

NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE MINIMUM STANDARD DETAIL REQUIREMENTS OF ALTA/ACSM LAND TITLE SURVEYS AND THE REGULATIONS OF THE CONNECTICUT STATE AGENCIES, SECTIONS 20-300a-1 THROUGH 20-300a-30 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.

2. IT IS A PROPERTY SURVEY INTENDED TO DEPICT THE "ADJACENT GARAGE 8 1/4" GARAGE 8 AREA=53,109 SQ.FT. OR 1.22 ACRES" AREA.

3. THIS SURVEY FALLS INTO THE RESURVEY BOUNDARY DETERMINATION CATEGORY.

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 HEREIN REFER TO THE 1983 NORTH AMERICAN DATUM (NAD83) AND THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD83). CONNECTICUT GEODETIC SURVEY STATION SCHOOL HOUSE HILL NAD83=803,733.463, E=1,018,070.382 AND ELEVATION = 245.597 FEET AND CONNECTICUT GEODETIC SURVEY STATION SAGE HILL NAD83=801,913.1, E=1,017,432.116 WERE USED FOR ORIENTATION.

6. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREIN (IF ANY) HAVE BEEN COMPILED FROM RECORD MAPS, RECORD RESEARCH AND VISIBLE FIELD EVIDENCE. THE 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, LOCATIONS AND DISTANCES OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND NOTED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-822-4445.

7. THE PARCEL DEPICTED HEREIN 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 000500 D05 B MAP REVISED 12/4/96 FEDERAL EMERGENCY MANAGEMENT AGENCY".

8. "WEST PARCEL 1" DEPICTED ON MAP REFERENCE #1 IS COMPOSED OF LAND ACQUIRED BY THE STATE OF CONNECTICUT OR LEASED BY THE STATE OF CONNECTICUT BY VIRTUE OF THE FOLLOWING INSTRUMENTS RECORDED IN THE CITY OF HARTFORD LAND RECORDS: VOLUME 4317 PAGE 231, VOLUME 4485 PAGE 101, VOLUME 4287 PAGE 113, VOLUME 4288 PAGE 68 AND VOLUME 4287 PAGE 120. THESE PARCELS ARE CONTIGUOUS AND CONTAIN NO GAPS OR GORES NOR DO THEY OVERLAP ANY ADJUTING PROPERTIES OF STREET RIGHT OF WAY LINES.

9. ADJUTING PROPERTIES OF STREET RIGHT OF WAY LINES.

10. ON MAY 2, 2002, THE CONNECTICUT GENERAL ASSEMBLY ENACTED AND THE GOVERNOR OF THE STATE OF CONNECTICUT SIGNED PUBLIC ACT 02-140, AND ACT AMENDING THE MASTER PLAN FOR THE ADRIAN'S LANDING PROJECT AND THE STADIUM AT RENTONSHIRE FIELD PROJECT WHICH IN PART EXEMPTED THE ADRIAN'S LANDING SITE FROM LOCAL ZONING ORDINANCES.

MAP REFERENCES:

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

2. 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, DATED 08-31-02 REVISED 10-04-04, REVISED 08-31-04 SCALE 1"=40' SHEET 1 BY F.A. HESKETH & ASSOCIATES, INC. 8 CREAMERY BROOK, EAST GRANBY, CONNECTICUT 06026.

3. EASEMENT SURVEY PREPARED FOR HARTFORD LODGE NO. 19, OF THE BENEVOLENT AND PROTECTIVE ORDER OF THE ELKS OF THE UNITED STATES OF AMERICA, PROSPECT STREET, HARTFORD, CONNECTICUT, DATED 08-31-02 REVISED THROUGH 02-28-03, SCALE 1"=40', SHEET 1 OF 1 BY F.A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK, EAST GRANBY, CONNECTICUT 06026.

ADJACENT GARAGE 8 1/4 GARAGE 8

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 "ADJACENT GARAGE 8 1/4 GARAGE 8" AREA = 53,109 SQ.FT. OR 1.22 ACRES" as a map or plan entitled "ADJACENT GARAGE 8 1/4 GARAGE 8 ALTA/ACSM LAND TITLE SURVEY, PROPERTY SURVEY PREPARED FOR THE TRAVELERS INDEMNITY COMPANY, DOWNTOWN HARTFORD, HARTFORD, CONNECTICUT, DATED 11-29-2007, SHEETS 1 THROUGH 4 OF 4, SCALE 1"=40' Prepared by F.A. Hesketh & Associates, Inc. 6 Creamery Brook, East Granby, Connecticut 06026. 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 120.77 feet at a bearing of S 08° 32' 45" W from a point marking the westerly lot line of Columbus Boulevard and the southeast corner of land now or formerly of Arch Street North LLC leased to State of Connecticut;

Thence, N 81° 27' 15" W a distance of 9.08 feet through land now or formerly Arch Street North LLC leased to State of Connecticut to the point and place of beginning; said point being the southeast corner of Garage 8 depicted on the map.

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

Thence, S 11° 31' 52" W 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 16.57 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° 28' 59" 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 32.71 feet and an arc length of 8.07 feet to a point; said point bearing N 23° 16' 36" W a chord distance of 8.04 feet from said point of curvature.

Thence, N 78° 28' 08" W a distance of 15.26 feet to a point.

Thence, S 11° 31' 52" W 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 58.36 feet to a point.

Thence, N 78° 28' 08" W a distance of 46.92 feet to a point.

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

Thence, N 11° 31' 52" E a distance of 122.00 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 Arch Street North LLC leased to State of Connecticut and partly along land now or formerly State of Connecticut to a point.

Thence, S 11° 31' 52" W a distance of 123.00 feet to the point and place of beginning; the last course being through land now or formerly Arch Street North LLC leased to State of Connecticut.

Said lease area contains 53,109 square feet or 1.22 Acres more or less.

APPURTENANCES - ADJACENT GARAGE 8 1/4 GARAGE 8

1. Lease benefits from the Redeemed Easement Agreement by and between Hartford Lodge No. 19, of the Benevolent and Protective Order of Elks of the United States of America and the State of Connecticut, Office of Policy and Management dated as of October 15, 2004 and recorded in Volume 5276 of Page 227 of the Hartford Land Records.

2. Lease benefits from the Driveway Easement in an Easement Agreement by and between Hartford Lodge No. 19, of the Benevolent and Protective Order of Elks of the United States of America and the State of Connecticut, Office of Policy and Management dated as of March 30, 2000 and recorded in Volume 5296 of Page 332 of the Hartford Land Records.

ENCUMBRANCES - ADJACENT GARAGE 8 1/4 GARAGE 8

1. Terms and conditions of a lease by and between Arch Street North LLC and State of Connecticut as evidenced by a Notice of Lease dated September 26, 2000 and recorded in Volume 4288 of Page 68 of the Hartford Land Records, as modified 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, and Capital City Economic Development Authority dated as of June 30, 2004 and recorded September 1, 2004 in Volume 5129 of Page 270 of the Hartford Land Records.

2. Terms, conditions and provisions of Garage 8 Tract Lease by and between State of Connecticut, acting by and through the Secretary of the Office of Policy and Management, and Capital City Economic Development Authority dated as of June 30, 2004 and recorded September 1, 2004 in Volume 5129 of Page 270 of the Hartford Land Records.

3. Agreement Concerning Environmental Remediation and Environmental Land Use Restriction by and among Arch Street North LLC, State of Connecticut, acting by and through the Secretary of the Office of Policy and Management, and Capital City Economic Development Authority dated as of June 30, 2004 and recorded September 1, 2004 in Volume 5129 of Page 270 of the Hartford Land Records.

4. Parking Easement Agreement by and between The Travelers Indemnity Company, Arch Street North LLC, State of Connecticut, acting by and through the Secretary of the Office of Policy and Management, and Capital City Economic Development Authority dated as of June 30, 2004 and recorded September 1, 2004 in Volume 5129 of Page 47 of the Hartford Land Records.

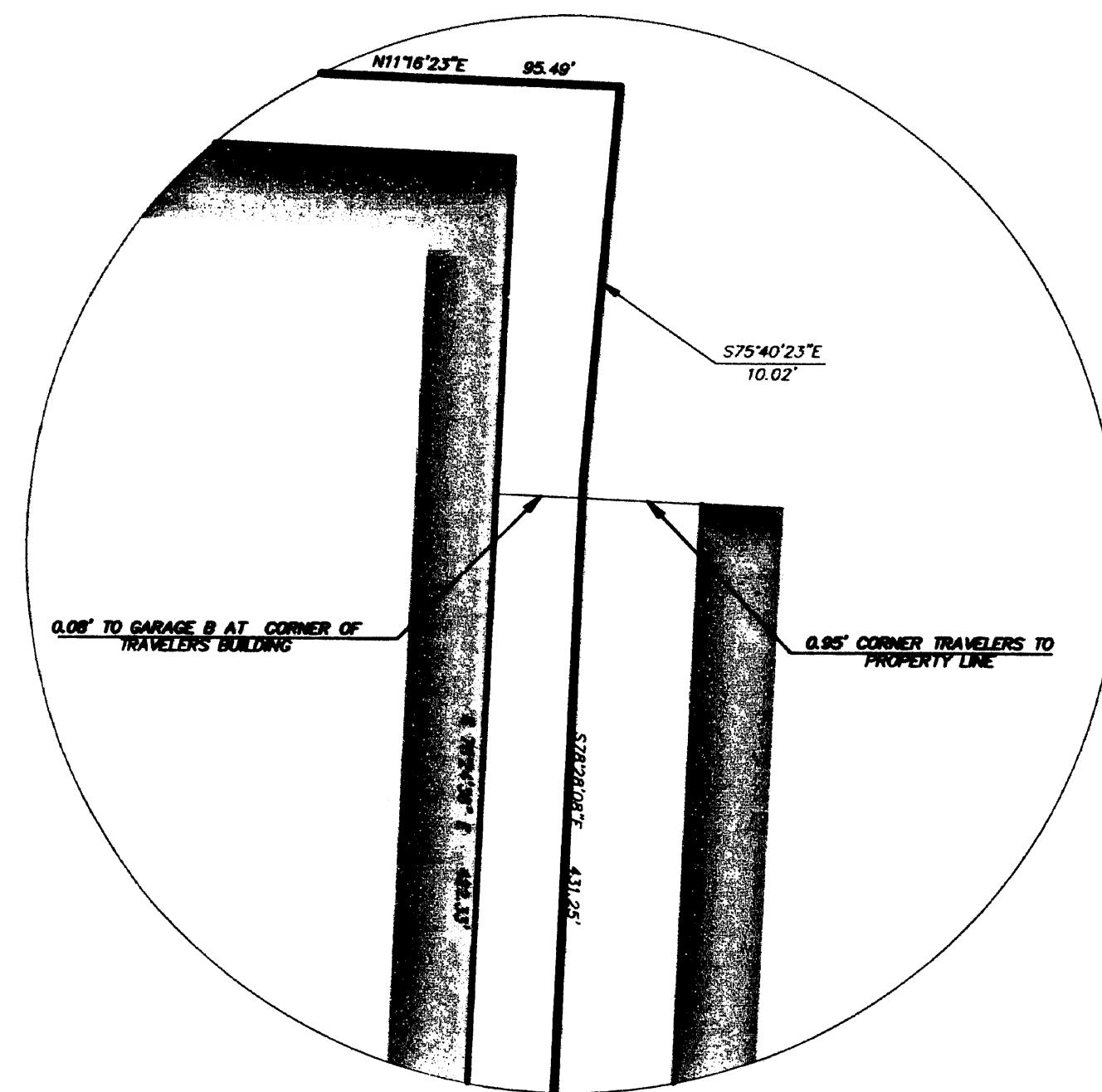
5. Restitutive Consent Agreement by and among The Travelers Indemnity Company, Arch Street North LLC, State of Connecticut, acting by and through the Secretary of the Office of Policy and Management, and Capital City Economic Development Authority dated as of June 30, 2004 and recorded September 1, 2004 in Volume 5129 of Page 47 of the Hartford Land Records.

6. Terms, conditions and provisions of Parking Lease Agreement by and between Capital City Economic Development Authority and The Travelers Indemnity Company dated as of June 30, 2004 as evidenced by a Notice of Lease dated as of June 30, 2004 and recorded September 1, 2004 in Volume 5129 of Page 72 of the Hartford Land Records.

7. Redeemed Easement Agreement by and between Hartford Lodge No. 19, of the Benevolent and Protective Order of Elks of the United States of America and the State of Connecticut, Office of Policy and Management dated as of October 15, 2004 and recorded in Volume 5276, Page 227 of the Hartford Land Records.

8. Declaration of Comments and Agreement by and among the State of Connecticut, acting by and through the Secretary of the Office of Policy and Management, the Capital City Economic Development Authority, and Adrian's Landing Hotel, LLC, which agreement is dated May 16, 2005 and recorded in Volume 5305, Page 1 of the Hartford Land Records; as amended by Second Amendment of Declaration of Comments and Agreements by and among the Capital City Economic Development Authority, the State of Connecticut, acting by and through the Office of Policy and Management and Adrian's Landing Hotel, LLC dated as of February 6, 2006 and recorded in Volume 5504, Page 152 of the Hartford Land Records.

PARKING SPACE COUNT:		
LEVEL	REGULAR PARKING SPACES	HANDICAPPED PARKING SPACES
LEVEL #1	126	5
LEVEL #2	116	2
LEVEL #3	128	2
LEVEL #4	90	5
LEVEL #5	100	NONE
LEVEL #6	78	2
TOTAL	638	16



DETAIL A  
NOT TO SCALE

