

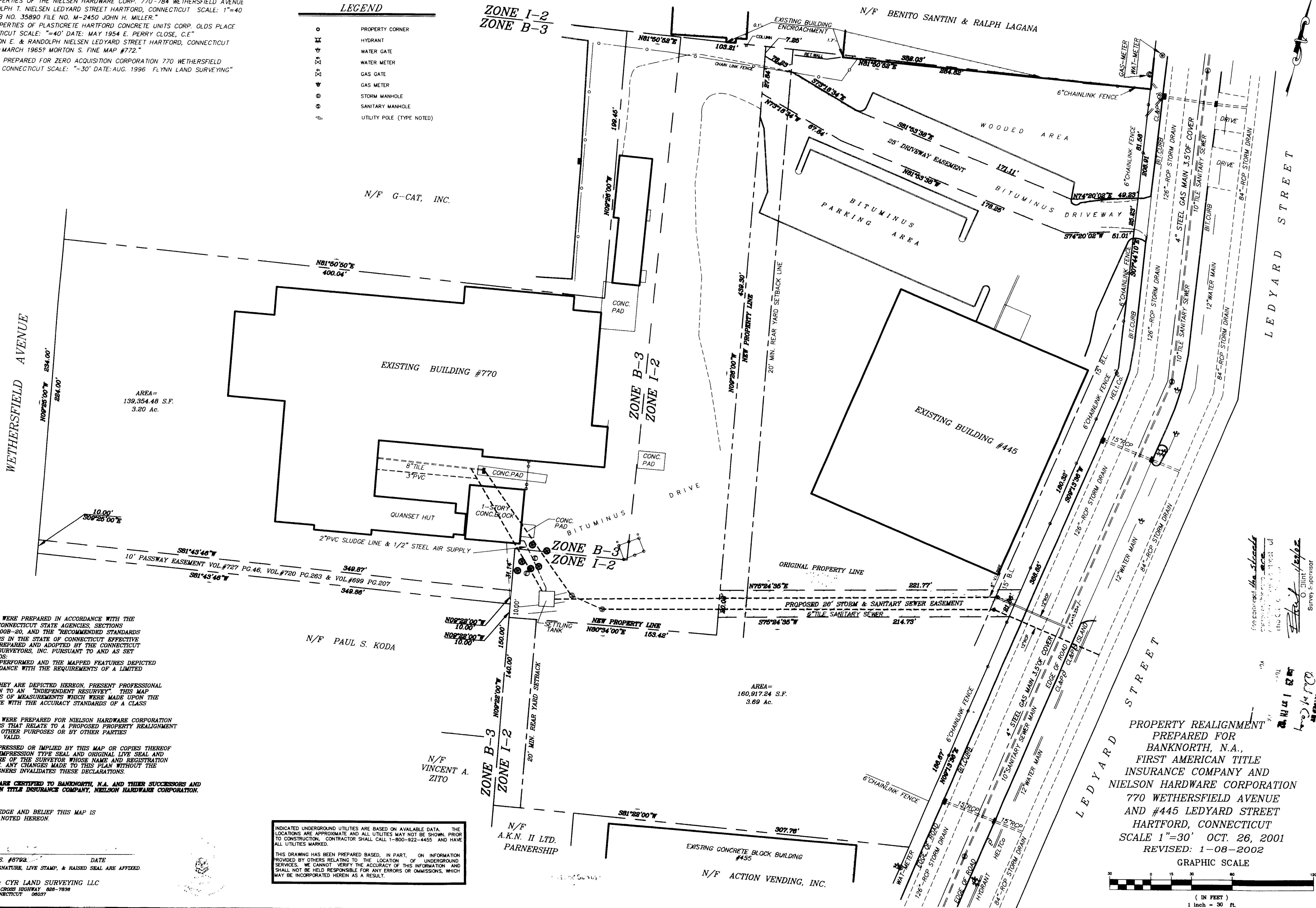
MAP REFERENCE:

- 1.) MAP ENTITLED, "PROPERTIES OF THE NIELSEN HARDWARE CORP. 770-784 WETHERSFIELD AVENUE MILTON E. & RANDOLPH T. NIELSEN LEDYARD STREET HARTFORD, CONNECTICUT SCALE: 1"=40 DATE: 5-18-89 JOB NO. 35890 FILE NO. M-2450 JOHN H. MILLER."
- 2.) MAP ENTITLED, "PROPERTIES OF PLASTICRETE HARTFORD CONCRETE UNITS CORP. OLDS PLACE HARTFORD, CONNECTICUT SCALE: 1"=40 DATE: MAY 1954 E. PERRY CLOSE, C.E."
- 3.) PROPERTY OF MILTON E. & RANDOLPH NIELSEN LEDYARD STREET HARTFORD, CONNECTICUT SCALE: 1"=50 DATE: MARCH 1963 MORTON S. FINE MAP #772."
- 4.) TOPOGRAPHIC PLAN PREPARED FOR ZERO ACQUISITION CORPORATION 770 WETHERSFIELD AVENUE HARTFORD, CONNECTICUT SCALE: 1"=30 DATE: AUG. 1996 FLYNN LAND SURVEYING"

LEGEND

○	PROPERTY CORNER
⊕	HYDRANT
⊕	WATER GATE
⊕	WATER METER
⊕	GAS GATE
⊕	GAS METER
⊕	STORM MANHOLE
⊕	SANITARY MANHOLE
⊕	UTILITY POLE (TYPE NOTED)

ZONE I-2
ZONE B-3

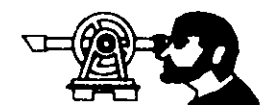


CERTIFICATION:

- 1.) THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AND THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE SEPTEMBER 28, 1996 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS.
- 2.) THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF A LIMITED BOUNDARY RESURVEY.
- 3.) PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO AN "INDEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 SURVEY.
- 4.) THIS MAP AND SURVEY WERE PREPARED FOR NIELSON HARDWARE CORPORATION TO BE USED IN MATTERS THAT RELATE TO A PROPOSED PROPERTY REALIGNMENT USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.
- 5.) NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.
- 6.) THIS MAP AND SURVEY ARE CERTIFIED TO BANKNORTH, N.A. AND THEIR SUCCESSORS AND ASSIGNS, FIRST AMERICAN TITLE INSURANCE COMPANY, NIELSON HARDWARE CORPORATION.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

PETER D. FLYNN CT.L.L.S. #8792 DATE
NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED

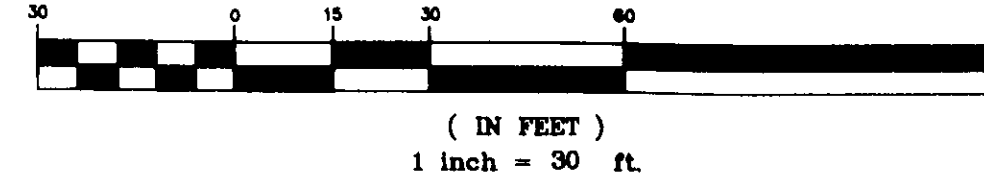


FLYNN & CYR LAND SURVEYING LLC
370 WILBUR CROSS HIGHWAY 688-7636
BERLIN, CONNECTICUT 06037

INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE ALL UTILITIES MARKED.

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT 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.

PROPERTY REALIGNMENT
PREPARED FOR
BANKNORTH, N.A.,
FIRST AMERICAN TITLE
INSURANCE COMPANY AND
NIELSON HARDWARE CORPORATION
770 WETHERSFIELD AVENUE
AND #445 LEDYARD STREET
HARTFORD, CONNECTICUT
SCALE 1"=30' OCT. 26, 2001
REVISED: 1-08-2002
GRAPHIC SCALE



For enclosed the streets
shown hereon are
shown as they exist at
this date.
P.D. Flynn
Survey Supervisor

11/14/01
11/14/01
11/14/01