

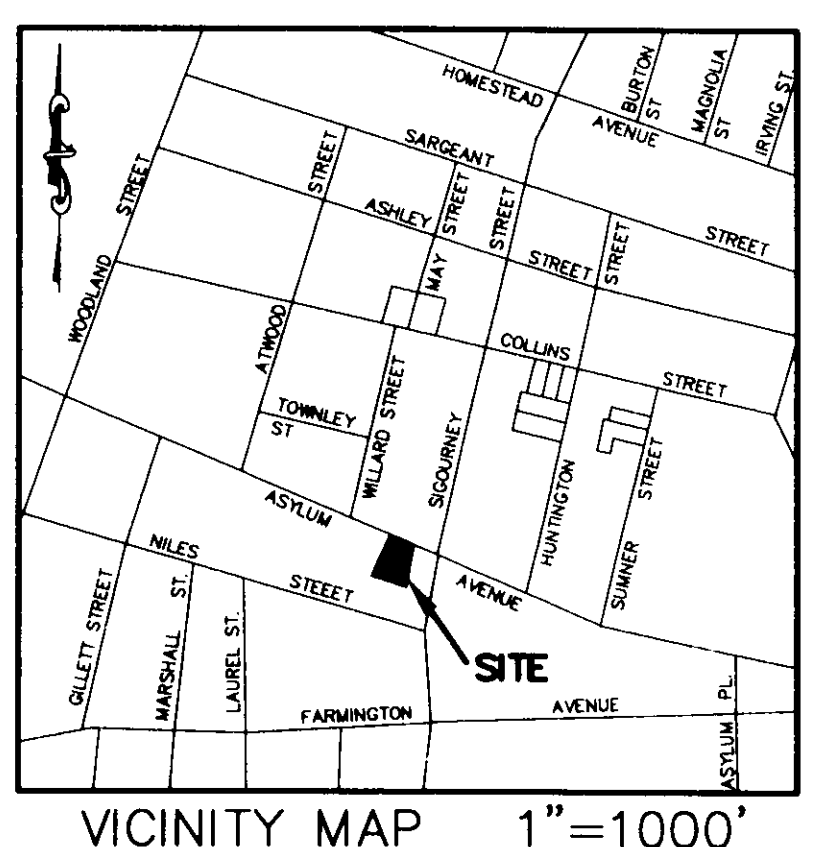
N/F  
STEVEN J. daCOSTA &  
JOSE daCOSTA  
VOL.2423, PG.100

N/F  
G. DAVID LATTIZORI  
VOL.1116, PG.491

N/F  
FEDERAL HOME LOAN  
MORTGAGE CORPORATION  
VOL.3516, PG.46

N/F  
JEM PROPERTIES  
VOL.2882, PG.314

N/F  
CITY OF HARTFORD  
VOL.135, PG.572  
VOL.139, PG.156  
VOL.188, PG.589



- ### LEGEND
- UTILITY POLE
  - WATER GATE
  - MANHOLE
  - CATCH BASIN
  - 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 CABLE TV LINE
  - UNDERGROUND SANITARY LINE
  - UNDERGROUND TELEPHONE LINE
  - UNDERGROUND ELECTRIC LINE

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, HONGMAN 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, "FIRM, FLOOD, INSURANCE, RATE MAP AND STREET INDEX, CITY OF HARTFORD, CONNECTICUT, COMMUNITY PANEL NUMBER 095080 0005 8" REVISED DECEMBER 4, 1996, 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 ACTUAL POSSESSION ARE THE SAME, (H) ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PROPERTY EITHER ENTER THE PROPERTY THROUGH ADJOINING PUBLIC STREETS, OR THIS SURVEY SHOWS THE POINT OF ENTRY AND LOCATION ALL UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND, (I) THIS SURVEY SHOWS THE COLLECTION AND DISPOSAL OF ALL SURFACE DRAINAGE, (J) 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

THE SIGNATURE OF 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, HONGMAN MILLER SCHWARTZ AND COHN AND LAWYERS, TITLE INSURANCE CORPORATION, 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 TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1982 AND THIS SURVEY MEETS THE REQUIREMENTS FOR AN URBAN SURVEY AS DEFINED THEREIN.

2. THE SURVEY WAS MADE ON THE GROUND ON OCTOBER 19, 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 SUBJECT PROPERTY UPON ADJOINING PROPERTIES, 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 SAID 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.

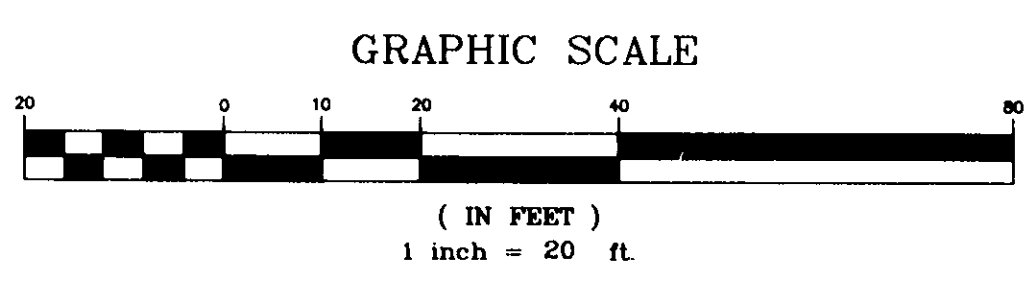
THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

ALAN BONGIOVANNI  
REGISTRATION NO. 14649

DATED: 10-23-95

- ### MAP REFERENCES:
- EXISTING BUILDING LOCATION, PROPERTY OF JEM PROPERTIES, SIGOURNEY STREET & ASYLUM AVENUE, HARTFORD, CONNECTICUT, SCALE 1"=10', DATE 8-10-88, REVISED THROUGH 1-4-89, SHEET 1 OF 1, CLOSE, JENSEN & MILLER, CONSULTING ENGINEERS, LAND PLANNERS & SURVEYORS
  - CITY OF HARTFORD DEPT. OF PUBLIC WORKS, ENGINEERING-ASSESSOR PROPERTY MAP, OCTOBER 1, 1984, SCALE 1"=50', SHEET 336
  - CITY OF HARTFORD BLOCK MAP, SCALE 1"=50', SHEET 336

- ### NOTES:
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, THE UNDERSIGNED HAS RELIED UPON THE BONGIOVANNI GROUP, INC. RELIED UPON TITLE REPORT CASE NUMBER M95-31019(6), ISSUED BY NORTHEAST TITLE & ABSTRACT COMPANY
  - PARCEL MAY ENJOY RIGHTS TO PLINY COURT AND THE 5' STRIP TO ASYLUM AVENUE
  - PARCEL ENJOYS THE RIGHTS OF A DECLARATION OF PARKING RIGHTS, VOL.1236, PG.747



### LEGAL DESCRIPTION

887 ASYLUM AVENUE

A certain piece or parcel of land situated on the southerly side of Asylum Avenue in the City of Hartford, County of Hartford and State of Connecticut, as shown on a certain Map entitled Boundary Survey, Map of Property of Federal Home Loan Mortgage Corporation, 887 Asylum Avenue, Hartford, Connecticut, Date 10-23-95, Revised through 10-30-95, Scale 1"=20', Drawn: J.E.T., Checked: A.B., Sheet 1 of 1, The Bongiovanni Group, Inc., Land Surveyors, Alan Bongiovanni, L.L.S., being more particularly bounded and described as follows:

Beginning at a point which is marked by a 3/4" iron pipe in the southerly street line of Asylum Avenue, said point being N67°-18'-01"W a distance of 112.76 feet from the Point of Intersection of the westerly street line of Sigourney Street and the aforementioned southerly street line of Asylum Avenue;

Thence S11°-01'-22"W a distance of 105.33 feet to a point;

Thence S06°-54'-07"W a distance of 48.23 feet to a point;

Thence N67°-56'-13"W a distance of 17.61 feet to a point;

Thence S06°-54'-07"W a distance of 31.17 feet to a point;

Thence S07°-54'-43"W a distance of 22.41 feet to a point;

Thence N67°-47'-39"W a distance of 163.92 feet to a point;

Thence N22°-05'-47"E a distance of 202.83 feet to a point in the southerly street line of Asylum Avenue;

Thence S67°-18'-01"E a distance of 135.01 feet to the Point and Place of Beginning.

Together with easements, rights of way, privileges, appurtenances, and rights to the same belonging to and during the term of the premises and certain parking rights as described in a Declaration of Parking Rights, dated October 2, 1989 and recorded in Volume 1236, Page 747 of the Hartford land records.

BOUNDED

NORTHERLY by Asylum Avenue

EASTERLY by a 5' gangway and Pliny Court (private right-of-way), partly by each

SOUTHERLY by Pliny Court (private right-of-way), land of N/F Federal Home Loan Mortgage Corporation and land of N/F G. David Lattizori, partly by each

WESTERLY by land of N/F Steven J. DaCosta and Jose DaCosta

Said Parcel contains 30,729 square feet

10/23/95  
Revised 10/30/95  
es105g

### SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF CONNECTICUT, CERTIFIES THAT 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, HONGMAN MILLER SCHWARTZ AND COHN AND LAWYERS, TITLE INSURANCE CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND LAWYERS TITLE INSURANCE CORPORATION AS FOLLOWS:

- 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 TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1982 AND THIS SURVEY MEETS THE REQUIREMENTS FOR AN URBAN SURVEY AS DEFINED THEREIN.
- THE SURVEY WAS MADE ON THE GROUND ON OCTOBER 19, 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.
- EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
- EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (B) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.
- 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 SAID TITLE COMMITMENT.
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- 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: 10-23-95

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.

10-23-95  
14649

SURVEYOR'S SIGNATURE DATE LICENSE NUMBER

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SOUTHERLY by Pliny Court (private right-of-way), land of N/F Federal Home Loan Mortgage Corporation and land of N/F G. David Lattizori, partly by each	
WESTERLY by land of N/F Steven J. DaCosta and Jose DaCosta	
Said Parcel contains 30,729 square feet	
10/23/95 Revised 10/30/95 es105g	
SURVEYOR'S CERTIFICATE	
THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF CONNECTICUT, CERTIFIES THAT 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, HONGMAN MILLER SCHWARTZ AND COHN AND LAWYERS, TITLE INSURANCE CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND LAWYERS TITLE INSURANCE CORPORATION AS FOLLOWS:	
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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: 10-23-95	
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10-23-95 14649	
SURVEYOR'S SIGNATURE DATE LICENSE NUMBER	
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