO THE FOLLOWING:

14. Easements in favor of The Hartford Steam Company described in a Quit Claim Deed from The Hartford Steam Company to Energy Networks, Inc. dated March 1, 1989 and recorded in Volume 2916, Page 20 of the Hartford Land Records.

15. Terms, conditions and obligations set forth in an 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.

SAID APPURTENANT EASEMENT NO. 9 IS SUBJECT TO THE FOLLOWING:

16. Twenty year right to repurchase described in a Quit Claim Deed from Connecticut Natural Gas Corporation to The Hartford Steam Company dated January 25, 1989 and recorded on January 26, 1989 in Volume 2886, Page 79 of the Hartford Land Records.

17. Pump House currently located within the easement area held by The Hartford Steam Company as set forth in a Quit Claim Deed dated January 15, 1989 and recorded in Volume 2886, Page 79 of the Hartford Land Records.

18. Terms, conditions and obligations set forth in a Certificate of Taking by the State of Connecticut against The Hartford Steam Company dated September 29, 2000 and recorded in Volume 4287, Page 103 of the Hartford Land Records.

SAID APPURTENANT EASEMENT NO. 15 IS SUBJECT TO THE FOLLOWING:

19. Terms, conditions and provisions 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; re-recorded (for the purpose of correction) on January 17, 1978 in Volume 1610, Page 112 of the Hartford Land Records.

RECEIVED BY
Date: 11/06/04
TOWN CLERK
VOLUME

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Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects



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

O.P.M. TO C.C.E.D.A.
GARAGE "A" LEASE PLAN
PREPARED FOR
STATE OF CONNECTICUT
DOWNTOWN
HARTFORD, CONNECTICUT
Date: 05-07-04 Drawn by: CAD Job no: 96007
Scale: NTS Checked by: TSH Sheet no: 2 of 2
V:\WORK\JUN04\WEST SIDE\WEST LEASE PLAN NOTES.dwg GARAGE A NOTES 8/2/2004 10:01:56 AM

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"A"

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Joseph Merritt & Company

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