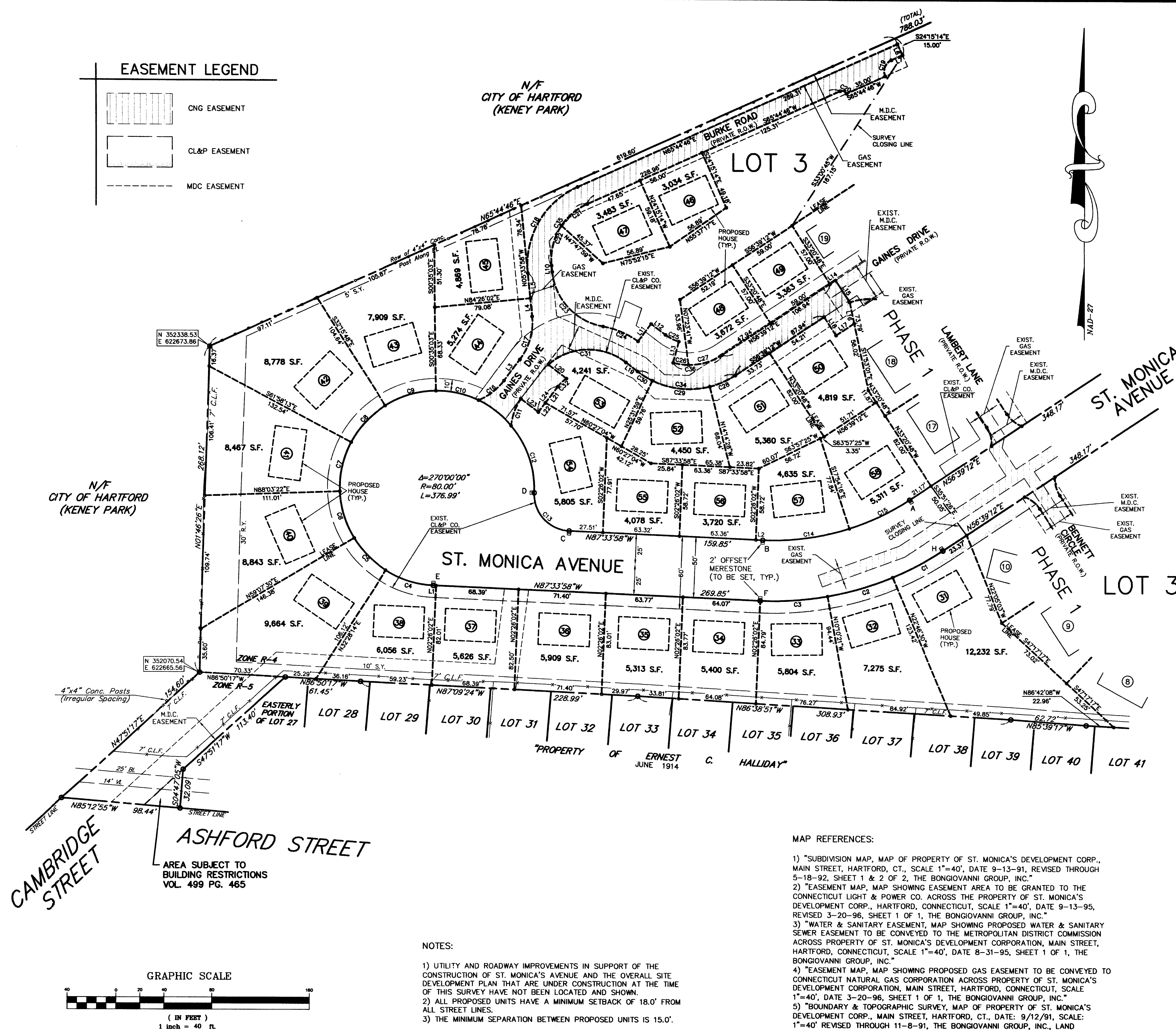
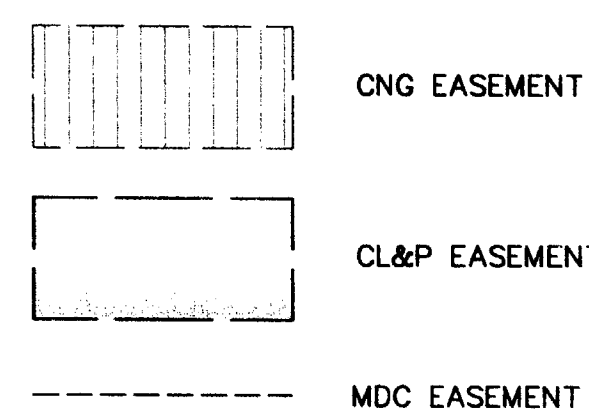


EASEMENT LEGEND



LINE TABLE LEASE AREAS

LINE	LENGTH	BEARING
L1	2.22'	N87°33'58\"W
L2	5.66'	N87°33'58\"W
L3	21.94'	S37°26'02\"E
L4	14.00'	S85°33'58\"E
L5	20.85'	N85°33'58\"W
L6	10.00'	S24°15'14\"E
L7	10.00'	S65°44'46\"W
L10	5.08'	N05°33'58\"W
L11	18.01'	S37°26'02\"E
L12	14.64'	S52°33'58\"E
L13	18.00'	S15°14'50\"W
L14	5.50'	S36°39'12\"W
L15	21.46'	N33°20'48\"W
L16	17.77'	S11°53'01\"E
L17	18.00'	N56°39'12\"E
L18	18.00'	N33°20'48\"W
L19	12.14'	S52°33'58\"E
L20	18.55'	S52°33'58\"E
L21	16.79'	N37°26'02\"E
L22	9.56'	N37°26'02\"E
L23	17.89'	S52°33'58\"E
L24	26.35'	S37°26'02\"E

CURVE TABLE LEASE AREAS

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	47.05'	255.00'	10°34'18\"	N61°56'21\"E	46.98'
C2	56.09'	255.00'	12°36'10\"	N73°31'35\"E	55.98'
C3	56.11'	255.00'	12°36'22\"	N86°07'51\"E	55.99'
C4	41.94'	80.00'	30°02'13\"	S72°32'52\"E	41.46'
C5	37.22'	80.00'	26°39'16\"	S44°12'08\"E	36.88'
C6	40.40'	80.00'	28°55'52\"	S16°24'34\"E	39.97'
C7	41.85'	80.00'	29°58'25\"	S13°02'35\"E	41.38'
C8	41.48'	80.00'	29°42'25\"	S42°53'00\"W	41.02'
C9	44.23'	90.00'	31°40'44\"	S73°34'34\"W	43.67'
C10	35.79'	80.00'	25°37'50\"	N77°46'08\"W	35.49'
C11	23.81'	50.00'	27°17'13\"	N20°01'56\"E	23.59'
C12	59.50'	80.00'	42°36'45\"	N18°52'21\"W	58.14'
C13	47.12'	30.00'	90°00'00\"	N42°33'58\"W	42.43'
C14	72.77'	205.00'	20°20'17\"	S82°15'53\"W	72.39'
C15	55.25'	205.00'	15°26'32\"	S64°22'28\"W	55.08'
C16	27.09'	50.00'	31°02'42\"	S52°57'23\"W	26.76'
C17	37.52'	90.00'	43°00'00\"	S15°56'02\"W	36.65'
C18	87.12'	70.00'	71°18'44\"	N30°05'24\"E	81.61'
C19	15.71'	10.00'	90°00'00\"	S20°44'46\"W	14.14'
C20	6.28'	4.00'	90°00'00\"	N69°15'14\"W	5.66'
C21	27.90'	50.00'	31°58'04\"	N49°45'44\"E	27.54'
C22	34.33'	50.00'	39°20'40\"	N14°06'22\"E	33.66'
C23	65.27'	50.00'	74°47'58\"	N42°57'57\"W	60.74'
C24	31.46'	70.00'	25°45'11\"	N67°29'21\"W	31.20'
C25	12.39'	32.00'	22°11'12\"	N63°39'34\"W	12.31'
C26	12.08'	50.00'	14°42'23\"	N82°06'52\"W	12.81'
C27	29.56'	50.00'	33°52'15\"	S73°35'19\"W	29.13'
C28	23.34'	70.00'	19°06'20\"	N66°12'22\"E	23.23'
C29	48.59'	70.00'	39°46'27\"	S84°21'14\"E	47.62'
C30	14.54'	70.00'	11°54'03\"	S58°30'59\"E	14.51'
C31	68.83'	50.00'	78°52'37\"	N87°59'43\"E	63.52'
C32	9.80'	32.00'	17°32'37\"	N46°12'20\"E	9.76'
C33	34.59'	80.00'	24°46'30\"	N52°33'58\"W	34.32'
C34	86.47'	70.00'	70°46'50\"	N87°57'23\"W	81.08'
C35	62.23'	50.00'	71°18'44\"	S30°05'24\"W	58.29'
C36	42.41'	50.00'	48°35'38\"	N80°57'01\"E	41.15'

2' OFFSET MERESTONE COORDINATES

A	N 352212.76	E 623251.79
B	N 352178.87	E 623129.21
C	N 352185.65	E 622969.50
D	N 352218.98	E 622936.89
E	N 352144.37	E 622857.65
F	N 352132.91	E 623127.26
H	N 352174.33	E 623277.07

MAP REFERENCES:

- 1) "SUBDIVISION MAP, MAP OF PROPERTY OF ST. MONICA'S DEVELOPMENT CORP., MAIN STREET, HARTFORD, CT., SCALE 1\"=40', DATE 9-13-91, REVISED THROUGH 5-18-92, SHEET 1 & 2 OF 2, THE BONGIOVANNI GROUP, INC."
- 2) "EASEMENT MAP, MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT & POWER CO. ACROSS THE PROPERTY OF ST. MONICA'S DEVELOPMENT CORP., HARTFORD, CONNECTICUT, SCALE 1\"=40', DATE 9-13-95, REVISED 3-20-96, SHEET 1 OF 1, THE BONGIOVANNI GROUP, INC."
- 3) "WATER & SANITARY EASEMENT, MAP SHOWING PROPOSED WATER & SANITARY SEWER EASEMENT TO BE CONVEYED TO THE METROPOLITAN DISTRICT COMMISSION ACROSS PROPERTY OF ST. MONICA'S DEVELOPMENT CORPORATION, MAIN STREET, HARTFORD, CONNECTICUT, SCALE 1\"=40', DATE 8-31-95, SHEET 1 OF 1, THE BONGIOVANNI GROUP, INC."
- 4) "EASEMENT MAP, MAP SHOWING PROPOSED GAS EASEMENT TO BE CONVEYED TO CONNECTICUT NATURAL GAS CORPORATION ACROSS PROPERTY OF ST. MONICA'S DEVELOPMENT CORPORATION, MAIN STREET, HARTFORD, CONNECTICUT, SCALE 1\"=40', DATE 3-20-96, SHEET 1 OF 1, THE BONGIOVANNI GROUP, INC."
- 5) "BOUNDARY & TOPOGRAPHIC SURVEY, MAP OF PROPERTY OF ST. MONICA'S DEVELOPMENT CORP., MAIN STREET, HARTFORD, CT., DATE: 9/12/91, SCALE: 1\"=40' REVISED THROUGH 11-8-91, THE BONGIOVANNI GROUP, INC., LAND SURVEYORS"
- 6) "LEASE AREAS, MAP OF ST. MONICA'S SECOND CENTURY HOUSING, DEVELOPED BY ST. MONICA'S DEVELOPMENT CORPORATION, SAINT MONICA'S AVENUE, HARTFORD, CONNECTICUT, DATE: 10-09-96, REVISED THROUGH 6-8-99, SCALE: 1\"=40', THE BONGIOVANNI GROUP, INC., LAND SURVEYORS"

SURVEY DECLARATION

I HEREBY DECLARE TO THE SAVINGS INSTITUTE AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND ON 12/03/2003 AND THAT AS OF THE DATE HEREOF (A) THIS SURVEY WAS MADE ON THE GROUNDS OF THE SURVEYED PROPERTY AND WAS PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THRU 200-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES- STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.; (B) THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; (C) ALL BUILDINGS AND IMPROVEMENTS ARE LOCATED AS SHOWN, ARE ERECTED ENTIRELY WITHIN THE PROPERTY LINES, AND DO NOT ENDOCHARGE OVER OR UPON STREET, TITLE OR BUILDING LINES OR ANY RIGHT OF WAY OR EASEMENT ON OR APPURTENANT TO THE PROPERTY; (D) THERE ARE NO UTILITY OR OTHER EASEMENTS OR RIGHTS OF WAY AFFECTING THIS PROPERTY OTHER THAN THOSE SHOWN HEREOF; (E) THERE ARE NO ENDOCHARGES OR PROJECTIONS ON OR OVER THE PROPERTY OR ON RIGHTS OF WAY OR EASEMENTS APPURTENANT TO THE SAME BY BUILDING OR IMPROVEMENTS ERECTED ON ADJACENT LAND; (F) NO PORTION OF THE PROPERTY IS LOCATED IN A FEMA SPECIAL FLOOD HAZARD ZONE; AND (G) THE BUILDINGS AND IMPROVEMENTS ON THIS PROPERTY DO NOT VIOLATE ANY BUILDING OR ZONING REGULATION, RELATING TO THE LOCATION AND EXTENT THEREOF.

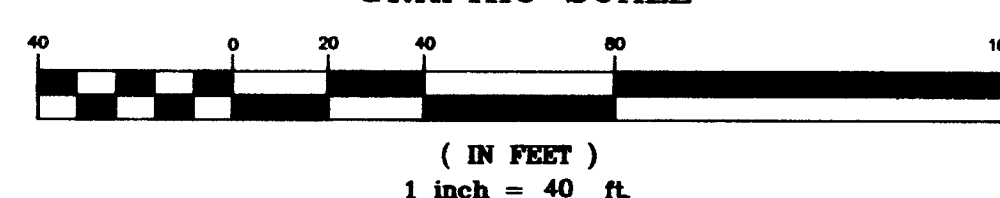
ALAN BONGIOVANNI, L.L.S. #14649

DATE: 12-03-03

NOTES:

- 1) UTILITY AND ROADWAY IMPROVEMENTS IN SUPPORT OF THE CONSTRUCTION OF ST. MONICA'S AVENUE AND THE OVERALL SITE DEVELOPMENT PLAN THAT ARE UNDER CONSTRUCTION AT THE TIME OF THIS SURVEY HAVE NOT BEEN LOCATED AND SHOWN.
- 2) ALL PROPOSED UNITS HAVE A MINIMUM SETBACK OF 18.0' FROM ALL STREET LINES.
- 3) THE MINIMUM SEPARATION BETWEEN PROPOSED UNITS IS 15.0'.

GRAPHIC SCALE



THIS MAP IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE SURVEYOR.

MAP OF
ST. MONICA'S
DEVELOPED BY
ST. MONICA'S DEVELOPMENT CORPORATION
ST. MONICA AVENUE
HARTFORD, CONNECTICUT

PHASE 2
LEASE
AREAS

1 1

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