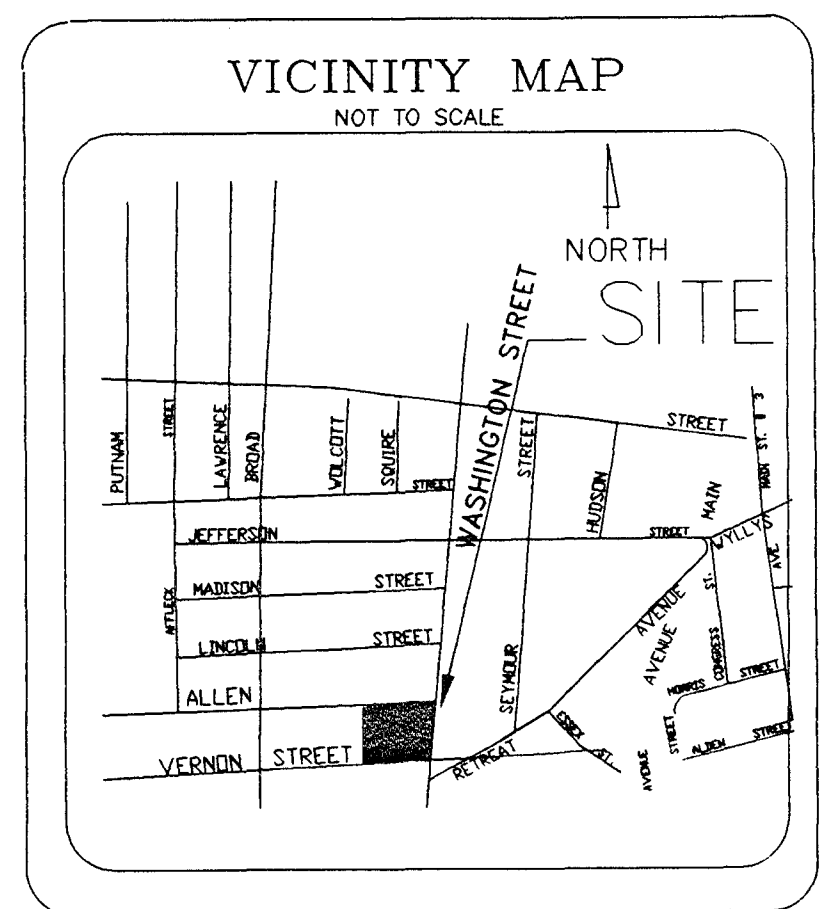


The portion of the street shown on this map is established public street of The City of Hartford.  
D. Blint  
Survey Supervisor  
5/16/02



### Surveyor's Comments to Schedule A Section

The following matters as shown on a Survey entitled "Plan of Land of Jefferson Street Medical Building Inc. 325-341 Washington Street Hartford, CT. That certain piece or parcel of land with the improvements thereon and appurtenances thereto, situated in the City and County of Hartford and State of Connecticut, known as Nos. 333-341 Washington Street; 4 Vernon Street; 329-331 Washington Street; 325-327 Washington Street; 323 Washington Street; 13-15 Allen Place; 17-19 Allen Place; and 21-23 Allen Place and being more particularly bounded and described as follows, to wit:

Beginning at the intersection of the south line of Allen Place with the west line of Washington Street, thence running south in said west line of Washington Street on a bearing of (S03°53'39") at a distance of three hundred five (305.04) feet to the north line of Vernon Street; thence running west in said north line of Vernon Street on a bearing of (S85°33'23"W) at a distance of one hundred eighty eight feet and two hundredths of an inch (188.02) to land now or formerly of Rashid Hamed, thence running north along land now or formerly of said Rashid Hamed on a bearing of (N04°45'49"W) at a distance of one hundred twenty-six feet and seventy three hundredths, (126.73) feet; thence running west along land now or formerly of said Rashid Hamed and land now or formerly of Nicolas Rosado on a bearing of (S86°17'10"W) at a distance of sixty-eight feet (68.49) feet to land now or formerly of Allen Place, LLC thence running north along said land on a bearing of (N03°41'15"W) at a distance of one hundred eighty-one (181.16) feet to the south line of Allen Place; thence running east on a bearing of (N86°52'58"E) at a distance of two hundred ninety-nine feet (299.13) in said south line of Allen Place to the point of the beginning.

### FRONT SETBACKS

Required Setbacks: 15.0 FEET	Provided Setbacks:
Allen Place: 30.0 FEET	Allen Place: 15.0 FEET
Washington Street: 30.0 FEET	Washington Street: 30.0 FEET
Vernon Street: 20.0 FEET	Vernon Street: 20.0 FEET

### SIDE SETBACKS

Required Setbacks:	Provided Setbacks:
Allen Place: 20.0 FEET	Allen Place: 3.4 FEET
Washington Street: 20.0 FEET	Washington Street: N/A
Vernon Street: 20.0 FEET	Vernon Street: 65.6 FEET

### REAR SETBACKS

Required Setbacks:	Provided Setbacks:
Allen Place: 30.0 FEET	Allen Place: 70.7 FEET
Washington Street: 30.0 FEET	Washington Street: 126.9 FEET
Vernon Street: 30.0 FEET	Vernon Street: N/A

ZONING= R2		
ZONING DATA		
PARCEL DATA		
LOTS 2,3,4,34 BOOK 4329 PAGE 276	PG. 146	
LOT 2 BOOK 2779	PAGE 196	
LOT 3 BOOK 1986	PAGE 20	
LOT 4 BOOK 4032	PAGE 296	
LOT 34 BOOK 3592		
MINIMUM LOT AREA REQUIRED: 40000S.F.	LOT AREA PROVIDED: 108236.68S.F.±	total building coverage= 24659.79 PROVIDED: or 23%
MINIMUM LOT FRONTAGE REQUIRED: 150 FEET	LOT FRONTAGE PROVIDED: 150FEET	LOT ACRES= 1.7585, LOT AREA=108236.68
PARKING REQUIREMENTS		
MINIMUM PARKING SPACES: 1 SPACE PER apartment=66	STRIPED PARKING SPACES PROVIDED: 21+2HC=23 striped	

NOTE: RE: Legal Non-Conformity of Buildings:  
Buildings on the property were constructed around 1926 and, therefore, the buildings and parking requirements are legally non-conforming as stated in January 25th 2001 letter to Mr. John Reveruzzi, WARMS HLL, LLC, from Roland Klee, principal planner of the City of Hartford.

\*NOTE: THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, IT CONSTITUTES NEITHER A GUARANTY OR WARRANTY.

ALTA/ACSM LAND TITLE SURVEY  
WASHINGTON DEVELOPERS LLC  
323-341 WASHINGTON STREET  
HARTFORD, CONNECTICUT  
I hereby certify to: Washington Developers LLC; FIDELITY NATIONAL TITLE INSURANCE Company; The City of Hartford; The State of Connecticut; and John Hancock Corporate Tax Credit Fund VI, LIMITED PARTNERSHIP  
THIS IS TO CERTIFY TO BROWN RUDNICK BERLACK ISRAELS LLP THAT THIS MAP OR PLOT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 2-4, 6, 7(c), 7(b)(1), 7(c), 8, 9, 10, 11(c) AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS"  
Surveyor's Signature: KENNETH HERBERT

**COMPASS**  
ENGINEERING GROUP, LLC

1850 SILAS DEANE HIGHWAY,  
ROCKY HILL, CT, 860-529-9922  
220 FARMDALE ROAD  
WATERBURY, CT, 860-274-5053  
960 WEST MAIN STREET,  
WATERBURY, CT, 203-753-0232

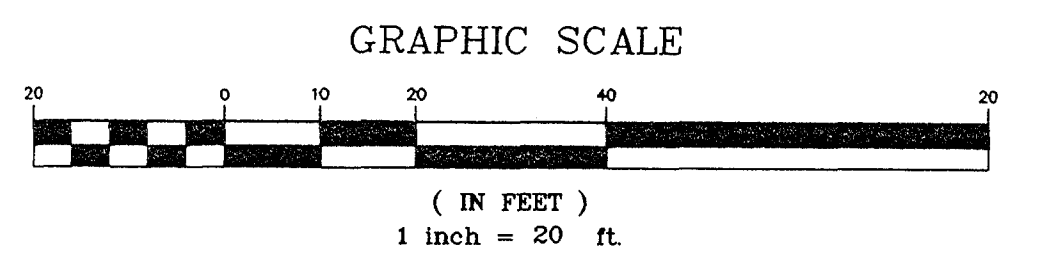
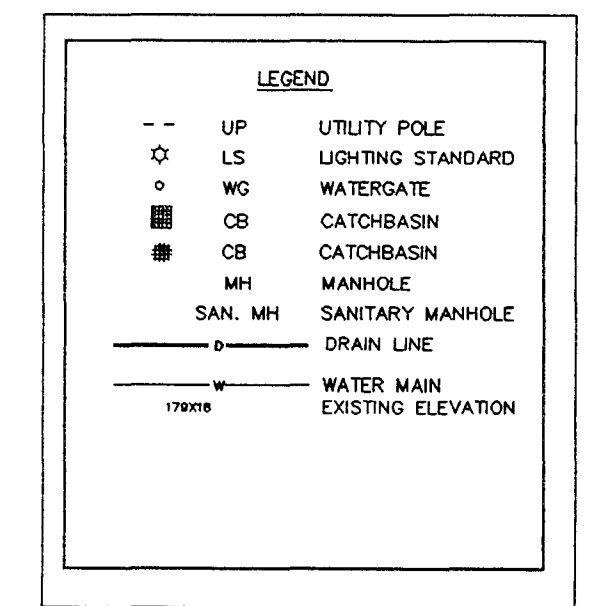
**PROPERTY SURVEY**  
prepared for  
**Washington Developers LLC.**  
**323-341 WASHINGTON STREET**  
**Hartford, Connecticut**

REVISIONS: 01/28/02  
REVISIONS: 02/14/02  
REVISIONS: 2/21/02

DRAWN: PJF.  
CHECKED: KH.  
DATE: 02/13/02  
SCALE 1"= 20FT.  
SHEET 1 OF 1  
JOB NO. 2769  
CAD: 2769.ALTA-02-14-02  
DWG

COPYRIGHT-2008  
COMPASS ENGINEERING GROUP, LLC

2769ALTA-02-14-02.dwg 2-21-02 11:29:11 am EST



FLOOD NOTE: By graphic plotting only, this property is in Zone(s) of the Flood Insurance Rate Map, Community Panel No. 095080 00005 B, which bears an effective date of December 4, 1998, and is not in a Special Flood Hazard Area. By telephone call dated 12/2/99 to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON:  
*Kenneth Herbert* 02/13/02  
KENNETH HERBERT LICENSE NO. 8498 DATE  
THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED LICENSED PROFESSIONAL. UNAUTHORIZED ALTERATIONS TO THIS PLAN RENDER THE DECLARATION HEREON NULL AND VOID.

THIS MAP PRODUCED BY ORIGINAL INK DRAWING ON POLY FILM OR LIVEN COMPASS ENGINEERING GROUP, LLC 1850 SILAS DEANE HIGHWAY ROCKY HILL, CT 06067