

I, John H. Miller, a Professional Land Surveyor duly licensed in the State of Connecticut do hereby certify to the Connecticut Housing Finance Authority, Fidelity National Title Insurance Company of New York

and to 18 Temple Street LLC and State House Financial Associates, LLC and the City of Hartford as follows:

The survey of the Property depicted on this map was actually made upon the ground on Sept. 5, 2003 and again on June 18, 2004. The survey and bounds and measurements shown on this map are correct and accurate within the standards of a Property Survey and are conforming to the standards of accuracy for a Horizontal Class A-2 survey. This is a Dependent 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 (including any leased areas and associated easements). 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 building lines and improvements are located as shown, are erected entirely within 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.

The Property is not located within a Special Flood Hazard Boundary as defined by the Federal Emergency Management Agency and are reflected on Flood Insurance Rate Map No. 095080 0005 B, with a date of identification of December 4, 1986, and the Property has direct access to Main Street, Market Street and Temple Street each of which is a dedicated public street.

I further certify that this map and the survey on which it is based were made 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 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.

Date: June 18, 2004

JOHN H. MILLER, P.E., LIC. NO. 4142

AREAS: 904-908 MAIN STREET: 7,634 S.F. OR 0.175 AC. (ALL BUILT) 884-902 MAIN STREET: 55,031 S.F. OR 1.263 AC. (TOTAL) 39,861 S.F. OR 0.915 AC. (BUILT) 15,170 S.F. OR 0.348 AC. (NOT BUILT) TOTAL LAND AREA: 62,665 S.F. TOTAL AREA BUILT: 47,495 S.F. TF=55.53 FL=43.33(12") FL=43.53(8") FL=45.43(18") 124.67 #904-908 L-C.B. TF=61.31 FL=59.06 FL=56.21 1 STORY BRICK BLDG. AREA: 7,634 S.F. 0.175 AC. 3 77.59'42" F 140.01' MUTUAL MAINTENANCE AND ACCESS AGREEMENT FOR SEWER SERVICE (VOL. 1753, PG. 274), IN FAVOR OF THE CITY OF HARTFORD & 904-908 MAIN STREET, LLC. TO TERMINATE UPON DEMOLITION OF MIXMASTER STRUCTURE. GAS MAIN ABANDONED 1/25/92 #884-902 5 STORY MASONARY & STEEL BLDG. AREA: 55,031 S.F. 1.263 AC. WORK AREA SEE EASEMENT MODIFICATION AGREEMENT TO BE RECORDED IN 282.03' HARTFORD LAND RECORDS N 85'20'08" W 3' FOUNDATION EASEMENT-(VOL. 2719, PG. 124) IN FAVOR OF #18 TEMPLE STREET FOUNDATION & VAULT EASEMENT (VOL. 2719, PG. 124) / IN FAVOR OF #18 TEMPLE STREET E=100.91 N/F STATE HOUSE FINANCIAL ASSOCIATES, LLC GAS PRESSURES: 3' FOOTING, FOUNDATION, CONSTRUCTION, MAINTENANCE & SUPERSTRUCTURE EASEMENT (RESERVATION NO. 1, 4" H₂O DOWNSTREAM OF METER 8" $H_2^{-}O$ MAX IN STREET VOL. 2237, PG. 262) IN FAVOR OF AETNA LIFE INSURANCE CO. WATER: -NO RECORD OF PRESSURES. -NO RECORD OF DEPTH, IF NEEDED WILL HAVE TO PULL COVERS OR DIG TEST PITS PERMANENT UTILITY EASEMENT (RESERVATION NO. 3, -STANDARD COVER IS 4 1/2' -GOAL FOR PRESSURE IS 90 PSI @ MAIN VOL. 2237, PG. 262) AND 45 PSI @ BUILDING IN FAVOR OF AETNA LIFE INSURANCE CO. -MDC WILL DETERMINE PRESSURE AT NEAREST MODIFIED BY EASEMENT MODIFICATION HYDRANT FOR A FEE. AGREEMENT TO BE RECORDED IN HARTFORD LAND RECORDS UTILITY AUTHORITY INFORMATION: PEDESTRIAN IMPROVEMENT AREA 1.THE CONNECTICUT LIGHT AND POWER COMPANY SEE EASEMENT MODIFICATION 400-410 SHELDON STREET HARTFORD, CT 06103 AGREEMENT TO BE RECORDED IN HARTFORD LAND RECORDS 2.CONNECTICUT NATURAL GAS CORPORATION 100 COLUMBUS BOULEVARD P.O. BOX 1500 HARTFORD, CT 06144 MAP REFERENCE: 3.CITY OF HARTFORD 550 MAIN STREET HARTFORD, CT 06103 4. THE HARTFORD STEAM COMPANY (STEAM & CHILLED WATER) P.O. BOX 1500 HARTFORD, CT 06144-1500 WETHERSFIELD, CONN. 5. THE METROPOLITAN DISTRICT (SEWER & WATER) P.O. BOX 800 555 MAIN STREET HARTFORD. CT 06142-0800 6.UNITED CABLE TV SERVICES CORPORATION DBA TCI CABLEVISION OF CENTRAL CONNECTICUT 222 NEW PARK DRIVE BERLIN, CT 06037 7. THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY 1441 NORTH COLONY ROAD MERIDEN, CT 06450 TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. No Date Description Revisions



