

2681

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MAP REFERENCE:

1. MAP ENTITLED "PROPERTY OF PLP REALTY PARTNERS 31 GILLETT ST. TOWN OF HARTFORD, CONN. SCALE 1"=20' DATE 12-22-88 UPDATED THRU 8-21-89 CARL JAEGER L.S."
2. MAP ENTITLED "MORTGAGE SURVEY FOR GILLETT PROPERTIES, LLC BANK-BOSTON N.A. AND CHICAGO TITLE INSURANCE COMPANY #31 GILLETT STREET HARTFORD, CONNECTICUT SCALE 1"=20' OCT. 5, 1998 PETER D. FLYNN L.S."

DEED DESCRIPTION:

#29-31 GILLETT STREET

A CERTAIN PIECE AND PARCEL OF LAND SITUATED IN THE TOWN OF HARTFORD, COUNTY OF HARTFORD, AND STATE OF CONNECTICUT, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY STREET LINE OF GILLETT STREET AND BEING S25°28'00"W A DISTANCE OF 582.67 FEET FROM THE SOUTHWEST STREETLINE INTERSECTION OF GILLETT STREET AND NILES STREET. BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE N62°58'14"W A DISTANCE OF 150.00 FEET TO A POINT;
 THENCE N25°25'21"E A DISTANCE OF 183.80 FEET TO A POINT;
 THENCE N64°48'36"W A DISTANCE OF 44.30 FEET TO A POINT;
 THENCE N24°08'55"E A DISTANCE OF 50.68 FEET TO A POINT;
 THENCE S63°02'47"E A DISTANCE OF 45.00 FEET TO A POINT;
 THENCE S24°28'07"W A DISTANCE OF 35.08 FEET TO A POINT;
 THENCE S63°07'53"E A DISTANCE OF 150.00 FEET TO A POINT;
 THENCE S25°28'00"W A DISTANCE OF 188.43 FEET TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 31,973.17 Square Feet or 0.73 Acres.

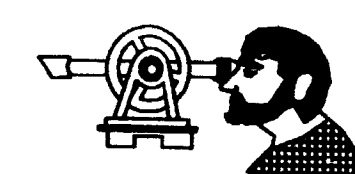
SURVEYORS CERTIFICATION:

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF CONNECTICUT, CERTIFIES TO (i) GREYSTONE SERVICING CORPORATION, INC., (ii) FANNIE MAE, ITS SUCCESSORS AND/OR ASSIGNS, (iii) 37 HUNTINGTON STREET, H, LLC and (iv) LAND AMERICA LAWYERS TITLE INSURANCE CORPORATION AS FOLLOWS:

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1989 AND THIS SURVEY MEETS THE REQUIREMENTS FOR URBAN SURVEY AS DEFINED THEREIN.
2. THE SURVEY WAS MADE ON THE GROUND ON JUNE 14, 2004, AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE PROPERTY.
3. AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY WHICH THE UNDERSIGNED HAS BEEN ADVISED.
4. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS ON THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.
5. THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTER AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT DATED JUNE 3, 2004 BY LAND AMERICA LAWYERS TITLE INSURANCE CORPORATION WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH MINIMUM SETBACK PROVISIONS AND RESTRICTIONS OF RECORD REFERENCED IN SUCH TITLE COMMITMENT.
6. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET.
7. THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS.
8. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
9. NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS DESCRIBED IN THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.
10. THIS CERTIFICATE RELATES TO THAT CERTAIN SURVEY NUMBERED 98102 BY FLYNN & CYR LAND SURVEYING LLC.

THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

PETER D. FLYNN LAND SURVEYOR CT.L.S. #8792 DATE 7-4-04



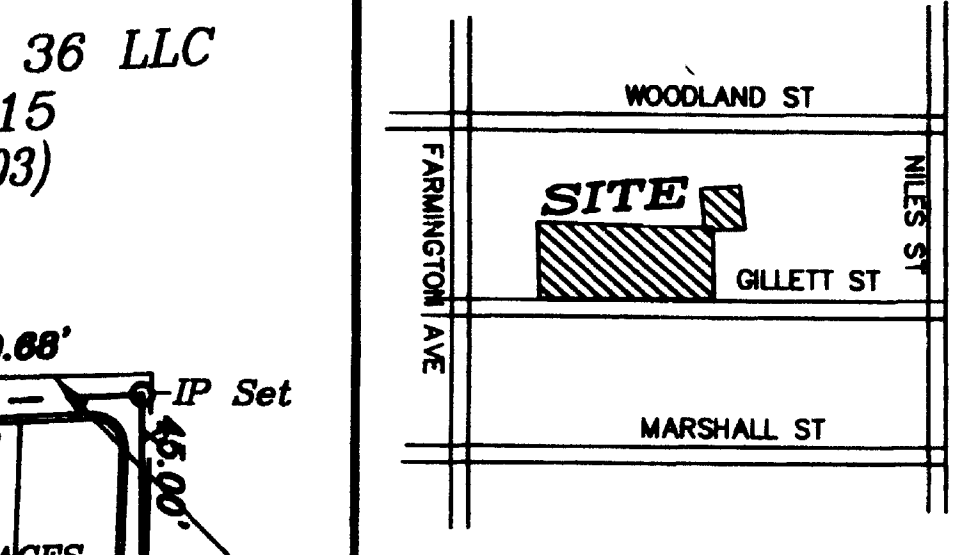
FLYNN LAND SURVEYING ASSOCIATES
 376 WILBUR CROSS HIGHWAY 828-7888
 BERLIN, CONNECTICUT 06037



Flynn Land Surveying
 Original Ink
 Drawing on Mylar

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.



KEY MAP
 (N.T.S.)

N/F ELISE ASHFORD McKAY
 325-001-013
 (Vol.3660/Pg.341)

N/F WOODLAND 36 LLC
 325-001-015
 (Vol.4713/Pg.203)

N/F MARY ANN MITCHELL
 325-001-007
 (Vol.1312/Pg.1)

N/F MICHAEL R. EGAN
 325-001-005
 (Vol.1608/Pg.231)

EXISTING 4 STORY
 BRICK BUILDING #29-31
 (34' Tall-63 Units)

AREA-
 31,973.17 S.F.
 0.73 Ac.
 325-001-006
 (Vol.4654/Pg.135)

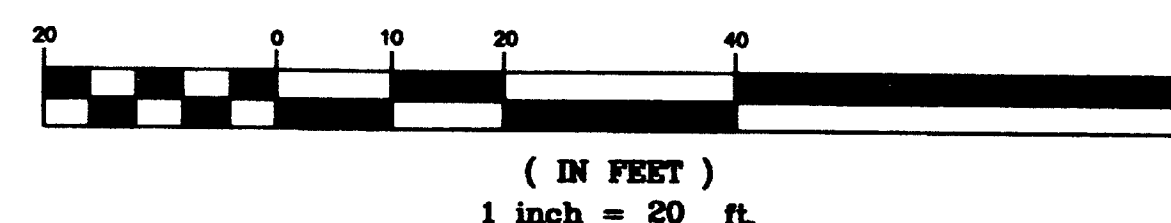
REGULATIONS FOR RO-2 ZONE

| ITEM | REQUIRED | EXISTING |
|--------------------------|----------------------|-------------|
| MAX. RESIDENTIAL DENSITY | 225 PPA ¹ | 165 |
| MAX. FLOOR AREA RATIO | N/A | N/A |
| MIN. LOT AREA | 7,500 S.F. | 31,973 S.F. |
| MIN. LOT WIDTH | 50' | 198' |
| MIN. BUILDING LINE | 25' | 25.2' |
| MIN. SIDE YARD | 20/8 ² | 13'/8' * |
| MAX. LOT OCCUPANCY % | 30/60 ³ | 41 |
| MIN. REAR YARD | 30' | 18.9' * |
| MAX. BLDG. HEIGHT | N/R | N/R |
| MIN. USEABLE OPEN SPACE | 50 S.F. PP | 8,250 S.F. |

1. FOR RESIDENTIAL STRUCTURES
 2. 1/4 OF THE HEIGHT OF THE ADJACENT WALL.
 3. IF COMBINATION RESIDENTIAL/COMMERCIAL.
- * CONDITIONS EXISTED PRIOR TO PRESENT ZONING REGULATIONS.

ALTA SURVEY FOR
 GREYSTONE SERVICING CORPORATION, INC.,
 FANNIE MAE, ITS SUCCESSORS AND/OR ASSIGNS,
 37 HUNTINGTON STREET, H, LLC
 and LAND AMERICA LAWYERS
 TITLE INSURANCE CORPORATION
 #29-31 GILLETT STREET
 HARTFORD, CONNECTICUT
 SCALE 1"=20' JUNE 16, 2004
 REVISED: 7-2-04

GRAPHIC SCALE



#2681