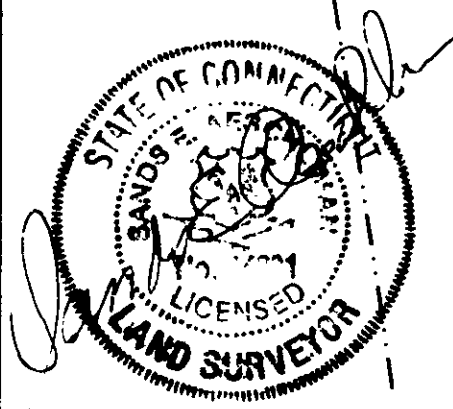
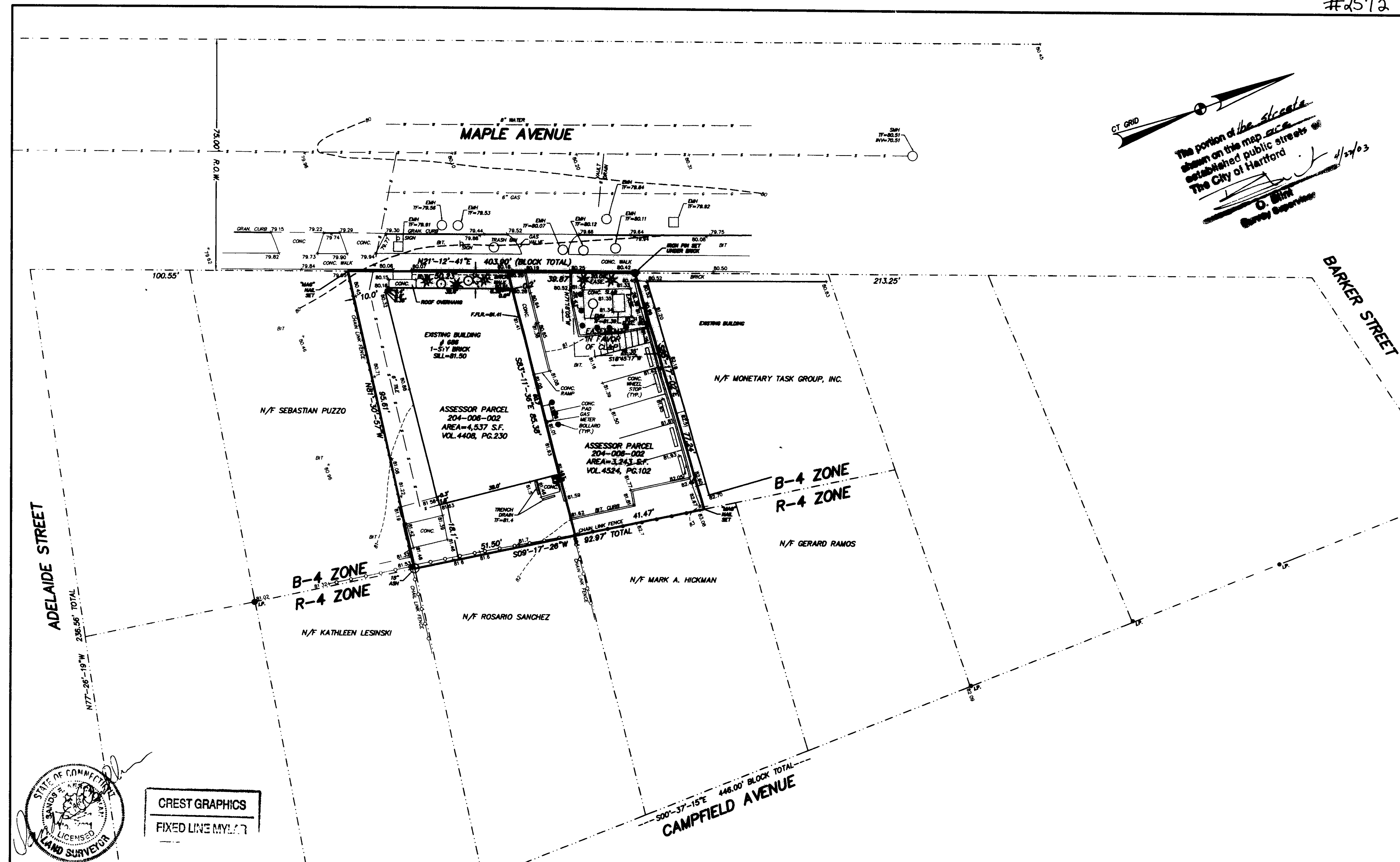


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CREST GRAPHICS
FIXED LINE MYLAR

SURVEYOR'S CERTIFICATE

The undersigned being a licensed surveyor of the State of Connecticut certifies to Broad-Park Development Corporation, Inc.; The South End Group, LLC; The South End Group II Limited Partnership; South End Hartford Initiative, Inc.; The City of Hartford; NEF Assignment Corporation, as nominee; its successors and assigns, and the Commonwealth Land Title Insurance Company as follows:

1. This survey has been prepared in accordance with the Regulations of Connecticut State Agencies, Sections 20-300B-1 through 20-300B-20. The minimum standards for surveys and maps in the State of Connecticut endorsed by the Connecticut Association of Land Surveyors, Inc. The type of survey is Improvement Location Survey, the boundary determination category is dependent resurvey, the horizontal accuracy conforms to A-2 and the vertical accuracy conforms to T-2.
2. This survey was made on the ground February 26, 2002 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 this survey, there are no other visible easements or rights-of-way.
4. The deed lines and the lines of possession are the same.
5. Except as shown on this 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 upon the subject property.

6. The location of each easement, right of way, servitude, and other matter affecting the subject property and listed in the title insurance commitment dated 11-11-10, 2001, issued by Title Insurance Company with respect to the subject property has been shown on this survey, together with the appropriate recording references, to the extent such matters can be located. The property shown on this survey is the property described in that title commitment. Except as shown on this survey, the location of all improvements on the subject is in accord with the minimum setback provisions and restrictions of record referenced in such title commitment.

7. That the subject property has access to and from a duly dedicated and accepted public street or highway.

8. Except as shown on this survey, the subject property does not serve any adjoining property for drainage, utilities or ingress or egress.

9. Said described property is located within an area having a zone designated "I" by the Secretary of Housing and Urban Development as Flood Insurance Rate Map Community Panel No. 060500, with a date of Dec. 4, 1988 Hartford County, Connecticut, which is the current Flood Insurance Rate Map for which the subject property is located.

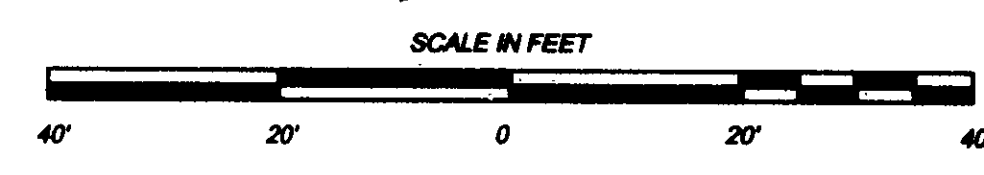
10. The lot and buildings shown herein are conforming to current zoning regulations with regard to size, location, dimensional and lotte requirements.

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate to the standards referenced above.

Dated: 3-21-02 *Sander E. Aeschliman*
Sander E. Aeschliman
LS 14201

REFERENCE IS MADE TO A MAP TITLED: "BOUNDARY & TOPOGRAPHIC SURVEY 686- MAPLE AVENUE PREPARED FOR BROAD PARK DEVELOPMENT CORP. HARTFORD, CONNECTICUT DATE: 05/05/2000 SCALE 1"=20'" BY AESCHLIMAN LAND SURVEYING

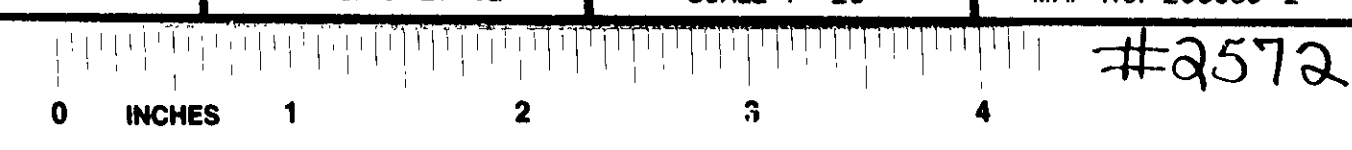
NOTES:
ELEVATIONS BASED ON N.A.V.D. 1929.
BEARINGS BASED ON N.A.D. 1929.



RECORD DRAWING
686 MAPLE AVENUE
PREPARED FOR
BROAD PARK DEVELOPMENT CORP.
HARTFORD, CONNECTICUT

AESCHLIMAN LAND SURVEYING
1379 MAIN STREET
EAST HARTFORD, CT 06108
(860)-528-4881

DATE: 3-21-02 SCALE 1"=20' MAP NO. 200039-2



#2572