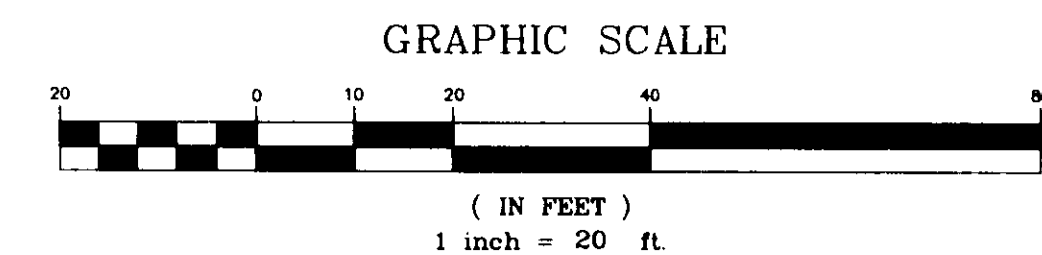
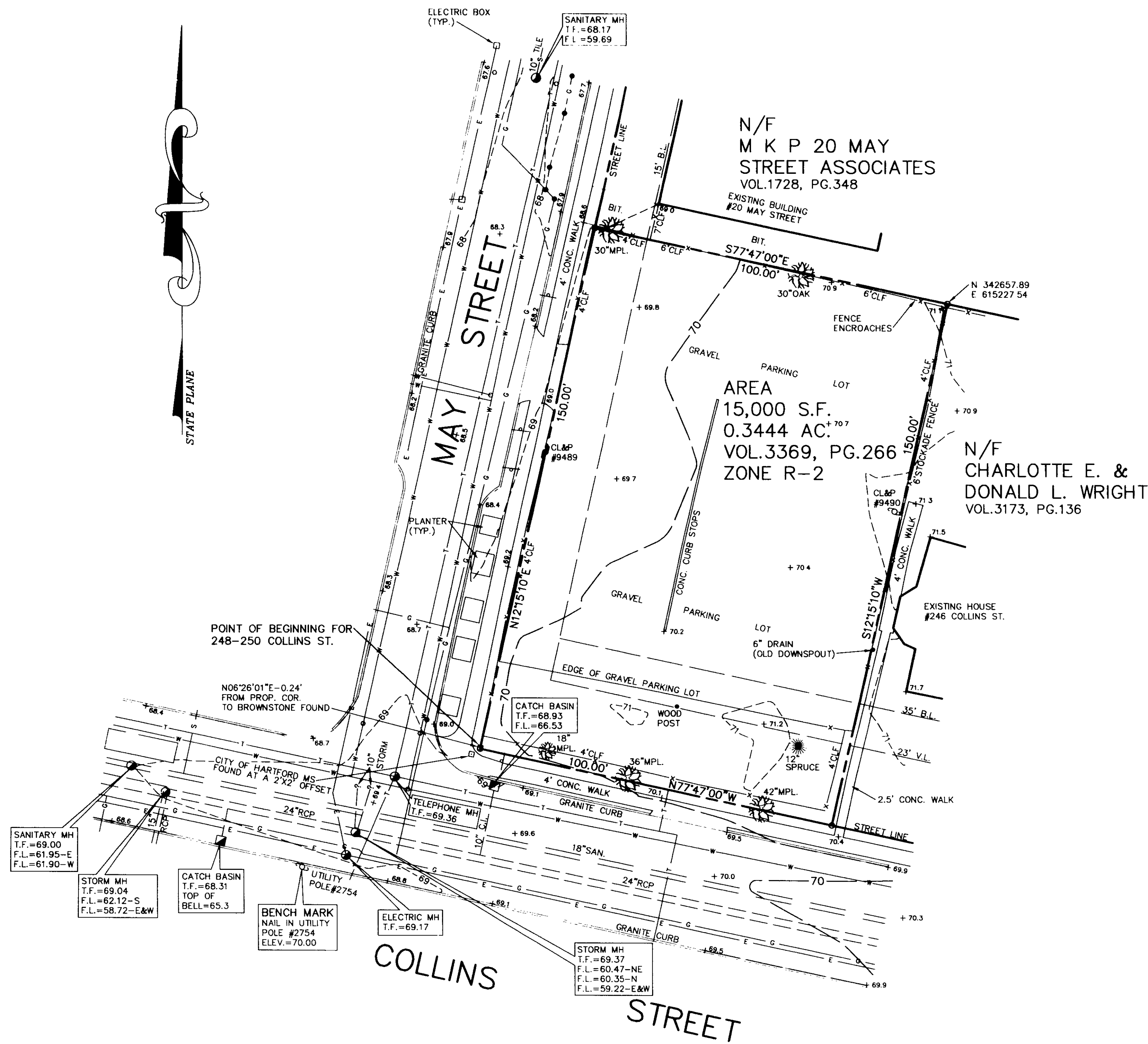


VICINITY MAP 1"=1000'



MAP REFERENCES:

- 1) "PROPERTY IN HARTFORD, CONN., SURVEYED FOR JOHN E. HAYES, JOHN T. HENDERSON, CERTIFIED SUBSTANTIALLY CORRECT, JOHN T. HENDERSON, CIVIL ENGINEER, HARTFORD, CONN., JULY 15, 1940, SCALE 1"=30'".
- 2) "CITY OF HARTFORD DEPT. OF PUBLIC WORKS, ENGINEERING-ASSESSOR PROPERTY MAP, OCTOBER 1, 1984, SCALE 1"=50'".
- 3) "CITY OF HARTFORD BLOCK MAP, SCALE 1"=50', SHEET 334".
- 4) "20 MAY STREET CONDOMINIUM, HARTFORD, CONN., IGOR VECHELOFF, PROFESSIONAL ENGINEER & LAND SURVEYOR, 51 LORRAINE STREET, HARTFORD 5 CONNECTICUT, SCALE 1"=30', DATE 5-8-79".

NOTES:

- 1) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, THE BONGIOVANNI GROUP, INC. RELIED UPON TITLE REPORT CASE NUMBER M95-31019(H), ISSUED BY NORTHEAST TITLE & ABSTRACT COMPANY.
- 2) PARCEL MAYBE SUBJECT TO UTILITY EASEMENT FOR OVERHEAD WIRES, VOL.1195, PG.440, THERE ARE NO OVERHEAD WIRES OVER THE SUBJECT PARCEL AT THIS TIME.

THIS MAP PRODUCED BY ORIGINAL INK DRAWING ON PLY ENH OR LINEN BONGIOVANNI GROUP, INC. 1177 LANE NEWINGTON, CT 06111

I HEREBY DECLARE TO ASYLUM HILL VENTURES, LLC, ASYLUM HILL VENTURES I, LLC, CITY OF HARTFORD, THE AETNA CASUALTY AND SURETY CORPORATION, HARTFORD FIRE INSURANCE COMPANY, FLEET BANK, NATIONAL ASSOCIATION, SHAWMUT BANK, NATIONAL ASSOCIATION, MIDLAND MORTGAGE INVESTMENT CORPORATION, MIDLAND AFFORDABLE HOUSING GROUP TRUST, HOME, HONIGMAN MILLER SCHWARTZ AND COHN AND LAWYERS TITLE INSURANCE CORPORATION THAT (A) THIS SURVEY WAS PREPARED BY ME OR UNDER MY SUPERVISION, (B) THE LEGAL DESCRIPTION OF THE PROPERTY AS SET FORTH HEREON, AND THE LOCATION OF ALL IMPROVEMENTS, ENCROACHMENTS, FENCES, EASEMENTS, ROADWAYS, RIGHTS OF WAY AND SETBACK LINES WHICH ARE EITHER VISIBLE OR OF RECORD IN THE LAND RECORDS OF HARTFORD, CONNECTICUT (ACCORDING TO COMMITMENT FOR TITLE INSURANCE ISSUED BY LAWYERS TITLE INSURANCE COMPANY) ARE ACCURATELY REFLECTED HEREON, (C) THIS SURVEY ACCURATELY DEPICTS THE STATE OF FACTS AS THEY APPEAR ON THE GROUND, (D) EXCEPT AS NOTED OR SHOWN HEREON, THERE ARE NO IMPROVEMENTS, ENCROACHMENTS, FENCES OR ROADWAYS ON ANY PORTION OF THE PROPERTY REFLECTED HEREON, (E) THE PROPERTY SHOWN HEREON HAS ACCESS TO A PUBLIC DEDICATED ROADWAY, (F) THE PROPERTY DESCRIBED ON DOES NOT LIE IN A 100 YEAR FLOOD PLAIN IDENTIFIED BY MAP ENTITLED, THIN, FLOOD INSURANCE RATE MAP AND STREET INDEX, CITY OF HARTFORD, CONNECTICUT, COMMUNITY PANEL NUMBER 05080 0005 B" REVISED DECEMBER 4, 1986, U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, THIS DETERMINATION HAVING BEEN MADE FROM A PERSONAL REVIEW OF SAID MAP, WHICH IS THE LATEST AVAILABLE FLOOD MAP AVAILABLE IN HARTFORD TOWN CLERK'S OFFICE FOR THE SUBJECT PROPERTY, (G) THE TITLE LINES AND LINES OF ENTRY AND LOCATION ALL UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND, (H) THIS SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL SURFACE DRAINAGE, (I) THE AREAS OF THE SURVEYED PREMISES ARE SHOWN HEREON, (K) ANY DISCHARGE INTO STREAMS, RIVERS, OR OTHER CONVEYANCE SYSTEMS IS SHOWN ON THE SURVEY, THIS SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE CLASS A-2 SURVEY AS DEFINED IN THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 13, 1984.

NO DECLARATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP CONTAINS THE ORIGINAL SIGNATURE AND IMPRESSION TYPE SEAL OF THE LAND SURVEYORS WHOSE SIGNATURE APPEAR HEREON.

ALAN BONGIOVANNI L.S. # 14649

LEGEND

○	UTILITY POLE
○	WATER GATE
○	MANHOLE
○	CATCH BASIN
○	YARD DRAIN
○	LIGHT STANDARD
○	GAS GATE
—	FENCE
—	TREE
—	HYDRANT
—	SPOT ELEVATION
—	SPOT ELEVATION AT TOP OF WALL
—	SPOT ELEVATION AT TOP OF STEPS
—	SPOT ELEVATION AT BOTTOM OF STEPS
—	UNDERGROUND WATER LINE
—	UNDERGROUND GAS LINE
—	UNDERGROUND TELEPHONE LINE
—	UNDERGROUND ELECTRIC LINE
—	UNDERGROUND SANITARY LINE

LEGAL DESCRIPTION 248-250 COLLINS STREET

A certain piece or parcel of land situated on the northerly side of Collins Street, in the City of Hartford, County of Hartford and State of Connecticut, as shown on a certain Map, entitled "Boundary & Topographic Survey, May of Property of Federal Home Loan Mortgage Corporation, 248-250 Collins Street, Hartford, Connecticut, Date: 10-31-95, Scale 1"=20', Drawn: J.E.T., Checked: A.B., Sheet 1 of 1, The Bongiovanni Group, Inc., Land Surveyors, Alton Bongiovanni, LL.S.", being more particularly bounded and described as follows:

Beginning at a point in which marks to Point of Intersection of the easterly street line of May Street and the northerly street line of Collins Street;

Thence N12°-15'-10"E a distance of 150.00 feet to a point;

Thence S77°-47'-00"E a distance of 100.00 feet to a point;

Thence S12°-15'-10"W a distance of 150.00 feet to a point;

Thence N77°-47'-00"W a distance of 100.00 feet to the Point and Place of Beginning.

BOUNDED

NORTHERLY by land of N/F MKP 20 May Street Associates
EASTERLY by land of N/F Charlotte L. and Donald L. Wright
SOUTHERLY by Collins Street
WESTERLY by May Street
Said parcel contains 15,000 square feet

10/31/95
95160/djl

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF CONNECTICUT, CERTIFIES TO ASYLUM HILL VENTURES, LLC, ASYLUM HILL VENTURES I, LLC, CITY OF HARTFORD, THE AETNA CASUALTY AND SURETY CORPORATION, HARTFORD FIRE INSURANCE COMPANY, FLEET BANK, NATIONAL ASSOCIATION, SHAWMUT BANK, NATIONAL ASSOCIATION, MIDLAND MORTGAGE INVESTMENT CORPORATION, MIDLAND AFFORDABLE HOUSING GROUP TRUST, HOME, HONIGMAN MILLER SCHWARTZ AND COHN, FEDERAL NATIONAL MORTGAGE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AND LAWYERS TITLE INSURANCE CORPORATION AS FOLLOWS:

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1992 AND THIS SURVEY MEETS THE REQUIREMENTS FOR AN URBAN SURVEY AS DEFINED THEREIN.
2. THE SURVEY WAS MADE ON THE GROUND ON OCTOBER 30, 1995, AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.
3. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
4. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, STREETS OR ALLEYS, OR (B) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.
5. THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTER AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT ISSUED BY LAWYERS TITLE INSURANCE CORPORATION WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH MINIMUM SETBACK PROVISIONS AND RESTRICTIONS OF RECORD REFERENCED IN SUCH TITLE COMMITMENT.
6. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.
7. EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS.
8. THE ATTACHED DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
9. NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.

THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

ALAN BONGIOVANNI
REGISTRATION NO. 14649

DATED: 10-31-95

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CAN NOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. CALL "CALL B-4-U DIG" AT 1-800-922-4455 PRIOR TO ANY EXCAVATION.

I HEREBY DECLARE THAT THIS MAP IS SUBSTANTIALLY CORRECT. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS T-2 SURVEY AS DEFINED IN THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 13, 1984 AND EFFECTIVE JANUARY 1, 1987.

SURVEYOR'S SIGNATURE 10-31-95 14649
DATE LICENSE NUMBER

95160TOP.DWG 95160

MAP OF
PROPERTY OF
FEDERAL HOME LOAN
MORTGAGE CORPORATION
248-250 COLLINS STREET
HARTFORD, CONNECTICUT

BOUNDARY
&
TOPOGRAPHIC
SURVEY

Sheet
1

1

