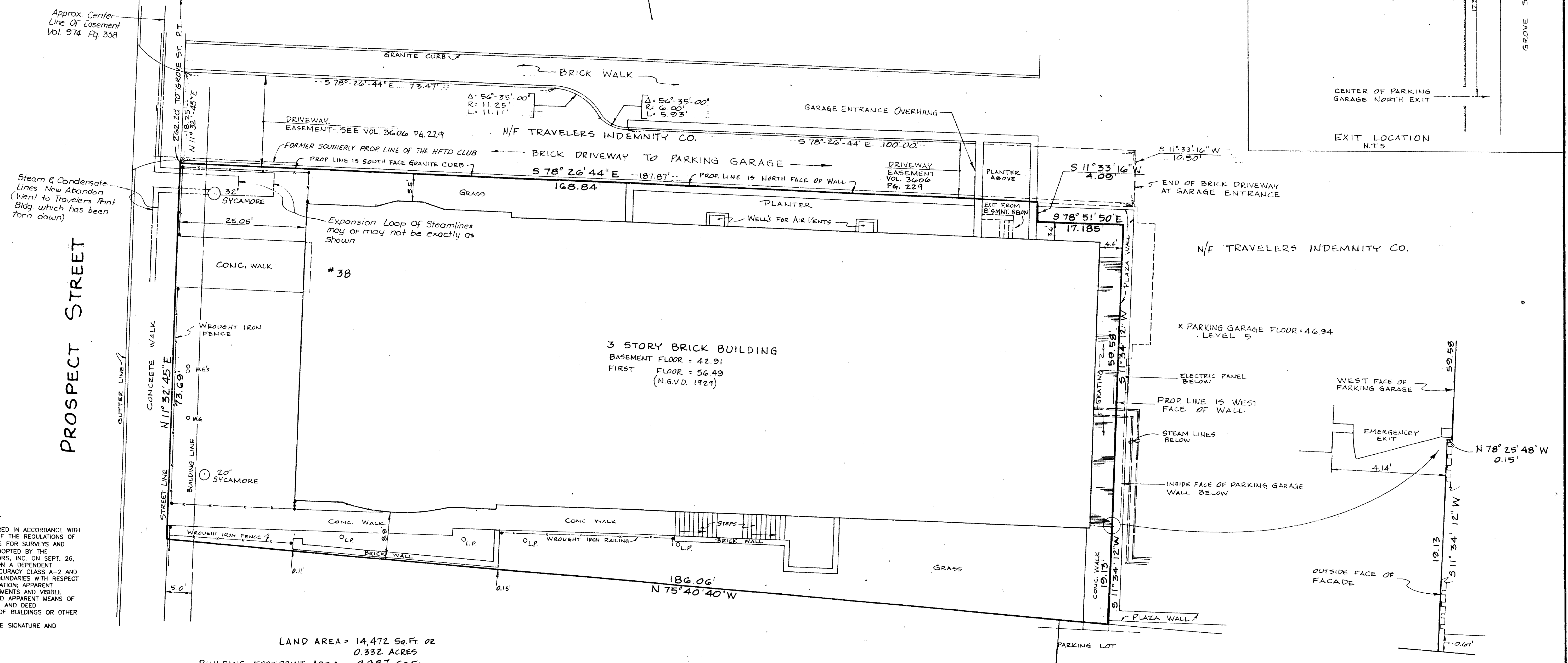
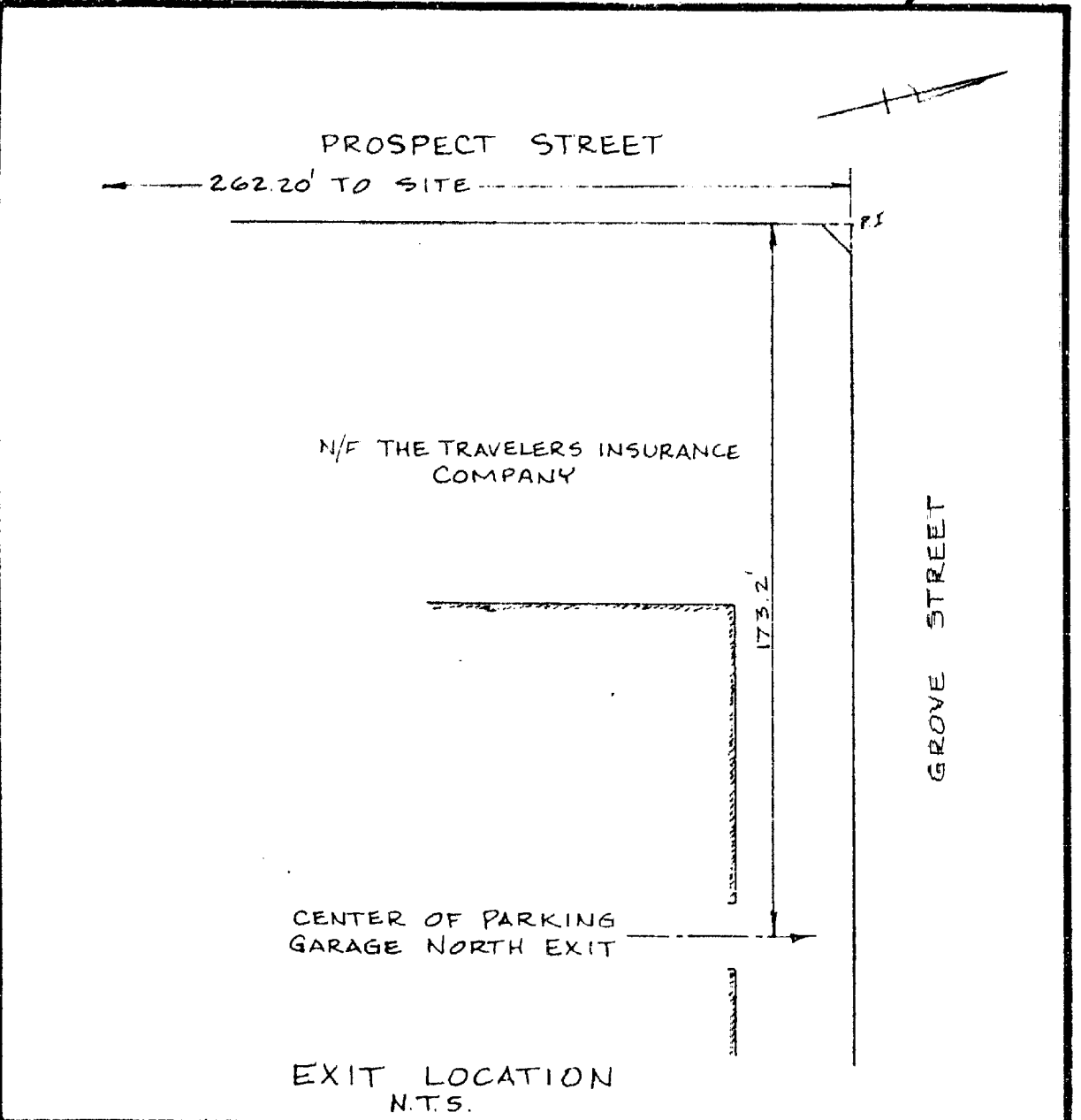


#2801

ST 38 2 00 00

DRIVEWAY EASEMENT
Beginning at a point in the easterly street line of Prospect Street which point is 262.20' southerly of the point of intersection of the southerly street line of Grove Street with the easterly street line of Prospect Street and the southeasterly corner of the easement herein described;
thence running North 11°32'45" East along the easterly street line of Prospect Street a distance of eighteen and twenty-five one-hundredths (18.25) feet to a point;
thence turning and running South 78°26'44" East a distance of seventy-three and forty-seven one-hundredths (73.47) feet to a point;
thence running southeasterly along a curve to the right having a radius of eleven and twenty-five one-hundredths (11.25) feet a distance of eleven and eleven one-hundredths (11.11) feet to a point;
thence running southeasterly along a curve to the left having a radius of six and no one-hundredths (6.00) feet a distance of five and ninety-three one-hundredths (5.93) feet to a point;
thence running South 78°26'44" East a distance of one hundred and no one-hundredths (100.00) feet to a point;
thence turning and running South 11°33'16" West a distance of ten and fifty one-hundredths (10.50) feet to a point;
thence turning and running North 78°26'44" West a distance of one hundred eighty-seven and eighty-seven one-hundredths (187.87) feet to the point or place of beginning.



NOTES:
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-200B-1 THRU 20-200B-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 SEPT. 26, 1998. THIS IS A PROPERTY SURVEY BASED ON A DEPENDENT RE-SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO DEPICT THE POSITION OF BOUNDARIES WITH RESPECT TO LOCATIONS OF ALL BOUNDARY MONUMENTATION, APPARENT IMPROVEMENTS AND FEATURES, RECORD EASEMENTS AND VISIBLE EVIDENCE OF THE USE THEREOF; RECORD AND APPARENT MEANS OF INGRESS AND EGRESS; LINES OF OCCUPATION AND DEED RESTRICTIONS PERTAINING TO THE LOCATION OF BUILDINGS OR OTHER IMPROVEMENTS.
2. THIS SURVEY IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

LAND AREA = 14,472 Sq. Ft. OR
0.332 ACRES
BUILDING FOOTPRINT AREA = 8,987 Sq. Ft.

DESCRIPTION
Beginning at a point in the easterly street line of Prospect Street which point is 262.20' southerly of the point of intersection of the southerly street line of Grove Street with the easterly street line of Prospect Street and the northwesterly corner of the premises herein described;
thence running South 78°26'44" East along property of The Travelers Insurance Company a distance of one hundred sixty-eight and eighty-four one-hundredths (168.84) feet to a point;
thence turning and running South 11°33'16" West along property of the Travelers Insurance Company a distance of four and nine one-hundredths (4.09) feet to a point;
thence turning and running South 78°51'50" East along property of the Travelers Insurance Company a distance of seventeen and fifty-five one-hundredths (17.55) feet to a point;
thence turning and running South 11°34'12" West along land of the Travelers Insurance Company a distance of fifty-nine and fifty-eight one-hundredths (59.58) feet to a point;
thence turning and running South 78°25'48" East along land of the Travelers Insurance Company a distance of zero and fifteen one-hundredths (0.15) feet to a point;
thence turning and running South 11°34'12" West along land of the Travelers Insurance Company a distance of nineteen and thirteen one-hundredths (19.13) feet to a point;
thence turning and running North 75°40'40" West along land now or formerly Hartford Lodge No. 19, B.P.O.E. a distance of one hundred eighty-six and six one-hundredths (186.06) feet to a point in the easterly street line of Prospect Street;
thence turning and running North 11°32'45" East along the easterly street line of Prospect Street a distance of seventy-three and sixty-nine one-hundredths (73.69) feet to the point or place of beginning.

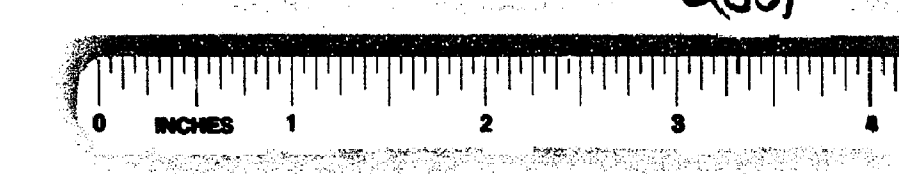
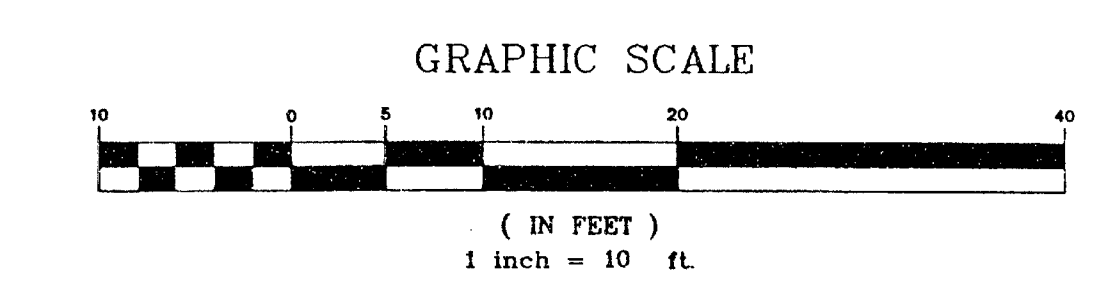
SURVEYOR'S CERTIFICATE
I hereby certify to: Lawyers Title Insurance Corporation, 38 LLC and The Connecticut Bank & Trust Company.
1. That this survey was actually made upon the ground; that it and the other information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; the Land contains 14,472 square feet and adequate parking spaces for 0 motor vehicles; that the property description "closes" by engineering calculation; that this survey correctly shows the size, location and type of all buildings, structures and other improvements on the property and all are within the boundary lines and applicable setback lines (whether established by subdivision plat, recorded restrictions or applicable zoning and building codes) affecting the property; that there are no easements, rights of way or uses affecting the property known to the undersigned or appearing from a careful physical inspection of the same, other than those shown thereon; that all utility services necessary for the operation of the property are present on the property or within adjacent public rights of way or recorded easements; that other than as shown thereon, there are no party walls with or encroachments upon adjoining premises, streets or alleys by any of said buildings, structures or other improvements; or encroachments upon or party walls with or encroachments upon adjoining premises, streets or alleys by any of said buildings, structures or other improvements; that all public streets necessary for access to the property have been completed and direct access to the property have been completed and dedicated and there is direct access between such streets and the property; the Survey was made in accordance with the Standards for Surveys and Maps in the State of Connecticut adopted on September 26, 1996, as amended and is a Class A-2 Survey as defined therein.
2. The Premises has direct access to and from a public way through legally permitted curb cuts as shown on the Survey. No easement over land of others is required for such access or egress or for any utilities serving the Premises.
3. That the Premises are not located in a 100 year flood plain or in an identified flood or mudslide hazard area as defined by the U.S. Department of Housing and Urban Development under the Flood Disaster Protection Act of 1973, as amended.
4. According to the zoning map for the City of Hartford on file with the City Engineers Office, the Premises is situated in B1 Zoning District.
5. The Premises is currently used for, general office and professional use, which is permitted in such zoning district according to the City Zoning Ordinances on file with the City Clerk's Office. The Premises is not located in an overlay district, special zoning district, or historic district under the Zoning Ordinance or, if so, there has been compliance with any special zoning requirements imposed thereby.
6. The Premises complies with applicable zoning regulations including, without limitation, dimensional, height, use, parking lot coverage, open space and lot configuration requirements.
7. The Premises complies with Subdivision Control Laws, and
8. The Improvements, including parking areas, do not encroach over any easements, rights of way or subsurface rights crossing the Land.
Executed as a sealed instrument this 28th day of September, 2005.

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

JOHN H. MILLER, P.E., L.S.
L.C. NO. 4142

No. 4142	DESCRIPTION	Revisions	38 LLC	PROPERTY TO BE CONVEYED TO	38 LLC	38 PROSPECT STREET	HARTFORD	CONNECTICUT
No. 4142	DESCRIPTION	Revisions	38 LLC	PROPERTY TO BE CONVEYED TO	38 LLC	38 PROSPECT STREET	HARTFORD	CONNECTICUT

COMPILED BY: J. M. Close, Jensen & Miller, P.C.
P.C. Check: A.M.
Designed: J. M.
Drawn: J. M.
Checked: J. M.
Scale: 1"=10'
Date: 9/28/05
Sheet: 1 of 1
Job No.:
File No.:



#2801