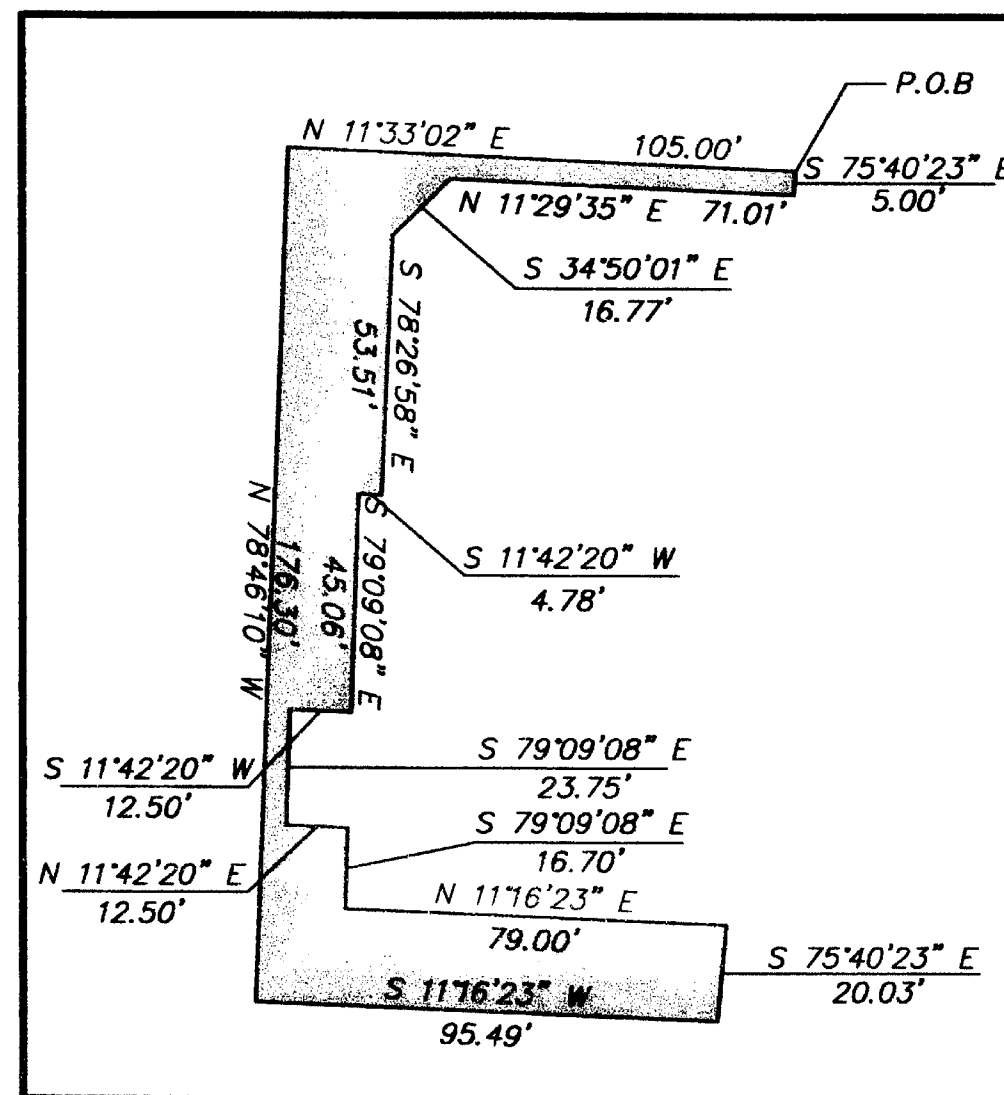
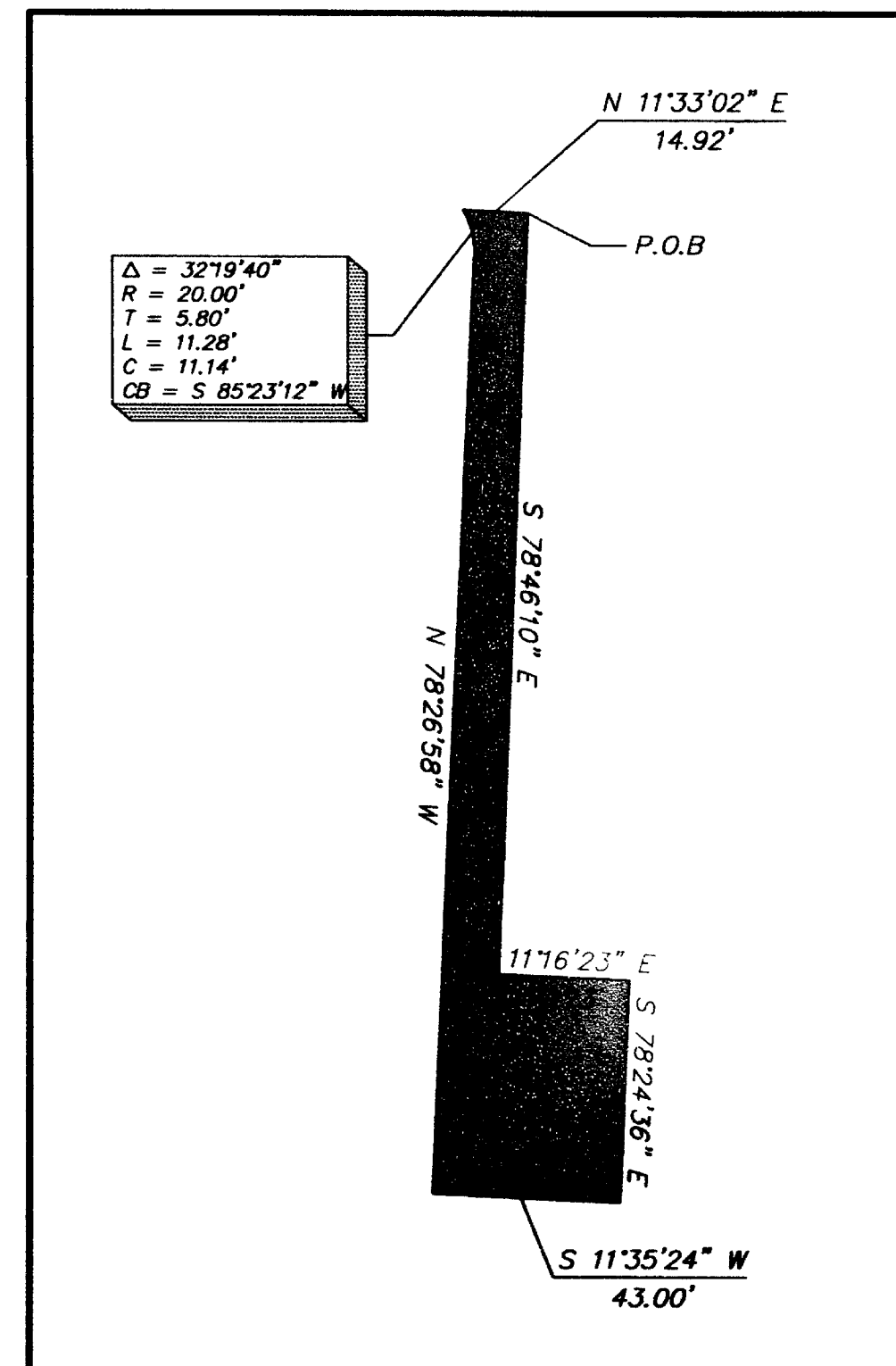


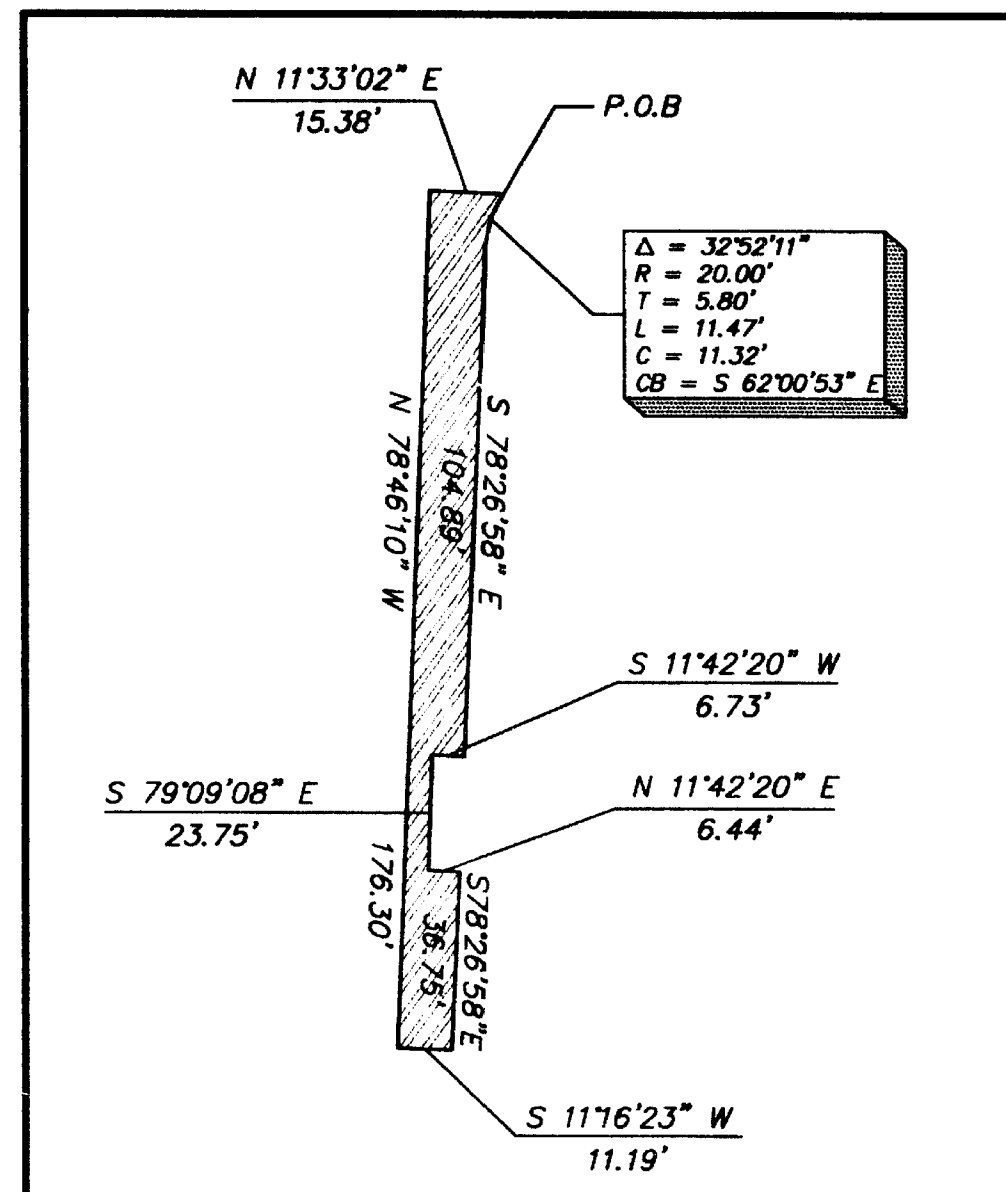
DETAIL A
TEMPORARY REPAIR/REPLACE EASEMENT -
RIGHTS TO REPAIR/REPLACE PAVEMENT; CONSTRUCT
TEMPORARY BUILDING ACCESS, CURB & SIDEWALK
IN FAVOR OF THE STATE OF CONNECTICUT
2,483± SQ.FT.



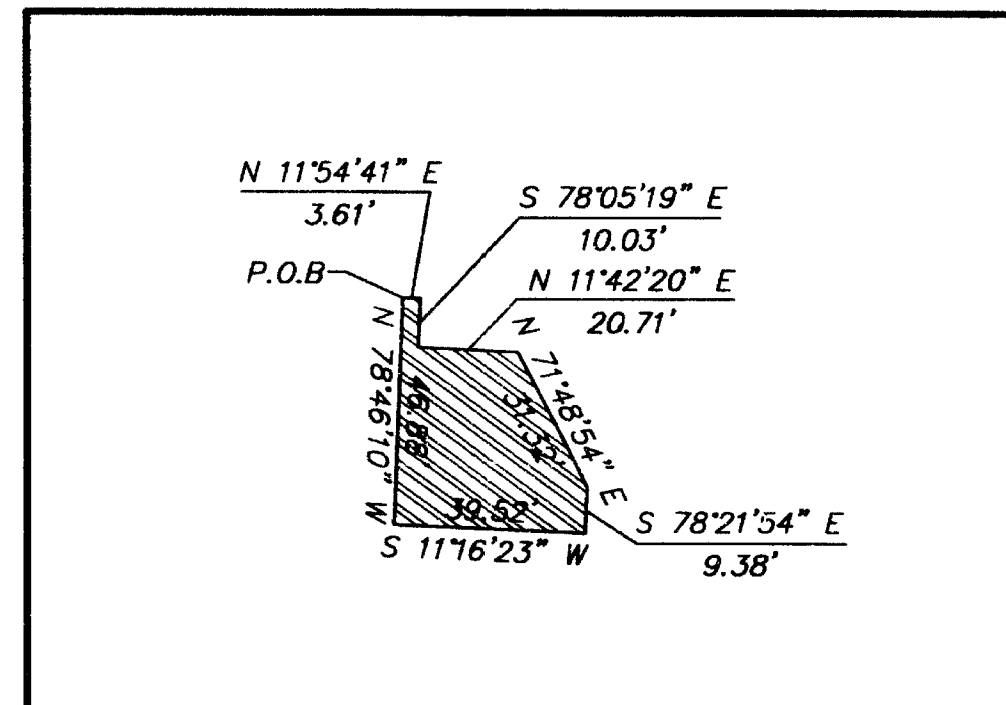
DETAIL B
TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF THE
STATE OF CONNECTICUT
5,144± SQ.FT.



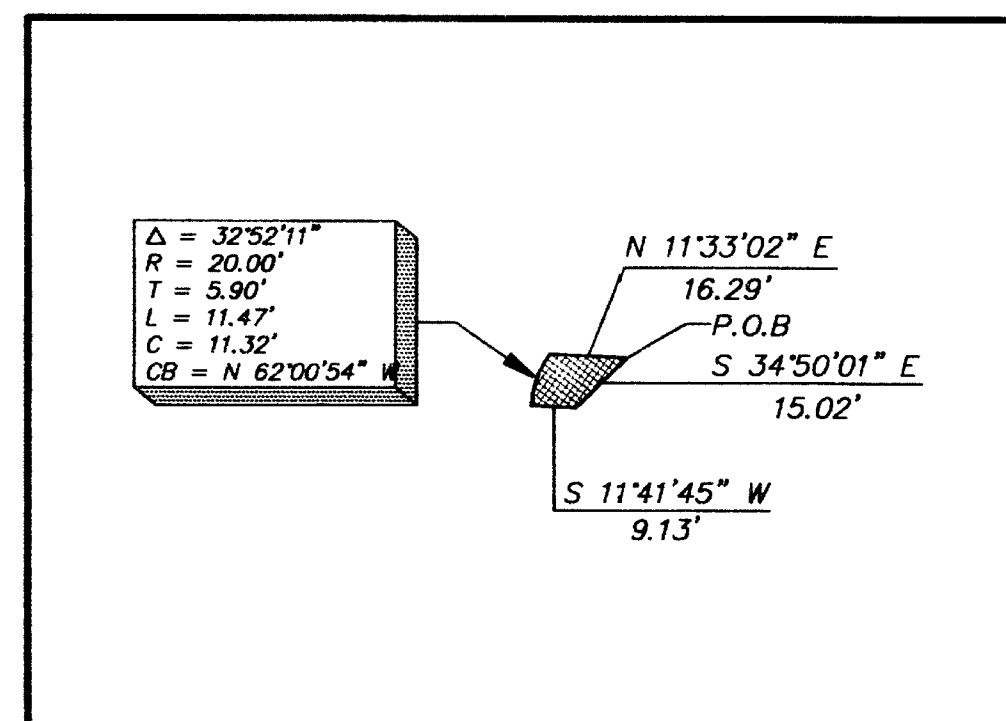
DETAIL C
PERMANENT EASEMENT
IN FAVOR OF THE ELKS CLUB
4,390± SQ.FT.



DETAIL D
PERMANENT DRIVEWAY EASEMENT
IN FAVOR OF THE STATE OF CONNECTICUT
1,915± SQ.FT.



DETAIL E
PERMANENT SANITARY SEWER AND STORM DRAINAGE EASEMENT
IN FAVOR OF THE STATE OF CONNECTICUT
1,278± SQ.FT.



DETAIL F
PERMANENT SIDEWALK EASEMENT IN FAVOR OF THE STATE OF
CONNECTICUT
144± SQ.FT.

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.
2. IT IS AN EASEMENT SURVEY INTENDED TO DEPICT EASEMENTS TO BE GRANTED TO THE STATE OF CONNECTICUT OR THE HARTFORD LODGE NO. 19, OF THE BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE UNITED STATES OF AMERICA.
3. THIS SURVEY FALLS INTO THE RESURVEY BOUNDARY DETERMINATION CATEGORY FOR PROPERTY LINES AND THE ORIGINAL CATEGORY FOR PROPOSED EASEMENT LINES.
4. THIS SURVEY'S PERIMETER BOUNDARY MEETS ACCURACY STANDARDS FOR BOTH CLASS "A-2" AND "URBAN" SURVEYS AS DEFINED BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND BY ALTA/ACSM. IMPROVEMENTS DEPICTED HEREON ARE BASED UPON SURVEYS CONDUCTED IN 1986 AND MAY NOT REFLECT EXISTING SITE CONDITIONS. PORTION OF THIS SITE ARE CURRENTLY UNDER CONSTRUCTION.
5. BEARINGS AND COORDINATES DEPICTED HEREON REFER TO THE 1983 NORTH AMERICAN DATUM (NAD83). ELEVATIONS (IF ANY) DEPICTED HEREON REFER TO THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88). CONNECTICUT GEODETIC SURVEY STATION SCHOOLHOUSE HILL N=800,733.463, E=1,018,876.382, ELEV=245.59 FEET AND CONNECTICUT GEODETIC SURVEY STATION 5487X N=841,061.913, E=1,017,432.118 WERE USED FOR ORIENTATION.
6. THIS SURVEY DOES NOT DEPICT EXISTING UNDERGROUND UTILITIES.

NOTES CONTINUED:

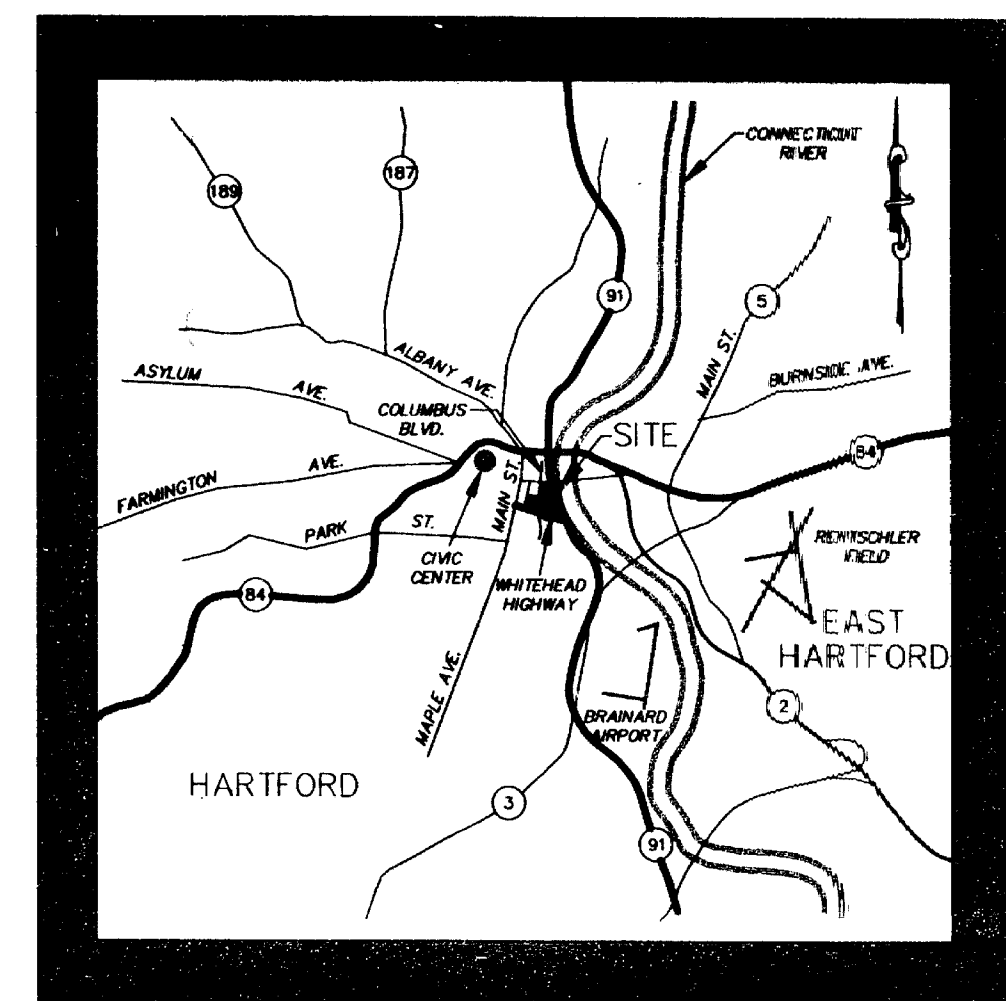
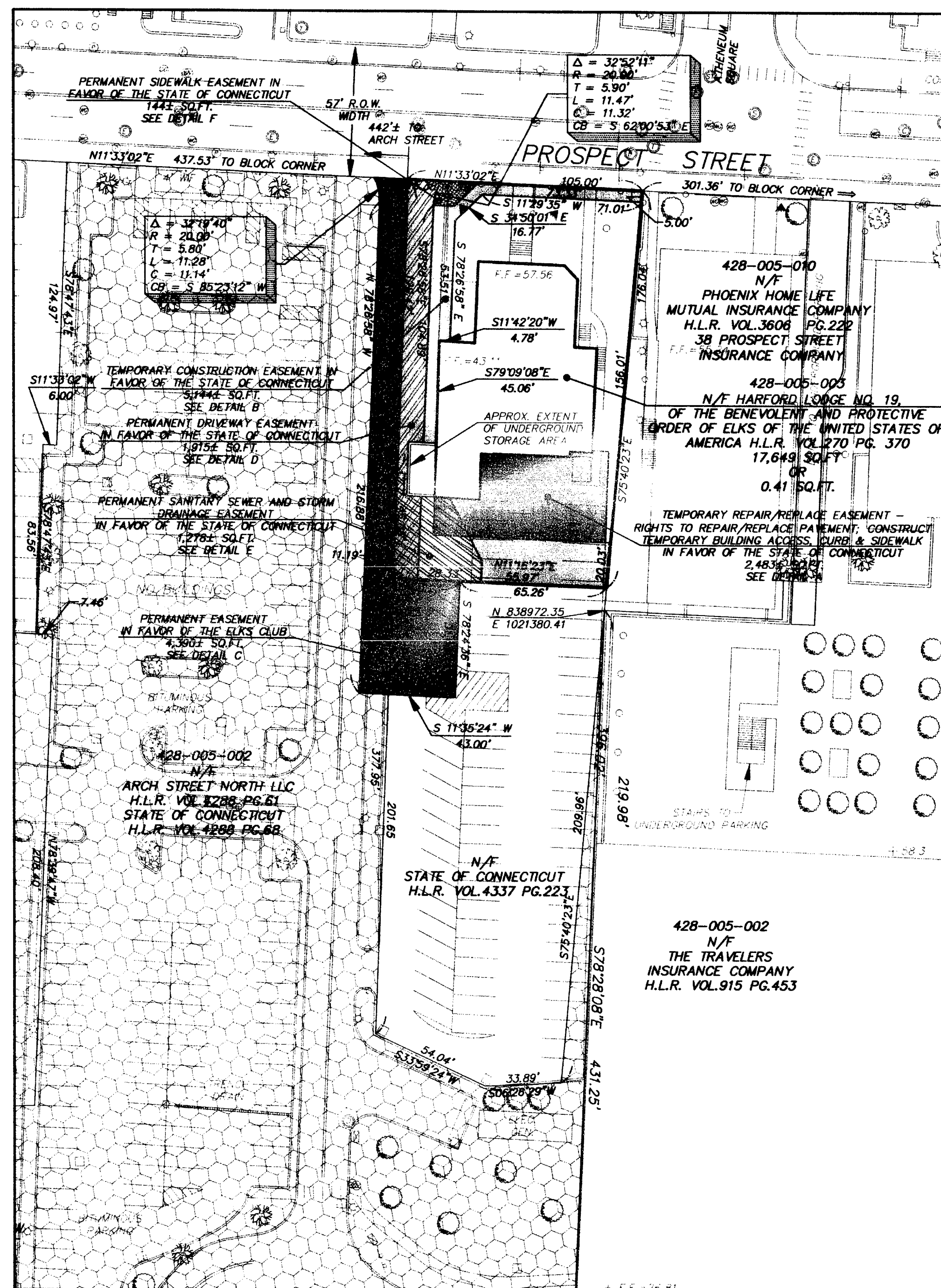
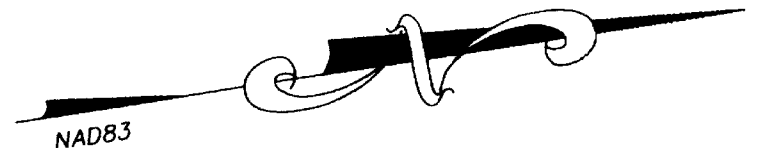
7. THE PARCEL DEPICTED HEREON LIES WITHIN FLOOD ZONE X (AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN). THIS DETERMINATION IS BASED UPON A VISUAL INSPECTION OF A MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP AND STREET INDEX CITY OF HARTFORD, CONNECTICUT, HARTFORD COUNTY, ONLY PANEL PRINTED COMMUNITY PANEL NUMBER 095080 005 B MAP REVISED 12/4/86 FEDERAL EMERGENCY MANAGEMENT AGENCY."
8. 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 ADRIAEN'S LANDING PROJECT AND THE STADIUM AT RENTISLER FIELD PROJECT WHICH IN PART EXEMPTED THE ADRIAEN'S LANDING SITE FROM LOCAL ZONING ORDINANCES.
9. EASEMENT DESCRIPTIONS WERE PROVIDED TO THE CLIENT UNDER SEPARATE COVER.

MAP REFERENCE:

1. ALTA/ACSM LAND TITLE SURVEY PERIMETER SURVEY PREPARED FOR ADRIAEN'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.

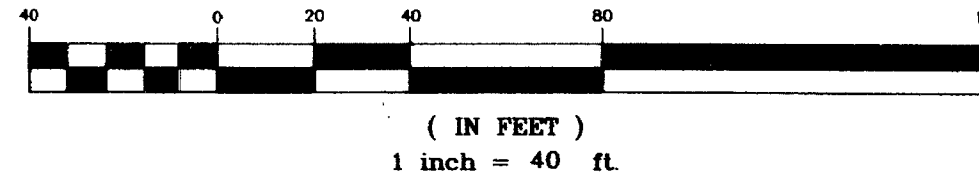
This drawing is prepared in accordance with the minimum standards of the Connecticut State Surveyors' Board. The survey is for the purpose of establishing the boundaries of the State of Connecticut.

LAND N/F ARCH STREET
NORTH LLC LEASED TO
STATE OF CONNECTICUT
H.L.R. VOL. 4288 PG. 68

VICINITY MAP
(NOT TO SCALE)LEGEND
(SYMBOLS NOT TO SCALE)

- 434-004-001 = MAP- BLOCK- LOT
- ① = ADRIAEN PARCEL #
- ⊕ = CATCH BASIN
- ⊕ = SANITARY MANHOLE
- ⊕ = DRAINAGE MANHOLE
- ⊕ = WATER MANHOLE
- ⊕ = TELEPHONE MANHOLE
- ⊕ = ELECTRIC MANHOLE
- ⊕ = GAS MANHOLE
- ⊕ = CABLE MANHOLE
- ⊕ = STEAM MANHOLE
- ⊕ = UNKNOWN MANHOLE
- ⊕ = FIRE HYDRANT
- ⊕ = WATER GATE VALVE
- ⊕ = WATER METER
- ⊕ = GAS GATE VALVE
- ⊕ = GAS METER
- ⊕ = HANDHOLE
- ⊕ = CONTROLLER CABINET
- ⊕ = UNKNOWN GATE VALVE
- ⊕ = VENT
- ⊕ = FILL CAP
- ⊕ = ELECTRIC METER
- ⊕ = FLARED END SECTION
- ⊕ = UTILITY POLE
- ⊕ = CITY WIRE
- ⊕ = MONITOR WELL
- ⊕ = PARKING METER
- ⊕ = POST
- ⊕ = TRAFFIC LIGHT SUPPORT POLE
- ⊕ = YARD DRAIN
- ⊕ = FLOOD LIGHT
- ⊕ = LIGHT STANDARD
- ⊕ = STREET SIGN
- ⊕ = TREE (TYP.)
- = TREE LINE
- = STONE WALL
- = GUIDE RAIL
- = SURVEY CONTROL POINT
- = MONUMENT
- = RE-BAR
- = CROSS WALK POLE
- = TOI CABLE MANHOLE
- = BROOKS FIBER OPTICS MANHOLE

GRAPHIC SCALE



To: State of Connecticut, Commonwealth Land Title Insurance Company, Chicago
Title Insurance Company, Fidelity National Title Insurance Company of New York,
Hartford Lodge No. 19, of the Benevolent and Protective Order of Elks of the United
States of America and Capital City Economic Development Authority.

This is to certify that this map or plot of easements to be granted to the Hartford Lodge No. 19, of the Benevolent and Protective Order of Elks of the United States of America by the State of Connecticut, or easements to be acquired by the State of Connecticut, 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 1986, and includes items 2.3.8.10 & 1.1 of table "C" thereof. It was prepared pursuant to the accuracy standards adopted by ALTA, NSPS and ACSM in effect on the date of this survey, 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: 10-21-04

Signed: Todd S. Heseth L.S. 17945

ADRIAEN'S LANDING
Hartford, Connecticut

F. A. Heseth & Associates, Inc.
6 Creamery Brook, East Granby, CT 06026
Cell: (860) 653-8000
Fax: (860) 653-8000
E-mail: fah@fah.net



ALTA/ACSM LAND TITLE SURVEY

EASEMENT SURVEY

PREPARED FOR
HARTFORD LODGE NO. 19, OF THE BENEVOLENT
AND PROTECTIVE ORDER OF ELKS OF THE
UNITED STATES OF AMERICA
PROSPECT STREET
HARTFORD, CONNECTICUT

DATE: 10-21-04
DRAWN BY: CAD
CHECKED BY: TSH
SCALE: 1" = 40'
SHEET NO. 1 OF 1