

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 20-300-1 THROUGH 20-300-20 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.

2. IT IS A PERIMETER SURVEY INTENDED TO DETECT LAND TO BE LEASED TO THE CAPITAL CITY ECONOMIC DEVELOPMENT AUTHORITY.

3. THIS SURVEY FALLS INTO THE RESURVEY BOUNDARY DETERMINATION CATEGORY FOR WITHIN LOTS AND PARCELS AND THE ORIGINAL CATEGORY FOR THE LEASE AREA DEPICTED HEREON.

4. THIS SURVEY MEETS ACCURACY STANDARDS FOR BOTH CLASS "A" AND "B" SURVEYS AS SET FORTH IN THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND BY ALTA/ACSM.

5. BEARINGS AND COORDINATES DEPICTED HEREON REFER TO THE 1983 NORTH AMERICAN DATUM (NAD83) AND THE 1983 NORTH AMERICAN VERTICAL DATUM (NAVD83). CONNECTICUT GEODETIC SURVEY STATION 245.387 FEET AND CONNECTICUT GEODETIC SURVEY STATION 5488 IN HARTFORD, CT. (ELEVATION 118.10 FEET) WERE USED FOR ORIENTATION.

6. THIS SURVEY DOES NOT DETECT UNDERGROUND UTILITIES CURRENTLY ON THE SUBJECT PROPERTY.

7. THE CONVENTION CENTER AND CONVENTION CENTER GARAGE DEPICTED HEREON ARE BASED UPON RECORD PLANS AND HAVE NOT BEEN FIELD LOCATED.

8. THE PARCEL DEPICTED HEREON LIES WITHIN FLOOD ZONE X (AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLANS). 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 PROVIDED COMMUNITY PANEL NUMBER 050500 005 B MAP REVISED 12/4/98 FEDERAL EMERGENCY MANAGEMENT AGENCY."

9. THE PARCELS DEPICTED HEREON ARE CURRENTLY OWNED BY THE STATE OF CONNECTICUT BY VIRTUE OF THE FOLLOWING INSTRUMENTS, ALL RECORDED IN THE LAND RECORDS OF THE CITY OF HARTFORD VOLUME 4300 PAGE 24, VOLUME 4341 PAGE 176, VOLUME 4341 PAGE 162, VOLUME 4335 PAGE 305, VOLUME 4341 PAGE 163, VOLUME 4387 PAGE 120, VOLUME 4387 PAGE 113, VOLUME 4388 PAGE 76, VOLUME 4388 PAGE 75, VOLUME 4387 PAGE 105, VOLUME 4387 PAGE 107, VOLUME 4335 PAGE 206, VOLUME 4688 PAGE 107, VOLUME 5420 PAGE 333.

10. THE DENIED PREMISES ARE LEASED TOGETHER WITH CERTAIN APPURTENANT RIGHTS AND SUBJECT TO CERTAIN CIRCUMSTANCES SET FORTH IN SAID CERTAIN TITLE POLICY ISSUED BY COMMERCIAL LAND TITLE INSURANCE COMPANY DATED JANUARY 15, 2003. AS MAY BE DEDUCED FROM THE 10 TO 10, TO LANDLORD AND TO TENANT, AS THEIR INTERESTS MAY APPEAR, AND BEING SHOWN ON A CERTAIN MAP OR PLAN CONSISTING OF 6 SHEETS ENTITLED, "PERIMETER SURVEY PREPARED FOR ADMIRAL'S LANDING DOWNTOWN HARTFORD, CONNECTICUT DATE: JANUARY 15, 2003 REVISED THROUGH JULY 30, 2003 DRAWN BY: CAD JOB NO. 18007 SCALE: 1" = 40' CHECKED BY: TSH F.A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK, EAST GRANBY, CT 06033 CIVIL & TRAFFIC ENGINEERS SURVEYORS LANDSCAPE ARCHITECTS ARCHITECTS PHONE (860) 653-8000 FAX (860) 653-8000 E-MAIL: HESKETH@HESKETH.COM WHICH MAP IS FILED IN THE OFFICE OF THE HARTFORD TOWN CLERK.

11. PROPOSED HIGHWAY LINES DEPICTED HEREON ARE BASED UPON AN ELECTRONIC FILE PROVIDED BY UPS.

MAP REFERENCES

1. ALTA/ACSM LAND TITLE SURVEY STREET LINE PLAN PREPARED FOR STATE OF CONNECTICUT COMMERCIAL STREET, ELLERY STREET, KENNY LANE, MECHANIC STREET, POTTER STREET, GROVE STREET, DISCONTINUED PORTION OF POTTER STREET HARTFORD, CONNECTICUT 12-15-00 REVISED 07-02-02 SCALE 1"=40' SHEET 1 OF 1 F.A. HESKETH & ASSOCIATES, INC.

2. ALTA/ACSM LAND TITLE SURVEY PROPERTY SURVEY PREPARED FOR STATE OF CONNECTICUT MAP 434 BLOCK 001 COLUMBUS STREET, HARTFORD, CONNECTICUT 03-30-01 REVISED 12-20-01 SCALE 1"=40' SHEET 1 OF 1 F.A. HESKETH & ASSOCIATES, INC.

3. ALTA/ACSM LAND TITLE SURVEY PROPERTY SURVEY PREPARED FOR STATE OF CONNECTICUT MAP 434 BLOCK 001 COLUMBUS STREET, HARTFORD, CONNECTICUT 04-01-99 SCALE 1"=40' SHEET 1 OF 1 F.A. HESKETH & ASSOCIATES, INC.

4. ALTA/ACSM LAND TITLE SURVEY UTILITY EASEMENT PLAN PREPARED FOR STATE OF CONNECTICUT EASEMENT AREA FOR SPRAIN EAST SIDE OF COLUMBUS BOULEVARD HARTFORD, CONNECTICUT 03/01/00 SCALE 1"=20' SHEET 1 OF 1 F.A. HESKETH & ASSOCIATES, INC.

5. PROPERTY SURVEY PREPARED FOR STATE OF CONNECTICUT MAP 427 BLOCK 002 LOTS 1-3 & 5-6 COLUMBUS BOULEVARD, ARCH STREET, PROSPECT STREET, WHITEHEAD HIGHWAY, HARTFORD, CONNECTICUT DATE: 12-20-99 DRAWN BY: CAD JOB NO. 18007 SCALE 1"=40' CHECKED BY: TSH SHEET NO. 1 ADMIRAL'S LANDING HARTFORD, CONNECTICUT F.A. HESKETH & ASSOCIATES, INC.

6. PROPERTY SURVEY PREPARED FOR STATE OF CONNECTICUT MAP 434 BLOCK 002 LOTS 1-3 & 5-6 POTTER STREET & KENNY LANE HARTFORD, CONNECTICUT DATE: 04-01-99 DRAWN BY: CAD JOB NO. 18007 SCALE 1"=40' CHECKED BY: TSH SHEET NO. 2 ADMIRAL'S LANDING HARTFORD, CONNECTICUT F.A. HESKETH & ASSOCIATES, INC.

7. CTC TAKING MAPS PREPARED FOR THE STATE OF CONNECTICUT CTC PARCELS 1 & 2 POTTER & COMMERCIAL STREETS HARTFORD, CONNECTICUT DATE: 08-02-00 REVISED 09-26-00 DRAWN BY: CAD JOB NO. 18007 SCALE 1"=40' CHECKED BY: TSH SHEET NO. 3 OF 3 ADMIRAL'S LANDING HARTFORD, CONNECTICUT F.A. HESKETH & ASSOCIATES, INC.

8. CTC TAKING MAPS PREPARED FOR THE STATE OF CONNECTICUT CTC PARCELS 1 & 2 POTTER & COMMERCIAL STREETS HARTFORD, CONNECTICUT DATE: 08-02-00 REVISED 09-26-00 DRAWN BY: CAD JOB NO. 18007 SCALE 1"=40' CHECKED BY: TSH SHEET NO. 4 OF 3 ADMIRAL'S LANDING HARTFORD, CONNECTICUT F.A. HESKETH & ASSOCIATES, INC.

9. CTC TAKING MAPS PREPARED FOR THE STATE OF CONNECTICUT CTC PARCELS 1 & 2 POTTER & COMMERCIAL STREETS HARTFORD, CONNECTICUT DATE: 08-02-00 REVISED 09-26-00 DRAWN BY: CAD JOB NO. 18007 SCALE 1"=40' CHECKED BY: TSH SHEET NO. 5 OF 3 ADMIRAL'S LANDING HARTFORD, CONNECTICUT F.A. HESKETH & ASSOCIATES, INC.

10. TOWN OF HARTFORD MAP SHOWING TRANSFER OF CUSTODY AND CONTROL TO CONNECTICUT OFFICE OF POLICY AND MANAGEMENT BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION 235-238 COLUMBUS BOULEVARD SCALE 1"=20' MARCH 1989 REVISED TO 02-01-01 JAMES F. BYRNES, JR., P.E. CHIEF ENGINEER BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS. TOWN NO. 63, PROJECT NO. 63-376, SERIAL NO. 74, SHEET 1 OF 1.

11. PK ENGINEERING ASSOCIATES CIVIL ENGINEERS & LAND SURVEYORS 78 BEAVER ROAD, WETHERFIELD, CONNECTICUT PROPERTY TO BE CONVEYED TO 238 COLUMBUS BLVD., INC. 34 POTTER STREET HARTFORD, CONNECTICUT DATED JULY 11, 1997.

12. EASEMENT PLAN HOTEL LEASE PLAN PREPARED FOR STATE OF CONNECTICUT ADMIRAL'S LANDING HARTFORD, CONNECTICUT DATED 08-23-01 REVISED TO 12-08-08 SCALE 1"=40' SHEETS 1-7 OF 7 BY: F.A. HESKETH & ASSOCIATES, INC.

13. ALTA/ACSM LAND TITLE SURVEY EASEMENT TO BE GRANTED BY STATE OF CONNECTICUT OFFICE OF POLICY AND MANAGEMENT TO HARTFORD STEAM COMPANY HARTFORD, CONNECTICUT DATED 08-14-02 PROGRESS DATED 12-17-02 SCALE 1"=40' SHEET 1 OF 1 F.A. HESKETH & ASSOCIATES, INC.

14. RIGHT OF WAY SURVEY TOWN OF HARTFORD MAP SHOWING TRANSFER OF CUSTODY AND CONTROL BETWEEN STATE OF CONNECTICUT OFFICE OF POLICY AND MANAGEMENT AND THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION COMMERCIAL & GROVE STREETS SCALE 1"=40' JULY 2002 REVISED TO 12-13-02 ARTHUR W. DRUM, P.E. CHIEF ENGINEER BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS.

15. EASEMENT SURVEY EASEMENTS TO BE GRANTED BY THE STATE OF CONNECTICUT OFFICE OF POLICY AND MANAGEMENT TO METROPOLITAN DISTRICT COMMISSIONERS HARTFORD, CONNECTICUT DATED 02-27-02 PROGRESS DATED 01-30-03 SCALE 1"=40' SHEETS NO. 1-9 OF 9 BY F.A. HESKETH & ASSOCIATES, INC.

16. RIGHT OF WAY SURVEY TOWN OF HARTFORD MAP SHOWING TRANSFER OF AIRSPACE AREAS (ELEVATION 46 FT. + 56 FT. + NAVD 88) TO CONNECTICUT OFFICE OF POLICY AND MANAGEMENT BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION COMMERCIAL & GROVE STREETS SCALE 1"=40' JULY 2002 JAMES F. BYRNES, JR. P.E. CHIEF ENGINEER REVISED TO 10-08-02.

17. ALTA/ACSM LAND TITLE SURVEY PROPERTY SURVEY LAND TO BE CONVEYED TO THE STATE OF CONNECTICUT BY THE CITY OF HARTFORD, HARTFORD, CONNECTICUT DATED 06-14-02 REVISED TO 06-27-02 SCALE 1"=40' SHEET 1 OF 1 BY F.A. HESKETH & ASSOCIATES, INC.

18. ALTA/ACSM LAND TITLE SURVEY PROPERTY SURVEY PREPARED FOR THE STATE OF CONNECTICUT MAP 428 BLOCK 005 COLUMBUS BOULEVARD, ARCH STREET, PROSPECT STREET, HARTFORD, CONNECTICUT PS-2 428-005 DATED 04-01-99 SCALE 1"=40' SHEET 1 OF 1 F.A. HESKETH & ASSOCIATES, INC.

19. ALTA/ACSM LAND TITLE SURVEY PROPERTY SURVEY PREPARED FOR THE STATE OF CONNECTICUT MAP 434 BLOCK 003 LOT 001 242 COLUMBUS BOULEVARD, GROVE STREET & COLUMBUS BOULEVARD HARTFORD, CONNECTICUT PS-2 434-003 DATED 04-01-99 SCALE 1"=40' SHEET 5 OF 5 BY F.A. HESKETH & ASSOCIATES, INC.

20. PROPERTY TO BE CONVEYED TO THE TRAVELERS COMPANIES 34 POTTER STREET HARTFORD, CONNECTICUT SCALE 1"=40' JULY 95 REVISED TO 11/10/95 SHEET 1 OF 1 PK ENGINEERING ASSOCIATES.

21. PROPERTY TO BE CONVEYED TO PROVIDER HOME LIFE MUTUAL INSURANCE CO. 20-22 MECHANIC STREET HARTFORD, CONNECTICUT SCALE 1"=40' REVISED TO 11/24/95 SHEET NO. 1 OF 1 PK ENGINEERING ASSOCIATES.

22. CITY OF HARTFORD DEPARTMENT OF ENGINEERING "ANGLE MAP" NUMBER 434.

23. UPGRADING OF INTERSTATE 91 F.H.W.A. REGION NO. 1 STATE CONN. TOWN HARTFORD FED. AID PROJ. NO. 12-A-91-30(3)38 PROJ. NO. 63-376 YEAR 1991 ROUTE 1-91 VARIOUS SHEETS.

24. ALTA/ACSM LAND TITLE SURVEY STREET LINE PLAN PREPARED FOR THE STATE OF CONNECTICUT COMMERCIAL STREET, ELLERY STREET, KENNY LANE, MECHANIC STREET, POTTER STREET, DISCONTINUED PORTION OF POTTER STREET HARTFORD, CONNECTICUT DATED 12-15-00 REVISED 07-02-02 SCALE 1"=40' SHEET 1 OF 1 BY: F.A. HESKETH & ASSOCIATES, INC.

25. FED. AID PROJ. NO. 10-91-30(2)38 CITY OF HARTFORD MAP SHOWING LAND ACQUIRED FROM THE TRAVELERS INSURANCE COMPANY BY THE STATE OF CONNECTICUT INTERSTATE ROUTE 91 (LIMITED ACCESS HIGHWAY) SCALE 1"=40' APRIL 1990 TOWN NO. 63 PROJECT NO. 63-376 SERIAL NO. 2 SHEET 1 OF 1 ROBERT W. GUBALA TRANSPORTATION CHIEF ENGINEER.

26. ALTA/ACSM LAND TITLE SURVEY PROPERTY SURVEY PREPARED FOR THE STATE OF CONNECTICUT MAP 434 BLOCK 003 LOT 001 242 COLUMBUS BOULEVARD, GROVE STREET & COLUMBUS BOULEVARD HARTFORD, CONNECTICUT DATE 04-01-99 SCALE 1"=40' JOB NO. 18007 SHEET NO. 3 BY F.A. HESKETH & ASSOCIATES, INC.

27. COMPILATION PLAN CITY OF HARTFORD MAP SHOWING LAND RELEASED TO PROVIDER HOME LIFE MUTUAL INSURANCE COMPANY BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION COMMERCIAL STREET AND GROVE STREET SCALE 1"=40' MARCH 1989 TOWN NO. 63 SHEET 1 OF 1 JAMES F. BYRNES, JR. P.E. TRANSPORTATION CHIEF ENGINEER BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS.

28. THE HARTFORD-SPRINGFIELD EXPRESSWAY AT THE FOUNDERS BRIDGE ROADWAY PLAN PUBL. ROAD DIV. NO. 1 STATE CONN. TOWN HARTFORD FED. AID PROJ. NO. 130(1)3 PROJ. NO. 63-124 YEAR 1953 SHEET NO. 10 OF 210.

29. CITY OF HARTFORD MAP SHOWING LAND ACQUIRED FROM MAX LANDERMAN BY THE STATE OF CONNECTICUT APPROACH TO STATE ST. BRIDGE SCALE 1"=40' JANUARY 1954 TOWN NO. 63 PROJECT NO. 103 SERIAL NO. 19 SHEET 1 OF 1 G. ALBERT HILL HIGHWAY COMMISSIONER.

30. PARK RIVER THROUGHWAY PLAN & PROFILE MONTHY, FRONT STREET FOR THE FLOOD COMMISSION OF THE CITY OF HARTFORD SCALE 1"=20' DAYBOOK NO. 08643 APRIL 1945 BY: DEPARTMENT OF ENGINEERING HARTFORD, CONN.

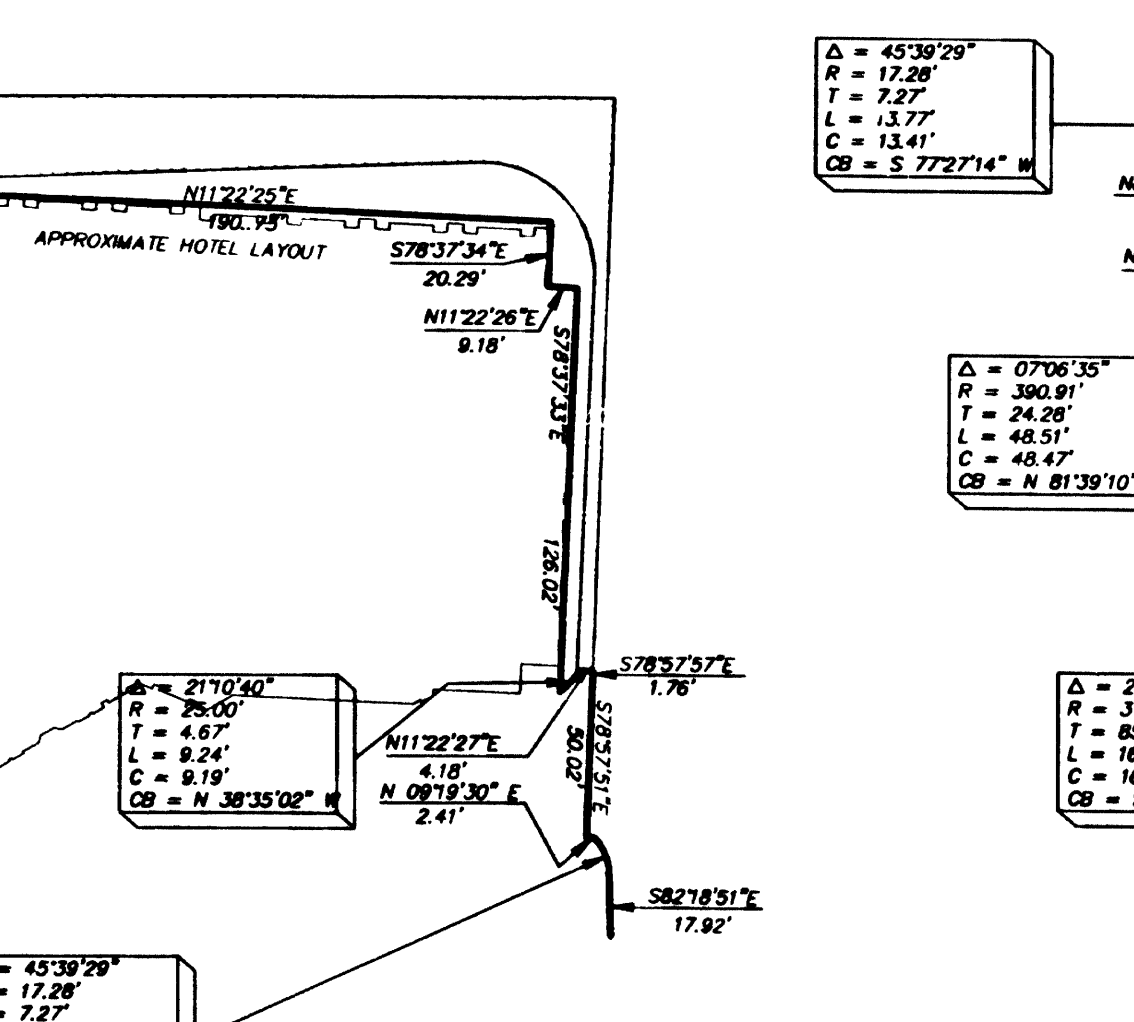
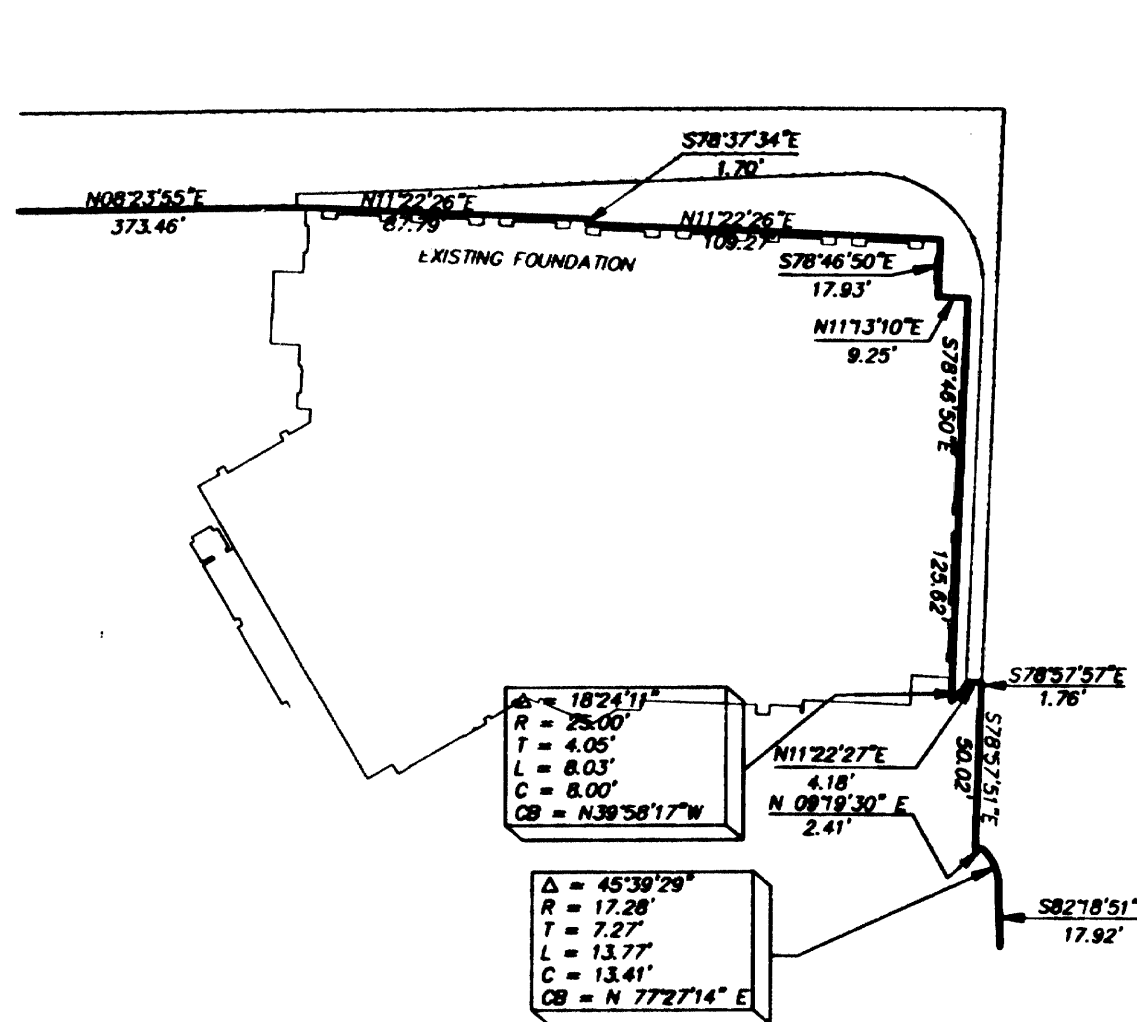
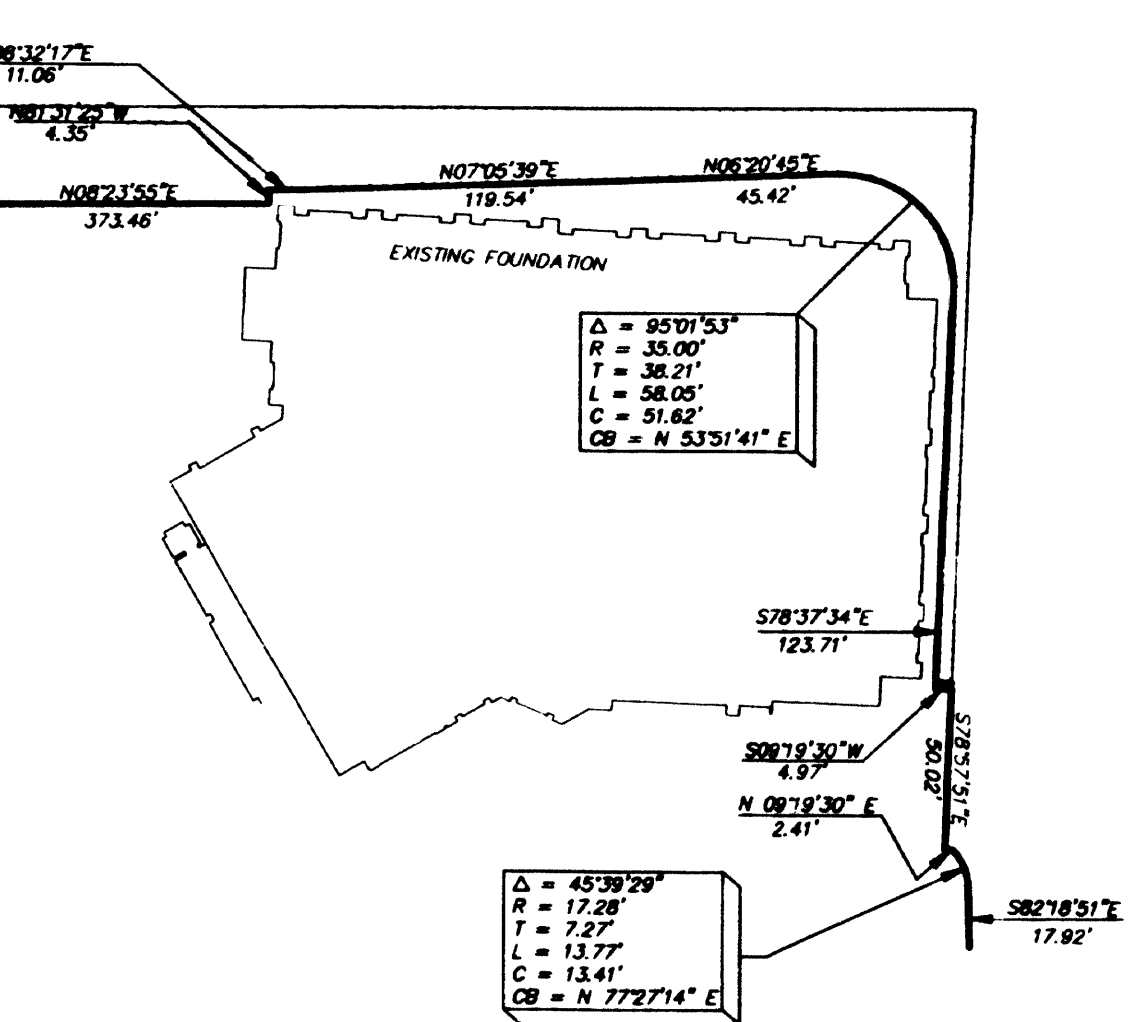
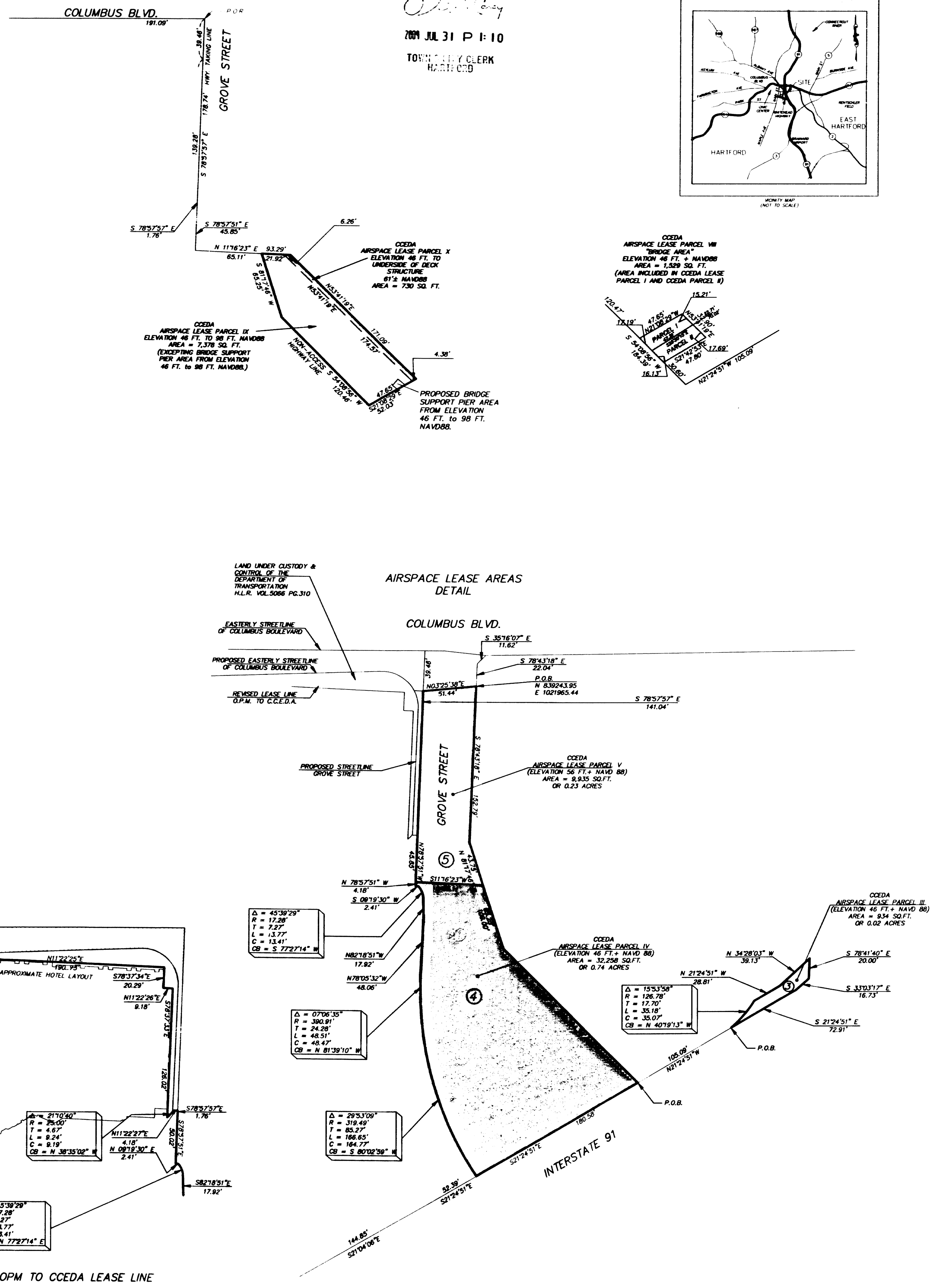
31. PARK RIVER THROUGHWAY PLAN & PROFILE PROSPECT STREET RAMPS FOR THE FLOOD COMMISSION OF THE CITY OF HARTFORD SCALE 1"=20' DAYBOOK NO. 08644 MARCH 1943 BY: DEPARTMENT OF ENGINEERING HARTFORD, CONN.

32. COMPILATION MAP CITY OF HARTFORD MAP SHOWING LAND RELEASED TO CITY OF HARTFORD BY THE STATE OF CONNECTICUT INTERSTATE ROUTE 484 SCALE 1"=20' FEB. 1994, JAMES F. BYRNES, JR. TRANSPORTATION CHIEF ENGINEER BUREAU OF ENGINEERING & HIGHWAY OPERATIONS.

33. PROPERTY OF ONE SAVINGS BANK, HARTFORD, CT. SCALE 1"=10' SEPT. 1945 F. PERRY CLOSE, C.E.

34. TOWN OF HARTFORD PLAN SHOWING LAND ACQUIRED FROM MIDDLEFIELD REALTY CO. BY THE STATE OF CONNECTICUT HARTFORD BRIDGE APPROACH FROM STREET BRIDGE SCALE 1"=10' DEC. 1940 WILLIAM J. COX, COMMISSIONER.

35. ALTA/ACSM LAND TITLE SURVEY PERIMETER SURVEY PREPARED FOR ADMIRAL'S LANDING DOWNTOWN HARTFORD, CONNECTICUT DATED JULY 16, 2002 PROGRESS DATE 04-22-03 SCALE 1"= 60' SHEETS 1-6 OF 6 BY: F.A. HESKETH AND ASSOCIATES, INC.



SECOND REVISION OPM TO CCEDA LEASE LINE

FIRST REVISION OPM TO CCEDA LEASE LINE

ORIGINAL OPM TO CCEDA LEASE LINE

NOTES & MAP REFERENCES

ALTA/ACSM LAND TITLE SURVEY

PERIMETER SURVEY

O.P.M. TO C.C.E.D.A. LEASE AREA

ADRIEN'S LANDING

DOWNTOWN

HARTFORD, CONNECTICUT

Date: July 16, 2002 Drawn by: CAD Job no.: 96007 Checked by: TSH Sheet no.: 2 OF 2 Scale: 1" = 60'

ALTA  
CCEDA  
NT

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FAH