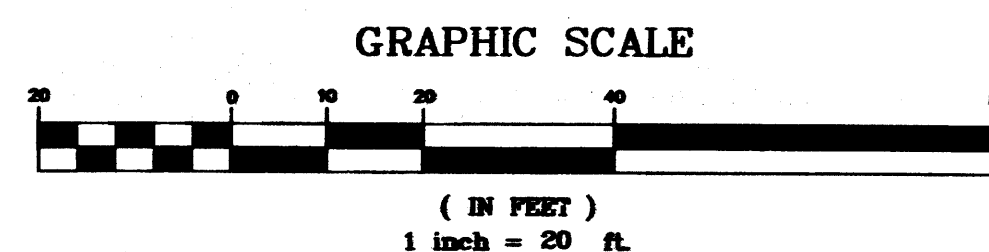


FARMINGTON AVENUE



N/F
HAARDHIK L.L.C.
VOL.5089, PG.213
(UNDIVIDED 1-HALF
INTEREST)

SECOND PIECE
3,802 S.F.
0.0873 AC.
VOL.5180, PG.119
ZONE B4
(UNDIVIDED 1-HALF
INTEREST)



MAP REFERENCES:

- 1) "BOUNDARY SURVEY, 497-499 FARMINGTON AVENUE, HARTFORD, CONNECTICUT, SCALE 1"=20', DATE DEC. 2003. DICARA LAND SURVEYING SERVICES"
- 2) "SURVEY MAP, 30 EVERGREEN AVENUE, HARTFORD, CONN., SCALE 1"=10', DATE 7-25-90, REVISED THROUGH 6-26-95, DRAWING NO. 2320, AGOR VECHELOFF, PROFESSIONAL ENGINEER & LAND SURVEYOR"
- 3) "PLAN OF LAND IN HARTFORD, CONN., SURVEYED FOR STANDARD OIL CO. OF NEW YORK, SCALE 1"=20', DATE AUG. 1929, H.S. FREEMAN, CIVIL & CONSULTING ENGINEER"
- 4) "CITY OF HARTFORD, MAP SHOWING EASEMENT TO BE ACQUIRED FROM ALBERT H. SHULMAN BY THE STATE OF CONNECTICUT, THE RECONSTRUCTION AND WIDENING OF SISSON AVENUE, SCALE 1"=20', DATE AUG. 31, 1994, REVISED 12-30-94, (OSWALD R. BLUNT)

LEGEND

- UTILITY POLE
- WATER GATE
- YARD DRAIN
- LIGHT STANDARD
- SIGN
- BOLLARD
- GUY WIRE
- FENCE
- TREE
- OVERHEAD UTILITY LINES

NOTES:

- 1) THE SUBJECT PROPERTY IS LOCATED IN THE R0-2 ZONE.
 - 2) 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 NO. FNT-56788, EFFECTIVE DATE 10-9-06, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.
 - 3) BEARINGS ARE BASED ON AN ASSUMED NORTH.
 - 4) THE SUBJECT PROPERTY LIES WITHIN OR PARTIALLY WITHIN THE LEGAL DESCRIPTION OR EXHIBITS FOUND IN THE FOLLOWING RECORDED INSTRUMENTS AND MAY THEREFORE BE SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS AND RESERVATIONS CONTAINED THEREIN:
- | TYPE OF INSTRUMENT | RECORDING INFORMATION | LOCATION |
|--|-----------------------|--------------------|
| TAXES TO THE CITY OF HARTFORD | GRAND LIST | NOT PLOTTED HEREON |
| WATER & SEWER CHARGES AS THE SAME MAY BE DUE AND PAYABLE | | NOT PLOTTED HEREON |
| RIGHT OF WAY | VOL.1070, PG.549 | PLOTTED HEREON |
| NOTICE OF LEASE | VOL.2961, PG.263 | NOT PLOTTED HEREON |
| NOTICE OF LEASE | VOL.3515, PG.152 | NOT PLOTTED HEREON |
| EASEMENTS & RIGHTS | VOL.3581, PG.90 | PLOTTED HEREON |
- 5) NO MONUMENTATION OF PROPERTY CORNERS WERE SET AS PART OF THIS SURVEY.
 - 6) SUBJECT PARCEL MAY BE SUBJECT TO RIGHTS OF OTHERS PERTAINING TO UTILITY POLES, GUY WIRES AND OVERHEAD WIRES.

CERTIFICATION:

I HEREBY DECLARE TO FIDELITY NATIONAL TITLE INSURANCE COMPANY, VICTOR CANNISTRA, SISSON AVENUE REALTY, LLC, ATTORNEY BRUCE TEMKIN AND ASTORIA FEDERAL MORTGAGE CORPORATION AND ITS SUCCESSORS AND ASSIGNS 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 A-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 ENCR OACH OVER OR UPON STREET, TITLE OR BUILDING LINES, THERE ARE NO VIOLATION 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: DECEMBER 11, 2006

06177BND.DWG 06177

RESURVEY
PREPARED FOR

SISSON AVENUE REALTY, LLC
249-255 SISSON AVE. & 495 FARMINGTON AVE.
HARTFORD, CONNECTICUT

PROPERTY
SURVEY

Sheet

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of

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