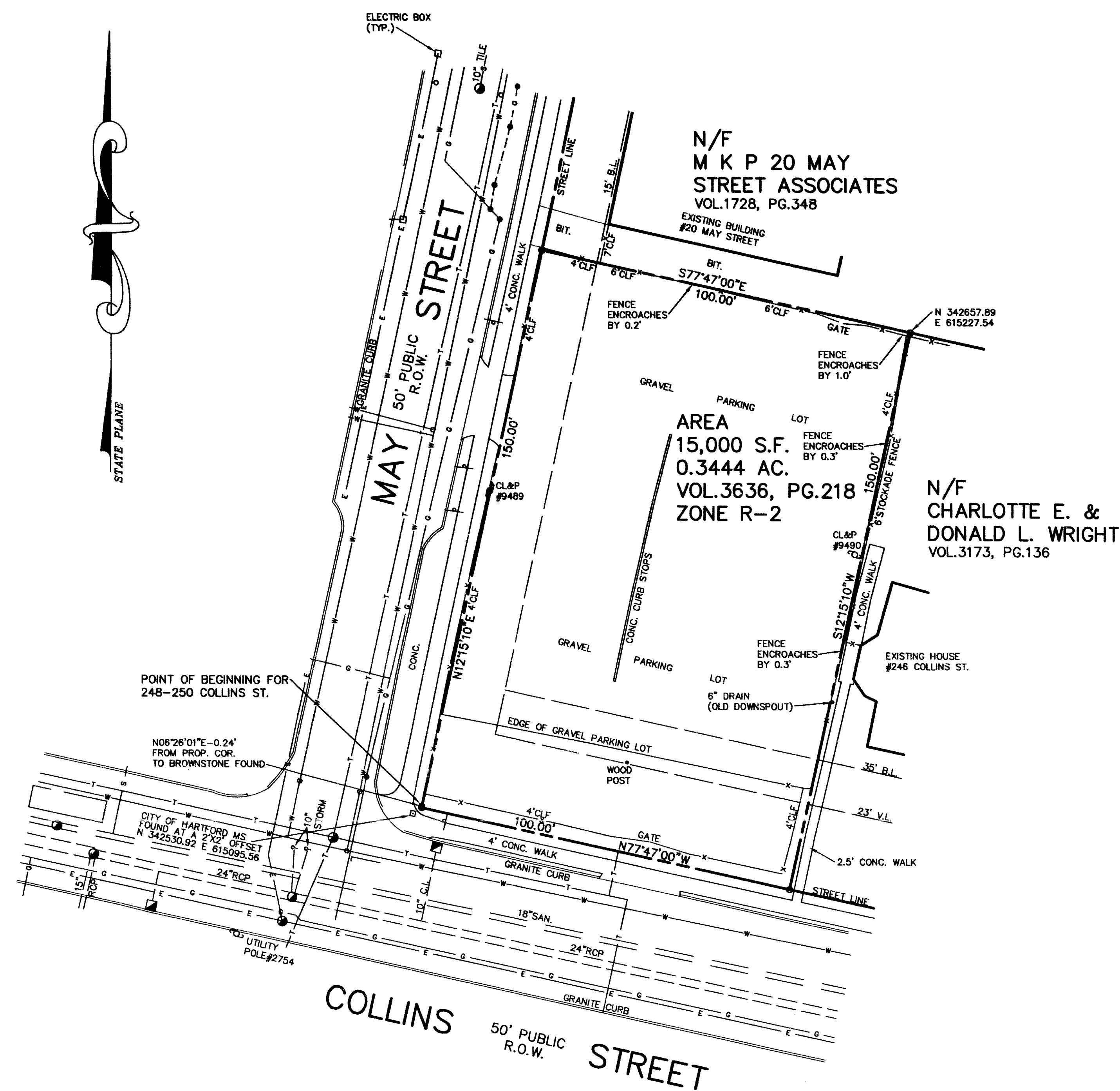


2721

#2721



LEGAL DESCRIPTION

248-250 COLLINS STREET

A certain piece or parcel of land situated on the northerly side of Collins Street, in the City of Hartford, County of Hartford and State of Connecticut, as shown on a certain Map entitled "Boundary & Topographic Survey, Map of Property of Federal Home Loan Mortgage Corporation, 248-250 Collins Street, Hartford, Connecticut, Date: 10-31-95, Scale: 1"=20', Drawn: J.E.T., Checked: A.B., Sheet 1 of 1, The Bongiovanni Group, Inc. Land Surveyors, Alan Bongiovanni, L.L.S., being more particularly bounded and described as follows:

Beginning at a point in which marks the Point of Intersection of the easterly street line of May Street and the northerly street line of Collins Street;

Thence N12°-15'-10"E a distance of 150.00 feet to a point;

Thence S77°-47'-00"E a distance of 100.00 feet to a point;

Thence S12°-15'-10"W a distance of 150.00 feet to a point;

Thence N77°-47'-00"W a distance of 100.00 feet to the Point and Place of Beginning.

BOUNDED

NORTHERLY by land of N/F MKP 20 May Street Associates

EASTERLY by land of N/F Charlotte E. and Donald L. Wright

SOUTHERLY by Collins Street

WESTERLY by May Street

Said parcel contains 15,000 square feet.

10/31/95

95160g

CERTIFICATION:

I HEREBY DECLARE TO KASY APARTMENTS, LLC, ASYLUM HILL VENTURES, LLC, CITIZENS BANK OF CONNECTICUT AND CONNECTICUT ATTORNEYS TITLE INSURANCE COMPANY THAT THIS PROPERTY/BOUNDARY SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF THE CONNECTICUT STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THIS PROPERTY SURVEY IS BASED ON THE BOUNDARY DETERMINATION CATEGORY OF A RESURVEY CONFORMING TO THE HORIZONTAL ACCURACY CLASS 4-2, AND THAT, UNLESS OTHERWISE SHOWN, TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME, BUILDING(S) ARE LOCATED AS SHOWN AND DO NOT ENCRUMBER OVER OR UPON STREET, TITLE OR BUILDING LINES, THERE ARE NO VIOLATIONS OF SAID BUILDING(S) AND THERE ARE NO EASEMENTS OR ENCROACHMENTS AFFECTING THIS PROPERTY FROM A CAREFUL INSPECTION OF THE SAME.

ALAN BONGIOVANNI, L.L.S. #14649

DATE: ORIGINAL SURVEY OCTOBER 31, 1995
SURVEY UPDATE SEPTEMBER 25, 2003

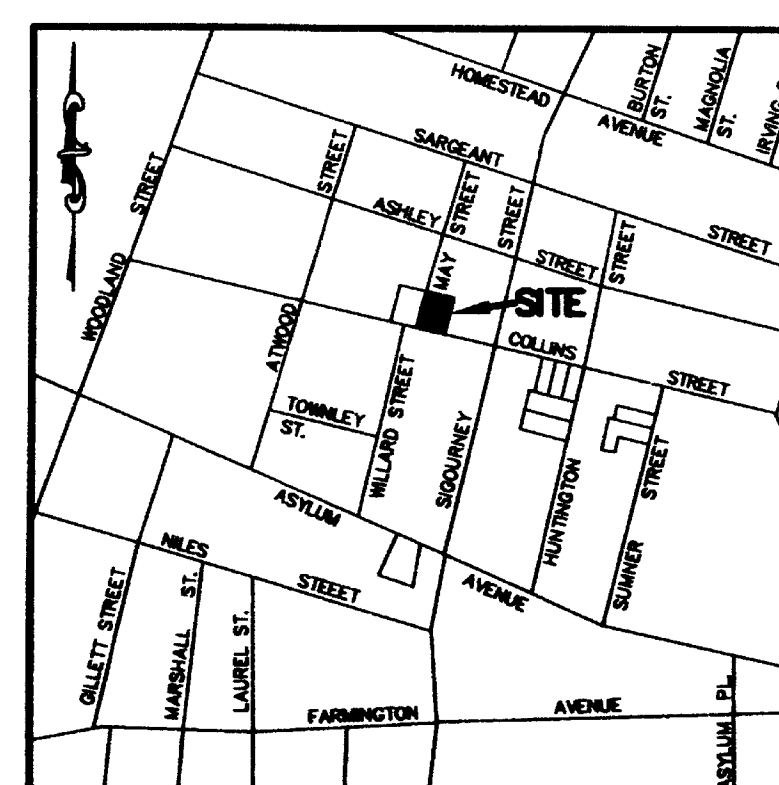
THIS MAP IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE SURVEYOR.

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CAN NOT 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.

INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. CALL "CALL B-4-U DIG" AT 1-800-922-4455 PRIOR TO ANY EXCAVATION.

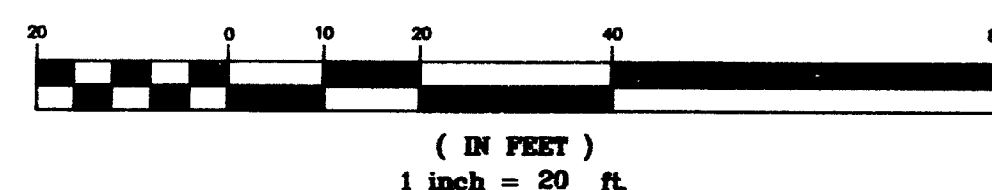
95160TOP-UPDATE.DWG 95160

#2721



VICINITY MAP 1"=1000'

GRAPHIC SCALE



MAP REFERENCES:

- 1) "PROPERTY IN HARTFORD, CONN., SURVEYED FOR JOHN E. HAYES, JOHN T. HENDERSON, CERTIFIED SUBSTANTIALLY CORRECT, JOHN T. HENDERSON, CIVIL ENGINEER, HARTFORD, CONN., JULY 15, 1940, SCALE 1"=30"
- 2) "CITY OF HARTFORD DEPT. OF PUBLIC WORKS, ENGINEERING-ASSESSOR PROPERTY MAP, OCTOBER 1, 1984, SCALE 1"=50', SHEET 335"
- 3) "CITY OF HARTFORD BLOCK MAP, SCALE 1"=50', SHEET 334"
- 4) "20 MAY STREET CONDOMINIUM, HARTFORD, CONN., IGOR VECHESLOFF, PROFESSIONAL ENGINEER & LAND SURVEYOR, 51 LORRAINE STREET, HARTFORD 5 CONNECTICUT, SCALE 1"=30', DATE 5-8-79"

NOTES:

- 1) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, THE BONGIOVANNI GROUP, INC. RELIED UPON TITLE REPORT CASE NUMBER 680767, DATED 9-03-03, ISSUED BY CONNECTICUT ATTORNEYS TITLE INSURANCE COMPANY.
- 2) PARCEL MAYBE SUBJECT TO UTILITY RIGHTS FOR OVERHEAD WIRES.

THIS MAP PRODUCED BY
ORIGINAL INK DRAWINGS ON
POLY FILM OR LITHO
BONGIOVANNI GROUP, INC.
10 PINE ROAD 2ND FL.
HARTFORD, CT 06111

MAP OF
PREPARED FOR
KASY APARTMENTS, LLC
248-250 COLLINS STREET
HARTFORD, CONNECTICUT

BOUNDARY
SURVEY

Sheet
1 of 1