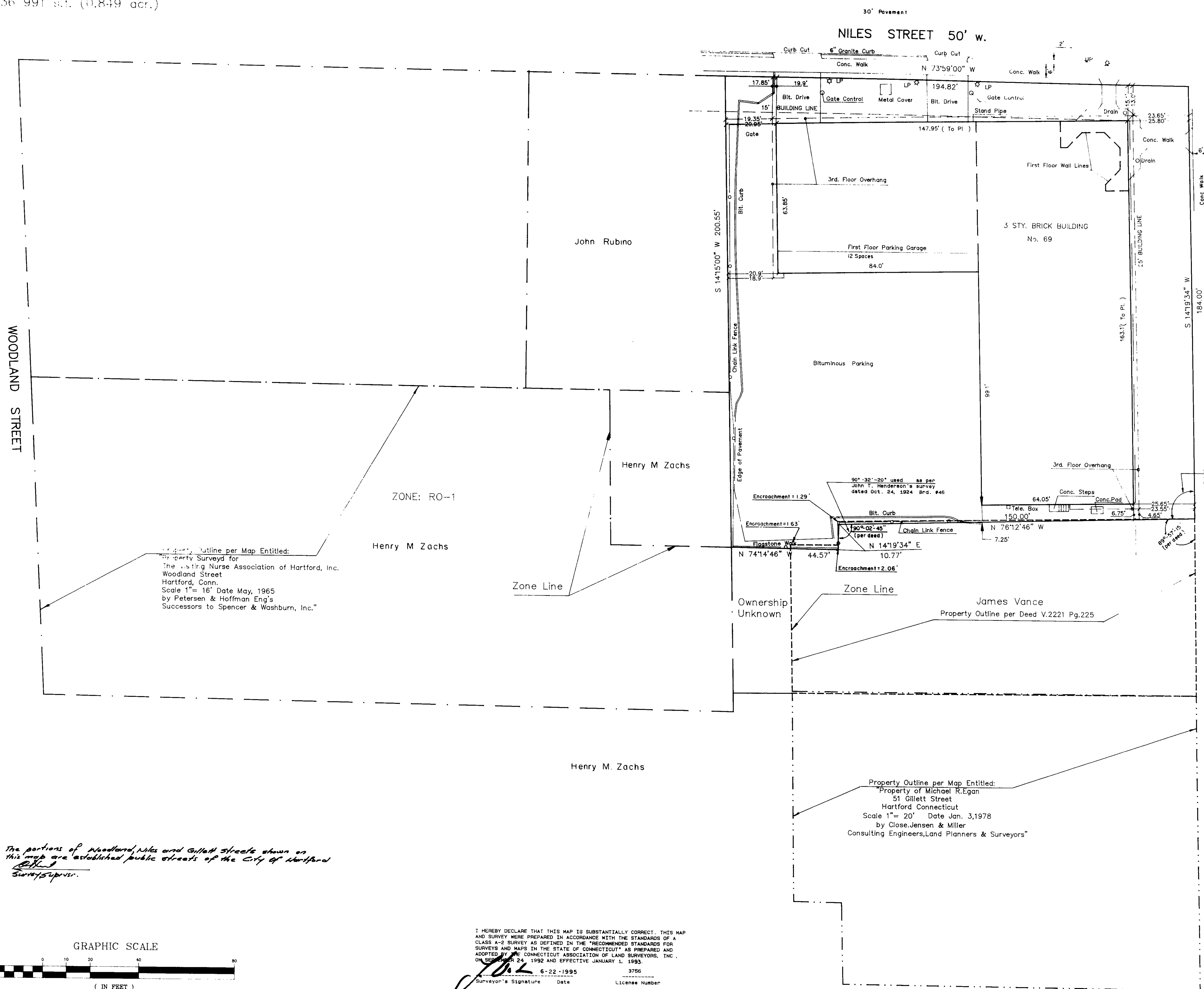


ZONE: RO-2
Area: 36 991 sq. ft. (0.849 acr.)



"I hereby certify to the U.S. Department of Housing and Urban Development, West End Group, INC./Hartford, Police Associates Limited, First American Title Insurance Company, and to their successors and assigns, that:

"I made an on-the-ground survey per record description of the land shown hereon located in the City of Hartford, County of Hartford and State of Connecticut on 1-5-94 and 6-22-95 and that it and this map were made in accordance with the HUD Survey Instructions and Certificate Form HUD-92457 and meet the accepted professional practices for land title maps for the jurisdiction where the project is located."

"To the best of my knowledge, belief and information, except as shown hereon, as of the date hereof:

(a) There are no encroachments either way across property lines;

(b) Title lines and lines of actual possession are the same;

(c) The premises are free of any 100/500 year return frequency flood hazard, and such flood free condition is shown on the Federal Flood Insurance Rate Map, Community Panel No. 090124 00001 B;

(d) This map and the bounds and measurements shown hereon are substantially correct;

(e) Building and above-ground improvements are located as shown, are erected entirely within the property lines, and do not encroach over or upon street, title or building lines or any right of way or easement or appurtenant to the property;

(f) There are no utility or other easements or right of way affecting this property;

(g) 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;

(h) The building and improvements on this property do not violate any zoning regulations relating to the location and extent thereof;

(i) All catch basins are located as shown thereon."

L A N D U S E T A B L E :		
Zone: RO-2	Site Area = 36 991 sf	
Minimum Requirements	Required	Provided
Building Line:		
Gillett Street	25'	23.55'
Niles Street	15'	13.0'
Side Yard (south)	8'	4.65'
Rear Yard (west)	30'	18.9'
Permitted Lot Occupancy	39.7%	42.7%
Permitted Lot Coverage:		
covered parking 12 spaces:	30% of 36 991 = 11 097 sf	
12 X 300	= 3 600 sf	
Total	14 697 sf	15 810 sf

SURVEY MAP
69 GILLETT STREET
HARTFORD, CT.

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

SCALE	1" = 20'	DATE	1-5-1994
Update	6-22-1995	DRAWING NO.	1316

The portions of Woodland, Niles and Gillett Streets shown on this map are established public streets of the City of Hartford Survey Supervisor.

I HEREBY DECLARE THAT THIS MAP IS SUBSTANTIALLY CORRECT. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS OFFERED 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 24, 1992 AND EFFECTIVE JANUARY 1, 1993.

Surveyor's Signature: *[Signature]* Date: 6-22-1995 License Number: 3756

6162

#2162