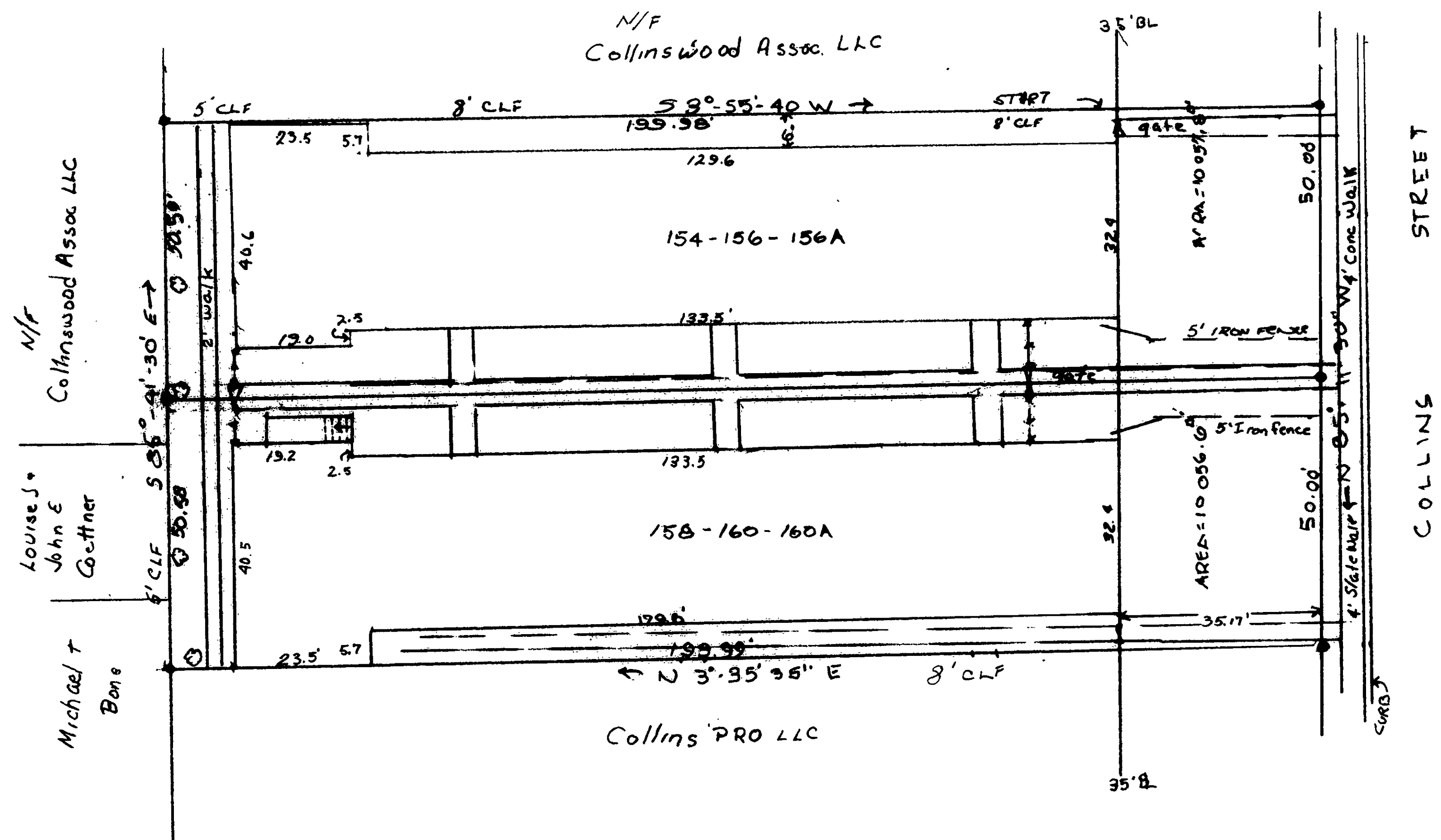


#2300

Collins St
map is on
of Hartford
6/16/98



I, CARL H. JAEGER, A LICENSED LAND SURVEYOR HEREBY CERTIFY TO GORN'S INVESTORS INC., JACQUES/CAPITAL PARTNERS, THAT THE SURVEY WAS ACTUALLY MADE UPON THE GROUND ON 5/12/98, AND THAT IT AND THE BOUNDS AND MEASUREMENTS SHOWN HEREON MEET THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED BY THE "STANDARDS AND PRACTICES FOR SURVEYS & MAPS IN THE STATE OF CONNECTICUT" AS ENACTED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 24, 1991, AND THAT, UNLESS OTHERWISE SPECIFIED OR NOTED HEREON: (a) THE SURVEY AND THE COURSES, BEARINGS, SIZES AND MEASUREMENTS SHOWN HEREON ARE SUBSTANTIALLY CORRECT; (b) THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; (c) ALL BUILDINGS, ENCROACHMENTS AND IMPROVEMENTS ON THE PROPERTY HAVE BEEN LOCATED AND ARE LOCATED AS SHOWN, ARE SITUATED ENTIRELY WITHIN THE PROPERTY LINES, AND DO NOT ENCRDACH OVER OR UPON STREET TITLE OR BUILDING LINES, OR ANY RIGHT OF WAY OR EASEMENTS ON OR APPURTENANT TO THE PROPERTY; (d) THERE ARE NO UTILITY OR OTHER EASEMENTS OR RIGHTS OF WAY AFFECTING THIS PROPERTY OTHER THAN THOSE DEPICTED OR NOTED HEREON; (e) THERE ARE NO EASEMENTS, ENCROACHMENTS OR PROJECTIONS ON OR OVER THE PROPERTY OR ON RIGHTS OF WAY OR EASEMENTS APPURTENANT TO THE SAME BY BUILDINGS OR IMPROVEMENTS SITUATED ON ADJACENT LANDS; (f) THAT THE SIZE, LOCATION AND TYPES OF BUILDINGS AND IMPROVEMENTS ON THIS PROPERTY ARE AS DEPICTED AND DO NOT VIOLATE ANY BUILDING OR ZONING REGULATION, COVENANT, DEED, RESTRICTION OR OTHER REQUIREMENTS RELATING TO THE LOCATION THEREOF; AND (g) THE PROPERTY LIES IN FLOOD ZONE "C" AS INDICATED ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD BOUNDARY AND FLOODWAY MAP NUMBER 090045 0004B & 090045 0004B DATED AS OF JULY 3, 1978.

Carl H. Jaeger L.S. 7763



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PROPERTY OF
Gorn's Investors Inc
154, 156-156A Collins Street
158, 160-160A Collins Street

TOWN OF Hartford

Zone R-2 Area 19,998.50

I HEREBY CERTIFY

THAT THIS MAP & SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS AND ACCURACY OF SURVEY & MAPS ADOPTED DECEMBER 10, 1975 AS AMENDED BY THE CONN. ASSOCIATION OF LAND SURVEYORS, INC.

ALCA SURVEY ASSOCIATES
CARL H. JAEGER L.S. 7763
WETHERSFIELD, CONN.

SCALE: 1"=20' SHEET
DATE: 5/12/98 1 OF 1



plan size 18 x 24

