

2600

#2600

MAP REFERENCE:

1. MAP ENTITLED, "PROPERTY OF CHARLES J. COWLES 105 109 MAPLE AVENUE HARTFORD, CONNECTICUT SCALE: 1"=20' JULY 1989 REV. 7/29/89 ZONE RO-1 DAVIS SURVEYING & ENGINEERING INC. SIMSBURY, CONN."
2. MAP ENTITLED, "BOUNDARY MAP, PROPERTY OF 100 RETREAT ASSOCIATES RETREAT & MAPLE AVE. HARTFORD, CONNECTICUT SCALE 1"=20' DATE 8-4-72 MORTON S. FINE L.S."
3. MAP ENTITLED, "PROPERTY OF ANTHONY PARROTTA ET AL LOCATED ON RETREAT AVE & MAPLE AVE. HARTFORD, CONNECTICUT SCALE 1"=20' DATE OCTOBER 26, 1983 OLIVER PAQUETTE L.S."
4. MAP ENTITLED, "RETREAT MEDICAL CONDOMINIUM—AN EXPANDABLE CONDOMINIUM: SHOWING SUBMITTED LAND & BUILDINGS, AND ADDITIONAL LAND OF KABER-RETREAT, INC. HARTFORD, CONNECTICUT SCALE 1"=20' DATE 10-01-79 IGOR VECHESSLOFF L.S."

CERTIFICATION:

1. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE SEPTEMBER 26, 1996 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS: THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF A MORTGAGE SURVEY.
2. THIS MAP AND SURVEY WERE PREPARED FOR HARTFORD ASSISTED LIVING LIMITED PARTNERSHIP. TO BE USED IN MATTERS THAT RELATE TO AS-BUILT MORTGAGE SURVEY USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.
3. PROPERTY CORNERS WERE NOT STAKED IN THE FIELD.

I, PETER D. FLYNN, A PROFESSIONAL LAND SURVEYOR DULY LICENSED IN THE STATE OF CONNECTICUT DO HEREBY CERTIFY TO THE CONNECTICUT HOUSING AUTHORITY, HARTFORD ASSISTED LIVING LIMITED PARTNERSHIP, CONNECTICUT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT, SOVEREIGN BANK, FEDERAL HOME LOAN BANK, FIRST AMERICAN TITLE INSURANCE COMPANY AND BROWN RUDNICK BERLACK ISRAELS LLP.

THE SURVEY OF THE PROPERTY DEPICTED ON THIS MAP WAS ACTUALLY MADE UPON THE ON MAY 19, 2003. THE SURVEY AND BOUNDS AND MEASUREMENTS SHOWN ON THIS MAP ARE CORRECT AND ACCURATE WITHIN THE STANDARDS OF PROPERTY SURVEY AND ARE CONFORMING TO THE STANDARDS OF ACCURACY FOR HORIZONTAL CLASS A-2 SURVEY. THIS IS A RESURVEY. THIS SURVEY MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 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, INC. ON SEPTEMBER 26, 1996. THIS SURVEY WAS PREPARED TO DEPICT THE EXISTING CONDITIONS OF THE SUBJECT PROPERTY. IT IS INTENDED TO BE USED TO DEPICT THE POSITION OF BOUNDARIES WITH RESPECT TO LOCATIONS OF ALL BOUNDARY MONUMENTATION: APPARENT IMPROVEMENTS AND FEATURES: RECORD EASEMENTS AND PHYSICAL VISIBLE EVIDENCE OF THE USE THEREOF: RECORD APPARENT MEANS OF INGRESS AND EGRESS: LINES OF OCCUPATION: DEED RESTRICTIONS PERTAINING TO THE LOCATION OF THE BUILDINGS AND OTHER IMPROVEMENTS: UNRESOLVED CONFLICTS WITH MAPS AND DESCRIPTIONS: ALL APPARENT BOUNDARY ENCROACHMENTS: AND EXISTING BUILDINGS.

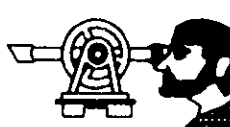
EXCEPT AS SHOWN HEREON, (i) TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME, (ii) ALL BUILDINGS LINES AND IMPROVEMENTS ARE LOCATED AS SHOWN, ARE ERECTED ENTIRELY WITHIN THE PROPERTY LINES, AND DO NOT ENCRoACH OVER OR UPON THE STREET, TITLE OR BUILDING LINES OR ANY RIGHT OF WAY OR EASEMENT ON OR APPURTENANT TO THE PROPERTY, (iii) THERE ARE NO UTILITY OR OTHER EASEMENTS OR RIGHTS OF WAY AFFECTING THE PROPERTY, (iv) 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 LAND, AND (v) 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.

PORTIONS OF THE PROPERTY ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD BOUNDARY AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND ARE NOT REFLECTED ON FLOOD INSURANCE RATE MAP COMM#095080 PANEL #0005 B, WITH A DATE OF 12-4-1996, AND THE PROPERTY HAS DIRECT ACCESS TO MAPLE AVENUE AND RETREAT AVENUE EACH OF WHICH IS A DEDICATED PUBLIC STREET.

I FURTHER CERTIFY THAT THIS MAP AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 3, 4, 5, 7(a), 7(c), 8, 9, 10, 11b, 13, 14, 15 AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

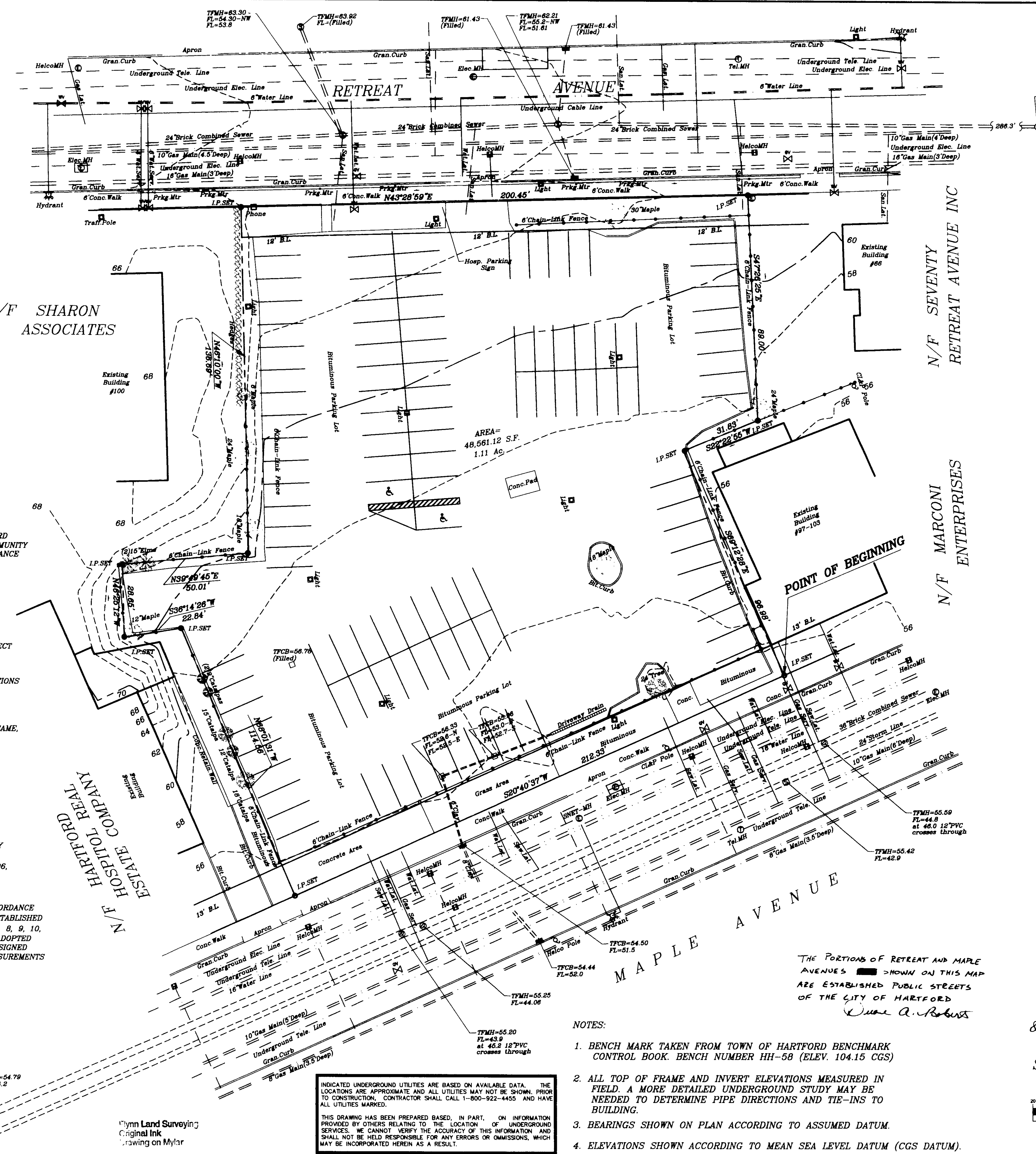
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PETER D. FLYNN C.T.L.S. #8798 DATE: 5-28-2003
NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.



FLYNN & CYR LAND SURVEYING LLC
378 BERLIN TURNPIKE 860-828-7886
BERLIN, CONNECTICUT 06037

N/F SHARON ASSOCIATES



PROPERTY DESCRIPTION

BEGINNING AT A POINT, SAID POINT BEING ON THE WESTERLY STREET LINE OF MAPLE AVENUE AT AN IRON PIN. SAID POINT ALSO BEING THE SOUTHEAST CORNER OF PROPERTY NOW OR FORMERLY OF MARCONI ENTERPRISES AND NORTHEAST CORNER OF PROPERTY HEREIN DESCRIBED:
THENCE, S00°40'37" W A DISTANCE OF 212.33 FEET TO AN IRON PIN, THE LAST COURSE BEING ALONG THE WESTERLY STREET LINE OF MAPLE AVENUE TO THE NORTHEASTLY CORNER OF PROPERTY NOW OR FORMERLY HARTFORD REAL ESTATE COMPANY;
THENCE, N88°01'31" W A DISTANCE OF 114.56 FEET TO AN IRON PIN;
THENCE, S30°14'28" W A DISTANCE OF 22.84 FEET TO AN IRON PIN;
THENCE, N46°25'12" W A DISTANCE OF 28.65 FEET TO AN IRON PIN AT THE NORTHERLY PROPERTY LINE OF NOW OR FORMERLY SHARON ASSOCIATES. THE LAST THREE COURSES BEING ALONG SAID HARTFORD HOSPITAL REAL ESTATE COMPANY;
THENCE, N39°49'45" E A DISTANCE OF 50.01 FEET TO AN IRON PIN;
THENCE, N46°10'00" W A DISTANCE OF 136.69 FEET TO AN IRON PIN AT THE SOUTHWESTERLY CORNER OF PROPERTY NOW OR FORMERLY MARCONI ENTERPRISES;
THENCE, S22°22'55" W A DISTANCE OF 31.83 FEET TO AN IRON PIN;
THENCE, S68°12'28" E A DISTANCE OF 96.98 FEET TO AN IRON PIN;
THENCE, N43°28'59" E A DISTANCE OF 200.45 FEET TO AN IRON PIN, THE LAST COURSE BEING ALONG THE EASTERLY STREET LINE OF RETREAT AVENUE; TO THE SOUTHEASTLY PROPERTY CORNER OF PROPERTY NOW OR FORMERLY SEVENTY RETREAT AVENUE, INC.;
THENCE, S47°28'25" E A DISTANCE OF 89.00 FEET TO AN IRON PIN AT THE SOUTHWESTERLY CORNER OF PROPERTY NOW OR FORMERLY MARCONI ENTERPRISES;
THENCE, S22°22'55" W A DISTANCE OF 31.83 FEET TO AN IRON PIN;
THENCE, S68°12'28" E A DISTANCE OF 96.98 FEET TO AN IRON PIN;
THENCE, N43°28'59" E A DISTANCE OF 200.45 FEET TO AN IRON PIN, THE LAST COURSE BEING ALONG THE EASTERLY STREET LINE OF RETREAT AVENUE; TO THE SOUTHEASTLY PROPERTY CORNER OF PROPERTY NOW OR FORMERLY SEVENTY RETREAT AVENUE, INC.;

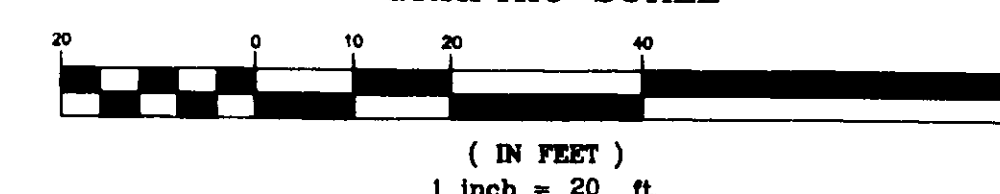
SAID PARCEL CONTAINS 48,561.12 Square Feet
or 1.11 Acres.

LEGEND

○	SANITARY MANHOLE
○	PROPERTY CORNER
⊕	HYDRANT
⊕	WATER GATE
⊕	UTILITY POLE (TYPE NOTED)
—	INTERVAL CONTOUR
98 X 5	SPOT ELEVATION
⊕	DECIDUOUS TREE (TYPE NOTED)
⊕	CONIFEROUS TREE (TYPE NOTED)
—	STONE WALL
—	FENCE
⊕	TEST HOLE/PIT
—	TREE LINE
—	ELECTRIC LINE
—	GAS LINE
—	WATER LINE

MORTGAGE SURVEY
PREPARED FOR
HARTFORD ASSISTED LIVING
LIMITED PARTNERSHIP
FOR PROPERTY KNOWN AS
#72-90 RETREAT AVENUE
& #105-129 MAPLE AVENUE
HARTFORD, CONNECTICUT
SCALE 1"=20' MAY 23, 2003

GRAPHIC SCALE

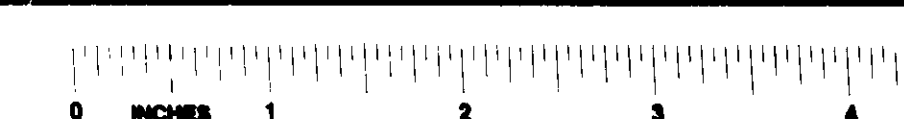


NOTES:

1. BENCH MARK TAKEN FROM TOWN OF HARTFORD BENCHMARK CONTROL BOOK. BENCH NUMBER HH-58 (ELEV. 104.15 CGS)
2. ALL TOP OF FRAME AND INVERT ELEVATIONS MEASURED IN FIELD. A MORE DETAILED UNDERGROUND STUDY MAY BE NEEDED TO DETERMINE PIPE DIRECTIONS AND TIE-INS TO BUILDING.
3. BEARINGS SHOWN ON PLAN ACCORDING TO ASSUMED DATUM.
4. ELEVATIONS SHOWN ACCORDING TO MEAN SEA LEVEL DATUM (CGS DATUM).

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.

THE PORTIONS OF RETREAT AND MAPLE AVENUES SHOWN ON THIS MAP ARE ESTABLISHED PUBLIC STREETS OF THE CITY OF HARTFORD
Diana A. Roberts



#2600