

SURVEY CERTIFICATE
I, hereby certify to Amherst, Inc., Chicago Title Insurance Company, Connecticut Development Authority, State Street Bank and Trust Company of Connecticut, H.A. Trustees, Van Koppin Merritt Inc., Vanguard, and their successors and assigns that as of the 9th day of January, 1992, this survey was made in the field and was prepared in accordance with, and the boundaries and measurements shown hereon are correct within the standards of Accuracy for Surveys and Maps, adopted December 10, 1975, as amended, by the Connecticut Association of Land Surveyors, Inc., and ALTA/ACSM (1980) Standards.
(b) the title lines and the lines of actual possession are the same;
(c) building and improvements are located as shown, are erected within the property lines, and do not encroach over or upon street, title or building lines, except north-east corner of parking area encroaching over building line of Lorraine Street;
(d) there are no utility or other easements or right of way affecting this property other than those shown hereon;
(e) there are no encroachments or projections on or over the property by buildings or improvements erected on adjacent land; and
(f) the building on this property does not violate zoning regulations relating to the location and extent thereof, except as shown.

Isa. 1/23/92 L.S. #3756

Charter Marketing Co.
V.2364 Pg.17

G.Silverman & C.Epstein
V.2149 Pg.185

R.A. Wharton
V.946 Pg.652

H. & D. Essue
V.2631 Pg.51

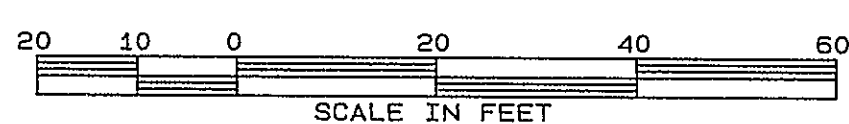
PROPERTY DESCRIPTION
Commencing at a point on the northerly street line of Farmington Avenue 148.17 ft. westerly of the intersection of the northerly street line of Farmington Avenue with the westerly street line of Lorraine Street, as measured along said northerly street line of Farmington Avenue; thence S 79°51'05" W = 150.45' along the northerly street line of Farmington Avenue to a point; thence N 00°14'05" E = 266.86' to a point; thence N 00°44'00" E = 159.18' to a point; the last two courses being the adjoining property lines of the properties of Charter Marketing Company, G. Silverman & C. Epstein, R.A. Wharton, and H. & D. Essue; thence N 79°51'05" E = 150.45' along the easterly property line of the property of J.K. & C.L. Nelson to a point; thence S 47°46'19" E = 234.71' to a point; thence S 20°10'08" E = 39.95' to a point; the last two courses being adjoining property/street lines of Lorraine Street; thence S 79°51'05" W = 154.85' to a point; thence S 00°14'05" E = 172.83' along the property lines of the properties of A.A. Korzenik & Boardwalk Associates to the point of beginning.

J.K. & C.L. Nelson
V.2635 Pg.302

LEGEND:
CB = Catch Basin
MH = Man Hole
Y.D. = Yard Drain
W.G. = Water Gate
Hyd. = Hydrant
U.P. = Utility Pole
L.P. = Light Pole
Conc. = Concrete
Bit. = Bituminous
T. = Transformer
AW. = Arseway
T.F. = Top of Frame
+56.74 = Spot elevation
R.C.P. = Reinforced Concrete Pipe
Tree = Tree (size of trunk shown)
CA. = Crabapple
M. = Maple
L. = Linden
Lo. = Locust
S. = Spruce
Y. = Yew
B. = Bush
LSA. = Landscaped Area
⑦ = Parking Spaces Delineated

GENERAL NOTES:

1. INDICATED UNDERGROUND UTILITIES ARE BASED ON FIELD LOCATION AND 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 ON THE GROUND.
2. ELEVATION IS BASED ON M.D.C. DATUM BENCH MARK V-120. ELEVATION 56.82



LAND USE TABLE:

Area: 65 421 s.f. (3.963 ac.)

Building Coverage 20 500 s.f. per original site plan

Minimum Required Yards:
Side in R-7 Zone 6 ft. (Total - 30% of frontage)
Side in R0-2 Zone 8 ft. or 1/4 of the height of adjacent structure
Rear 30 ft.

That portion of Farmington Avenue, Denison and Lorraine Streets shown on this plan are established public streets in the City of Hartford.

1/30/92
DATE

Isaiah 1/23/92
CITY ENGINEER

NOTES:

Establishment of Street Lines:
STREET DATE
Farmington Avenue 2/15/1893
Lorraine Street 12/27/1898
The Parcel is located outside of Flood Hazard Zone.

I HEREBY DECLARE THAT THIS MAP IS SUBSTANTIALLY CORRECT AND THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS 4-2 SURVEY AS DEFINED IN THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS" OF THE STATE OF CONNECTICUT, CLASSIFIED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 13, 1984 AND EFFECTIVE JANUARY 1, 1985.
SURVEYOR'S SIGNATURE DATE LICENSE NUMBER

OLIVER CORPORATION
WASH-OFF PHOTOGRAPHIC

U.S. GEOLOGICAL SURVEY
WASH-OFF PHOTOGRAPHIC

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

SCALE 1" = 20'
DATE 11-7-91
Up-Date 1-9-1992 DRAWING NO. 1452

