

#1668-#1670 BROAD STREET

BEGINNING AT A POINT IN THE EASTERLY STREET LINE OF BROAD STREET, SAID POINT BEING 308.90' FROM THE SOUTHEASTERLY STREET CORNER OF SCHOOL STREET, THENCE S 80°25'37" W A DISTANCE OF 149.50' TO A POINT, THENCE S 13°30'20" W A DISTANCE OF 44.00' TO A POINT, THENCE N 80°25'16" W A DISTANCE OF 149.71' TO A POINT, THENCE N 13°47'00" E A DISTANCE OF 44.00' TO A POINT AND PLACE OF BEGINNING. SAID PARCEL CONTAINS 6565.95 S.F. OR .02 AC.

#1678-#1680 BROAD STREET

BEGINNING AT A POINT IN THE EASTERLY STREET LINE OF BROAD STREET, SAID POINT BEING 352.90' FROM THE SOUTHEASTERLY STREET CORNER OF SCHOOL STREET, THENCE S 80°25'16" E A DISTANCE OF 149.71' TO A POINT, THENCE S 13°30'20" W A DISTANCE OF 40.50' TO A POINT, THENCE N 81°44'50" W A DISTANCE OF 150.20' TO A POINT, THENCE N 13°47'00" E A DISTANCE OF 44.00' TO A POINT AND PLACE OF BEGINNING. SAID PARCEL CONTAINS 6313.59 S.F. OR .01 AC.

THE PORTION OF BROAD STREET SHOWN ON THIS MAP IS AN ESTABLISHED PUBLIC STREET OF THE CITY OF HARTFORD.

O. Blint
O. BLINT
SURVEY SUPERVISOR.

MORTGAGE SURVEY

PREPARED FOR

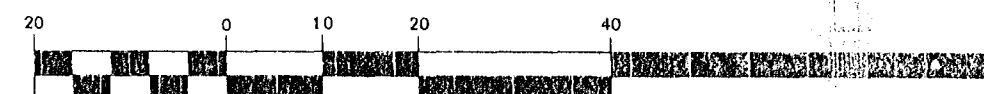
ADK ASSOCIATES, 1668 BROAD STREET LIMITED PARTNERSHIP,
CONNECTICUT DEPARTMENT OF HOUSING,
CITY OF HARTFORD DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT,
COMMONWEALTH TITLE INSURANCE COMPANY,
MIDLAND EQUITY CORPORATION,
AND 1668 BROAD STREET L.L.C.

LOCATED AT

#1668 AND #1678 BROAD STREET
HARTFORD, CONNECTICUT

SCALE 1"=20' APRIL 10, 1995
REV. 9-15-95, 9-27-95, 10-18-95

GRAPHIC SCALE



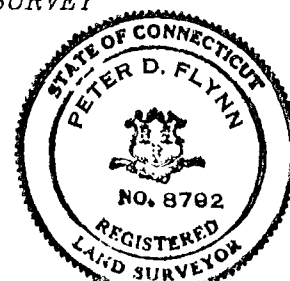
(IN FEET)
1 inch = 20 ft.

I HEREBY CERTIFY TO ADK ASSOCIATES, 1668 BROAD STREET LIMITED PARTNERSHIP, CONNECTICUT DEPARTMENT OF HOUSING, CITY OF HARTFORD DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, COMMONWEALTH TITLE INSURANCE COMPANY, MIDLAND EQUITY CORPORATION, & 1668 BROAD STREET L.L.C. THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND ON APRIL 4, 1995 AND REVISITED ON APRIL 5, 1995 AND THAT IT AND THE BOUNDS AND MEASUREMENTS SHOWN HEREON ARE CORRECT WITHIN THE STANDARD OF ACCURACY OF A CLASS A-2 AS DEFINED IN THE CODE OF RECOMMENDED PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS ADOPTED SEPTEMBER 13, 1984 BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYS, INC. AND THAT UNLESS OTHERWISE SHOWN, TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME, BUILDINGS ARE LOCATED AS SHOWN AND DO NOT ENCROACH OVER OR UPON STREET, TITLE OR BUILDING LINES, THERE ARE NO VIOLATIONS OF ZONING REGULATIONS WITH RESPECT TO THE LOCATION AND/OR SIZE OF SAID BUILDINGS, AND THERE ARE NO EASEMENT OR ENCROACHMENTS AFFECTING THIS PROPERTY APPARENT FROM A CAREFUL INSPECTION OF SAME OTHER THAN THOSE SHOWN ON THIS SURVEY

Peter D. Flynn 10-18-95
PETER D. FLYNN · L.S.#8792 DATE



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



MAP REFERENCES

1. MORTGAGE SURVEY FOR ADS ASSOCIATES PREPARED BY RUSS CARLO, L.L.S.

2. MORTGAGE SURVEY FOR ADK ASSOCIATES PREPARED BY RUSS CARLO, L.L.S.

PROPERTY IS IN ZONE "R2"

NON-CONFORMING LOT AS TO:

6000 S.F. MIN. LOT AREA
50' MIN. LOT WIDTH
15' MIN. BUILDING LINE
5' MIN & 15' TOTAL SIDE YARD
OR 25% ADJ. BLDG. HT. SIDE YARD
30' MIN. REAR YARD
25% MAX. LOT COVERAGE (#1668)

EXISTED PRIOR TO PRESENT ZONING REGULATIONS

PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD HAZARD ZONE

Flynn Land Survey
Original Ink
Drawing on Mylar