

LEGAL DESCRIPTION  
79 SUMNER STREET

A certain piece or parcel of land situated on the westerly side of Sumner Street in the City of Hartford, County of Hartford and State of Connecticut, as shown on a Map entitled "Boundary & Topographical Survey, Map of Property of Federal Home Loan Mortgage Corporation, 79 & 85 Sumner Street, Hartford, Connecticut, Date: 7-24-95, Revised 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 5/8" rebar in the westerly street line of Sumner Street, said point being S11°-31'-25"W a distance of 184.30 feet in said street line from the Point of Intersection of the southerly street line of Collins Street and the aforementioned westerly street line of Sumner Street;

Thence S11°-31'-25"W a distance of 66.67 feet to a 5/8" rebar;

Thence N78°-28'-35"W a distance of 135.00 feet to a point;

Thence S11°-31'-25"W a distance of 44.50 feet to a point;

Thence N78°-28'-35"W a distance of 53.80 feet to a point;

Thence N11°-31'-25"E a distance of 111.17 feet to a point;

Thence S78°-28'-35"E a distance of 188.80 feet to the Point and Place of Beginning.

BOUNDED

NORTHERLY by land of N/F Federal Home Loan Mortgage Corporation and N/F Pace Investment Assoc., partly by each

EASTERLY by Sumner Street and land of N/F Ronald Miller, partly by each

SOUTHERLY by land of N/F Ronald Miller

WESTERLY by land of N/F Ronald A. and Karen L. Miller and land of N/F Huntington Associates, partly by each

Said parcel contains 14,981 square feet.

10/19/95  
rev 10/30/95  
951361g

LEGAL DESCRIPTION  
85 SUMNER STREET

A certain piece or parcel of land situated on the westerly side of Sumner Street in the City of Hartford, County of Hartford and State of Connecticut, as shown on a Map entitled "Boundary & Topographical Survey, Map of Property of Federal Home Loan Mortgage Corporation, 79 & 85 Sumner Street, Hartford, Connecticut, Date: 7-24-95, Revised 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 in the westerly street line of Sumner Street, said point being S11°-31'-25"W a distance of 134.30 feet in said street line from the Point of Intersection of the southerly street line of Collins Street and the aforementioned westerly street line of Sumner Street;

Thence S11°-31'-25"W a distance of 50.00 feet to a 5/8" rebar;

Thence N78°-28'-35"W a distance of 150.00 feet to a point;

Thence N11°-31'-25"E a distance of 50.00 feet to a point and Place of Beginning.

BOUNDED

NORTHERLY by land of N/F Ronald A. and Karen L. Miller

EASTERLY by Sumner Street

SOUTHERLY by land of N/F Federal Home Loan Mortgage Corporation

WESTERLY by land of N/F Pace Investments Associates

Said parcel contains 7,500 square feet.

10/19/95  
rev 10/30/95  
951361g

SURVEYOR'S CERTIFICATE

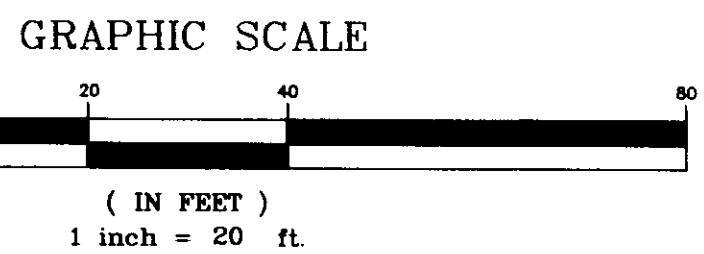
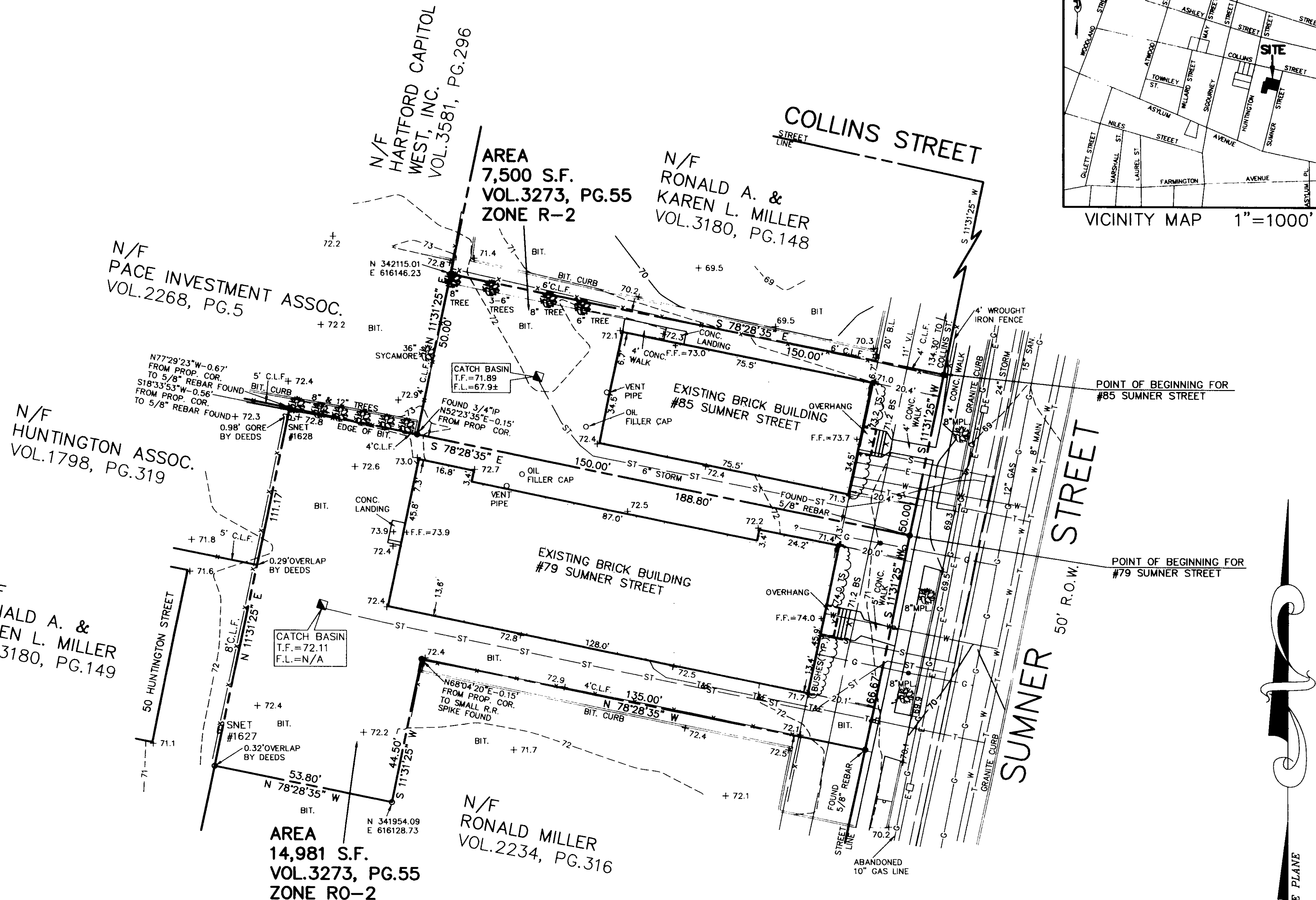
THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF CONNECTICUT, CERTIFIES TO ASYLUM HILL VENTURES, LLC, ASYLUM HILL VENTURES I, LLC, CITY OF HARTFORD, THE AETNA CASUALTY AND SURETY CORPORATION, HARTFORD FIRE INSURANCE COMPANY, FLEET BANK, NATIONAL ASSOCIATION, SHAMMUT BANK, NATIONAL ASSOCIATION,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

1. THIS MAP OR PLAN 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 1992 AND THIS SURVEY MEETS THE REQUIREMENTS FOR AN URBAN SURVEY AS DEFINED THEREIN.
2. THE SURVEY WAS MADE ON THE GROUND ON JULY 24, 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 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.

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The portions of Collins & Sumner Streets shown on this map are established public streets of the City of Hartford.  
J.E.T.  
Survey Supervisor



NOTES:  
1) #5 REBAR TO BE SET AT ALL PROPERTY CORNERS UNLESS NOTED.  
2) ELEVATIONS ARE BASED ON USC & GS DATUM.

MAP REFERENCES

- 1) "CITY OF HARTFORD DEPT. OF PUBLIC WORKS, ENGINEERING-ASSESSOR PROPERTY MAPS, SHEET #337, OCTOBER 1, 1984, SCALE 1"=50"
- 2) "CITY OF HARTFORD, BLOCK CONTROL MAP, SHEET 337, SCALE 1"=50"
- 3) "PLOT PLAN FOR HERBERT TISLER, HARTFORD, CONN., SCALE 1"=20", DATE 2-11-87, 4-5-87, MYRON FEINSTEIN ASSOCIATES, LAND SURVEYING & LAND PLANNING"
- 4) "PREPARED FOR RONALD MILLER, HARTFORD, CONN., DATE 8-7-90, SCALE 1"=20", MAP NO. 90036-2, AESCHLMAN LAND SURVEYING"
- 5) "SURVEYS AND PLANS FOR HUNTINGTON ASSOCIATES, DECLARANT OF CEDARWOOD CONDOMINIUM, 54 HUNTINGTON STREET, HARTFORD, CONNECTICUT, AUGUST 1, 1980, DATE: 8-1-80, SCALE: 1"=10", SHEET 1 OF 2, MYRON FEINSTEIN ASSOCIATES, LAND SURVEYING & LAND PLANNING, SURVEY PLAN CONDOMINIUM DOCUMENT"
- 6) "PACE INVESTMENT ASSOCIATES, 175 COLLINS ST., HARTFORD, CT., OCTOBER 26, 1985, SCALE 1"=20"

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 8-4-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 7-2 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.

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MAP OF  
PROPERTY OF  
FEDERAL HOME LOAN  
MORTGAGE CORPORATION  
79 & 85 SUMNER STREET  
HARTFORD, CONNECTICUT  
BOUNDARY  
&  
TOPOGRAPHIC  
SURVEY

1  
1

2207

2307

2307