

MAP REFERENCE:

1. MAP ENTITLED "SITE PLAN OF 110 MARTIN STREET HARTFORD, CONNECTICUT SCALE: 1"=20' OCTOBER 8, 1990 REV. 6-22-92 RICHARD M. WALTON L.S."

LEGEND

- SANITARY MANHOLE
- PROPERTY CORNER
- ⊕ HYDRANT
- ⊕ WATER GATE
- ⊕ UTILITY POLE (TYPE NOTED)
- ⊕ STONE WALL
- ⊕ ELECTRIC MANHOLE
- ⊕ TELEPHONE BOX
- ⊕ TRANSFORMER
- ⊕ CABLE BOX

NOTES:

- PROPERTY LIES IN ZONE X WHICH IS NOT A FEDERAL FLOOD HAZARD ZONE AS PER FEMA MAP COMMUNITY PANEL NO. 095080 0005B EFFECTIVE 12-4-1986.
- FIFTY (50) PARKING SPACES WERE LOCATED AND PLOTTED ON THE SITE AS SHOWN. THERE ARE NO HANDICAP SPACES.
- PROPERTY HAS ACCESS INTO AND OUT OF THE SITE BY MEANS OF BARBOUR ROAD, A PUBLIC RIGHT OF WAY.
- THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS TO THE SITE.
- THERE WERE NO CHANGES IN STREET RIGHT OF WAY EXISTING OR PROPOSED BY THE CITY OF HARTFORD.
- THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED ON THE SITE.
- THERE WAS NO OBSERVABLE EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- EXCEPT AS SHOWN, THERE ARE NO ENCROACHMENTS OR PROTRUSIONS FOUND ON THE SITE.

DEED DESCRIPTION:

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

BEGINNING AT A POINT ON THE WEST STREET LINE OF BARBOUR STREET, SAID POINT BEING N12°07'10"E A DISTANCE OF 484.94 FEET FROM THE NORTHWEST STREET LINE INTERSECTION OF CAPEN STREET AND BARBOUR STREET, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE N77°09'05"W A DISTANCE OF 192.88 FEET TO A POINT;
THENCE S12°07'10"W A DISTANCE OF 220.92 FEET TO A POINT;
THENCE N73°11'08"W A DISTANCE OF 116.75 FEET TO A POINT;
THENCE S14°31'51"W A DISTANCE OF 100.00 FEET TO A POINT;
THENCE S73°11'08"E A DISTANCE OF 120.97 FEET TO A POINT;
THENCE N12°07'10"E A DISTANCE OF 61.16 FEET TO A POINT;
THENCE S77°04'52"E A DISTANCE OF 192.88 FEET TO A POINT;
THENCE N12°07'10"E A DISTANCE OF 260.25 FEET TO THE POINT AND PLACE OF BEGINNING.
• 220.90' (Deed)
• 120.94' (Deed)

SAID PARCEL CONTAINS 62,046.748 Square Feet or 1.424 Acres.

SURVEYORS CERTIFICATION:

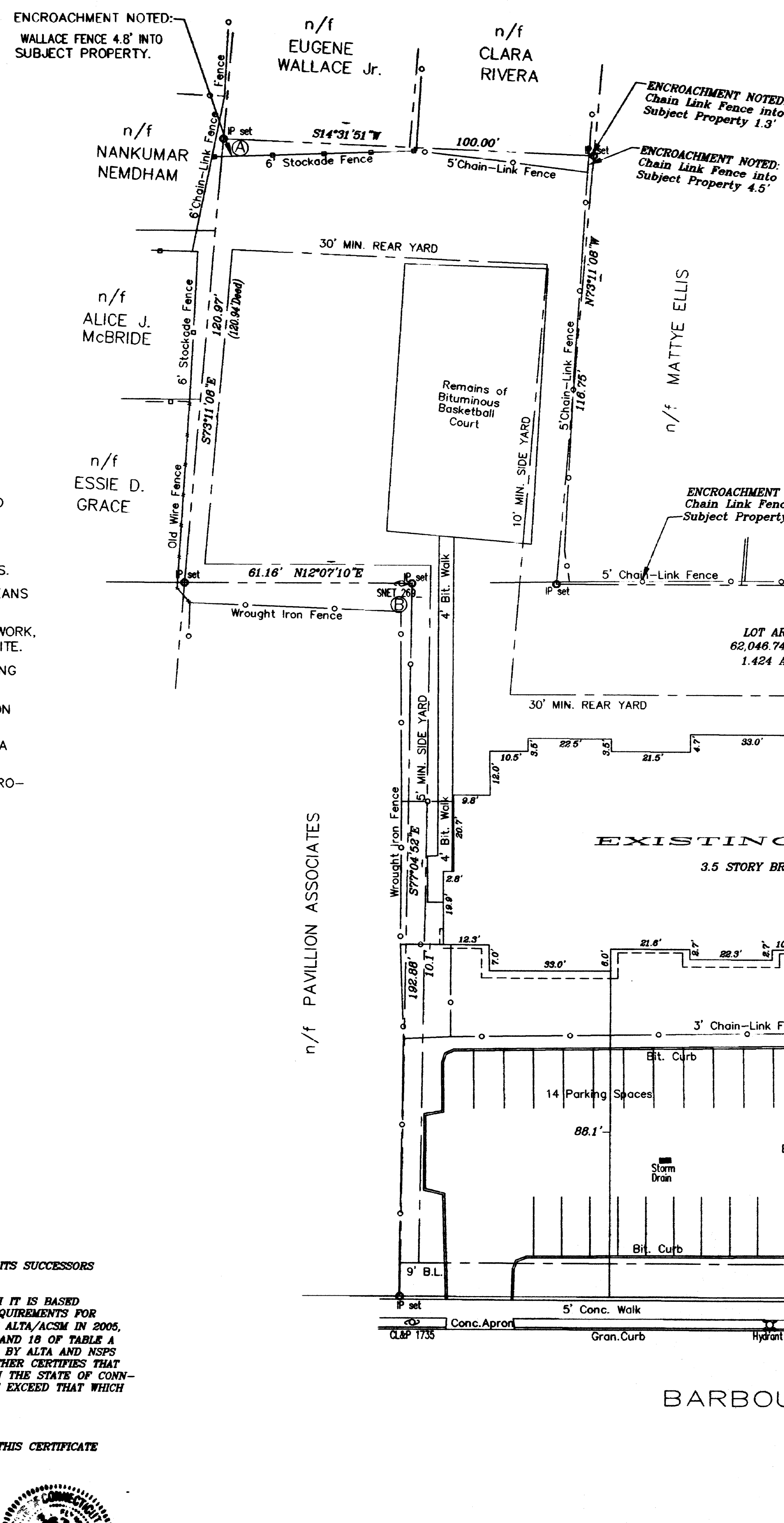
TO 45 BARBOUR STREET, LLC, ARTESIA MORTGAGE CAPITAL CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS AND LAWYER'S TITLE INSURANCE CORPORATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA/ACSM IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(b), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF, AND, (ii) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF CONNECTICUT, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

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.L.S. #8792 DATE 4-4-06

FLYNN LAND SURVEYING ASSOCIATES
576 WILBUR CROSS HIGHWAY 828-7886
BERLIN, CONNECTICUT 06037

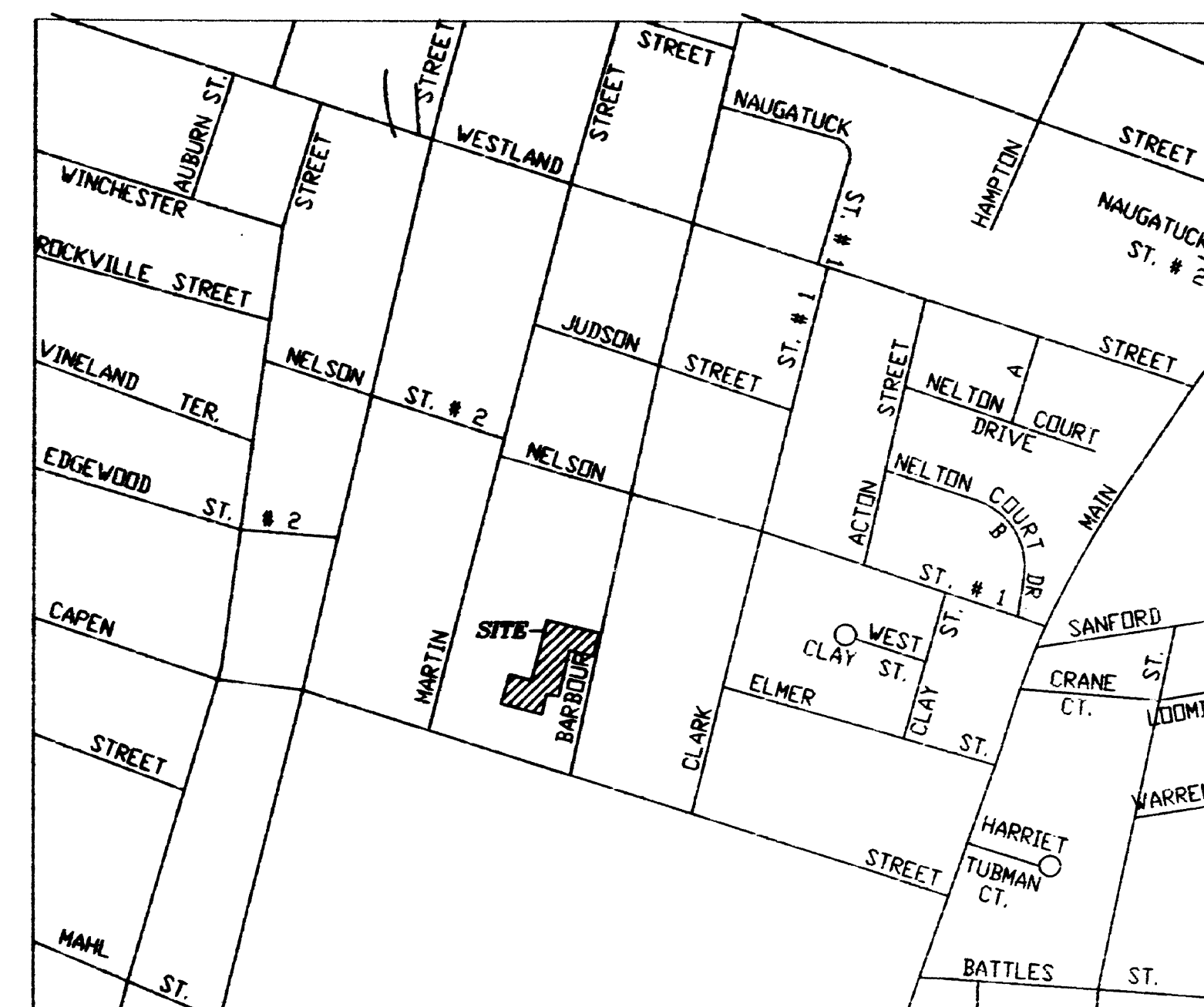


ENCROACHMENT NOTES:

- WALLACE FENCE 4.8' INTO SUBJECT PROPERTY.
- ABANDONED SNET CO. POLE (NO DEEDS FOUND)

SCHEDULE B SECTION 2 EXCEPTIONS:
Lawyers Title Insurance Corporation
Commitment No. CR014925HR
Effective Date: February 16, 2005

Items 1 thru 8 are unplottable.



VICINITY MAP

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.

REGULATIONS FOR R-3 ZONE

| ITEM | REQUIRED | EXISTING |
|--------------------------|--------------|-----------------|
| MAX. RESIDENTIAL DENSITY | 1 Ac.=75 PPA | 1.4 Ac.=107 PPA |
| MAX. FLOOR AREA RATIO | N/A | N/A |
| MIN. LOT AREA | 6,000 S.F. | 62,046 S.F. |
| MIN. LOT WIDTH | 50' | 260' |
| MIN. FRONT YARD | 9' | 88.1' |
| MIN. SIDE YARD | 5/15' | 10.1/21' |
| MAX. LOT OCCUPANCY % | 25(40)² | 21 |
| MIN. REAR YARD | 30' | 34.7' |
| MAX. BLDG. HEIGHT | 3.5 STY. | 3.5 STY. |
| MIN. USABLE OPEN SPACE | 150 S.F. PP | 181 S.F. PP |

- 5'min/15' Total OR 1/4 OF THE HEIGHT OF ADJACENT WALL, WHICHEVER IS GREATER.
- IF COMBINATION RESIDENTIAL/COMMERCIAL.

ALTA MORTGAGE SURVEY
PREPARED FOR
45 BARBOUR STREET, LLC,
ARTESIA MORTGAGE CAPITAL CORPORATION,
ITS SUCCESSORS AND/OR ASSIGNS and
LAWYER'S TITLE INSURANCE CORPORATION
FOR PROPERTY KNOWN AS
#45 BARBOUR STREET
HARTFORD, CONNECTICUT 06120
SCALE 1"=20' 3-22-2006
REV. 3-30-2006
GRAPHIC SCALE

