

2593

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MAP REFERENCE:

1. MAP ENTITLED, "PROPERTY TO BE CONVEYED TO THE STATE OF CONNECTICUT #80 WASHINGTON STREET, CEDAR STREET & BUCKINGHAM STREET HARTFORD, CONNECTICUT SCALE 1"=20' DATE JAN. 7, 1981 JOHN H. MILLER L.S."
2. MAP ENTITLED, "AS-BUILT SURVEY MAP PROPERTY TO BE CONVEYED TO EQUITEC REAL ESTATE INVESTORS FUND, XXI, HARTFORD, CONN. DATE JULY 10, 1987 REVISED MAY 12, 1983 IGOR VECHESLOFF L.S."

The portion of Buckingham St. shown on this map is an established public street of the city of Hartford
J.C. Roberts

LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE SOUTH STREET LINE OF BUCKINGHAM STREET. SAID POINT BEING N70°20'40"W AT 71.83 FEET FROM THE SOUTHWEST STREET LINE INTERSECTION OF LINCOLN STREET AND BUCKINGHAM STREET. BEING FURTHER DESCRIBED AS FOLLOWS:

- THENCE S19°40'35"W A DISTANCE OF 190.87 FEET;
THENCE N70°37'20"W A DISTANCE OF 85.00 FEET;
THENCE N19°40'35"E A DISTANCE OF 191.06 FEET;
THENCE S70°20'40"E A DISTANCE OF 85.00 FEET
TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 16,224.86 SQUARE FEET OR 0.37 ACRES.

NOTES:

1. THE PROPERTY IS SERVICED BY THE FOLLOWING:

WATER & SEWER METROPOLITAN DISTRICT OF CT.
ELECTRIC CONNECTICUT LIGHT AND POWER
GAS CT. NATURAL GAS
TELEPHONE SOUTHERN NEW ENGLAND TELEPHONE

INDICATED UNDERGROUND UTILITIES ARE BASED ON 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.

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS, WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

CERTIFICATION:

I HEREBY CERTIFY TO FLEET NATIONAL BANK, CHICAGO TITLE INSURANCE COMPANY, AND MARGARET PROPERTIES, LLC, THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND ON APRIL 1, 2003 AND THAT AS OF THE DATE HEREOF (a) THIS SURVEY WAS MADE ON THE GROUNDS OF THE SURVEYED PROPERTY AND WAS PREPARED IN ACCORDANCE WITH AND THE BOUNDS AND MEASUREMENTS SHOWN ARE CORRECT WITHIN THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY FOR SURVEYS AND MAPS, ADOPTED DECEMBER 10, 1976 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.; (b) THE TITLE LINES AND ACTUAL LINES OF POSSESSION ARE THE SAME; (c) ALL BUILDINGS AND IMPROVEMENTS ARE LOCATED AS SHOWN, ARE ERECTED ENTIRELY WITHIN THE PROPERTY LINES, AND DO NOT ENCRUMBER OVER OR UPON STREET, TITLE OR BUILDING OR ANY RIGHT OF WAY OR EASEMENT ON OR APPURTENANT TO THE PROPERTY; (d) THERE ARE NO UTILITY OR OTHER EASEMENTS OR RIGHTS OF WAY AFFECTING THIS PROPERTY OTHER THAN THOSE SHOWN HEREBY; (e) THERE ARE NO ENCROACHMENTS OR PROJECTIONS ON OR OVER THE PROPERTY OR ON RIGHTS OF WAY OR EASEMENTS APPURTENANT TO THE SAME BY BUILDING OR IMPROVEMENTS ERECTED ON ADJACENT LAND; (f) NO PORTION OF THE PROPERTY IS LOCATED WITHIN A FEMA SPECIAL FLOOD HAZARD ZONE; AND (g) THE BUILDINGS AND IMPROVEMENTS ON THIS PROPERTY DO NOT VIOLATE ANY BUILDING OR ZONING REGULATION, RELATING TO THE LOCATION AND EXTENT THEREOF.

PETER D. FLYNN L.S. #8792 DATE 6-3-3

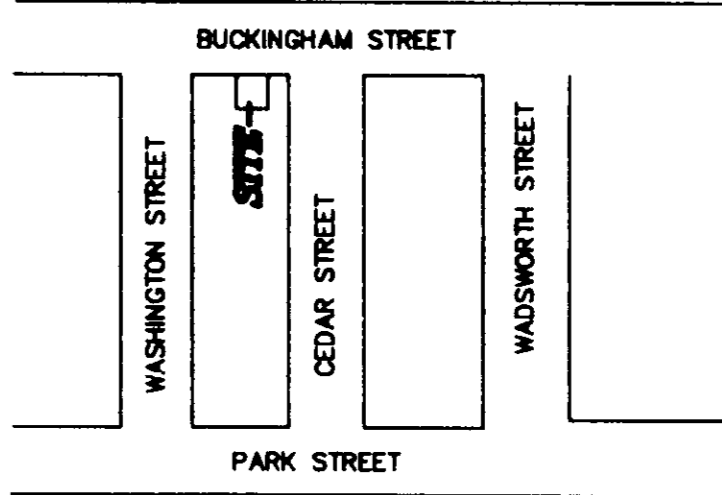
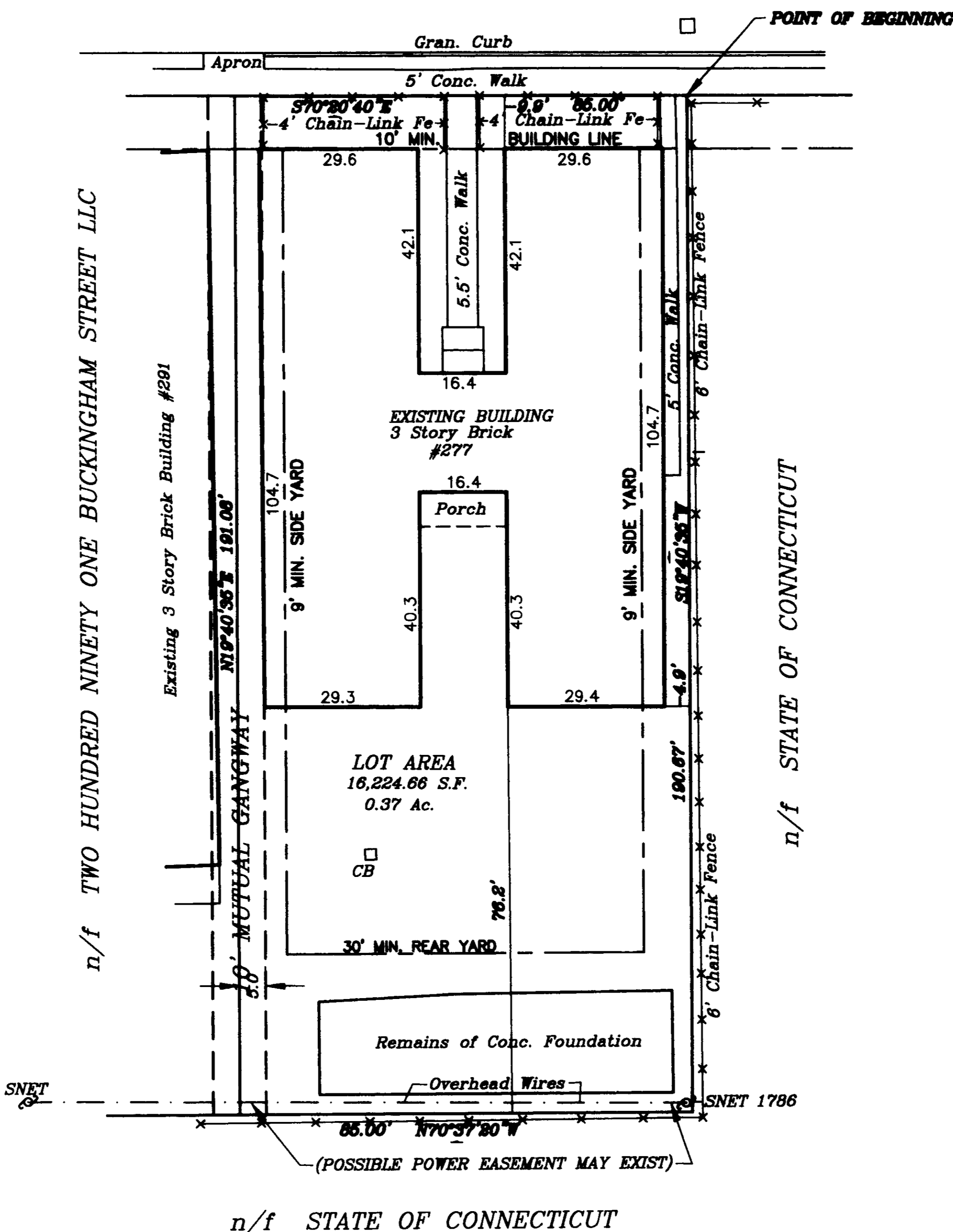


FLYNN & CYR LAND SURVEYING LLC
376 WILBUR CROSS HIGHWAY 628-7886
BERLIN, CONNECTICUT 06037



Flynn Land Surveying
Original Ink
Drawing on Mylar

BUCKINGHAM STREET



KEY MAP
N.T.S.

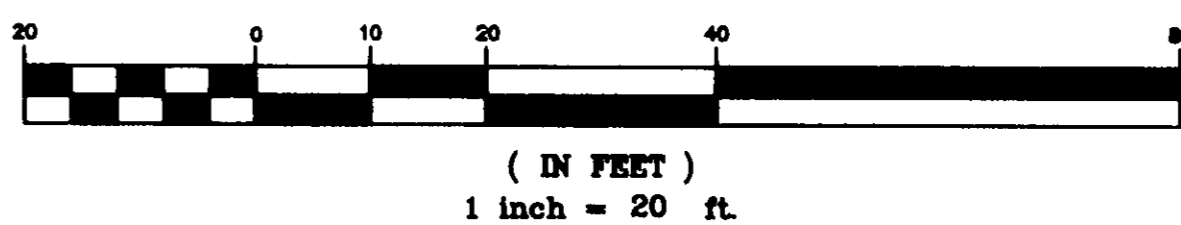
REGULATIONS FOR RO-1 ZONE

ITEM	REQUIRED	EXISTING
MIN. LOT AREA	7,500 S.F.	16,224 S.F.
MIN. RESID. DENSITY	300 ppa	
MIN. LOT WIDTH	80'	85'
MIN. FRONT YARD	10.0'	9.9' *
MIN. SIDE YARD	0'	4.8' *
MIN. OPEN SPACE	40 SF/PERSON	
MIN. REAR YARD	30'	76.2'
MAX. BLDG. HEIGHT	N/R	N/R

* NON-CONFORMING CONDITION
1/4 Hgt. Adj. of 36' Building-9'

MORTGAGE SURVEY
PREPARED FOR
FLEET BANK, MARGARET PROPERTIES, LLC
& CHICAGO TITLE INSURANCE COMPANY
#277 BUCKINGHAM STREET
HARTFORD, CONNECTICUT
SCALE 1"=20' APRIL 20, 2003

GRAPHIC SCALE



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