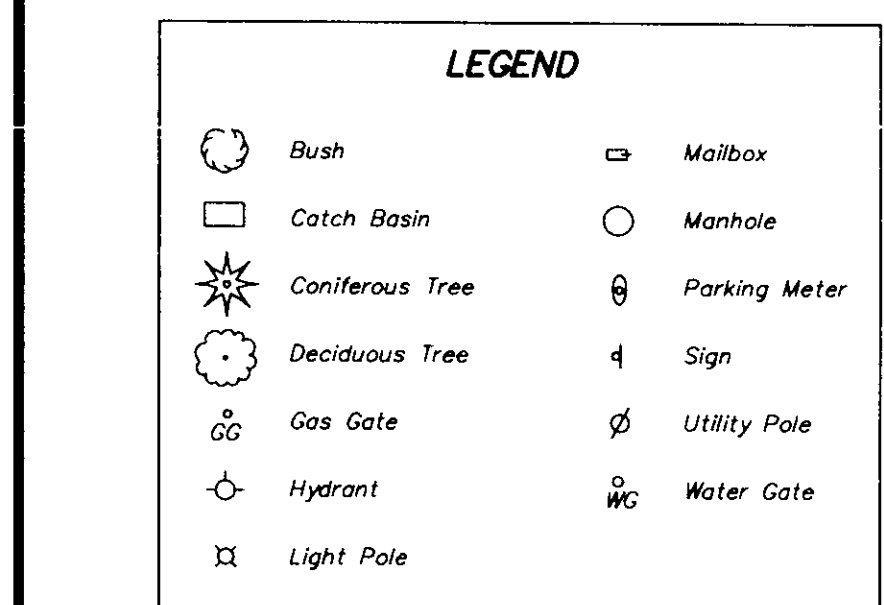
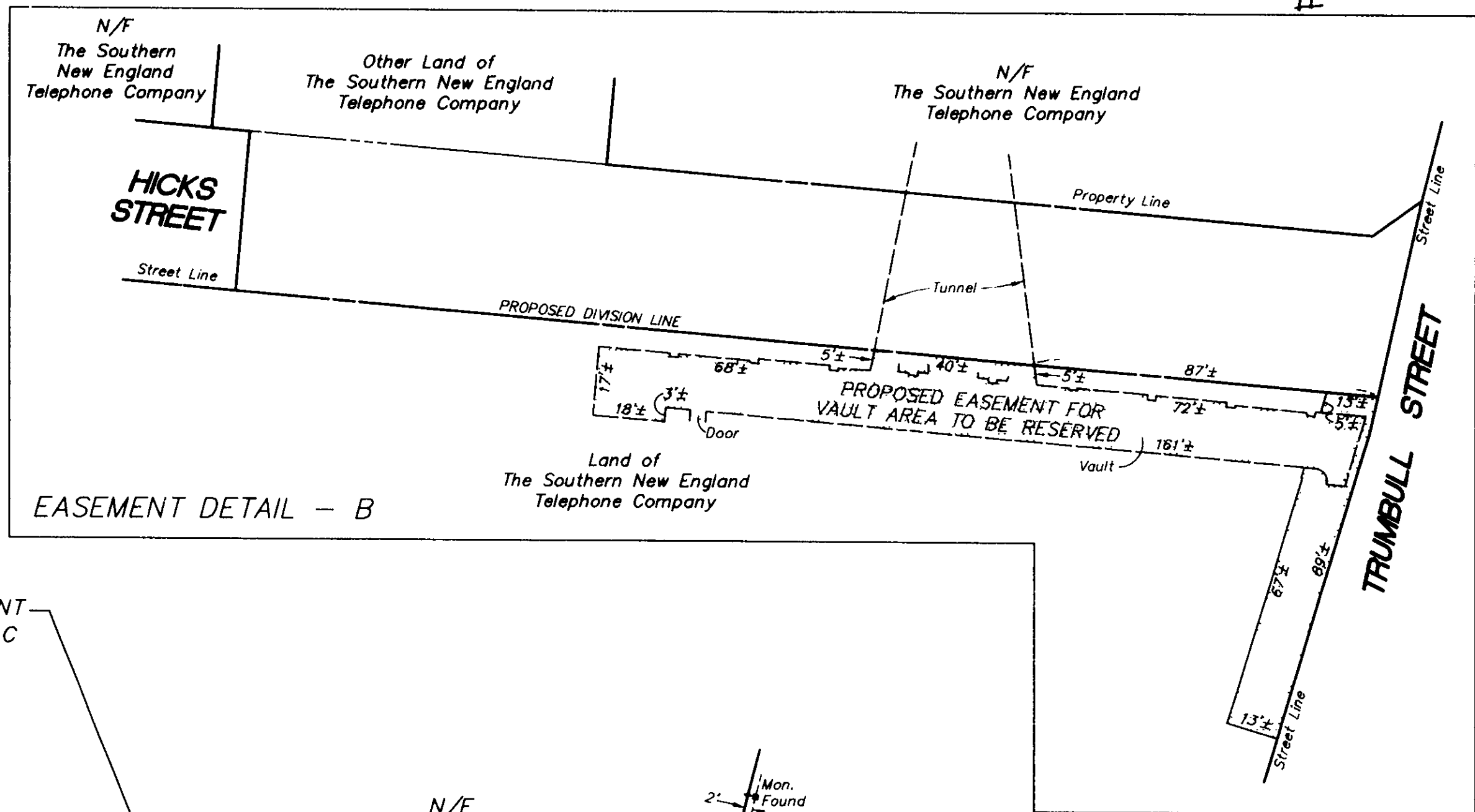
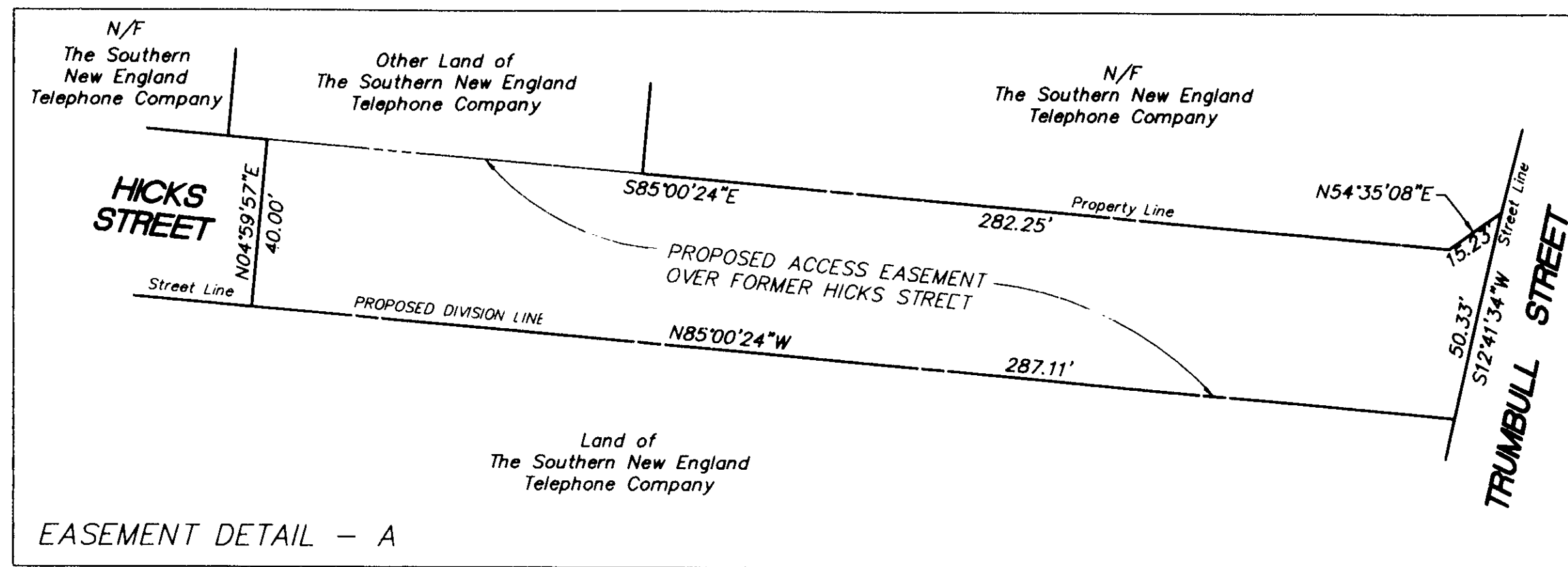
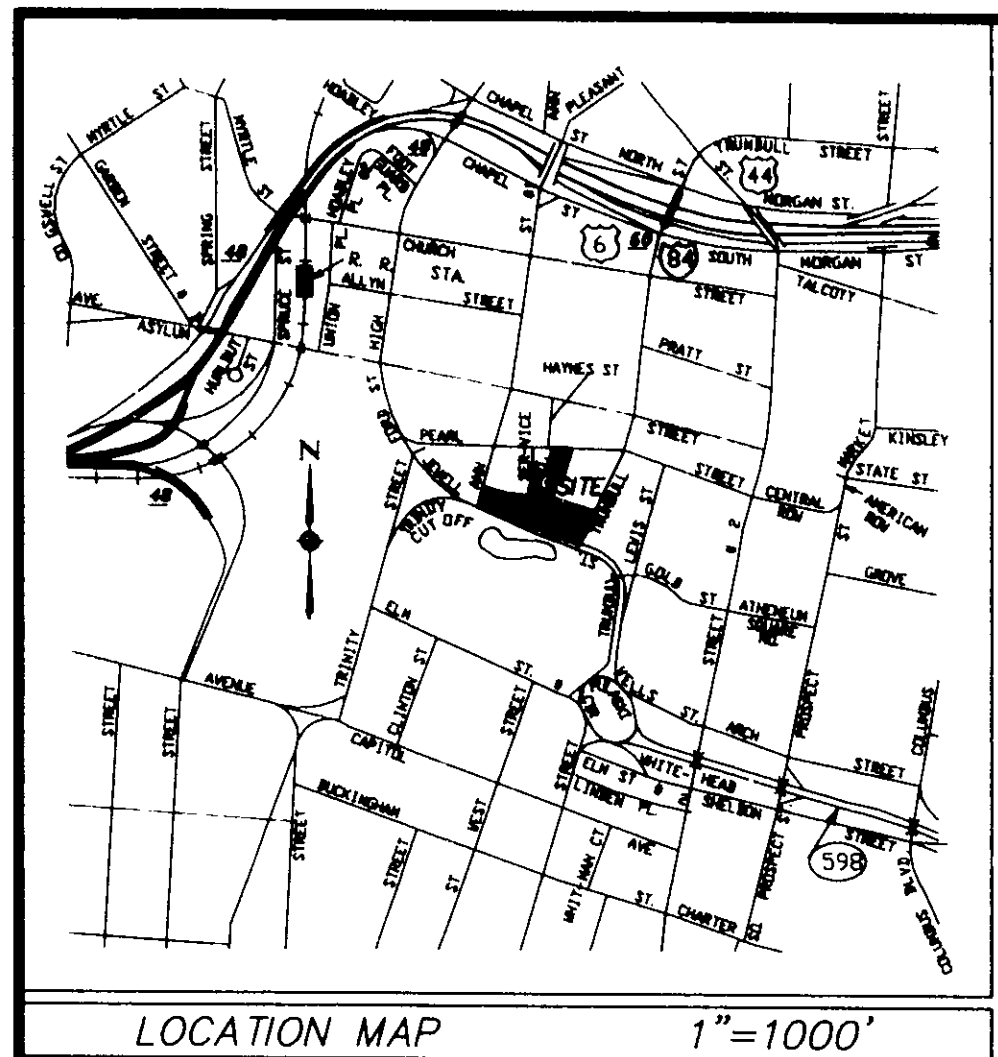


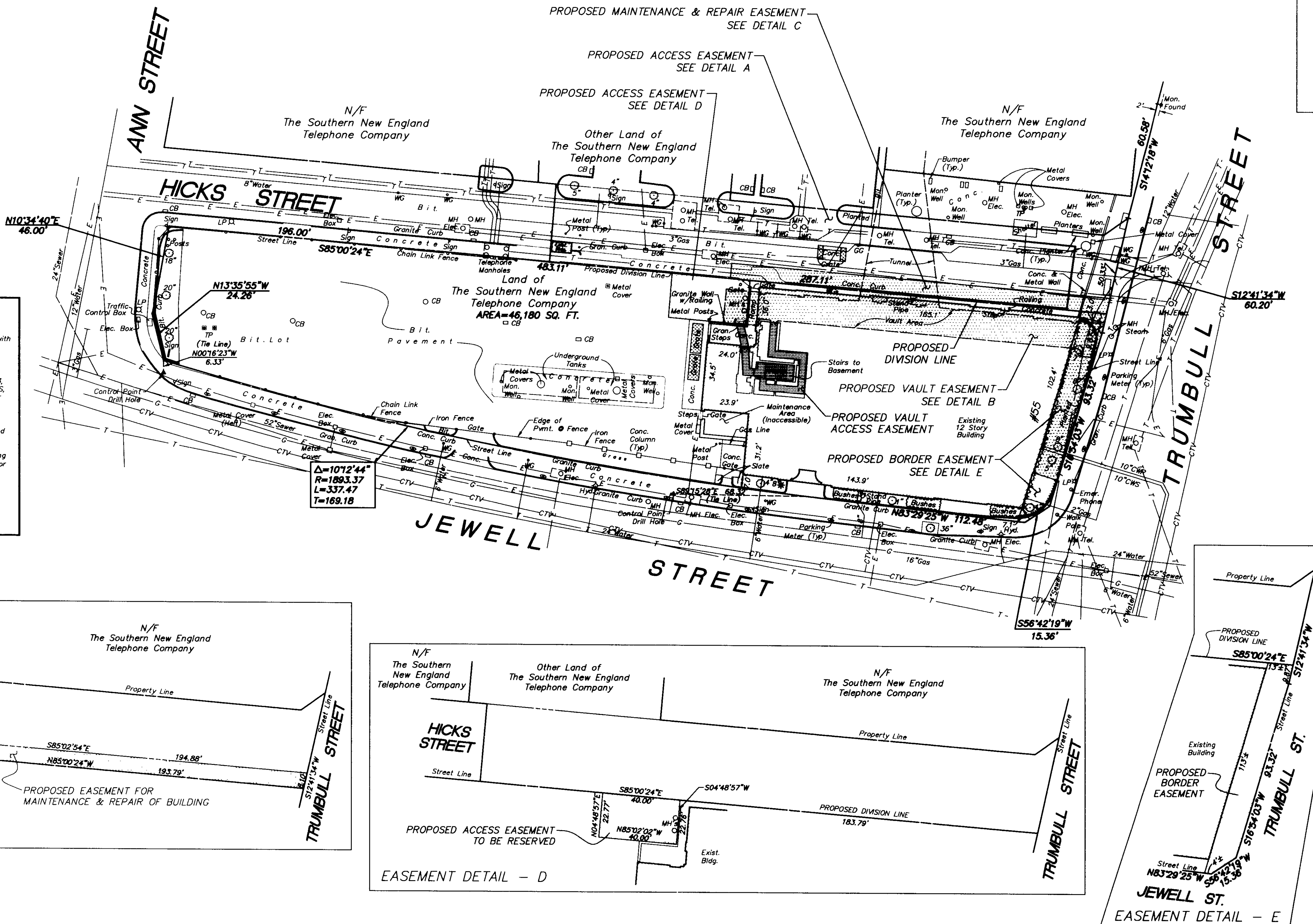
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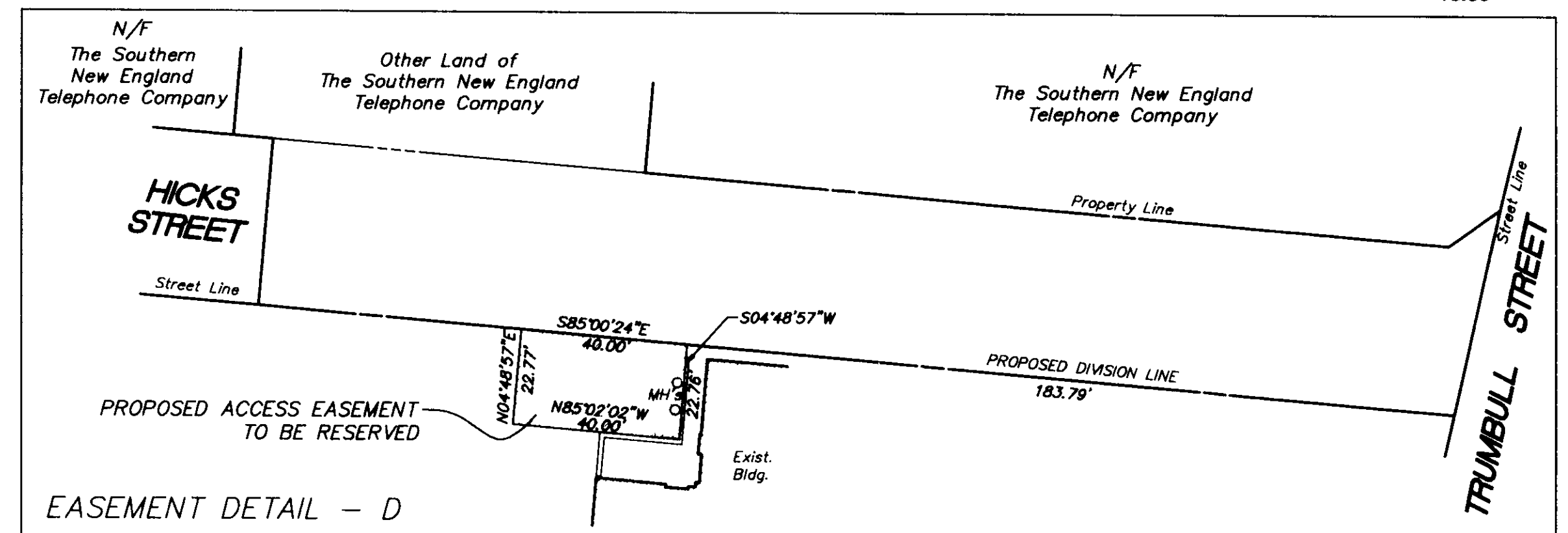
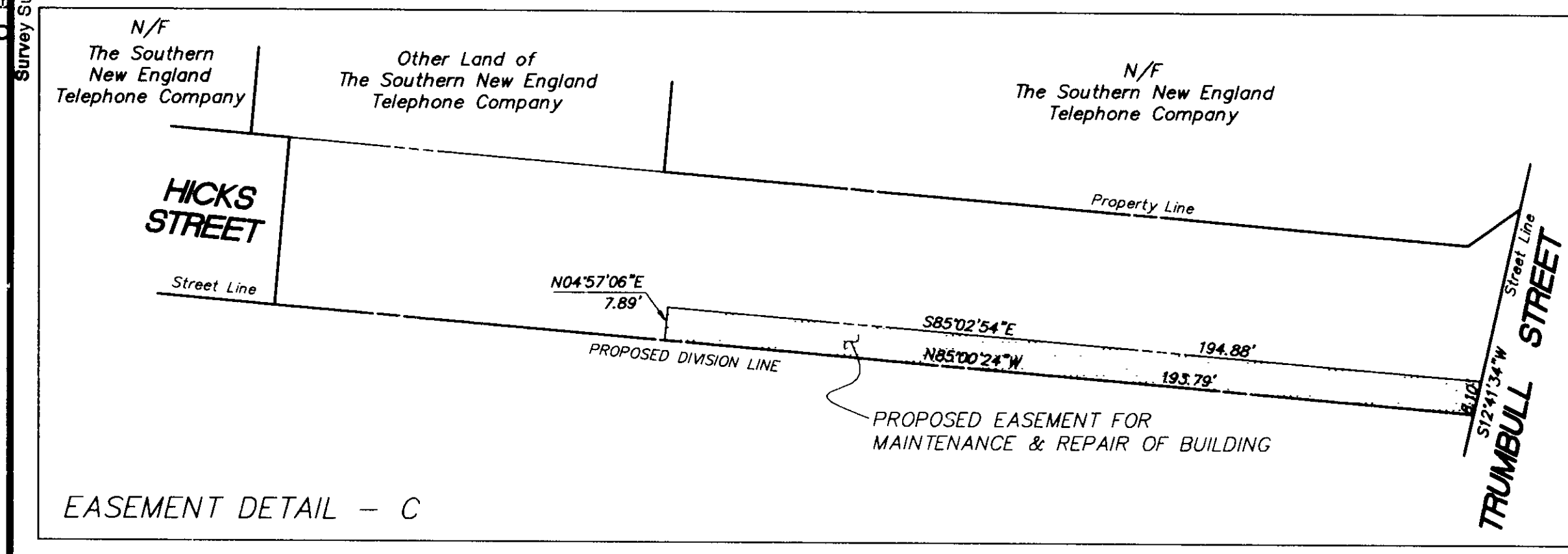


I hereby certify to 55 Trumbull Street Associates, LLC, L-A/55 Trumbull LLC, the Southern New England Telephone Company, Sovereign Bank, First American Title Insurance Company and Berkshire Hathaway & McKean P.C. that this survey was actually made upon the ground on May 17, 2002 and re-inspected on January 15, 2003, and (c) that this survey and the bounds and measurements shown hereon are correct within the Standards of a Class A-2 of in accordance with the regulations of Connecticut State Agencies, Sections 20-300b-1 thru 20-300b-20, and the Standards for Surveys and Maps in the State of Connecticut adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1998 and in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 2, 3, 4, 6, 7(a), 8, 9, 10, 11a, 13, 14, 15 and 16 of "Take A" thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys". (d) the title lines and lines of actual possession are the same. (e) all buildings and improvements are located as shown, are erected entirely within the property lines, and do not encroach over, or upon the street, title or building lines or any right of way or easement on or appurtenant to the property. (f) there are no utility or other easements or rights of way affecting this property other than those shown hereon. (g) there are no encroachments or projections on or over the property or on rights of way or easements appurtenant to the same by buildings or improvements erected on adjacent lands, and (h) that the buildings and improvements on this property do not violate any building or zoning regulation, covenant, deed restriction or other regulation or requirement relating to the location thereof.

Michael G. Wilmes
Connecticut L.S. No. 14206



- NOTES:
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THRU 20-300b-20, AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1998. THE TYPE OF SURVEY IS A PROPERTY SURVEY. THE BOUNDARY DETERMINATION CATEGORY IS A RESURVEY. THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.
 2. BEARINGS REFER TO THE MERIDIAN AS ESTABLISHED BY THE MAP IN NOTE 3F.
 3. REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - A. "PROPERTY OF THE SOUTHERN NEW ENGLAND TELEPHONE CO. (PEARL ST. ET AL. HARTFORD, CONN.)" BY SPENCER AND WASHBURN, INC., SCALE 1"=8", DATED JUNE 1931.
 - B. "MAP OF PROPERTY BELONGING TO THE SOUTHERN NEW ENGLAND TELEPHONE CO. HARTFORD, CONN." BY CHARLES A. CANN, SCALE 1"=20", DATED MARCH 1983.
 - C. "DISPOSITION TRACT 1, TRUMBULL STREET PROJECT", SCALE 1"=30", DATED MARCH 1969.
 - D. "THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY HARTFORD, CONN.", BY CANN ENGINEERS INC., SCALE 1"=20", DATED MARCH 1969.
 - E. "SOUTHERN NEW ENGLAND TELEPHONE COMPANY HARTFORD, CONN.", BY CANN ENGINEERS INC., SCALE 1"=20", DATED MARCH 1971.
 - F. "COMPILED MAP OF THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY HARTFORD, CONNECTICUT", BY CANN ENGINEERS INC., SCALE 1"=20", DATED NOVEMBER 1971, REVISED 5/5/78.
 - G. "PROPOSED ABANDONMENT OF HICKS STREET & SERVICE COURT, PREPARED FOR SOUTHERN NEW ENGLAND TELEPHONE COMPANY", BY CANN ENGINEERS INC., SCALE 1"=20", DATED SEPTEMBER 1977.
 - H. "PROPOSED LEASE PARCEL LAND OF THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY 55 TRUMBULL STREET HARTFORD, CONNECTICUT", BY URS GREINER WOODWARD CLYDE, SCALE 1"=20", DATED JUNE 2000.
 - I. "PROPERTY SURVEY ALTA/ACSM LAND TITLE SURVEY LAND OF THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY TRUMBULL, JEWELL, ANN, HICKS, & PEARL STREETS HARTFORD, CONNECTICUT", BY URS GREINER WOODWARD CLYDE, SCALE 1"=30", DATED JUNE 2000, REVISED TO 11-02-00.
 4. THE PROPERTY IS LOCATED IN A B-1 DOWNTOWN DEVELOPMENT DISTRICT. SETBACK REQUIREMENTS: THERE ARE NO FRONT, SIDE OR REAR YARDS REQUIRED. THERE IS NO MAXIMUM HEIGHT REQUIREMENT. ALL AS MORE PARTICULARLY DESCRIBED IN THE HARTFORD ZONING REGULATIONS.
 5. THE PROPERTY IS LOCATED IN ZONE X PER THE NATIONAL FLOOD INSURANCE PROGRAM MAP, COMMUNITY PANEL NUMBER 095080 0005 B, REVISED DECEMBER 4, 1986.
 6. THERE ARE 59 PAINTED STANDARD PARKING SPACES AND 3 HANDICAP SPACES FOR A TOTAL OF 62 PARKING SPACES LOCATED ON THE PROPERTY.
 7. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPS AND OTHER DATA SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO URS CORPORATION AND ITS SUBSIDIARIES. THE SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.



PROPERTY SURVEY
ALTA/ACSM LAND TITLE SURVEY
LAND OF
THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY
SOUTHERLY PORTION OF 55 TRUMBULL STREET
HARTFORD, CONNECTICUT

No.	Date	Revision description
6	01-15-03	Border Easement Added (36912923)
5	12-17-02	Easement Revised (36912923)
4	11-11-02	Survey Updated (36912923)
3	07-03-02	Proposed Vault Access Easement Revised
2	5-23-02	Proposed Vault Access Easement Added
1	3-20-02	Proposed Easements Added

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

Michael G. Wilmes, L.S.
TRUE AND VALID COPIES OF THIS MAP OR PLAN MUST BEAR THE ORIGINAL
SIGNATURE AND EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.
UNAUTHORIZED REPRODUCTION OR ALTERATION IS PROHIBITED.

LICENSE NO. 14206

Embossed seal

URS
Scale: 1" = 30'
Date: SEPTEMBER 2001

Field book # 1492-24
Crew Chief F. SEGALINE
Search # 894
Drawn by K. COOLBETH
Checked by [Signature]
Map File # T143-5C

Project # F3-00002147.00

The portion of the street shown on this map was established by the City of Hartford.

Survey Supervisor
O. Blunt