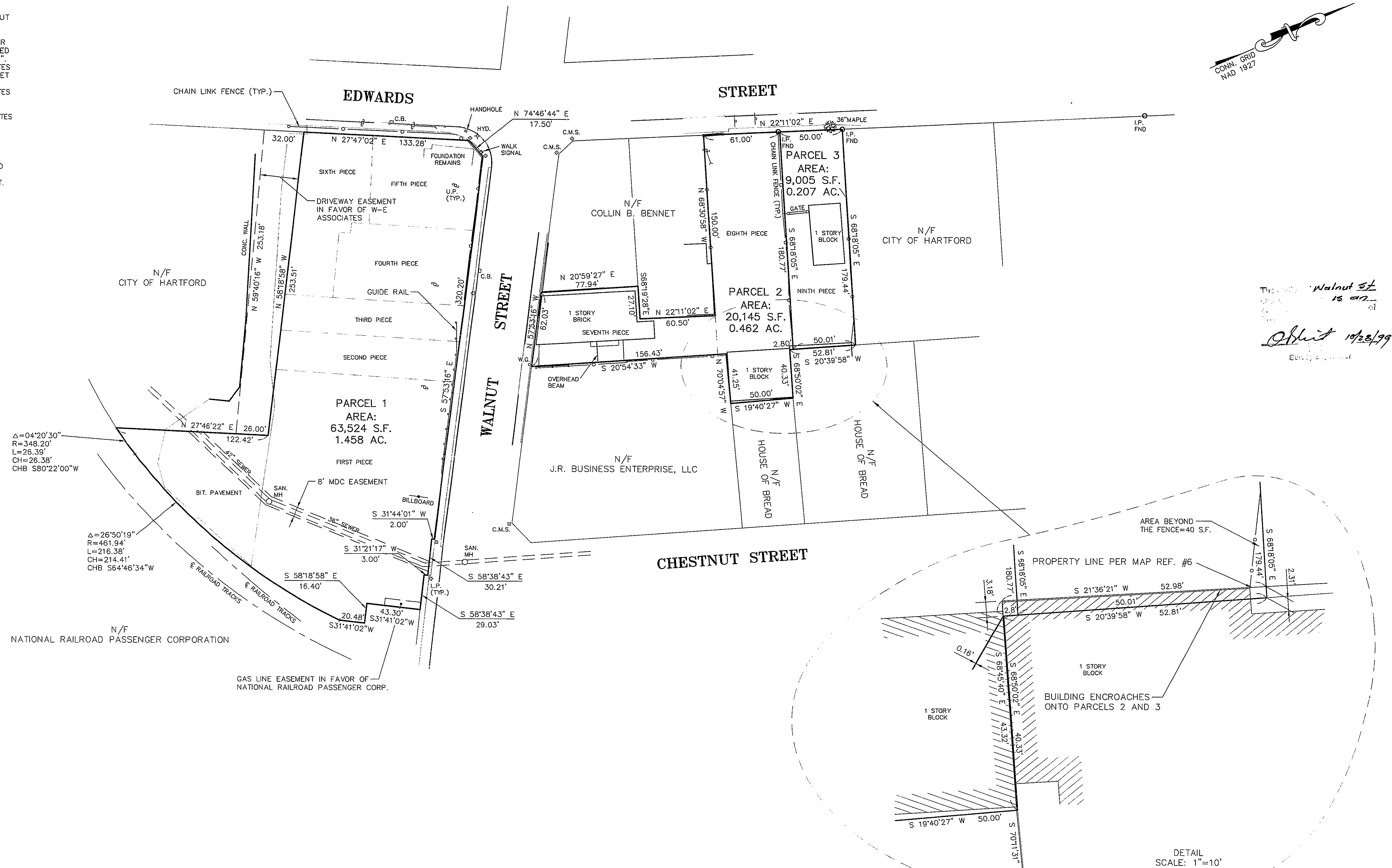


#2366

MAP REFERENCES:

1. "PROPERTY OF CROWN PETROLEUM CORPORATION, CHESTNUT & WALNUT STREETS, HARTFORD, CONNECTICUT, SCALE: 1"=30', DEC. 1948" BY F. PERRY CLOSE.
2. "NEW YORK, NEW HAVEN & HARTFORD RAILROAD, OFFICE OF ENGINEER - ESTATE SURVEYS, LAND IN HARTFORD, CONN. TO BE CONVEYED TO ARMASTEAD TRUST CO., INC., SCALE 1"=40' MAY 1952, REV. JAN. 1953"
3. "CITY OF HARTFORD MAP SHOWING LAND ACQUIRED FROM W-E ASSOCIATES BY THE STATE OF CONNECTICUT, RECONSTRUCTION OF WALNUT STREET BRIDGE #3781, SCALE 1"=20', JUNE 1991"
4. "CITY OF HARTFORD MAP SHOWING LAND ACQUIRED FROM W-E ASSOCIATES BY THE STATE OF CONNECTICUT, WALNUT STREET, SCALE 1"=40', AUGUST 1994"
5. "CITY OF HARTFORD MAP SHOWING EASEMENT ACQUIRED FROM W-E ASSOCIATES BY THE STATE OF CONNECTICUT, WALNUT STREET, SCALE 1"=40', AUGUST 1994"
6. "PROPERTY OF CAPITOL INSULATION CO. INC., NO. 27-35 CHESTNUT STREET, HARTFORD, CONNECTICUT, SCALE 1"=20', DATE 16 JUN 81" BY HALLISLEY & HERBERT
7. "PROPERTY OF THE CITY OF NEW EPSTEIN INC., 62 EDWARDS ST., HARTFORD CONN, FEB. 1, 1950, SCALE 1"=8"=1FT" BY GEORGE R. JENKINSON
8. "PLOT PLAN, PROPERTY OF B. AND B. REALTY CO., #60 EDWARDS STREET, HARTFORD, CONN., SCALE 1"=8', OCT. 1957" BY F. PERRY CLOSE.



NOTES:

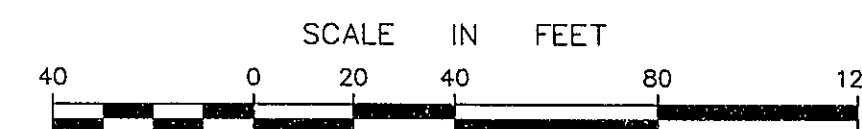
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS. THIS SURVEY AND MAP IS A PROPERTY SURVEY BASED ON A RE-SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO BE USED TO DETERMINE THE PRECISE LOCATION OF THE CORNERS AND LINES OF ALL BOUNDARY MONUMENTATION; APPARENT IMPROVEMENTS; AND FEATURES; RECORD EASEMENTS AND VISIBLE EVIDENCE OF THE USE OF TRUTH; RECORD AND APPARENT MEANS OF INGRESS AND EGRESS; LINES OF OCCUPANCY; AND RECORD EVIDENCE PERTAINING TO THE LOCATION OF BUILDING OR OTHER IMPROVEMENTS.
2. THIS SURVEY IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
3. PIECES ONE THROUGH NINE ARE SHOWN AS DEPICTED IN THE ATTACHED MAPS. 1897-1914 COLUMBIAN TITLE INSURANCE COMPANY MINOR PORTIONS OF PIECES TAKEN BY THE CITY OF HARTFORD FOR THE WIDENING OF WALTON STREET.

To: Morgan Reed Walnut LLC,
Morgan Reed Edwards LLC,
Edwards of Hartford Realty Corporation,
Atlantic Bank of New York
and Commonwealth Land Title Insurance Company.

This survey was conducted on the ground on Sept. 14, 1999 and (a) to my knowledge and belief, this map is substantially correct as noted herein and unless otherwise depicted or noted herein;

(b) the deed lines and lines of actual possession are the same; (c) all buildings and improvements are shown as they exist on the date of this survey; (d) all easements, whether appurtenant or in gross, shown upon the street, deed or building lines or any right of way or easement on or appurtenant to the property; (e) there are no utility or other easements or rights of way affecting this property; (f) the easements shown on this map are shown as they exist on the date of this survey or are easements appurtenant to the same by buildings or improvements situated on adjacent lands; and (g) that the buildings and improvements on this property do not violate any building or zoning laws, ordinances, covenants, deed restrictions or other regulation or requirement related to the location thereof.

By John H. Miller
JOHN H. MILLER, P.E., L.S.
LIC. NO. 4142

[illegible]

THIS MAP PRODUCED BY
ORIGINAL INK DRAWING ON
POLY FILM OR LINEN
CLOSE, JENSEN and MILLER, P.C.
1137 SILAS DEANE HIGHWAY
WETHERSFIELD, CT 06109

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