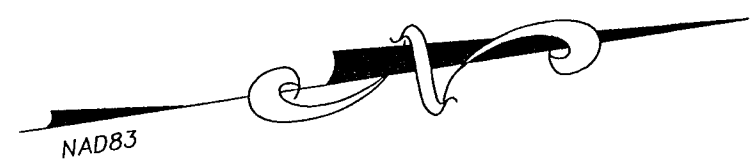
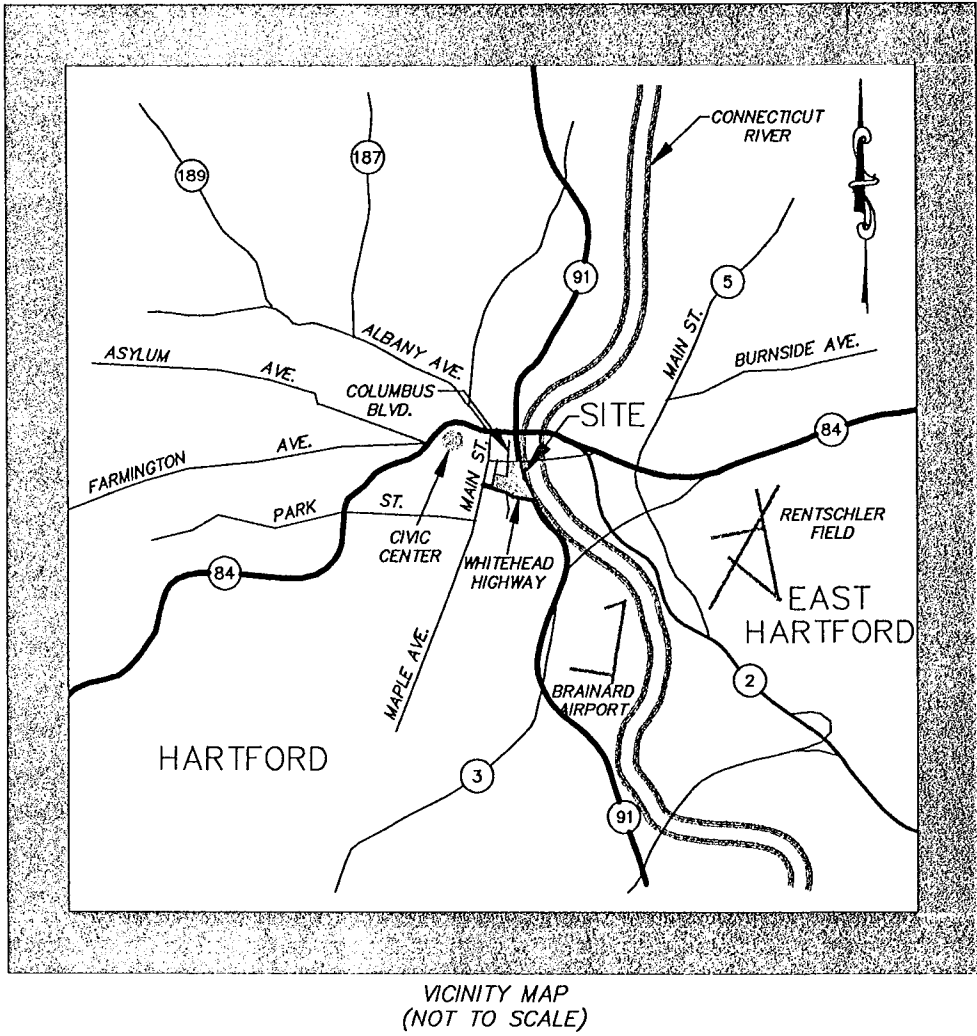
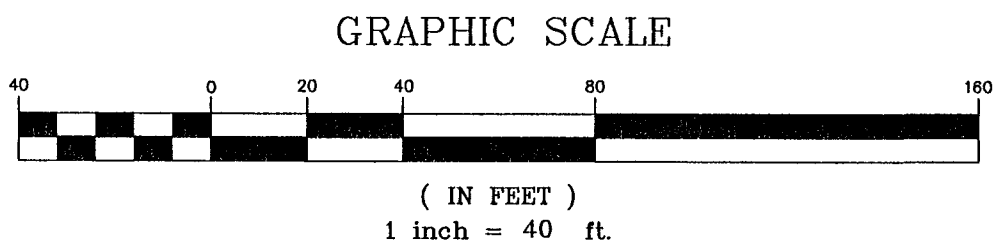
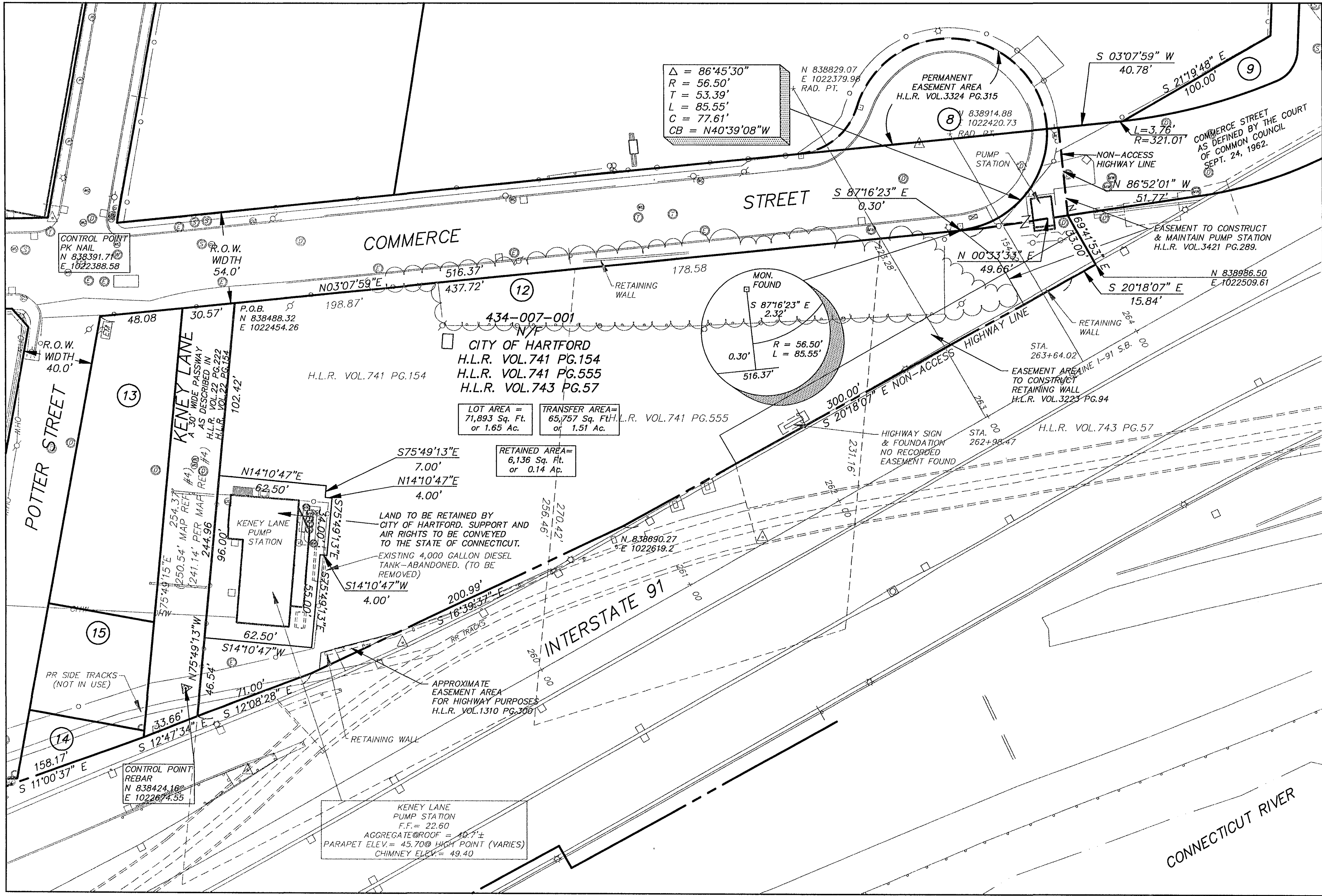


NOTES:

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 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, 1996.
2. THIS IS A PROPERTY SURVEY INTENDED TO DEPICT THE BOUNDARY AND EXISTING PHYSICAL FEATURES OF THE SUBJECT PARCEL TO BE USED FOR ACQUISITION PURPOSES.
3. THIS MAP FALLS INTO THE RESURVEY BOUNDARY DETERMINATION CATEGORY FOR STREET AND PROPERTY LINES. PROPOSED PROPERTY LINES AROUND THE KENEY LANE PUMP STATION ARE ORIGINAL.
4. THIS SURVEY CONFORMS TO CLASS A-2 HORIZONTAL ACCURACY STANDARD.
5. BEARINGS AND COORDINATES DEPICTED HEREON REFER TO THE NORTH AMERICAN DATUM 1983 (NAD83) ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD 88). CONNECTICUT GEODETIC SURVEY STATION SCHOOLHOUSE HILL WAS USED FOR REFERENCE.
6. EXISTING UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON.
7. PARCEL 12 DEPICTED HEREON IS SUBJECT TO THE FOLLOWING RIGHTS, EASEMENTS AND AGREEMENTS:
  - A. AN AGREEMENT BETWEEN THE CITY OF HARTFORD AND THE TRUSTEES OF THE NEW YORK, NEW HAVEN & HARTFORD RAILROAD COMPANY, HARTFORD LAND RECORDS VOLUME 745 PAGE 12.
  - B. POSSIBLE DRAINAGE RIGHTS AS RESERVED IN A DEED FROM DRAYTON HILLIER et. al. TO ALFRED A. OLDS et. al., HARTFORD LAND RECORDS VOLUME 265 PAGE 266.
  - C. POSSIBLE RIGHTS AND EASEMENTS FOR FLOOD PROTECTIVE WORKS AS SET FORTH IN THE HARTFORD COURT OF COMMON COUNCIL (SEE JOURNAL OF COURT OF COMMON COUNCIL AUGUST 21, 1944, PAGE 336).
  - D. EASEMENTS AS SET FORTH IN HARTFORD LAND RECORDS VOLUME 1074 PAGE 267.
  - E. AN AGREEMENT BETWEEN THE STATE OF CONNECTICUT AND CITY OF HARTFORD RECORDED IN HARTFORD LAND RECORDS VOLUME 742 PAGE 279.
8. PARCEL 12 IS TOGETHER WITH THE FOLLOWING APPURTENANT RIGHTS:
  - A. RIGHT TO USE A ROAD KNOWN AS KENEY LANE DESCRIBED IN HARTFORD LAND RECORDS VOLUME 312 PAGE 662.
  - B. RIGHTS AND EASEMENTS AS SET FORTH IN HARTFORD LAND RECORDS VOLUME 774 PAGE 357.
9. THE PARCELS DEPICTED HEREON LIES WITHIN FLOOD ZONE X (AREAS 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 095080 0005 B MAP REVISED DECEMBER 4, 1986 FEDERAL EMERGENCY MANAGEMENT AGENCY."
10. PROPERTY DESCRIPTION DELIVERED TO CLIENT UNDER SEPARATE COVER.

MAP REFERENCES:

1. PLAN OF STREET ON PARK RIVER CONDUIT DESIGNATED PARK RIVER STREET BY: DEPT. OF ENGINEERING HARTFORD CONN. APPROVED BY ROBERT J. ROSS CITY ENGINEER DAYBOOK NO. 08168 DATED DECEMBER 1940 REVISED TO SEPT. 1945
2. PROPERTY OF KOPPERS SEABOARD COKE CO., INC. POTTER ST. et. al. HARTFORD, CONN. SCALE 1"= 50' DATED OCT. 1929 BY: SPENCER & WASHBURN, INC. ENGR'S.
3. CITY OF HARTFORD ENGINEERING DEPARTMENT "ANGLE MAP" NUMBER 434.
4. PLAN SHOWING LAND TO BE LEASED BY JOSEPH FIGARA IN HARTFORD CONNECTICUT SCALE 1"= 50' FEB. 1984 BY: FRANCES L. D'ONOFRIO L.S.
5. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF HARTFORD INTERSTATE 91 FROM THE CHARTER OAK BRIDGE APPROACH NORTHERLY TO THE WHITEHALL HIGHWAY SCALE 1"= 80' NUMBER 63-06 SHEET NO. 3 OF 3 APPROVED APRIL 14, 1966.
6. NEW YORK NEW HAVEN & HARTFORD RAILROAD REAL ESTATE & RIGHT OF WAY DEPARTMENT LAND IN HARTFORD CONN. TO BE CONVEYED TO CITY OF HARTFORD SCALE 1"= 100' MAY 1940 J.P. McCLUSKEY.
7. THE CONNECTICUT COMPANY REAL ESTATE & RIGHT OF WAY DEPARTMENT LAND IN HARTFORD CONN. TO BE CONVEYED TO CITY OF HARTFORD SCALE 1"= 100' MAY 1940 J.H.F. CLARK.
8. CITY OF HARTFORD MAP SHOWING EASEMENT ACQUIRED FROM CITY OF HARTFORD (PUBLIC WORKS DEPT.) (FLOOD CONTROL COMM.) BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION INTERSTATE ROUTE 91 (LIMITED ACCESS HIGHWAY) SCALE 1"= 40' APRIL 1990 ROBERT W. GUBALA TRANSPORTATION CHIEF ENGINEER.
9. CITY OF HARTFORD MAP SHOWING EASEMENT ACQUIRED FROM CITY OF HARTFORD BY THE STATE OF CONNECTICUT DEPT. OF TRANSPORTATION INTERSTATE ROUTE 91 (LIMITED ACCESS HIGHWAY) SCALE 1"= 40' MAY 1991 ROBERT W. GUBALA TRANSPORTATION CHIEF ENGINEER- BUREAU OF HIGHWAYS.
10. CITY OF HARTFORD MAP SHOWING EASEMENT ACQUIRED FROM CITY OF HARTFORD BY THE STATE OF CONNECTICUT APPROACH TO THE STATE STREET BRIDGE SCALE 1"= 40' JAN. 1968 HOWARD S. IVES HIGHWAY COMMISSIONER.
11. CITY OF HARTFORD MAP SHOWING EASEMENTS & RIGHTS ACQUIRED FROM CITY OF HARTFORD BY THE STATE OF CONNECTICUT SPRINGFIELD EXPRESSWAY DUTCH POINT INTERCHANGE SCALE 1"= 40' FEB. 1963 HOWARD S. IVES HIGHWAY COMMISSIONER.
12. CITY OF HARTFORD MAP SHOWING EASEMENT ACQUIRED FROM CITY OF HARTFORD (PUBLIC WORKS DEPT.) (FLOOD CONTROL COMM.) BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION INTERSTATE ROUTE 91 (LIMITED ACCESS HIGHWAY) SCALE 1"= 40' JULY 1992 DEPARTMENT OF TRANSPORTATION BUREAU OF ENGINEERING & HIGHWAY OPERATIONS.
13. CITY OF HARTFORD DEPARTMENT OF ENGINEERING SCALE 1"= 40' JUNE 1962 DAYBOOK NO. 09714



LEGEND  
(SYMBOLS NOT TO SCALE)

- 434-005-002 = MAP- BLOCK- LOT
- (13) = ADRIEN'S 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
- = GUY 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
- = TQI CABLE MANHOLE
- = BROOKS FIBER OPTICS MANHOLE

TO: State of Connecticut, Commonwealth Land Title Insurance Company, Chicago Title Insurance Company and Fidelity National Title Insurance Company of New York, City of Hartford and Capital City Economic Development Authority, Greater Hartford Flood Commission:

This is to certify that this map or plot of: land now or formerly City of Hartford, Adriaen's Parcel 12, assessor's map 434 block 7 lot 1 and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys." Jointly established and adopted by ALTA, ACSM and NSPS in 1989, and includes items 2, 3, 8, 10 & 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, 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 hereon.

This map is not valid without the live signature and impression type seal of the land surveyor whose signature appears hereon.

Date:

Signed:  
Todd S. Hesketh L.S. 17945

ADRIEN'S LANDING  
Hartford, Connecticut

F. A. Hesketh & Associates, Inc.  
6 Creamery Brook, East Granby, CT 06026  
Cell & Traffic Engineers • Surveyors • Planners • Landscape Architects



revisions:		description
no.	date	NOTE
1	01-31-01	

PROPERTY SURVEY		STATE OF CONNECTICUT
PREPARED FOR:		MAP 434 BLOCK 007 LOT 001
TO:		70 COMMERCE STREET
HARTFORD, CONNECTICUT		
date: 04-01-99	drawn by: CAD	job no: 96007
scale: 1" = 40'	checked by: TSH	sheet no: 9

PS-9  
434-007