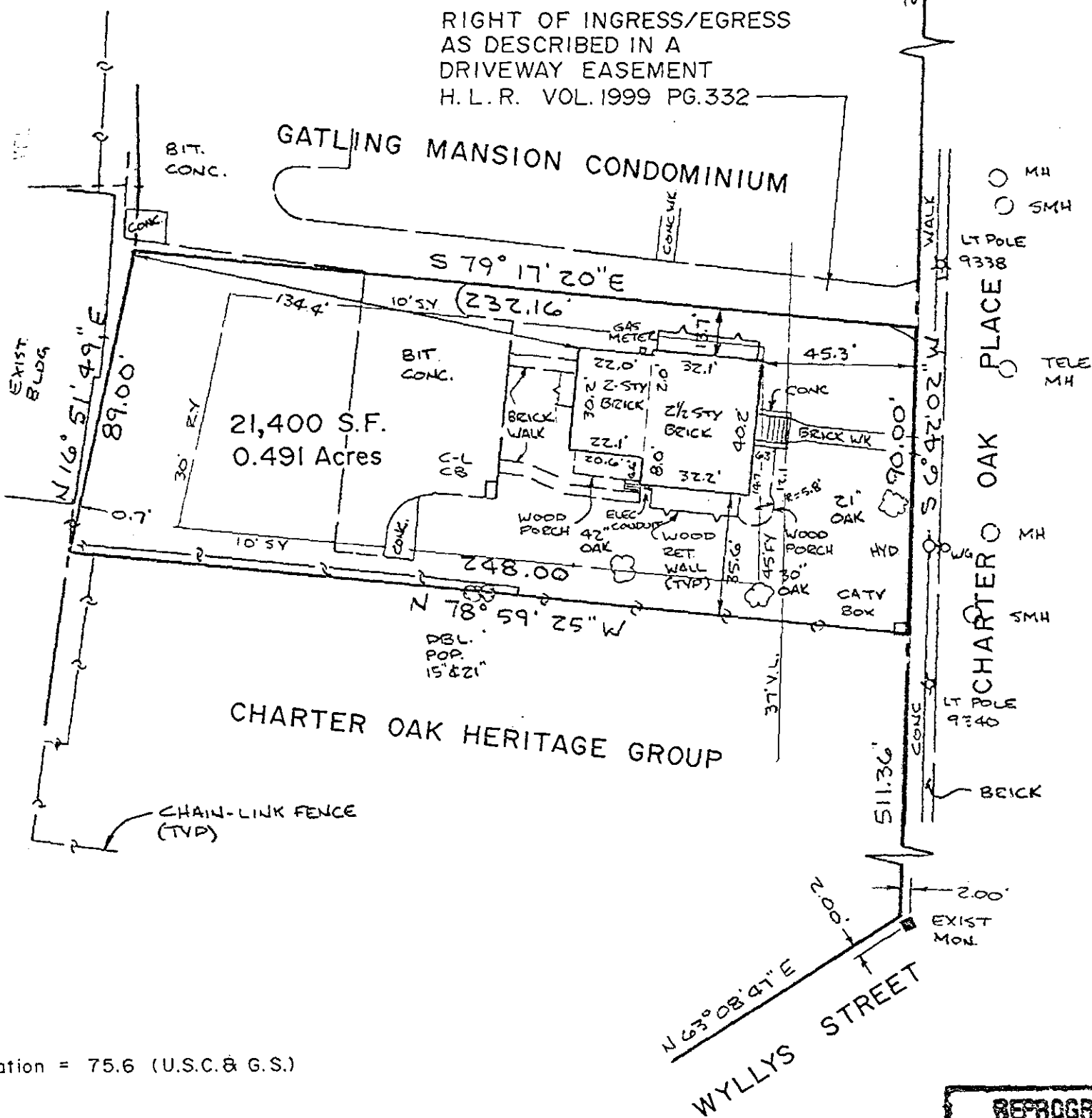


REFERENCE IS MADE TO A MAP TITLED:
 "CITY OF HARTFORD, CONNECTICUT DEPARTMENT
 OF PUBLIC WORKS BUREAU OF ENGINEERING
 SERVICES BLOCK 10 CHARTER OAK - SOUTH GREEN
 PROJECT SECTION 1 - CONN R-112 BLOCK BOUNDED
 BY MAIN STREET; CHARTER OAK AVENUE; CHARTER
 OAK PLACE; WYLLYS STREET SCALE 1"=40'
 DATE JULY, 1975 REVISED TO 10/27/81"
 FRANCIS T. DONOFRIO L.S. 8493
 (PROPERTY IS LOT 30 ON REFERENCED MAP)
 REFERENCE IS ALSO MADE TO A DEED, H.L.R. VOL 2745 PG 291,
 PERTAINING TO "EASEMENTS, DECLARATION OF COVENANTS,
 AND DECLARATION OF PRESERVATION RESTRICTIONS"

ASSESSOR'S LOT NO. 426-001-011
 LOT IS ZONED R-1

CHARTER OAK HERITAGE GROUP
 (ZONE B-2)

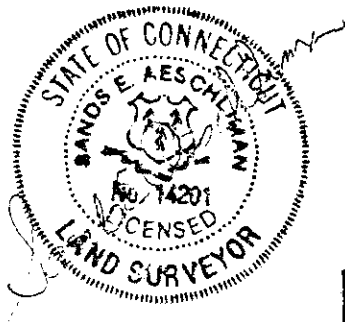


First floor elevation = 75.6 (U.S.C. & G.S.)

Building dimensions and distances to
 property lines are from the outside
 face of brick.

Information shown on this survey together
 with information shown on Exhibit A-4
 Unit Plans contain all of the information
 required of plans under section 47-228
 of the General Statutes of Connecticut
 revised to Jan. 1, 1987.

I hereby declare that this map is substantially correct.
 This map and survey were prepared in accordance
 with the standards of a Class A-2 survey as
 defined in the "Recommended Standards" for Surveys
 and Maps in the State of Connecticut as prepared
 and adopted by The Connecticut Association of Land
 Surveyors, Inc., on September 13, 1984.



Sande E. Aeschliman
 #14201

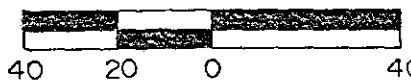


EXHIBIT A-3
 BOUNDARY RESURVEY
 -CONDOMINIUM ON THE PLACE II
 23 CHARTER OAK PLACE
 HARTFORD, CONN.

AESCHLIMAN LAND SURVEYING GLASTONBURY, CONN.		
Date 1-5-93	Scale 1" = 40'	Map No. 92078-3