

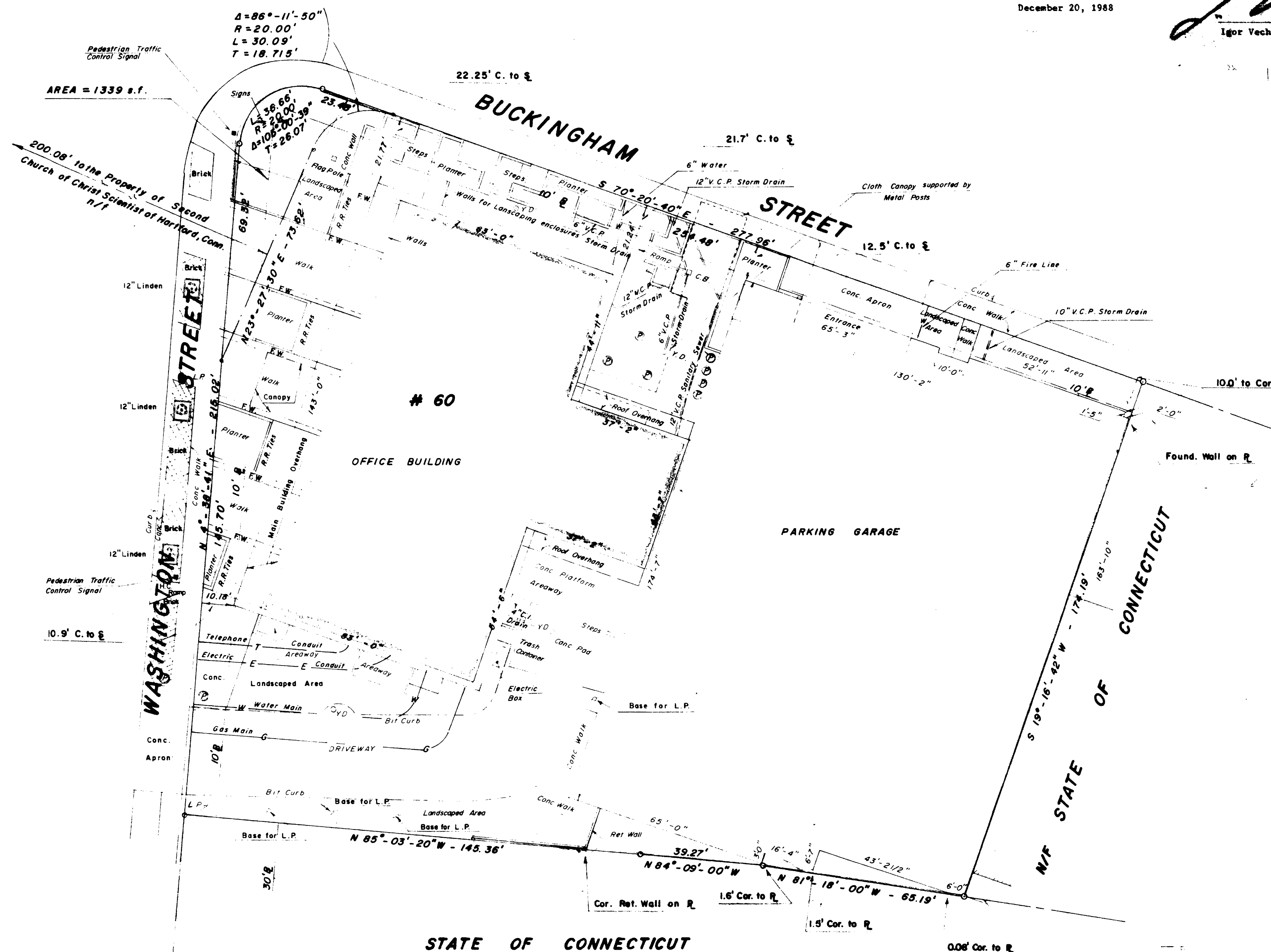
DESCRIPTION OF 60 WASHINGTON STREET PARCEL:

Beginning at a point, said point being the North-Easterly corner of the parcel described herein; thence S 19-16-42 W - 174.19' to a point; thence N 81-18-00 W - 65.19' to a point; thence N 84-09-00 W - 39.27' to a point; thence N 85-03-20 W - 145.36' to a point, the last four courses being the adjoining property lines of the property of the State of Connecticut; thence N 4-38-41 E - 215.02' along the Easterly street line of Washington Street; thence along the curve deflecting to the right for an arc of 36.66' with a radius of 20.00', said curve is connecting Easterly street line of Washington Street with the Southerly street line of Buckingham Street; thence S 70-20-40 E - 277.96' along the Southerly street line of Buckingham Street to a point being the point of beginning.

I hereby certify, to the best of my knowledge, information and belief, to Raybank Norfolk, Central Bank, Transamerica Title Insurance Company, and Marvin S. Savin that this survey was actually made upon the ground on December 20, 1988, and (e) that this survey and the bounds and measurements shown herein are correct within the Standards of Class A-2 of the Code of Recommended Practice for Accuracy of Surveys and Maps; (b) the title lines and lines of actual possession are the same; (c) all buildings and improvements are located as shown, are depicted entirely within the property lines, and do not encroach over, or upon the street, title or building lines or any right of way of easement or of appurtenant to the property; (d) there are no utility or other easements or rights of way affecting this property other than those shown herein; (e) 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 lands; (f) no portion of the property is located in a HUD special Flood and/or mudslide hazard zone; and (g) that the buildings and improvements on this property do not violate any zoning regulation relating to the location thereof.

December 20, 1988

Igor Vechesloff, R.L.S.



"AS BUILT"
SURVEY MAP
Property to be Conveyed to

Hartford, Conn.

AREA = 55 998 s.f. (1.2855 acr.)
ZONE: R0-1

NOTE:
PROPERTY OUTLINE DATA BASED ON SURVEY ENTITLED
"PROPERTY OF BUCKINGHAM INC. HARTFORD, CONN. 1"-10"
5-16-83 BY H. N. LOONIS & E. B. SULLIVAN"

LEGEND:
S = Street Line
P = Property Line
B = Building Line
C = Corner
Y.D. = Yard Drain
C.B. = Catch Basin
L.P. = Light Pole
F.W. = Flagstone Walk
P = Planter

GENERAL NOTES:

- "As Built" building location refers to outside face of foundation walls or as otherwise indicated.
- Location of underground utilities is based on original Site Plan by Russell and Dawson, Architects and Engineers dated 10/12/67.

The portions of Washington St. and Buckingham St. shown on this plan are established public streets of the City of Hartford.
11/10/89
Date
City Engineer

I HEREBY CERTIFY THAT THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED DECEMBER 10, 1975 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
5-15-84
3726
Igor Vechesloff

Non Conforming Structure in respect to Side & Rear Yards Requirements, Maximum Permitted Lot Occupancy & Maximum Permitted Floor Area Ratio.



Re-certified on 12-15-92
"I hereby certify that this survey was actually made upon the ground on December 20, 1988, and (e) that this survey and the bounds and measurements shown herein are correct within the Standards of Class A-2 of the Code of Recommended Practice for Accuracy of Surveys and Maps; (b) the title lines and lines of actual possession are the same; (c) all buildings and improvements are located as shown, are depicted entirely within the property lines, and do not encroach over, or upon the street, title or building lines or any right of way of easement or of appurtenant to the property; (d) there are no utility or other easements or rights of way affecting this property other than those shown herein; (e) 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 lands; (f) no portion of the property is located in a HUD special Flood and/or mudslide hazard zone; and (g) that the buildings and improvements on this property do not violate any zoning regulation relating to the location thereof."

12-6-88
12-15-92
George Location 5-15-87
Resigned Parcel to be developed by address to the City of Hartford 5-15-88
As Built 1-15-1988

IGOR VECHESLOFF
PROFESSIONAL ENGINEER & LAND SURVEYOR
51 LORRAINE STREET
HARTFORD 5, CONNECTICUT

SCALE: 1" = 50'
DATE: 7-10-87
DRAWING NO. 887

1813

1813