

MAP REFERENCE:

1. MAP ENTITLED, "PROPERTY/BOUNDARY SURVEY & TOPOGRAPHIC SURVEY SUBDIVISION PLAN-PLAN PREPARED FOR TO DESIGN LLC 1450 MAIN STREET HARTFORD, CONN. SCALE: 1"=40' DATE 5-23-06 REV. 11-02-06 NEEHAN & GOODIN ENGINEERS-SURVEYORS P.C."
2. MAP ENTITLED, "UTILITY EASEMENTS IN THE SOUTH ARSENAL REDEVELOPMENT PROJECT CITY OF HARTFORD, CONNECTICUT DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING SERVICES SCALE 1"=50' DATE JULY 1974 REV. 6-6-74 GEORGE HAPNER CITY ENGINEER."
3. MAP ENTITLED, "NEW YORK, NEW HAVEN & HARTFORD RAILROAD OFFICE OF ENGINEER REAL ESTATE LAND IN HARTFORD, CONN. TO BE CONVEYED TO IRVING LERMAN SCALE 1"=40' JAN. 1958 P. BURSON."

Legal Description:

Beginning at a point along the east street line of Main Street, said point being S06°33'35"W at a distance of 606.46 feet from a City of Hartford Merestone. Said point also being the southwest corner of Land shown herein as Lot 2 owned now or formerly by the City of Hartford and the northeast corner of land herein described being more particularly bounded and described as follows:

- Thence S83°26'25"E a distance of 90.00 feet to a point;
 Thence N08°33'35"E a distance of 143.87 feet to a point;
 Thence S85°54'10"E a distance of 309.93 feet to a point;
 Thence S04°05'50"W a distance of 267.70 feet to a point;
 Thence along a curve to the right having a radius of 4892.84 feet, a delta angle of 0°04'43" and an arc length of 6.44 feet to a point;
 Thence S40°25'08"E a distance of 8.80 feet to a point;
 Thence along a curve to the right having a radius of 1844.08 feet, a delta angle of 0°50'21" and an arc length of 123.56 feet to a point;
 Thence N70°08'55"W a distance of 45.36 feet to a point;
 Thence S58°17'27"W a distance of 163.50 feet to a point;
 Thence S28°13'01"E a distance of 39.00 feet to a point;
 Thence S61°03'39"W a distance of 33.16 feet to a point;
 Thence N08°33'35"E a distance of 140.02 feet to a point;
 Thence N83°26'25"W a distance of 45.00 feet to a point;
 Thence N08°33'35"E a distance of 200.00 feet to a point;
 Thence N83°26'25"W a distance of 90.00 feet to a point;
 Thence N08°33'35"E a distance of 50.00 feet to the point and place of beginning

Said Parcel contains 131,805.0 Square Feet or 3.02 Acres.

Schedule B Section 2 Exceptions:

FROM FIRST AMERICAN TITLE INSURANCE COMPANY
 Title No. CT144448C effective January 2, 2007.

1. Existing Drainage conditions of a 6" tile sewer pipe as well as Guy Wire Maintenance agreement and Fence Covenants at Railroad Property Line all found at Vol. 1006 Pg. 194 of Hfd. L.R.
2. Release of Fence Covenants and Relocation of Guy Poles at Railroad Property Line all found at Vol. 1577 Pg. 329 of Hfd. L.R.
3. Underground Telephone Line Easement in favor of S.N.E.T. Co. found at Vol. 1438 Pg. 106 of Hfd. L.R.
4. Underground Sanitary Sewer, Storm & Water Main Easement in favor of the M.D.C. found at Vol. 1438 Pg. 157 of Hfd. L.R.
5. Underground Electric Distribution System Easement in favor of E.R.A.C. found at Vol. 1453 Pg. 336 of Hfd. L.R.

SURVEY NOTES:

- A. Access Easements shown hereon according to "Meehan & Goodin" map (Noted above as map reference no. 2)
- B. Light Posts shown do not have numbers.

CERTIFICATION:

I, Peter Flynn, a Professional Land Surveyor duly licensed in the State of Connecticut do hereby certify to the Connecticut Housing Finance Authority, North End Gateway Limited Partnership, First American Title Insurance Company, Red Capital Community Development Company, LLC and State of Connecticut Department of Economic and Community Development as follows:

The survey of the Property depicted on this map was actually made upon the ground on January 11, 2008. 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 survey. This survey map has been prepared in accordance with Sections 20-300b through 20-300d-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.

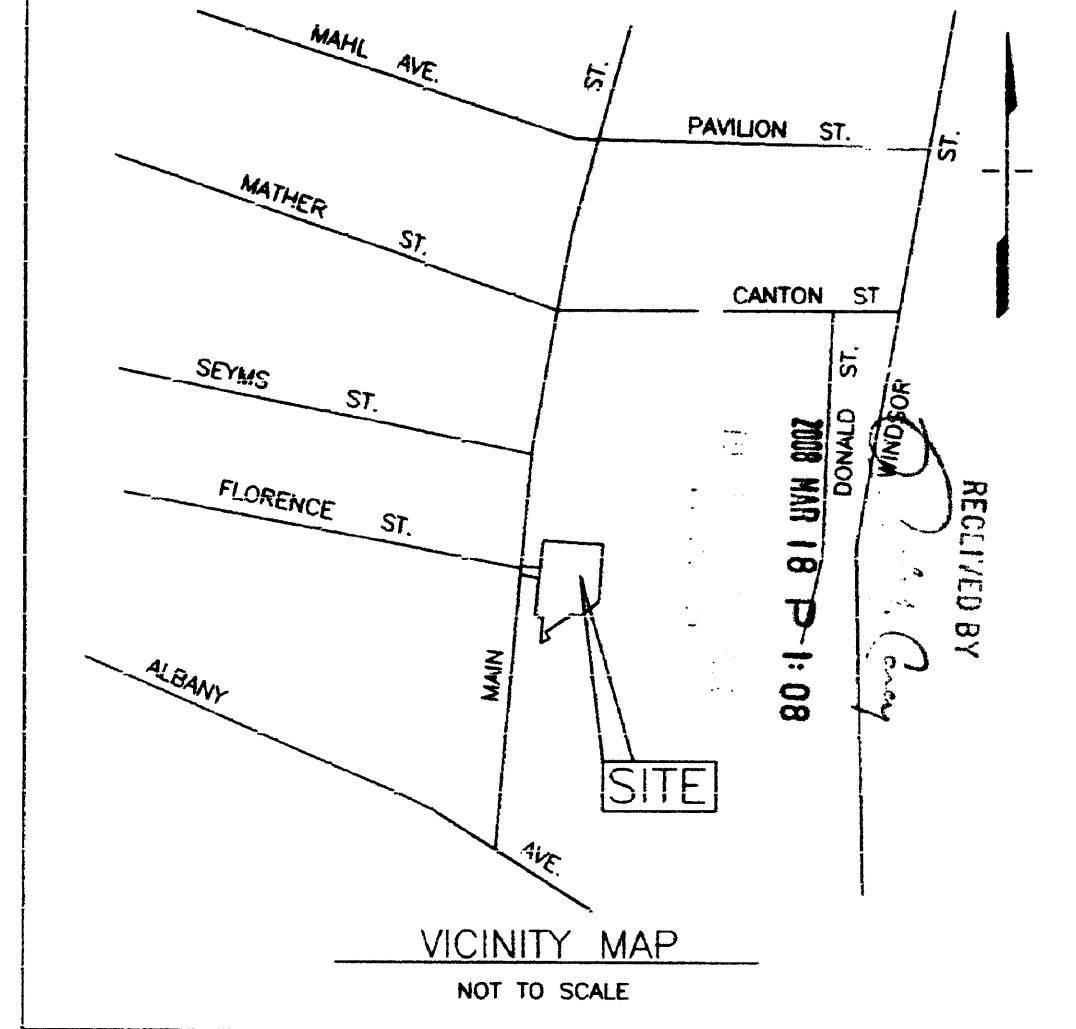
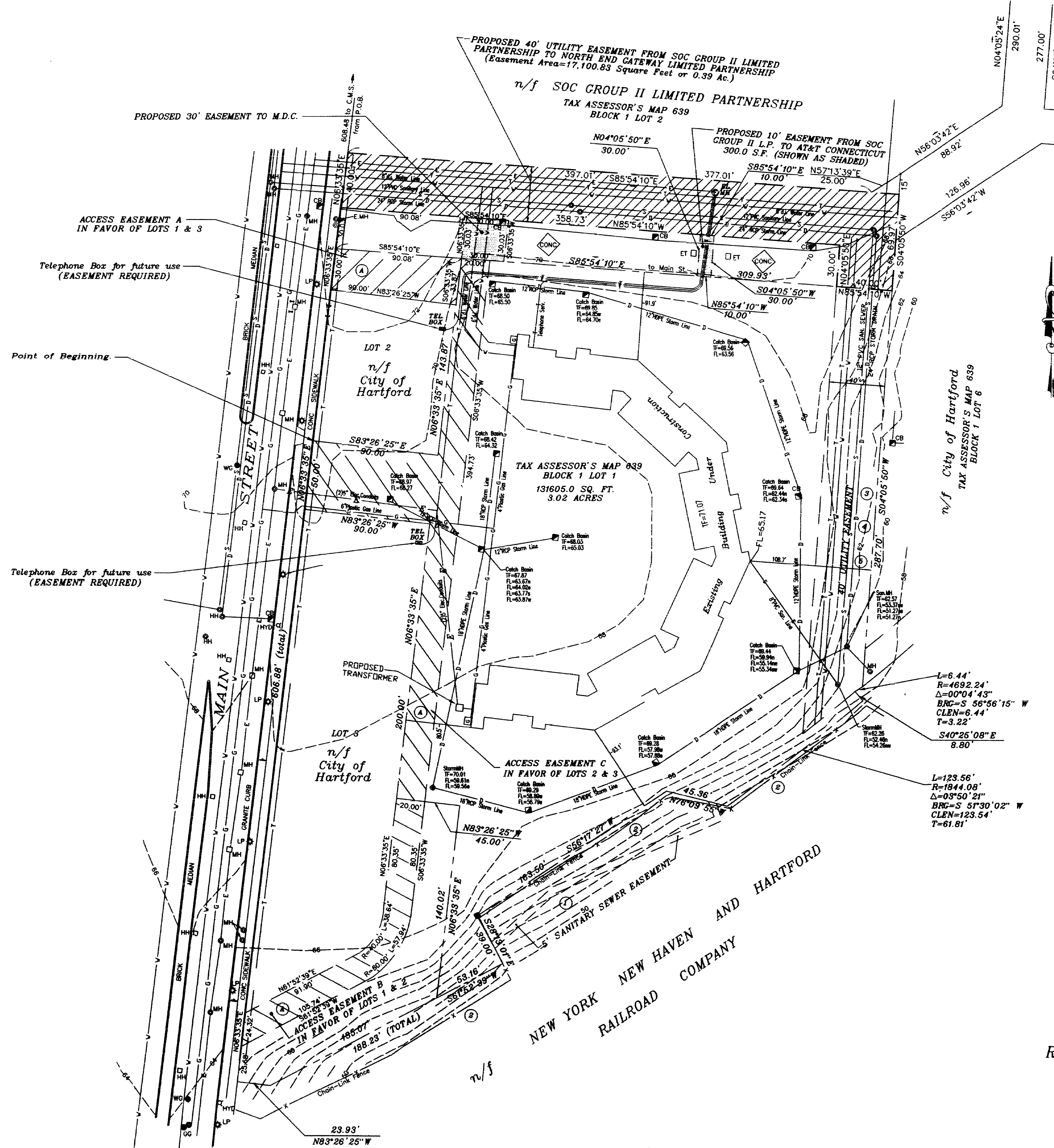
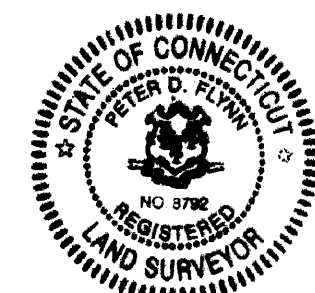
Except as shown hereon, (i) title lines and lines of actual possession are the same, (ii) all building lines and improvements are located as shown, are erected entirely within the Property lines, and do not encroach over or upon the street, title or building lines or any right of way or easement on or 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. 080501 0005B, with a date of identification of December 4, 1996, and is designated as Zone "X" and the Property has direct access to Main Street 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 Survey, jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1.3.4.5.7(a), (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.

PETER D. FLYNN CTLLS #1788 DATE 3-17-08
 NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.

FLYNN & CYR LAND SURVEYING LLC
 376 BERLIN TURNPIKE 860-888-7888
 BERLIN, CONNECTICUT 06037



LEGEND

EXISTING	PROPERTY LINE
---	FENCE
---	CURB
---	STORM DRAINAGE PIPE
---	CATCHBASIN
---	ELEC. MH
---	MANHOLE
---	WATER LINE
---	WATER METER
---	SANITARY SEWER
---	TELEPHONE & ELECTRIC
---	GAS LINE
---	STORM SEWER
---	GAS GATE
---	GAS METER
---	HYDRANT
---	UTILITY POLE
---	SIGN (as noted)
---	MONUMENT

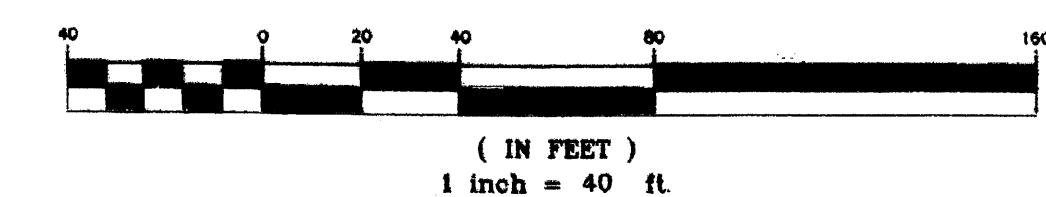
ZONING REQUIREMENTS

ZONE: B-3	REQUIRED
LOT AREA	6000 SF
MIN. LOT WIDTH	50 FT
MIN. FRONT YARD	5 FT
MIN. SIDE YARD (NONRESIDENTIAL)	N/R
	(8 FT. IF ABUTS RES.)
MIN. SIDE YARD (RESIDENTIAL)	20 FT TOTAL (8 FT MIN)
MIN. REAR YARD (NONRESIDENTIAL)	20 FT
MIN. REAR YARD (RESIDENTIAL)	30 FT
MAX. LOT COV. (BLD.)	50%
MAX. BLD. HEIGHT	4 STORIES
SOURCE OF DATA	HARTFORD ZONING CODE

ALTA/ACSM SURVEY
 PREPARED FOR
 NORTH END GATEWAY LIMITED PARTNERSHIP,
 FIRST AMERICAN TITLE INSURANCE COMPANY,
 CONNECTICUT HOUSING FINANCE AUTHORITY,
 RED CAPITAL COMMUNITY DEVELOPMENT COMPANY, LLC
 and STATE OF CONNECTICUT DEPARTMENT
 of ECONOMIC and COMMUNITY DEVELOPMENT

#1450 MAIN STREET
 HARTFORD, CONNECTICUT
 SCALE: 1"=40' JAN. 14, 2008
 Rev.: 2-25-08, 2-27-08, 3-12-08

GRAPHIC SCALE



INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE ALL UTILITIES MARKED.
 THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT 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.