ENCLIMPRANCES INHCH AFFECI OR MAY AFFECT. THE PARCELS AND APPURTENANCES DESCRIPED SCHEDULES & AND H OF THE HOTEL SITE LEASE

- ENCLIMBRANCES INHICH AFFECT, OR MAY AFFECT, THE PARCEL SHOWN AS "1) REVISED HOTEL FIRST PHASE AIRSPACE LEASE PARCEL ELEVATION 26 FT. + NAVOUS AREA = 36,498 SQ. FT." ON SCHEDULE
- Taxes to the City of Hartfard on the List of October 1, 2007 and on the List of October 1, 2008, as the same may be due and payable.
- NOTE: This property may be affected by a Tax Assessment Fixing Agreement by and between the City of Hartford and Waterford Development, LLC doted August 25, 2000 and recorded in Volume 4847, Page 105 of the Hartford Land Records; assigned to Adriaen's Landing Hotel, LLC by Assignment and Assumption Agreement dated September 11, 2003 and recorded in Volume 4858, Page 197 of the tartford Land Records.
- . Terms, conditions and abligations as set forth in a Reciprocal Negative Easement Agreement between Phoenix Home Life Mutual insurance Company and the State of Connecticut dated as of ember 29, 2000 and recorded in Valume 4308, Page 238 of the fortford Land Records
- A. ENCUMBRANCES WHICH AFFECT, OR MAY AFFECT, THE PARCEL SHOW AS "1A) SECOND REVISION PARCEL 1A ELEVATION 26 FT. + NAVD 88 c) Development Plan for the Extension of the Front-Market Area by the AREA = 2,730 SQ. FT." ON SCHEDULE A
- Taxes to the City of Hartford on the List of October 1, 2007 and the List of October 1, 2008, as the same may be due and payable
- NOTE: This property may be affected by a Tax Assessment Fixing Agreement by and between the City of Hartford and Waterford Development, LLC dated August 25, 200 doted August 25, 2000 and recorded in Valume 4847, Page 105 of the Hartford Land Records; assigned to Adriaen's Landing Hotel, LLC by Assignment and Assumption Agreement dated September 11, 2003 and recorded in Volume 4858, Page 197 of the Hartford Land Records.
- 2. Terms, conditions and obligations as set forth in a Reciprocal Negative Easement Agreement between Phoenix Hame Life Mutual insurance Company and the State of Connecticut dated as of September 29, 2000 and recorded in Valume 4308, Page 238 of the iartford Land Records.
- 3. Terms and conditions contained in a Lease between the State of Connecticut and Capital City Economic Development Authority as evidenced by a Notice of Lease between the State of Cannecticut and Capital City Economic Development Authority dated September 16, 2003 and recorded in Volume 4858, Page 157 of the Hartford Land Records, as amended by Amendment to Notice of Lease between the State of Connecticut, acting by and through the ecretary of the Office of Policy and Management, and the Capital City Economic Development Authority dated as of May 16, 2005 and recorded in Volume 5384, Page 315 of the Hartford Land Records, as further amended by Second Amendment to Notice of Lease between the 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 July 24, 2009 and t be recorded in the Hartford Land Records. Reference should be had to a map entitled, "ALTA/ACSM, LAND TITLE SURVEY PERIMETER SURVEY STATE OF CONNECTICUT O.P.M. TO C.C.E.D.A. LEASE AREA PREPARED FOR ADRIAEN'S LANDING DOWNTOWN HARTFORD, CONNECTICUT DATE: JULY 16. 2002 SCALE 1" = 60' DRAWN BY CAD CHECKED BY: TSH JOB NO.: 96007 SHEETS NO: 1 and 2 OF 2 LAST REVISED 05-21-09 BY F. A. HESKETH & ASSOCIATES, INC. which map is to be filed in the Office of the Hartford Town Clerk
- Non-exclusive rights of access as set forth in an Interim Parking Easement Agreement by and among The Travelers Indemnity Company, Arch Street North LLC, the State of Connecticut, Office of Policy and Management, and Capital City Economic Developmen Authority dated June 30, 2004 and recorded in Volume 5128, Page 283 of the Hartford Land Records.
- Non-exclusive rights of access as set forth in a Parking Easemen Agreement by and among The Travelers Indemnity Company, Arch Street North LLC, the State of Connecticut, Office of Policy and Management, and Capital City Economic Development Authority dated June 30, 2004 and recorded in Valume 5129, Page 1 of the Hartford Land Records
- 6. Restrictive Covenant Agreement by and among The Travelers Indemnity Company, Arch Street North LLC, The State of Connecticut, Office of Policy and Management, and Capital City Economic Development Authority dated as of June 30, 2004 and recorded in Volume 5129, Page 47 of the Hartford Land Records.
- . Non-exclusive rights of access as set forth in a Lease between Capital City Economic Development Authority and The Travelers Indemnity Company as evidenced in a Notice of Parking Lease between Capital City Economic Development Authority and The Travelers Indemnity Company dated as of June 30, 2004 and recorded in Volume 5129, Page 72 of the Hartford Land Records.
- 3. Non-Disturbance and Attornment Agreement by and among the State of Connecticut, Capital City Economic Development Authority, and The Travelers Indemnity Company dated as of June 30, 2004 and recorded in Valume 5129, Page 159 of the Hartford Land
- 9. Declaration of Covenants and Agreements 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 Adriaan's Landing Hotel, LLC, which agreement is dated May 16, 2005 and recorded in Volume 5385, Page 1 of the Hartford Land Records; as amended by Second Amendment of Hotel Site Lease, Amendment of Notice of Lease and Amendment of Declaration of Covenants 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 Adriaen's Landing Hotel, LLC dated as of February 8, 2006 and recorded in Volume 5554, Page 152 of the Hartford Land Records, as further amended by Second Amendment of Declaration of Covenants and Agreements by and among Capital City Economic Development Authority, the State of Connecticut, acting by and through the Office of Policy and Management and Adriaen's Landing Hotel, LLC dated as of July 24, 2009 and to be recorded in the Hartford Land Records.
- 10. Non-exclusive rights of access as set forth in a Lease between Capital City Economic Development Authority and Phoenix Life Insurance Company as evidenced by a Notice of Lease between Capital City Economic Development Authority and Phoenix Life Insurance Company dated as of May 17, 2005 and recorded in Volume 5420, Page 349 of the Hartford Land Records.
- 11. Those matters shown on a map entitled "HOTEL LEASE PLAN PREPARED FOR STATE OF CONNECTICUT ADRIAEN'S LANDING HARTFORD. CONNECTICUT DATE: 09-23-01 SCALE: 1"=60' SHEETS NO: 1 AND 2A OF 7 LAST REVISED 05-20-09 BY F.A. HESKETH & ASSOCIATES, INC.," which map is to be filled in the Office of the
- II. ENCUMBRANCES WHICH AFFECT, OR MAY AFFECT, THE PARCEL SHOWN AS "2) REVISED HOTEL FIRST PHASE AIRSPACE LEASE PARCEL FROM ELEVATION 26 FT. NAVD88 TO UNDERSIDE OF STRUCTURE = 5,875 SQ. FT." ON SCHEDULE A
- 1. Taxes to the City of Hartford on the List of October 1, 2007 and the List of October 1, 2008, as the same may be due and payable
- NOTE: This property may be affected by a Tax Assessment Fixing Agreement by and between the City of Hartford and Waterford Development, LLC dated August 25, 2000 and recorded in Volume 4847, Page 105 of the Hartford Land Records; assigned to Adriaan's Landing Hotel, LLC by Assignment and Assumption Agreement dated September 11, 2003 and recorded in Volume 4858, Page 197 of the Hartford Land Records.
- 2. Terms, conditions and obligations as set forth in a 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.

ENCUMBRANCES WHICH AFFECT, OR MAY AFFECT, THE PARCEL SHOWN AS "3) SECOND REVISION REVISED HOTEL SECOND PHASE AIRSPACE LEASE PARCEL ELEVATION 46 FT. + NAVD88 AREA = 50,752 SQ. FT."

- . Taxes to the City of Hartford on the List of October 1, 2007 and the List of October 1, 2008, as the same may be due and payable. This property may be affected by a Tax Assessment Fixing Agreement by and between the City of Hartford and Waterford Development, LLC dated August 25, 2000 and recorded in Valume 4847, Page 105 of the Hartford Land Records; assigned to Adriaen's Landing Hotel, LLC by Assignment and Assumption Agreement dated September 11, 2003 and recorded in Volume 4858, Page 197 of the Hartford Land Records
- Antidiscrimination provisions (only) as set forth in the following
- 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
- Modified Redevelopment Plan for the Front-Market Redevelopment Area by the Hartford Redevelopment Agency recorded on March 1. 1959 in Valume 1023, Page 649 of the Hartford Land Records.
- Hartford Redevelopment Agency dated January 15, 1959 and recorded an March 15, 1961 in Volume 1059, Page 22 of the Hartford Land Records.
-) Agreement by and between the City of Hartford and Constitution Piaza, Inc. dated March 23, 1961 and recorded on April 3, 1961 . 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 39 the Hartford Land Records; corrected by Agreement recorded in Volume 1062, Page 102 of said Land Records.
- Agreement by and between Constitution Plaza, Inc. and Phoenix Mutual Life Insurance Company dated and recorded May 1, 1961 Valume 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 1084, Page 679 of the Hartford Land Records.
- . Terms, conditions and obligations as set forth in the Transfer of Custody and Control Agreement dated as of October 29, 2002 and recorded in Volume 4657, Page 174 of the Hortford Land Records.
- IA. ENCUMBRANCES WHICH AFFECT, OR MAY AFFECT, THE PARCEL SHOWN AS "3A) PARCEL 3A SECOND REVISION HOTEL SECOND PHASE AIRSPACE LEASE PARCEL ELEVATION 46 FT. to 98 FT. NAVD88 AREA = 7,378 SQ. FT. (EXCEPTING BRIDGE SUPPORT PIER AREA FROM FROM ELEVATION 46 FT. TO 98 FT. NAVD88)" ON SCHEDULE /
- Taxes to the City of Hartford on the List of October 1, 2007 and the List of October 1, 2008, as the same may be due and payable.
- NOTE: This property may be affected by a Tax Assessment Fixing Agreement by and between the City of Hartford and Waterford Development, LLC dated August 25, 2000 and recorded in Volume 4847, Page 105 of the Hartford Land Records; assigned to Adriaen's Landing Hotel, LLC by Assignment and Assumption Agreement dated September 11, 2003 and recorded in Volume 4858, Page 197 of the Hartford Land Records.
- Antidiscrimination provisions (only) as set forth in the following
- 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 Valume 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.
- Agreement by and between Constitution Plaza, Inc. and Phoenix Mutual Life Insurance Company dated and recorded May 1, 1961 in Valume 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 1084, Page 679 of the Hartford Land Records.
- 3. 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. Pope 49 of the Hartford Land Records.
- Non-access highway lines and rights of access denied; proposed airspace lease rights; and rights of others in and to existing utility and drainage lines and facilities, all as shown on a certain map entitled "PROPERTY SURVEY PREPARED FOR STATE OF CONNECTICUT MAP 434 BLOCK 003 LOT 001 242 COLUMBUS BOULEVARD GROVE STREET & COLUMBUS BOULEVARD HARTFORD, CONNECTICUT date: 04-01-99 drawn by: CAD job no: 96007 scale: 1"=40' checked by TSH sheet no: 5 F. A. Hesketh & Associates, Inc. 6 Creamery Brook, East Granby, CT 06026 Civil & Traffic Engineers Surveyors Planners Landscape Architects Phone (860) 653-8000 Fax (860) 844-8600 e-mail fahesketh.com," which map is on file in the Office of the Hartford Town Clerk.
- 5. Non—access highway lines and rights of access denied; rights of others in and to existing utility and drainage lines and facilities, all as shown on a certain map entitled, "LAND EXCHANGE PLAN PREPARED FOR STATE OF CONNECTICUT & PHOENIX LIFE INSURANCE COMPANY N/F PHOENIX HOME LIFE MUTUAL INSURANCE COMPANY COLUMBUS BLVD & GROVE ST. HARTFORD, CONNECTICUT Data: 04-04-03 Revised through 01-14-04 Drawn by: CAD Job ne 96007 Scale: 1" = 40' Checked by: TSH Sheet no: 1 OF 1," prepared by F. A. Heaketh & Associates, Inc. 6 Creamery Brook East Granby, CT 06026 Civil & Traffic Engineers Surveyors Planners Landscape Architects Phone (860) 653-8000 Fax (860) 844-8600 e-mail fahesketh.com," which map is on file in the Office of the Hartford Town Clerk.
- 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.
- Agreement to Sell and Purchase and to Danate and Accept between hoenix Home Life Mutual Insurance Company, 238 Columbus Blvd., Inc. and the State of Connecticut dated as of September 29, 2000 and recorded in Volume 4308, Page 253 of the Hartford Land Records. There was also an Agreement Reexecuting Agreement to Sell and Purchase and to Danate and Accept between Phoenix Home Life Mutual Insurance Company, now known as Phoenix Life Insurance Company, 238 Columbus Blvd., Inc. and the State of Connecticut dated January 10, 2002 and recorded in Volume 4498, Page 158 the Hartford Land Records. There was also a Second Reexecution Agreement by and among Phoenix Home Life Mutual Insurance Company, now known as Phoenix Life Insurance Company, and ti State of Cannecticut, Office of Policy and Management dated April 28, 2003 and recorded in Volume 4760, Page 156 of the Hartford Land Records. (Note: Affidavit regarding page sequence by William G. Rock, attorney representing the State of Cannecticut, was recorded October 24, 2003 in Volume 4878, Page 64 of the Hartford Land Records.) There was also a First Amendment (Agreement to Sell and Purchase and to Donote and Accept by and between Phoenix Life Insurance Company, formerly known as Phoeni Home Life Mutual Insurance Company, and the State of Connecticu Office of Policy and Management dated as of January 22, 2004 or recorded in Volume 4944, Page 23 of the Hartford Land Records. here was also a Second Amendment to Agreement to Sell and Purchase and to Donate and Accept by and between Phoenix Life Insurance Company, formerly Phoenix Home Life Mutual Insurance Company, and State of Connecticut, Office of Policy and Management dated May 17, 2005 and recorded in Volume 5420, Page 305 of the Hartford Land Records.

8. Terms and conditions contained in a Lease between the State of Connecticut and Capital City Economic Development Authority as evidenced by a Notice of Lease between the State of Connecticu and Capital City Economic Development Authority dated September 16 2003 and recorded in Volume 4858, Page 157 of the Hartford Land Records, as amended by Amendment to Notice of Lease between the State of Connecticut, octing by and through the Secretary of the Office of Policy and Management, and the Capital City Economic Development Authority dated as of May 16, 2005 and recorded in Valume 5384, Page 315 of the Hartford Land Records, as further amended by Second Amendment to Notice of Lease between the 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 July 24, 2009 and to be recorded in the Hartford Land Records. Reference should be had to a map entitled, "ALTA/ACSM, LAND TITLE SURVEY PERIMETER SURVEY STATE OF CONNECTICUT O.P.M. TO C.C.E.D.A. LEASE AREA PREPARED FOR ADRIAEN'S LANDING DOWN TOWN HARTFORD, CONNECTICUT DATE: JULY 16, 2002 SCALE 1" = 60' DRAWN BY: CAD CHECKED BY: TSH JOB VO.: 96007 SHEETS NO: 1 and 2 OF 2 LAST REVISED 05-21-09 BY F. A. HESKETH & ASSOCIATES, INC." which map is to be filed in the

Office of the Hartford Town Clerk. 9. Declaration of Covenants and Agreements 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 Adriaen's Landing Hotel, LLC, which agreement is dated May 16, 2005 and recorded in Volume 5385, Page 1 of the Hartford Land Records; as amended by Second Amendment of Hotel Site Lease, Amendment of Notice of Lease and Amendment of Declaration of Covenants and Agreements by and among the Capita City Economic Development Authority, the State of Connecticut, acting by and through the Office of Policy and Management and Adriaan's Landing Hotel, LLC dated as of February 8, 2006 and recorded in Volume 5554, Page 152 of the Hartford Land Records, as further amended by Second Amendment of Declaration of Covenants and Agreements by and among Capital City Economic Development Authority, the State of Cannecticut, acting by and through the Office of Palicy and Management and Adriaen's Landing Hotel, LLC dated as of July 24, 2009 and to be recorded in the Hartford Land Records.

10. Those matters, including the "PROPOSSI) BRIDGE SUPPORT PIER AREA FROM ELEVATION 46 FT. TO 98 FT. NAVD88" shown on a map entitled "HOTEL LEASE PLAN PREPARED FOR STATE OF CONNECTICUT ADRIAEN'S LANDING HARTFORD, CONNECTICUT DATE: 09-23-01 SCALE: "=60' SHEETS NO: 1 AND 2 OF 7 LAST REVISED 05-20-09 BY F.A. HESKETH & ASSOCIATES, INC.," which map is to be filed in the Office of the Hartford Town Clerk.

- and the map referred to in sold document
- Hartford Land Records.

- Hortford Town Clerk.

INB. ENCUMBRANCES WHICH AFFECT, OR MAY AFFECT, THE PARCEL SHOWN AS "38) PARCEL 38 SECOND REVISION REVISED HOTEL SECOND PHASE AIRSPACE LEASE PARCEL ELEVATION 22 FT. TO 46 FT. NAVO88 AREA = 17.300 SQ. FT." ON SCHEDULE A

1. Taxes to the City of Hartford on the List of October 1, 2007 and the List of October 1, 2008, as the same may be due and payable.

NOTE: This property may be affected by a Tax Assessment Fixing Agreement by and between the City of Hartford and Waterford lopment, LLC dated August 25, 2000 and recorded in Volume 4847, Page 105 of the Hartford Land Records; assigned to Adriaen's Landing Hotel, LLC by Assignment and Assumption Agreement dated September 11, 2003 and recorded in Volume 4858, Page 197 of the

Lack of access to and from interstate Route 91 and to and from a partian of Grove Street in favor of the State of Connecticut taken in a certain condemnation action by the State of Connecticut as evidenced by a Certificate of Taking by the State of Connecticut against The Travelers Insurance Company dated June 3, 1991 and recorded in Volume 3167, Page 53 of the Hartford Land Records; as modified by a transfer of custody and control from the State of Connecticut Department of Transportation to the State of Connecticut Office of Policy and Management dated December 30, 2002 and recorded in Volume 4688, Page 110 of said Land Records,

Terms, conditions and obligations as set forth in a 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

Agreement to Sell and Purchase and to Donate and Accept between Phoenix Home Life Mutual Insurance Company, 238 Columbus Blvd., Inc. and the State of Connecticut dated as of September 29, 2000 nd recorded in Volume 4308, Page 253 of the Hartford Land Records; an Agreement Reexecuting Agreement to Sell and Purchase and to Danate and Accept between Phoenix Harne Life Mutual nsurance Company, now known as Phoenix Life Insurance Company, 238 Columbus Blvd., Inc. and the State of Connecticut dated January 10, 2002 and recorded in Volume 4498, Page 158 of the Hartford Land Records; Second Reexecution Agreement by and among Phoenix Home Life Mutual Insurance Company, now known as Phoenix Life Insurance Company, and the State of Connecticut, Office of Policy and Management dated April 28, 2003 and recorded in Volume 4760, Page 156 of the Hartford Lond Records (Note: Affidavit regarding page sequence by William G. Rock, attorney representing the State of Connecticut, was recorded October 2 2003 in Volume 4878, Page 64 of the Hartford Land Records); First Amendment to Agreement to Sell and Purchase and to Donate and Accept by and between Phoenix Life Insurance Company, formerly known as Phoenix Home Life Mutual Insurance Company, and the State of Connecticut, Office of Policy and Management dated as of January 22, 2004 and recorded in Volume 4944, Page 23 of the Hartford Land Records; Second Amendment to Agreement to Sell nd Purchase and to Danate and Accept by and between Phoenix Life Insurance Company, formerly Phoenix Home Life Mutual Insurance Company, and the State of Connecticut, acting by and through the Secretary of the Office of Policy and Management, dated May 17, 2005 and recorded in Volume 5420, Page 305 of the Hartford Land

Terms and conditions contained in a Lease between the State of Connecticut and Capital City Economic Development Authority as evidenced by a Notice of Lease between the State of Connecticut nd Capital City Economic Development Authority dated September 16, 2003 and recorded in Volume 4858, Page 157 of the Hartford Land Records, as amended by Amendment to Notice of Lease between the State of Connecticut, acting by and through the Secretary of the Office of Policy and Management, and the Capita City Economic Development Authority dated as of May 16, 2005 and recorded in Volume 5384, Page 315 of the Hartford Land Records, as further amended by Second Amendment to Notice of Lease between the State of Connecticut, acting by and through the Secretary of the Office of Policy and Management and Capital City conomic Development Authority dated as of July 24, 2009 and to be recorded in the Hartford Land Records. Those matters shown on a map entitled, "ALTA/ACSM, LAND TITLE SURVEY PERIMETER SURVEY STATE OF CONNECTICUT O.P.M. TO C.C.E.D.A. LEASE AREA PREPARED FOR ADRIAEN'S LANDING DOWNTOWN HARTFORD, CONNECTICUT DATE: JULY 16, 2002 SCALE 1" = 60' DRAWN BY: CAD CHECKED BY: TSH JOB NO.: 96007 SHEETS NO: 1 and 2 OF 2 LAST REVISED 05-21-09 BY F. A. HESKETH & ASSOCIATES, INC." which map is to be filed in the Office of the Hartford Town Clerk.

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

Non-Disturbance and Attornment Agreement by and among the State of Connecticut, Capital City Economic Development Authority and The Travelers Indemnity Company dated as of June 30, 2004 and recorded in Volume 5129, Page 159 of the Hartford Land

Declaration of Covenants and Agreements 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 Adriaan's Landing Hotel, LLC, which agreement is dated May 16, 2005 and recorded in Volume 5385, Page 1 of the Hartford Land Records: as amended by Second Amendment of Hotel Site Lease. Amendment of Notice of Lease and Amendment of Declaration of Covenants and Agreements by and among the Capital City Economic Development Authority, the State of Cannecticut, octing by and through the Office of Policy and Management and Adriaen's Landing Hotel, LLC dated as of February 8, 2006 and recorded in Volume 5554, Page 152 of the Hartford Land Records, as further amended by Second Amendment of Declaration of Covenants and Agreements by and among Capital City Economic Development Authority, the State of Connecticut, acting by and through the Office of Policy and Management and Adriaen's Landing Hotel, LLC dated as of July 24, 2009 and to be recorded in the Hartford Land Records.

Those matters shown on a map entitled "HOTEL LEASE PLAN PREPARED FOR STATE OF CONNECTICUT ADRIAEN'S LANDING HARTFORD. CONNECTICUT DATE: 09-23-01 SCALE: 1"=60' SHEETS NO: 1 AND 2 OF 7 LAST REVISED 05-20-09 BY F.A. HESKETH & ASSOCIATES, INC.," which map is to be filed in the Office of the

10. Such utilities or drainage facilities as may be located under parcel

- INC. ENCUMBRANCES WHICH AFFECT, OR MAY AFFECT, THE PARCEL SHOWN AS "3C) PARCEL 3C SECOND REVISION HOTEL SECOND PHASE AIRSPACE LEASE PARCEL ELEVATION 46 FT. TO UNDERSIDE OF DECK STRUCTURE 61'± NAVDOB AREA = 730 SQ. FT." ON SCHEDULE A
- Taxes to the City of Hartford on the List of October 1, 2007 and the List of October 1, 2008, as the same may be due and payable NOTE: This property may be affected by a Tax Assessment Fixing Agreement by and between the City of Hartford and Waterford
- Development, LLC dated August 25, 2000 and recorded in Volume 4847, Page 105 of the Hartford Land Records; assigned to Adriaen's Landing Hotel, LLC by Assignment and Assumption Agreement dated September 11, 2003 and recorded in Volume 4858, Page 197 of the Hartford Land Records.
- Antidiscrimination provisions (only) as set forth in the following
- 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
- Modified Redevelopment Plan for the Front-Market Redevelopmen Area by the Hartford Redevelopment Agency recorded on March 12, 1959 in Volume 1023, Page 649 of the Hartford Land Records.
- 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.
- Agreement by and between the City of Hartford and Constitution Plaza, Inc. dated March 23, 1961 and recorded an April 3, 1961 in Volume 1060, Page 11 of the Hartford Land Records.
- 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.
- Agreement by and between Constitution Plaza, Inc. and Phoenix Mutual Life Insurance Company dated and recorded May 1, 1961 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 1084, Page 679 of the Hartford Land Records.
- J. Proposed airspace lease rights; and rights of others in and to existing utility and drainage lines and facilities, all as shown on a certain map entitled, "PROPERTY SURVEY PREPARED FOR STATE OF ONNECTICUT MAP 434 BLOCK 003 LOT 001 242 COLUMBUS BOULEVARD GROVE STREET & COLUMBUS BOULEVARD HARTFORD CONNECTICUT date: 04-01-99 drawn by: CAD job no: 96007 scale: 1"=40' checked by TSH sheet no: 5 F. A. Hesketh & Associates, Inc. 6 Creamery Brook, East Granby, CT 06026 Civi & Traffic Engineers Surveyors Planners Landscape Architects Phone (860) 653-8000 Fax (860) 844-8600 e-mail fahesketh.com. which map is on file in the Office of the Hortford Town Clerk.
- Rights of others in and to existing utility and drainage lines and facilities, all as shown on a certain map entitled, "LAND EXCHANGE PLAN PREPARED FOR STATE OF CONNECTICUT & PHOENIX LIFE NSURANCE COMPANY N/F PHOENIX HOME LIFE MUTUAL INSURANCE COMPANY COLUMBUS BLVD & GROVE ST. HARTFORD, CONNECTICUT Date: 04-04-03 Revised through 01-14-04 Drawn by: CAD Job no: 96007 Scale: 1" = 40' Checked by: TSH Sheet no: 1 OF 1," prepared by F. A. Hesketh & Associates, Inc. 6 Creamery Brook, East Granby, CT 06026 Civil & Traffic Engineers Surveyors Planners Landscape Architects Phone (860) 653-8000 Fax (860) 844-8600 e-mail fahesketh.com," which map is on file in the Office of the Hartford Town Clerk
- Reciprocal Negative Easement Agreement between Phoenix Hame 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.
- 6. Agreement to Sell and Purchase and to Danate and Accept between cenix Home Life Mutual Insurance Company, 238 Columbus Blvd. Inc. and the State of Connecticut dated as of September 29, 2000 and recorded in Volume 4308, Page 253 of the Hartford Land Records. There was also an Agreement Reexecuting Agreement to Sell and Purchase and to Donate and Accept between Phoenix Home Life Mutual Insurance Company, now known as Phoenix Life Insurance Company, 238 Columbus Blvd., Inc. and the State of Connecticut dated January 10, 2002 and recorded in Volume 4498, Page 158 of the Hartford Land Records. There was also a Second Reexecution Agreement by and among Phoenix Home Life Mutual Insurance Company, now known as Phoenix Life Insurance Company, and the State of Connecticut, Office of Policy and Management dated April 28, 2003 and recorded in Volume 4760, Page 156 of the Hartford Land Records. (Note: Affidavit regarding page sequence by William G. Rock, attorney representing the State of Cannecticut, was recorded Octaber 24, 2003 in Volume 4878, Page 64 of the Hartford Land Records.) There was also a First Amendment to Agreement to Sell and Purchase and to Danate and Accept by and between Phoenix Life Insurance Company, formerly known as Phoenix Home Life Mutual Insurance Company, and the State of Connecticut, Office of Policy and Management dated as of January 22, 2004 and recorded in Valume 4944, Page 23 of the Hartford Land Records. There was also a Second Amendment to Agreement to Sell and Purchase and to Donate and Accept by and between Phoenix Life Insurance Company, formerly Phoenix Home Life Mutual Insurance Company, and State of Connecticut, Office of Policy and Management dated May 17, 2005 and recorded in Volume 5420, Page 305 of the Hartford Land Records.

'. Terms and conditions contained in a Lease between the State of Connecticut and Capital City Economic Development Authority as evidenced by a Notice of Lease between the State of Connecticut and Capital City Economic Development Authority dated September 16, 2003 and recorded in Volume 4858, Page 157 of the Hartford Land Records, as amended by Amendment to Notice of Lease between the State of Connecticut, octing by and through the Secretary of the Office of Policy and Management, and the Capital City Economic Development Authority dated as of May 16, 2005 and recorded in Volume 5384, Page 315 of the Hartford Land Records, as further amended by Second Amendment to Notice of Lease between the 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 July 24, 2009 and to be recorded in the Hartford Land Records. Reference should be had to a map entitled, "ALTA/ACSM, LAND TITLE SURVEY PERIMETER SURVEY STATE OF CONNECTICUT O.P.M. TO C.C.E.D.A. LEASE AREA PREPARED FOR ADRIAEN'S LANDING DOWNTOWN HARTFORD, CONNECTICUT DATE: JULY 16, 2002 SCALE 1" = 60' DRAWN BY: CAD CHECKED BY: TSH JOB NO .: 96007 SHEETS NO: 1 and 2 OF LAST REVISED 05-21-09 BY F. A. HESKETH & ASSOCIATES, INC." which map is to be filed in the Office of the Hartford Town Clerk.

B. Declaration of Covenants and Agreements 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 Adriaan's Landing Hotel, LLC, which agreement is dated May 16, 2005 and recorded in Volume 5385, Page 1 of the Hartford Land Records; as amended by Second Amendment of Hotel Site Lease, Amendment of Notice of Lease and Amendment of Declaration of Covenants and Agreements by and among the Capital City Economic Development Authority, the State of Connecticut. octing by and through the Office of Policy and Management and Adriaen's Landing Hotel, LLC dated as of February 8, 2006 and recorded in Valume 5554, Page 152 of the Hartford Land Records, as further amended by Second Amendment of Declaration of ovenants and Agreements by and among Capital City Economic Development Authority, the State of Connecticut, acting by and through the Office of Policy and Management and Adriaen's Landing Hotel, LLC dated as of July 24, 2009 and to be recorded in the Hortford Land Records

These matters shown on a map entitled "HOTEL LEASE PLAN PREPARED FOR STATE OF CONNECTICUT ADRIAEN'S LANDING HARTFORD, CONNECTICUT DATE: 09-23-01 SCALE: 1"=60' SHEETS NO: 1 AND 2 OF 7 LAST REVISED 05-20-09 BY F.A. HESKETH & ASSOCIATES, INC.," which map is to be filed in the Office of the Hartford Town Clerk.

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- INC. ENCUMBRANCES WHICH AFFECT, OR MAY AFFECT, THE PARCEL SHOWN AS "4) REVISED HOTEL SECOND PHASE AIRSPACE LEASE PARCEL FROM ELEVATION 46 FT. NAVDOB 10 UNDERSIDE OF STRUCTURE, FROM ELEVATION 46 FT, NAVDEB TO 67± FT, NAVDRA SOUTHERLY END AND ELEVATION 46 FT. NAVDOB TO 63± FT. NAVDOB NORTHERLY END AREA = 1,297 SQ. FT." ON SCHEDULE A
- . Taxes to the City of Hartford on the List of October 1, 2007 and the List of October 1, 2008, as the same may be due and payable.
- NOTE: This property may be affected by a Tax Assessment Fixing Agreement by and between the City of Hartford and Waterford Development, LLC dated August 25, 2000 and recorded in Volume 4847, Page 105 of the Hartford Land Records; assigned to Adriaen's Landing Hotel, LLC by Assignment and Assumption Agreement dated September 11, 2003 and recorded in Volume 4858, Page 197 of the Hartford Land Records.
- 2. Terms, conditions and abligations as set forth in the Transfer of Custody and Control Agreement dated as of October 29, 2002 and recorded in Volume 4657, Page 174 of the Hartford Land Records.
- V. ENCUMBRANCES WHICH AFFECT, OR MAY AFFECT, THE PARCEL SHOWN AS "REVISED RESERVED PARKING AREA IN CONVENTION CENTER GARAGE ELEVATION 26 FT. NAVD88 (GROUND FLOOR) AREA = 83,550 SQ. FT. 220 PARKING SPACES" ON SCHEDULE H
- 1. Taxes to the City of Hartford on the List of October 1, 2007 and the List of October 1, 2008, as the same may be due and payable.
- NOTE: This property may be affected by a Tax Assessment Fixing Agreement by and between the City of Hartford and Waterford Development, LLC dated August 25, 2000 and recorded in Volume 4847, Page 105 of the Hartford Land Records; assigned to Adriaen's Landing Hotel, LLC by Assignment and Assumption Agreement dated September 11, 2003 and recorded in Volume 4858, Page 197 of the Hartford Land Records.
- 2. Terms, conditions and obligations as set forth in a Reciprocal Negative Easement Agreement between Phoenix Home Life Mutual Insurance Company and the State of Cannecticut dated as of September 29, 2000 and recorded in Valume 4308, Page 238 of the Hartford Land Records.
- I. Such utilities and drainage facilities as may be presently located within the bed of Commerce Street.
- A.ENCUMBRANCES WHICH AFFECT, OR MAY AFFECT, THE PARCEL SHOWN AS "PART A SECOND RESERVED PARKING AREA IN CONVENTION CENTER GARAGE ELEVATION 26 FT. NAVD88 (GROUND FLOOR) 33 STANDARD SPACES 3 HANDICAPPED SPACES 130 TOTAL PARKING SPACES FOR PART A & B" ON SCHEDULE H
- 1. Taxes to the City of Hartford on the List of October 1, 2007 and the List of October 1, 2008, as the same may be due and payable.
- NOTE: This property may be affected by a Tax Assessment Fixing Agreement by and between the City of Hartford and Waterford Development, LLC dated August 25, 2000 and recorded in Volume 4847, Page 105 of the Hartford Land Records; assigned to Adriaen's Landing Hotel, LLC by Assignment and Assumption Agreement dated September 11, 2003 and recorded in Volume 4858, Page 197 of the
- 2. Terms, conditions and obligations as set forth in a 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
- Agreement to Sell and Purchase and to Donate and Accept between Phoenix Home Life Mutual Insurance Company, 238 Columbus Blvd., Inc. and the State of Connecticut dated as of September 29, 2000 and recorded in Valume 4308, Page 253 of the Hartford Land Records; an Agreement Reexecuting Agreement to Sell and Purchase and to Danate and Accept between Phoenix Home Life Mutual Insurance Company, now known as Phoenix Life Insurance Company, 238 Columbus Blvd., Inc. and the State of Connecticut dated January 10, 2002 and recorded in Volume 4498, Page 158 of the Hartford Land Records; Second Reexecution Agreement by and among Phoenix Hame Life Mutual Insurance Company, now known as Phoenix Life Insurance Company, and the State of Connecticut, Office of Policy and Management Volume 4760, Page 156 of the Hartford Land Records (Note: Affidavit regarding page sequence by William G. Rock, attorney representing the State of Connecticut, was recorded October 2 2003 in Volume 4878, Page 64 of the Hartford Land Records); First Amendment to Agreement to Sell and Purchase and to Danate and Accept by and between Phoenix Life Insurance Company, formerly known as Phoenix Home Life Mutual Insurance Company, and ti State of Connecticut, Office of Policy and Management dated as of January 22, 2004 and recorded in Volume 4944, Page 23 of the Hartford Land Records; Second Amendment to Agreement to Sell and Purchase and to Donate and Accept by and between Phoenix Life Insurance Company, formerly Phoenix Home Life Mutual Insurance Company, and the State of Connecticut, acting by and through the Secretary of the Office of Policy and Management, dated May 17, 2005 and recorded in Valume 5420, Page 305 of the Hartford Land
- Terms and conditions contained in a Lease between the State of Connecticut and Capital City Economic Development Authority as evidenced by a Notice of Lease between the State of Connecticu and Capital City Economic Development Authority dated September 16, 2003 and recorded in Volume 4858, Page 157 of the Hartford Land Records, as amended by Amendment to Notice of Lease between the State of Connecticut, acting by and through the Secretary of the Office of Policy and Management, and the Capito City Economic Development Authority dated as of May 16, 2005 and recorded in Volume 5384, Page 315 of the Hartford Land Records, as further amended by Second Amendment to Notice of Lease between the 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 July 24, 2009 and to be recorded in the Hartford Land Records. Reference should be had to a map entitled, "ALTA/ACSM, LAND TITLE SURVEY PERIMETER SURVEY STATE OF CONNECTICUT O.P.M. TO C.C.E.D.A. LEASE AREA PREPARED FOR ADRIAEN'S LANDING DOWNTOWN HARTFORD, CONNECTICUT DATE: JULY 16, 2002 SCALE 1" = 60' DRAWN BY: CAD CHECKED BY: TSH JOB NO.: 96007 SHEETS NO: 1 and 2 OF LAST REVISED 05-21-09 BY F. A. HESKETH & ASSOCIATES. INC." which map is to be filed in the Office of the Hartford Town Clerk.
- Non-exclusive rights of access as set forth in an Interim Parking Easement Agreement by and among The Travelers Indemnity Company, Arch Street North LLC, the State of Connecticut, Office of Policy and Management, and Capital City Economic Development Authority dated June 30, 2004 and recorded in Volume 5128, Page 283 of the Hartford Land Records.
- 6. Non-exclusive rights of access as set forth in a Parking Easement Agreement by and among The Travelers Indemnity Company, Arch Street North LLC, the State of Connecticut, Office of Policy and Management, and Capital City Economic Development Authority dated June 30, 2004 and recorded in Volume 5129, Page 1 of the Hartford Lond Records
- Restrictive Covenant Agreement by and among The Travelers Indemnity Company, Arch Street North LLC, The State of Connecticut, Office of Policy and Management, and Capital City Economic Development Authority dated as of June 30, 2004 and recorded in Volume 5129, Page 47 of the Hartford Land Records.
- Non-exclusive rights of access as set forth in a Lease between Capital City Economic Development Authority and The Travelers Indemnity Company as evidenced in a Notice of Parking Lease between Capital City Economic Development Authority and The Travelers Indemnity Company dated as of June 30, 2004 and recorded in Volume 5129, Page 72 of the Hartford Land Records
- 9. Non-Disturbance and Attornment Agreement by and among the State of Connecticut, Capital City Economic Development Authority and The Travelers Indemnity Company dated as of June 30, 2004 and recorded in Volume 5129, Page 159 of the Hartford Land
- 10. Declaration of Covenants and Agreements 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 Adriaen's Landing Hotel, LLC, which agreement is dated May 16, 2005 and recorded in Volume 5385, Page 1 of the Hartford Land Records: as amended by Second Amendment of Hotel Site Lease, Amendment of Notice of Lease and Amendment of Declaration of Covenants 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 Adriaen's Landing Hotel, LLC dated as of February 8, 2006 and recorded in Valume 5554, Page 152 of the Hartford Land Records, as further amended by Second Amendment of Declaration of Covenants and Agreements by and among Capital City Economic elapment Authority, the State of Connecticut, acting by and through the Office of Policy and Management and Adriaen's Landing Hotel, LLC dated as of July 24, 2009 and to be recorded in the Hortford Lond Records.

11. Non-exclusive rights of access as set forth in a Lease between Capital City Economic Development Authority and Phoenix Life Insurance Company as evidenced by a Notice of Lease between Capital City Economic Development Authority and Phoenix Life Insurance Company dated as of May 17, 2005 and recorded in Valume 5420, Page 349 of the Hartford Land Records.

12. Those matters shown on a map entitled "HOTEL LEASE PLAN PREPARED FOR STATE OF CONNECTICUT ADRIAEN'S LANDING HARTFORD, CONNECTICUT DATE: 09-23-01 SCALE: 1"=60' SHEETS NO: 1 AND 2A OF 7 LAST REVISED 05-20-09 BY F.A. HESKETH & ASSOCIATES, INC.," which map is to be filed in the Office of the Hartford Town Clerk.

13. Such utilities and drainage facilities as may be presently located within the former bed of Commerce Street and under the parcel known as "PART A SECOND RESERVED PARKING AREA IN CONVENTION CENTER GARAGE ELEVATION 26 FT. NAVD88 (GROUND FLOOR) 33 STANDARD SPACES 3 HANDICAPPED SPACES 130 TOTAL PARKING SPACES "FOR PARTS A & B".

VB.ENCLMBRANCES WHICH AFFECT. OR MAY AFFECT. THE PARCEL SHOWN AS "PART B SECOND RESERVED PARKING AREA IN CONVENTION CENTER GARAGE ELEVATION 26 FT. NAVD88 (GROUND FLOOR) 78 STANDARD GROUND SPACES 16 STANDARD RAMP SPACES 130 TÓTAL PARKING SPACES FOR PART A & B" ON SCHEDULE H.

Taxes to the City of Hartford on the List of October 1, 2007 and the List of October 1, 2008, as the same may be due and payable

NOTE: This property may be affected by a Tax Assessment Fixing Agreement by and between the City of Hartford and Waterford Development, LLC dated August 25, 2000 and recorded in Volume 4847, Page 105 of the Hartford Land Records; assigned to Adriaen's Landing Hotel, LLC by Assignment and Assumption Agreement dated September 11, 2003 and recorded in Volume 4858, Page 197 of the Hartford Land Records.

. Lack of access to and from Interstate Route 91 and to and from (partion of Grove Street in favor of the State of Connecticut taken i a certain condemnation action by the State of Connecticut as evidenced by a Certificate of Taking by the State of Connecticul against The Travelers insurance Company dated June 3, 1991 and recorded in Volume 3167. Page 53 of the Hartford Land Records; as modified by a transfer of custody and control from the State of Connecticut Department of Transportation to the State of Cannecticut Office of Palicy and Management dated December 30, 2002 and recorded in Valume 4688, Page 110 of said Land Records, and the map referred to in solid document.

3. Terms, conditions and abligations as set forth in a Reciprocal Negative Easement Agreement between Phoenix Home Life Mutual Insurance Campany and the State of Connecticut dated as of September 29, 2000 and recorded in Valume 4308, Page 238 of the Hartford Land Records.

Agreement to Sell and Purchase and to Donate and Accept between Phoenix Home Life Mutual Insurance Company, 238 Columbus Blvd., Inc. and the State of Connecticut dated as of September 29, 2000 and recorded in Volume 4308, Page 253 of the Hartford Land Records; an Agreement Reexecuting Agreement to Sell and Purchase and to Danate and Accept between Phoenix Home Life Mutual Insurance Company, now known as Phoenix Life Insurance Company, 238 Columbus Bivd., Inc. and the State of Connecticut dated January 10, 2002 and recorded in Volume 4498, Page 158 of the Hartford Land Records; Second Reexecution Agreement by and among Phoenix Home Life Mutual Insurance Company, now known as Phoenix Life Insurance Company, and the State of Connecticut, Office of Palicy and Management dated April 28, 2003 and recorded in Volume 4760, Page 156 of the Hartford Land Records (Note: Affidavit regarding page sequence by William G. Rock, attorney representing the State of Connecticui, was recorded October 24 2003 in Volume 4878, Page 64 of the Hartford Land Records); F Amendment to Agreement to Sell and Purchase and to Donate and Accept by and between Phoenix Life Insurance Company, formerly known as Phoenix Home Life Mutual Insurance Company, and the State of Connecticut, Office of Policy and Management dated as o January 22, 2004 and recorded in Volume 4944, Page 23 of the Hartford Land Records; Second Amendment to Agreement to Sel and Purchase and to Donate and Accept by and between Phoenix Life Insurance Company, formerly Phoenix Home Life Mutual Insurance Company, and the State of Connecticut, acting by and through the Secretary of the Office of Policy and Management, dated May 2005 and recorded in Volume 5420, Page 305 of the Hartford Land

Obligations as set forth in a Quit-Claim Deed from City of Hartford to the State of Connecticut dated February 13, 2001 and recorded in Volume 4341, Page 176 of the Hartford Land Records.

Easement Agreement for access by the State of Connecticut in favor of the City of Hartford and the Greater Hartford Flood Commission dated as of February 13, 2001 and recorded in Volume 4341, Page 183 of the Hartford Land Records.

Terms and conditions contained in a Lease between the State of Connecticut and Capital City Economic Development Authority as evidenced by a Notice of Lease between the State of Connecticul and Capital City Economic Development Authority dated September 16, 2003 and recorded in Valume 4858, Page 157 of the Hartford Land Records, as amended by Amendment to Notice of Lease between the State of Connecticut, acting by and through the Secretary of the Office of Policy and Management, and the Capital City Economic Development Authority dated as of May 16, 2005 and recorded in Volume 5384. Page 315 of the Hartford Land Records, as further amended by Second Amendment to Notice of Lease between the 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 July 24, 2009 and to be recorded in the Hartford Lond Records. Reference should be had to a map entitled, "ALTA/ACSM, LAND TITLE SURVEY PERIMETER SURVEY STATE OF CONNECTICUT O.P.M. TO C.C.E.D.A. LEASE AREA PREPARED FOR ADRIAEN'S LANDING DOWNTOWN HARTFORD, CONNECTICUT DATE: JULY 16, 2002 SCALE 1" = 60' DRAWN BY. CAD CHECKED BY: TSH JOB NO.: 96007 SHEETS NO: 1 and 2 OF 2

LAST REVISED 05-21-09 BY F. A. HESKETH & ASSOCIATES. INC." which map is to be filed in the Office of the Hartford Town Clerk 8. Non-exclusive rights of access as set forth in an Interim Parking

Easement Agreement by and among The Travelers Indemnity Company, Arch Street North LLC, the State of Connecticut, Office of Palicy and Management, and Capital City Economic Development Authority dated June 30, 2004 and recorded in Volume 5128, Page 283 of the Hartford Land Records.

Non-exclusive rights of access as set forth in a Parking Easement Agreement by and among The Travelers Indemnity Company, Arch Street North LLC, the State of Connecticut, Office of Policy and Management, and Capital City Economic Development Authority dated June 30, 2004 and recorded in Volume 5129, Page 1 of the Hartford

). Restrictive Covenant Agreement by and among The Travelers Indemnity Company, Arch Street North LLC, The State of Connecticut Office of Policy and Management, and Capital City Economic Development Authority dated as of June 30, 2004 and recorded in Volume 5129, Page 47 of the Hartford Land Records.

11. Non-exclusive rights of access as set forth in a Lease between Capital City Economic Development Authority and The Travelers Indemnity Company as evidenced in a Notice of Parking Lease between Capital City Economic Development Authority and The Travelers Indemnity Company dated as of June 30, 2004 and recorded in Valume 5129, Page 72 of the Hartford Land Records.

12. Non-Disturbance and Attornment Agreement by and among the State of Connecticut, Capital City Economic Development Authority, and The Travelers Indemnity Company dated as of June 30, 2004 and recorded in Volume 5129, Page 159 of the Hartford Land

13. Declaration of Covenants and Agreements by and among the State of Cannecticut, acting by and through the Secretary of the Office o Policy and Management, the Capital City Economic Development Authority, and Adriaen's Landing Hotel, LLC, which agreement is dated May 16, 2005 and recorded in Volume 5385, Page 1 of the Hartford Land Records; as amended by Second Amendment of Hotel Site Lease. Amendment of Notice of Lease and Amendment of Declaration of Covenants and Agreements by and among the Capita City Economic Development Authority, the State of Connecticut, acting by and through the Office of Policy and Monagement and Adrigen's Landing Hotel, LLC dated as of February 8, 2006 and recorded in Volume 5554, Page 152 of the Hartford Land Records, as further amended by Second Amendment of Declaration of Covenants and Agreements by and among Capital City Economic Development Authority, the State of Connecticut, acting by and through the Office of Policy and Management and Adriaen's Landing Hotel, LLC dated as of July 24, 2009 and to be recorded in the Hartford Land Records.

14. Non-exclusive rights of access as set forth in a Lease between Capital City Economic Development Authority and Phoenix Life Insurance Campany as evidenced by a Notice of Lease between Capital City Economic Development Authority and Phoenix Life Insurance Company dated as of May 17, 2005 and recorded in Volume 5420, Page 349 of the Hartford Land Records.

- 15. Those matters shown on a map entitled "HOTEL LEASE PLAN PREPARED FOR STATE OF CONNECTICUT ADRIAEN'S LANDING HARTFORD, CONNECTICUT DATE: 09-23-01 SCALE: 1"=60' SHEETS NO: 1 AND 2A OF 7 LAST REVISED 05-20-09 BY F.A. HESKETH & ASSOCIATES, INC.," which map is to be filed in the Office of the Hartford Town Clerk.
- 16. Such utilities and drainage facilities as may be presently located within the former bed of Commerce Street and under the parcel known as "PART B SECOND RESERVED PARKING AREA IN CONVENTION CENTER GARAGE ELEVATION 26 FT. NAVD88 (GROUND FLOOR) 78 STANDARD GROUND SPACES 16 STANDARD RAMP SPACES 130 TOTAL PARKING SPACES FOR PART A & B".
- VI. ENCUMBRANCES WHICH AFFECT, OR MAY AFFECT, THE PARCEL SHOWN AS "REVISED SUPPORT EASEMENT AREA FROM ELEVATION 22 FT. TO 46 FT. NAVD88 AREA = 8,108 SQ. FT.
- 1. Taxes to the City of Hartford on the List of October 1, 2007 and the List of October 1, 2008, as the same may be due and payable
- NOTE: This property may be affected by a Tax Assessment Fixing Agreement by and between the City of Hartford and Waterford Development, LLC dated August 25, 2000 and recorded in Valume 4847, Page 105 of the Hartford Land Records; assigned to Adriaen's Landing Hotel, LLC by Assignment and Assumption Agreement dated September 11, 2003 and recorded in Volume 4858, Page 197 of the Hartford Land Records.
- Antidiscrimination provisions (only) as set forth in the following
- 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.
- 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.
- 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 Valume 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 1084, Page 679 of the Hartford Land Records.
- 3. 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 Valume 3167, Page 49 of the Hartford Land Records.
- Non—access highway lines and rights of access denied; proposed airspace lease rights; and rights of others in and to existing utility and drainage lines and facilities, all as shown on a certain map ntitled, "PROPERTY SURVEY PREPARED FOR STATE OF CONNECTICUT MAP 434 BLOCK 003 LOT 001 242 COLUMBUS BOULEVARD GROVE STREET & COLUMBUS BOULEVARD HARTFORD, CONNECTICUT date: 04-01-99 drawn by: CAD iab no: 96007 scole: 1"=40' ch by TSH sheet no: 5 F. A. Hesketh & Associates, Inc. 6 Creamery Brook, East Granby, CT 06026 Civil & Traffic Engineers Surveyors Planners Landscape Architects Phone (860) 653-8000 Fax (860) 844-8600 e-mail fahesketh.com," which map is on file in the Office of the Hartford Town Clerk.
- 5. Non-access highway lines and rights of access denied; rights of others in and to existing utility and drainage lines and facilities; all as shown on a certain map entitled, "LAND EXCHANGE PLAN PREPARED FOR STATE OF CONNECTICUT & PHOENIX LIFE INSURANCE COMPANY N/F PHOENIX HOME LIFE MUTUAL INSURANCE COMPANY COLUMBUS BLVD & GROVE ST. HARTFORD, CONNECTICUT Date: 04-04-03 Revised through 01-14-04 Drawn by: CAD Job r 96007 Scale: 1" = 40' Checked by: TSH Sheet no: 1 OF 1," prepared by F. A. Hesketh & Associates, Inc. 6 Creamery Brook, ast Granby, CT 06026 Civil & Traffic Engineers Surveyors Planners Landscape Architects Phone (860) 653-8000 Fax (860) 844-8600 e-mail fahesketh.com," which map is on file in the Office of the Hartford Town Clerk.
- 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
- Agreement to Sell and Purchase and to Donate and Accept between Phoenix Home Life Mutual Insurance Company, 238 Columbus Blvd., Inc. and the State of Connecticut dated as of September 29, 2000 and recorded in Volume 4308, Page 253 of the Hartford Land Records. There was also an Agreement Reexecuting Agreement to Sell and Purchase and to Danate and Accept between Phoenix Home Life Mutual Insurance Company, now known as Phoenix Life Insurance Company, 238 Calumbus Blvd., Inc. and the State of Connecticut dated Junuary 10, 2002 and recorded in Volume 4498, Page 158 o the Hartford Land Records. There was also a Second Reexecution Agreement by and among Phoenix Home Life Mutual Insurance Company, now known as Phoenix Life Insurance Company, and the State of Connecticut, Office of Policy and Management dated April 28, 2003 and recorded in Volume 4760, Page 156 of the Hartford Land Records. (Note: Affidavit regarding page sequence by William G. Rock, attorney representing the State of Connecticut, was recorded October 24, 2003 in Volume 4878, Page 64 of the Hartford Land Records.) There was also a First Amendment to Agreement to Sell and Purchase and to Danate and Accept by an between Phoenix Life Insurance Company, formerly known as Phoe Home Life Mutual Insurance Company, and the State of Connecticut Office of Policy and Management dated as of January 22, 2004 and recorded in Volume 4944, Page 23 of the Hartford Land Records. There was also a Second Amendment to Agreement to Sell and Purchase and to Donate and Accept by and between Phoenix Life Insurance Company, formerly Phoenix Home Life Mutual Insurance Company, and State of Connecticut, Office of Policy and Monogement dated May 17, 2005 and recorded in Volume 5420, Page 305 of the Hartford Land Records.

8. Terms and conditions contained in a Lease between the State of Connecticut and Capital City Economic Development Authority as evidenced by a Notice of Lease between the State of Connecticut and Capital City Economic Development Authority dated September 16, 2003 and recorded in Valume 4858, Page 157 of the Hartford Land Records, as amended by Amendment to Notice of Lease between the State of Connecticut, acting by and through the Secretary of the Office of Palicy and Management, and the Capital City Economic Development Authority dated as of May 16, 2005 and recorded in Volume 5384, Page 315 of the Hartford Land Records, as further amended by Second Amendment to Notice of Lease between the State of Connecticut, acting by and through the Secretary of the Office of Policy and Management and Capital City conomic Development Authority dated as of July 24, 2009 and to be recorded in the Hortford Land Records. Reference should be had to a map entitled, "ALTA/ACSM, LAND TITLE SURVEY PERIMETER SURVEY STATE OF CONNECTICUT O.P.M. TO C.C.E.D.A. LEASE AREA PREPARED FOR ADRIAEN'S LANDING DOWNTOWN HARTFORD. CONNECTICUT DATE: JULY 16, 2002 SCALE 1" = 60' DRAWN BY CAD CHECKED BY: TSH JOB NO.: 96007 SHEETS NO: 1 and 2 OF 2 LAST REVISED 05-21-09 BY F. A. HESKETH & ASSOCIATES, INC." which map is to be filed in the Office of the Hartford Town Clerk

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|--|--|---|----------------------|--|-------------------------------------|-----------------|--------------------------|-------------------------|----------|-------------------------------|---------------|--|----------|---|----------|---------------------------------|
| Image: Source | Agency and Area, age 397 of corded in Phoenix y 1, 1961 in Itual Life 162 in Taking by Id on June | | Revise Hotel First & | | Add Parcel | | | | | | | | | | | |
| Home Life data as of parts of the solution of | roposed tring utility in map DNNECTICUT D GROVE IT date: 0' checked 6 Creamery s Surveyors Fax (860) In the Office ights of trilities; all LAN INSURANCE OMPANY Date: Job no: 1 OF 1," cy Brook, yors Fax (860) | | 02-07-03 ADD STAIRS | 053003 | 06-13-03 ADD CCEDA TO CERTIFICATION | 08-29-03 REVISE | 0-01-01 | 2 | 09-11-03 | 01-20-05 HOTEL AS BUILT/SHEET | 02-14-05 | | cn-/1-70 | 02-21-05 SHEETS 5.6.7 - | 04-18-05 | |
| Indext State of the server | A Home Life dated as of 238 of the 238 of the 238 of the bus Blvd., 29, 2000 Land bement to oenix Home fe Insurance necticut age 158 of execution rance and the bted April hartford by William was the | | revisions. | 400 | nuce | - | 03-21-02 REVISED LEASE - | 06-11-02 ADD SHEET 2 OF | ╋ | 70-60-/0 | 09-11-02 | 10-04-02 | ┢ | | 0-21-03 | |
| | apt by and as Phoenix Connecticut, 2004 and Records. all and enix Life surance 5420, 540, 5420, | ENCUMBRANCES ALTA/ACSM LAND TITLE SURVEY | HOTEL LEASE PLAN | HOTEL LEASE PLAN PREPARED FOR STATE OF CONNECTICUT ADRIAEN'S LANDING HARTFORD, CONNECTICUT | | | | | | | drawn by: CAD | $1^{\circ} = 20^{\circ}$ checked by. ISH sheet no. 3A OF | | | 27, 2009 | |
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