

GARAGE B

All that certain place or parcel of land situated in the City of Hartford, County of Hartford, and State of Connecticut shown and designated as "GARAGE B LEASE AREA 53.109 SQ.FT." on a map or plan entitled "PLAN TO C.C.E.D.A. GARAGE B LEASE AREA PREPARED FOR STATE OF CONNECTICUT DOWNTOWN HARTFORD, CONNECTICUT" dated 05-07-04 [last revised June 25, 2004] scale: One-eighth inch = 10 feet, made by F.A. Hesketh & Associates, Inc. 6 Creamery Brook, East Granby, CT (see Map 1), 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 westerly streetline of Columbus Boulevard, said point being 121.77 feet at a bearing of S 08° 33' 45" W from a point marking the westerly line of Columbus Boulevard and the southeast corner of land now or formerly of Arch Street North LLC located to State of Connecticut;

Thence, N 81° 27' 15" W a distance of 9.08 feet through land now or formerly of Arch Street North LLC located to State of Connecticut to the point and place of beginning; said point being the southeast corner of Garage B depicted on the Map.

Thence, N 78° 28' 08" W a distance of 348.42 feet to a point.

Thence, S 11° 31' 52" E a distance of 25.65 feet to a point.

Thence, S 48° 27' 11" E a distance of 4.82 feet to a point of curvature.

Thence, along a non-tangent curve to the left, said curve having a central angle of 28° 24' 48" a radius of 31.70 feet and an arc length of 16.27 feet to a point, said point bearing S 05° 54' 58" W a chord distance of 16.10 feet from said point of curvature.

Thence, S 11° 38' 09" W a distance of 12.87 feet to a point of curvature.

Thence, along a non-tangent curve to the right, said curve having a central angle of 16° 08' 22" a radius of 32.21 feet and an arc length of 9.07 feet to a point, said point bearing N 23° 16' 38" W a chord distance of 9.04 feet from said point of curvature.

Thence, N 78° 28' 08" W a distance of 12.33 feet to a point.

Thence, S 11° 31' 52" E a distance of 9.83 feet to a point.

Thence, N 78° 28' 08" W a distance of 12.33 feet to a point.

Thence, N 11° 31' 52" E a distance of 59.36 feet to a point.

Thence, N 78° 28' 08" W a distance of 46.82 feet to a point.

The last eleven courses being through land now or formerly of Arch Street North LLC located to State of Connecticut.

Thence, N 11° 31' 52" E a distance of 122.00 feet to a point.

Thence, S 78° 28' 08" E a distance of 422.33 feet to a point. The last two courses being partly through land now or formerly of Arch Street North LLC located to State of Connecticut and partly along land now or formerly of State of Connecticut to a point.

Thence, S 11° 31' 52" W a distance of 122.00 feet to the point and place of beginning. The last course being through land now or formerly of Arch Street North LLC located to State of Connecticut.

Said lease area contains 53.109 square feet.

APPURTENANCES - GARAGE B LEASE AREA

SAID GARAGE B LEASE AREA IS TOGETHER WITH THE FOLLOWING APPURTENANT RIGHTS AS A PORTION OF THE AGREEMENTS LENDING PROJECT:

1. Reciprocal Negative Easement Agreement between Phoenix Home Life Mutual Insurance Company and the State of Connecticut dated as of September 26, 2000 and recorded in Volume 4306, Page 238 of the Hartford Land Records. [APPURTENANT EASEMENT #4]
2. Easement Agreement between the City of Hartford and the State of Connecticut dated as of February 13, 2001 and recorded in Volume 4341, Page 183 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 4380, 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 26, 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 26, 2000 and recorded in Volume 4287, Page 103 of the Hartford Land Records. [APPURTENANT EASEMENT #9]
7. Negative Easement Agreement by Calina 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.

SAID GARAGE B LEASE AREA IS SUBJECT TO THE FOLLOWING:

1. Terms, conditions and provisions of a Lease from Arch Street North LLC to the State of Connecticut dated September 26, 2000, as evidenced by a Notice of Lease between said parties dated September 26, 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, as evidenced by Amended and Restated Notice of Lease dated as of June 30, 2004 and recorded in the Hartford Land Records.
2. 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 183 of the Hartford Land Records.
3. 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.

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, 1998 and recorded on March 12, 1999 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, 1999 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 13, 1999 and recorded on March 15, 1991 in Volume 1026, Page 22 of the Hartford Land Records.
 - (d) Agreement by and between the City of Hartford and Constitution Plaza, Inc. dated March 23, 1981 and recorded on April 3, 1981 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, 1981 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, 1981 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, 1982 in Volume 1084, 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 46 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 23, 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 4306, Page 233 of the Hartford Land Records, which Easement Agreement was amended by First Amendment to Easement Agreement by Phoenix Home 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.
6. Reciprocal Negative Easement Agreement between Phoenix Home Life Mutual Insurance Company and the State of Connecticut dated as of September 26, 2000 and recorded in Volume 4306, 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 81 Topographic Survey Baseline & Taking Lines Map Project No. 63-185 Sheet 17 of 90, 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 183 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, 1980 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 1984, Polson & Hoffman, Engineers, Successors to Spencer & Washburn, Inc.", on file with the boundary line agreement between the City of Hartford and the State of Connecticut, dated May 24, 1985 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:

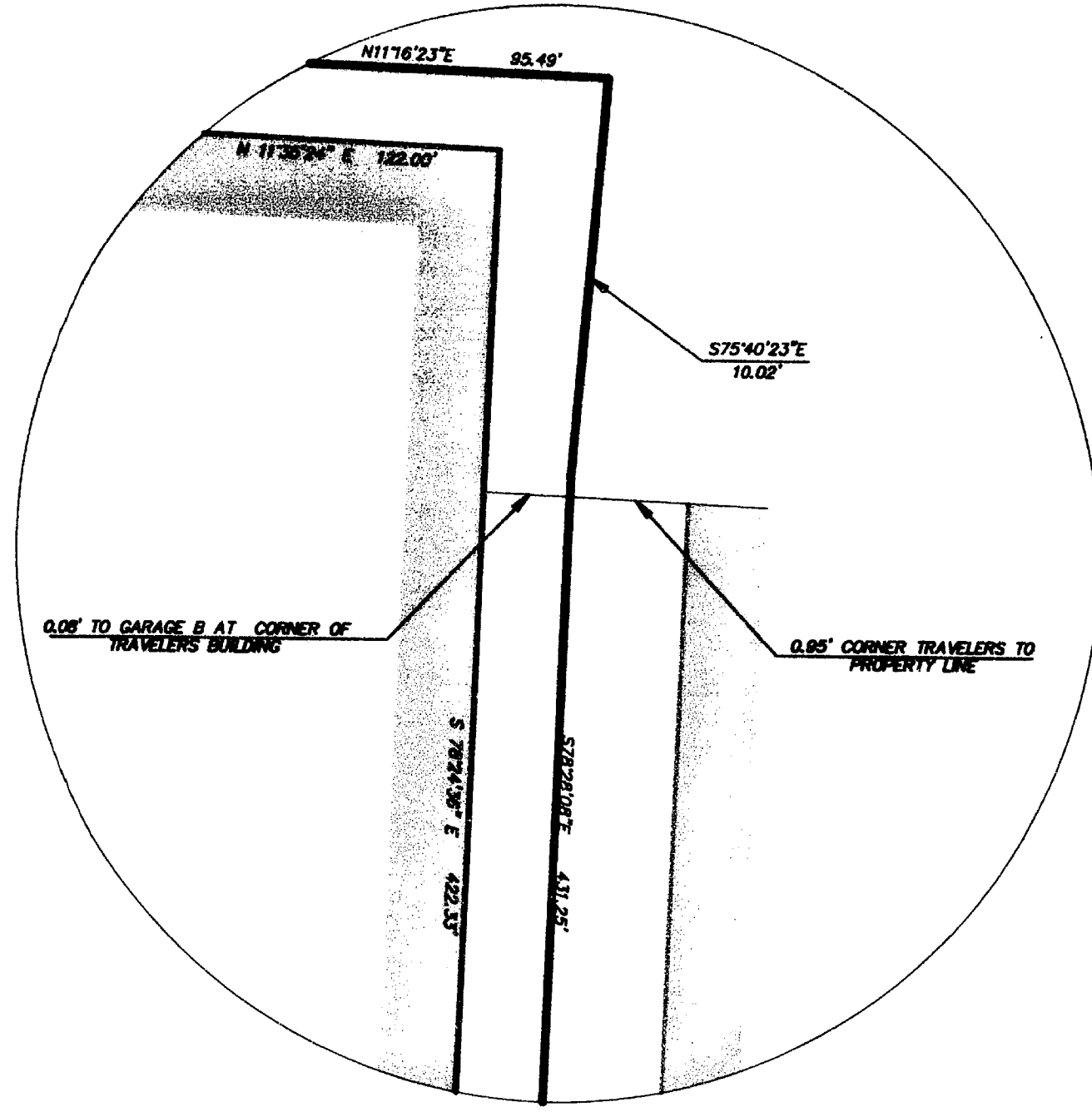
13. Terms, conditions and obligations set forth in a Temporary Easement Agreement for Utility Corridor Easement by and between The Energy Network, Inc. and the State of Connecticut dated as of June 12, 2001 and recorded in Volume 4380, Page 87 of the Hartford Land Records.

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

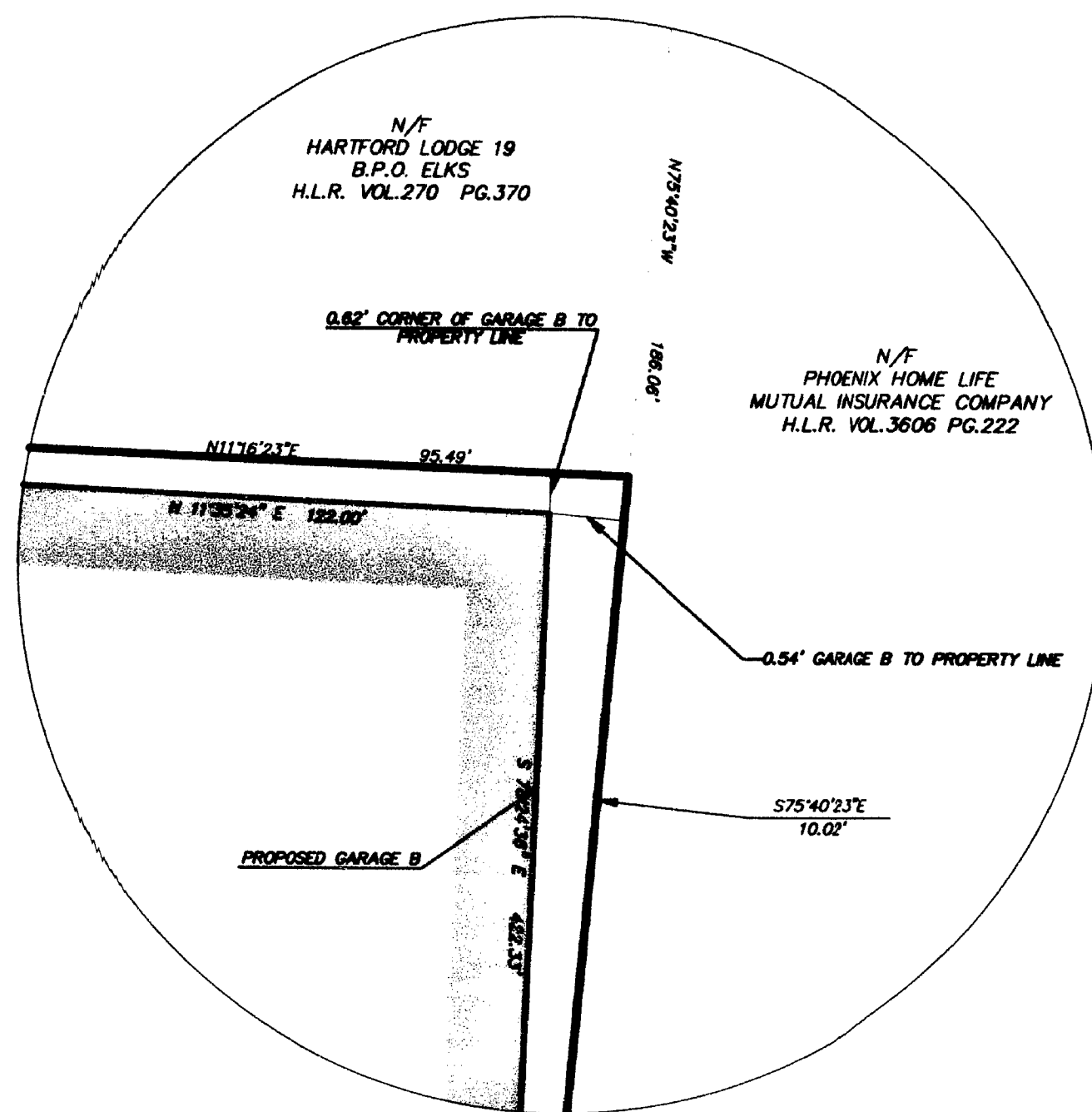
14. Easements in favor of The Hartford Steam Company described in a Quit-Claim Deed from The Hartford Steam Company to Energy Networks, Inc. dated March 1, 1989 and recorded in Volume 2916, Page 20 of the Hartford Land Records.
15. Terms, conditions and obligations set forth in an Access Easement Interest 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 26, 2000 and recorded in Volume 4287, Page 113 of the Hartford Land Records.

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

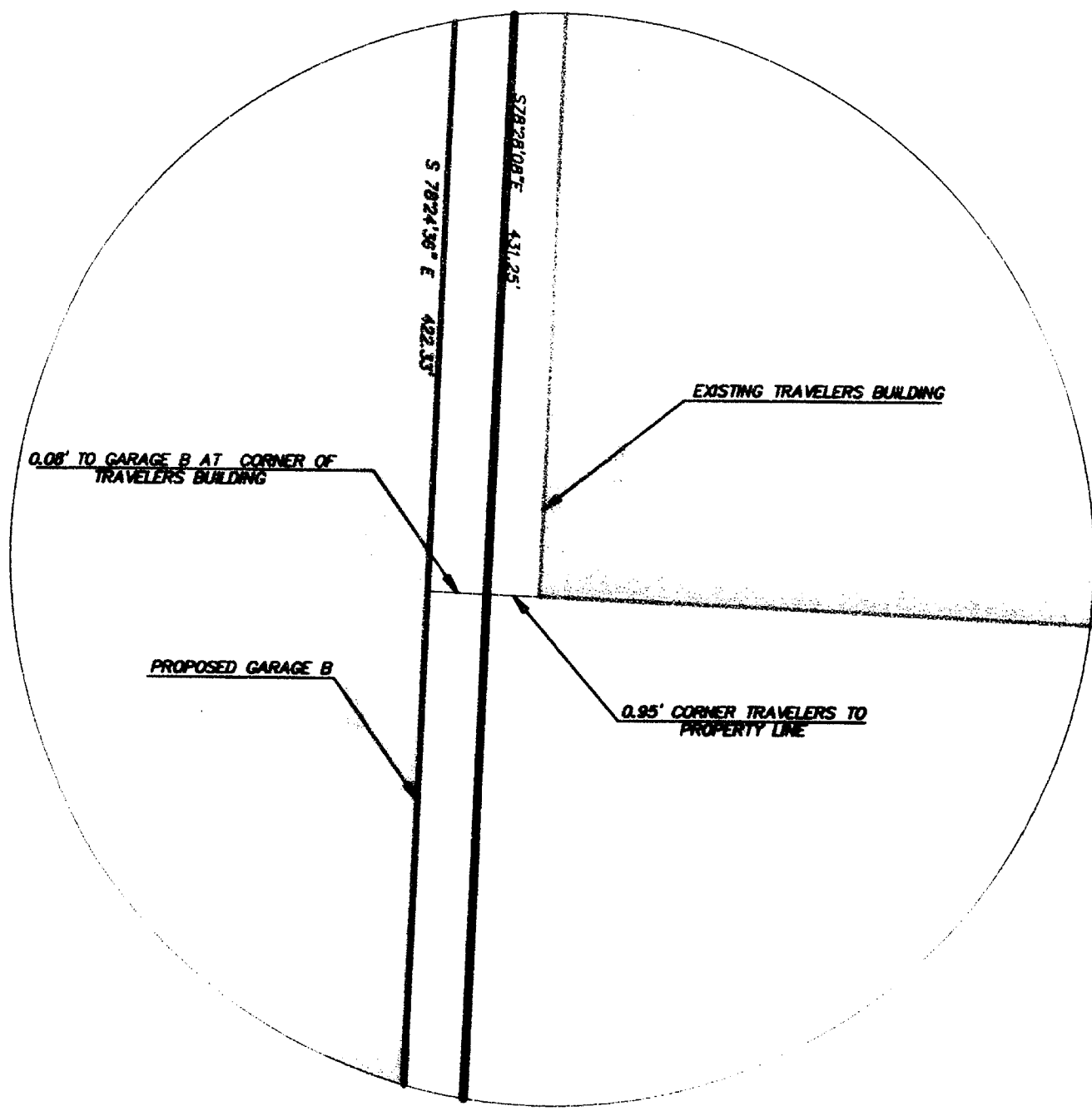
16. Twenty year right to repurchase described in a Quit-Claim Deed from Connecticut Natural Gas Corporation to The Hartford Steam Company dated January 25, 1989 and recorded on January 26, 1989 in Volume 2886, Page 79 of the Hartford Land Records.
17. Pump House currently located within the easement 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 26, 2000 and recorded in Volume 4287, Page 103 of the Hartford Land Records.



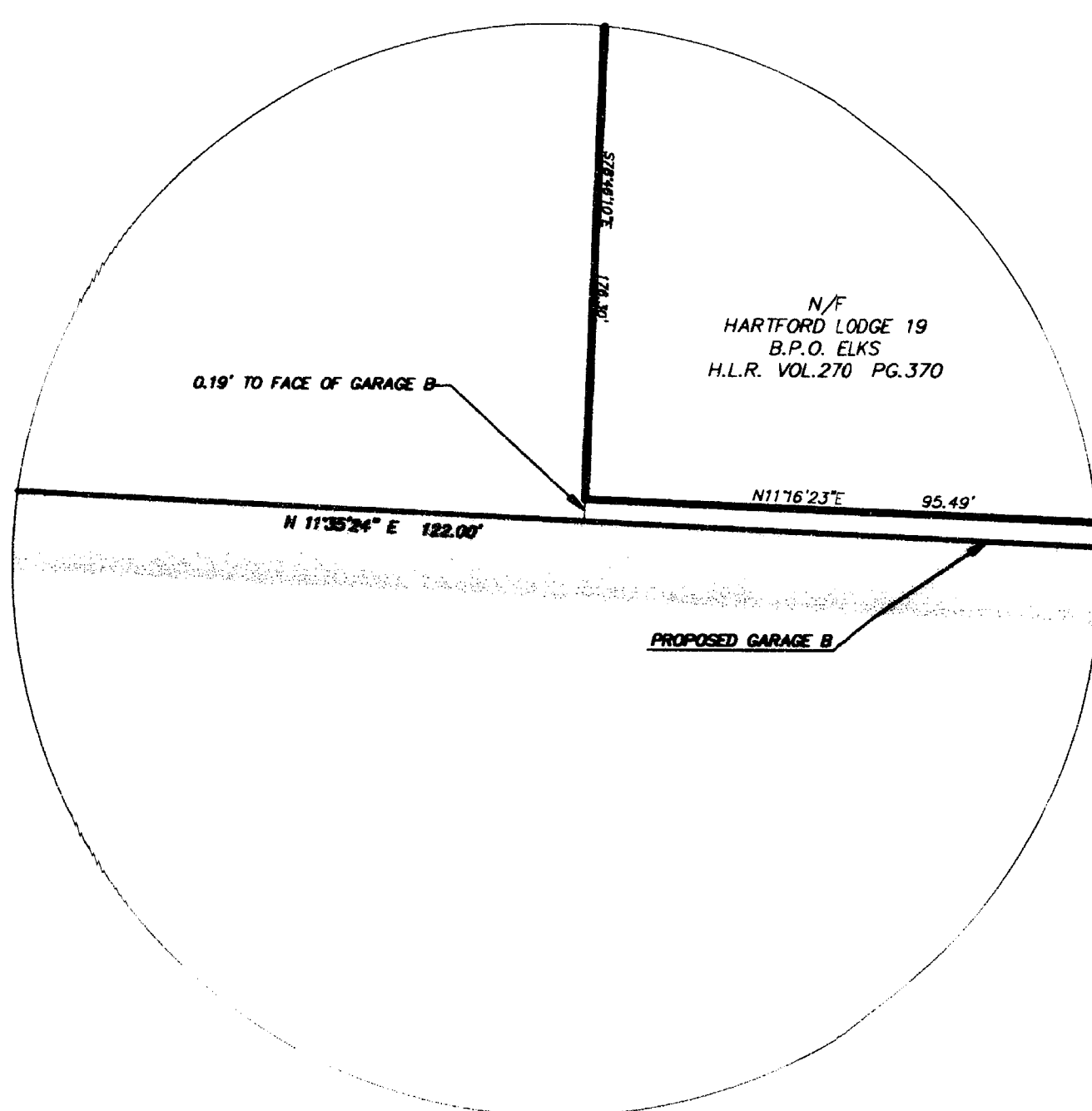
DETAIL A
NOT TO SCALE



DETAIL C
NOT TO SCALE



DETAIL B
NOT TO SCALE



DETAIL D
NOT TO SCALE

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No.	Date	Description	Revisions
1	JUNE 23, 2004	FINAL COMMENTS	
2	JUNE 25, 2004	ADDITIONAL COMMENTS	

O.P.M. TO C.C.E.D.A.
GARAGE "B" LEASE PLAN
PREPARED FOR
STATE OF CONNECTICUT
DOWNTOWN
DATE: 05-07-04
DRAWN BY: CAD
CHECKED BY: TSH
JOB NO.: 96007
SHEET NO.: 2 OF 2
HARTFORD, CONNECTICUT
NOTES: GARAGE B LEASE NOTES 6/2004 1:50Z PM

