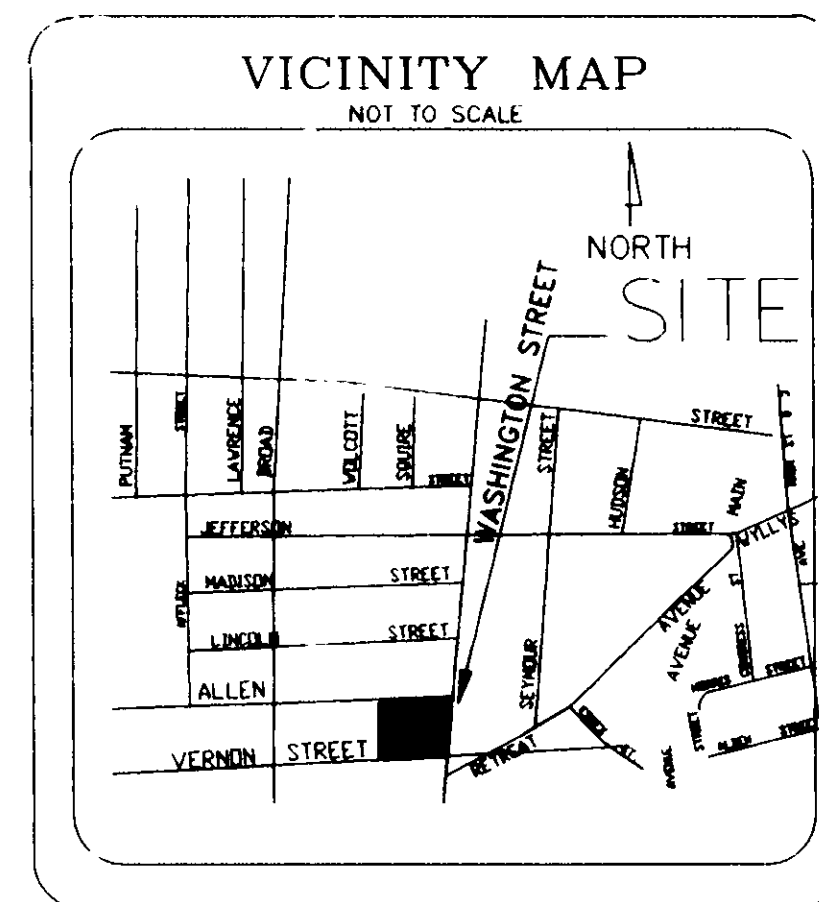


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Surveyor's Comments to Schedule A Section

The following matters as shown on a Survey entitled "Plan of Land of Jefferson street Medical Building inc. 325-341 Washington Street Hartford, CT. That certain piece or parcel of land with the improvements thereon and appurtenances thereto, situated in the City and County of Hartford and State of Connecticut, known as Nos. 333-341 Washington Street, 329-331 Washington Street, 325-327 Washington Street, 323 Washington Street, 13-15 Allen Place, 17-19 Allen Place, and 21-23 Allen Place and being more particularly bounded and described as follows, to wit:

Beginning at the intersection of the south line of Allen Place with the west line of Washington Street, thence running south in said west line of Washington Street on a bearing of (S03°33'39" W) at a distance of three hundred five (305.04) feet to the north line of Vernon Street; thence running west in said north line of Vernon Street on a bearing of (S85°33'23" W) at a distance of one hundred eighty eight feet and two hundredths of an inch (188.02) to land now or formerly of Rashid Hamed thence running north along land now or formerly of said Rashid Hamed on a bearing of (N04°45'45" W) at a distance of one hundred twenty-Six feet and seventy three hundredths, (126.73) feet; thence running west along land now or formerly of said Rashid Hamed and land now or formerly of Nicolas Rosado on a bearing of (S86°17'10" W) at a distance of sixty-eight feet (68.49) feet to land now or formerly of Allen Place, LLC thence running north along said land on a bearing of (N03°41'15" W) at a distance of one hundred eighty-one (181.16) feet to the south line of Allen Place, thence running east on a bearing of (N86°52'58" E) at a distance of two hundred ninety-nine feet (299.13) in said south line of Allen Place to the point of the beginning.

FRONT SETBACKS

Required Setbacks: 15.0 FEET

Provided Setbacks:

Allen Place: 30.0 FEET

Allen Place: 15.0 FEET

Washington Street: 30.0 FEET

Washington Street: 30.0 FEET

Vernon Street: 20.0 FEET

Vernon Street: 20.0 FEET

SIDE SETBACKS

Required Setbacks:

Provided Setbacks:

Allen Place: 20.0 FEET

Allen Place: 3.4 FEET

Washington Street: 20.0 FEET

Washington Street: N/A

Vernon Street: 20.0 FEET

Vernon Street: 65.6 FEET

REAR SETBACKS

Required Setbacks:

Provided Setbacks:

Allen Place: 30.0 FEET

Allen Place: 70.7 FEET

Washington Street: 30.0 FEET

Washington Street: 126.9 FEET

Vernon Street: 30.0 FEET

Vernon Street: N/A

NOTE: RE: Legal Non-Conformity of Buildings

Buildings on the property were constructed around 1926 and, therefore, the buildings and parking requirements are legally non-conforming as started in January 25th 2001 letter to Mr. John Reverezzu, WARMS HLH, LLC from Roland Klee, principal planner of the City of Hartford

*NOTE: THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE OR WARRANTY.

ALTA/ACSM LAND TITLE SURVEY

WASHINGTON DEVELOPERS LLC
323-341 WASHINGTON STREET
HARTFORD, CONNECTICUT

I hereby certify to Washington Developers LLC, FIDELITY NATIONAL TITLE INSURANCE Company, The City of Hartford, The State of Connecticut, and John Hancock Corporate Tax Credit Fund - VI, LIMITED PARTNERSHIP

THIS IS TO CERTIFY TO BROWN RUONICK BERLACK ISRAELS LLP THAT THIS MAP OR PLOT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 2-4, 6, 7(a), 7(b), (1), 7(c), 8, 9, 10, 11(g) AND 13 OF TABLE A THEREOF PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS"

Surveyor's Signature: KENNETH HERBERT

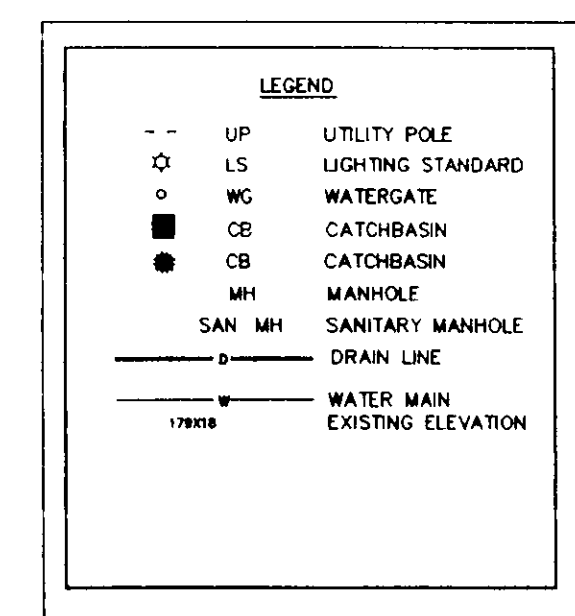
COMPASS
ENGINEERING GROUP, LLC

1850 SILAS DEANE HIGHWAY,
ROCKY HILL, CT. 06865-5292
220 FARMDALE ROAD,
WATERBURY, CT. 06601-2744-5053
969 WEST MAIN STREET,
WATERBURY, CT. 02703-7532

PROPERTY SURVEY
prepared for
Washington Developers LLC.
323-341 WASHINGTON STREET
Hartford, Connecticut

REVISIONS: 01/28/02
REVISIONS: 02/14/02
REVISIONS: 2/21/02

DRAWN: P.F.
CHECKED: KH.
DATE: 02/13/02
SCALE: 1" = 20FT.
SHEET: 1 OF 1
JOB NO. 2769
CAD: 2769-ALTA-02-14-02
DWG

COPYRIGHT 2002
COMPASS ENGINEERING GROUP, LLC

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) of the Flood Insurance Rate Map, Community Panel No. 095080.00005.B. which bears an effective date of December 4, 1998 and is not in a Special Flood Hazard Area. By telephone call dated 12/2/99 to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Kenneth Herbert
KENNETH HERBERT LICENSE NO. 8498 DATE 02/13/02

THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED LICENSED PROFESSIONAL. UNAUTHORIZED ALTERATIONS TO THIS PLAN RENDER THE DECLARATION HEREON NULL AND VOID.

0 INCHES 1 2 3 4

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