

LEGAL DESCRIPTION 887 ASYLUM AVENUE

certain piece or parcel of land situated on the southerly side of Asylum Avenue in the City of Hartford, County of Hartford and State of Connecticut, as shown on a certain Map entitled Boundary Survey, Map of Property of Federal Home Loan Mortgage Corporation, 887 Asylum Avenue, Hartford, Connecticut, Date: 10 23—95, Revised through 10—30—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 which is marked by a 3/4" iron pipe in the southerly street line of Asylum Avenue, said point being N67*-18'-01"W a distance of 112.76 feet from the Point of Intersection of the westerly street line of Sigourney Street and the aforementioned southerly street line of Asylum Avenue:

Thence S11'-01'-22"W a distance of 105.33 feet to a

Thence S06*-54'-07"W a distance of 48.23 feet to a

Thence N67°-56'-13"W a distance of 17.61 feet to a

Thence S06'-54'-07"W a distance of 31.17 feet to a

Thence S07'-54'-43"W a distance of 22.41 feet to a

Thence N67*-47'-39"W a distance of 163.92 feet to a

Thence N22°-05'-47"E a distance of 202.83 feet to a

point in the southerly street line of Asylum Avenue; Thence S67*-18'-01"E a distance of 135.01 feet to the Point and Place of Beginning.

Together with easements, rights of way, privileges, appurtenances, and rights to the same belonging to and inuring to the premises and certain parking rights as described in a Declaration of Parking Rights, dated October 2, 1969 and recorded in Volume 1236, Page 747 of the Hatford land records. BOUNDED

NORTHERLY by Asylum Avenue EASTERLY by a 5' gangway and Pliny Court (private right-of-way), partly by each

SOUTHERLY by Pliny Court (private right-of-way), land of N/F

Federal Home Loan Mortgage Corporation and land of N/F

G. David Lattizori, partly by each
WESTERLY by land of N/F Steven J. DaCosta and Jose DaCosta Said Parcel contains 30,729 square feet

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SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF CONNECTICUT CERTIFIES TO ASYLUM HILL VENTURES, LLC, ASYLUM HILL VENTURES I, LLC, CITY OF HARTFORD, THE AETNA CASUALTY AND SURETY CORPORATION, HARTFORD FIRE INSURANCE COMPANY, FLEET BANK, NATIONAL ASSOCIATION, SHAWMUT BANK, NATIONAL ASSOCIATION, MIDLAND MORTGAGE INVESTMENT CORPORATION, MIDLAND AFFORDABLE HOUSING GROUP TRUST, HOME, HONIGMAN MILLER SCHWARTZ AND COHN, FEDERAL NATIONAL MORTGAGE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AND LAWYERS TITLE INSURANCE CORPORATION AS FOLLOWS:

- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1992 AND THIS SURVEY MEETS THE REQUIREMENTS FOR AN URBAN SURVEY AS DEFINED THEREIN.
- THE SURVEY WAS MADE ON THE GROUND ON OCTOBER 19, 1995, AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.
- EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN
- EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO OBSERVABLE ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (B) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.
- 5. THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTER AFFECTING THE SUBJECT PROPERTY AND LISTED IN TITLE INSURANCE COMMITMENT ISSUED BY LAWYERS TITLE INSURANCE CORPORATION WITH RESPECT TO THE SUBJECT PROPERTY HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH MINIMUM SETBACK PROVISIONS AND RESTRICTIONS OF RECORD REFERENCED IN SUCH TITLE COMMITMENT.
- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.
- EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR
- . THE ATTACHED DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
- NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS

THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

DATED: __10-23-95

ALAN BONGIOVANNI REGISTRATION NO. 14649

a.B ---

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.

HEREBY DECLARE THAT THIS MAP IS SUBSTANTIALLY CORRECT. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS T-2 SURVEY AS DEFINED IN THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 13, 1984 AND EFFECTIVE JANUARY 1, 1987. SURVEYOR'S SIGNATURE 10-23-95

DATE

LICENSE NUMBER

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& OGRAPHIC SURVEY AR OUND, OP(SI \Box

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