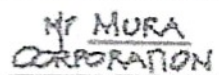


Street



The Bank of Hartford, Inc., sa. Security
I hereby certify to Title Guaranty Company

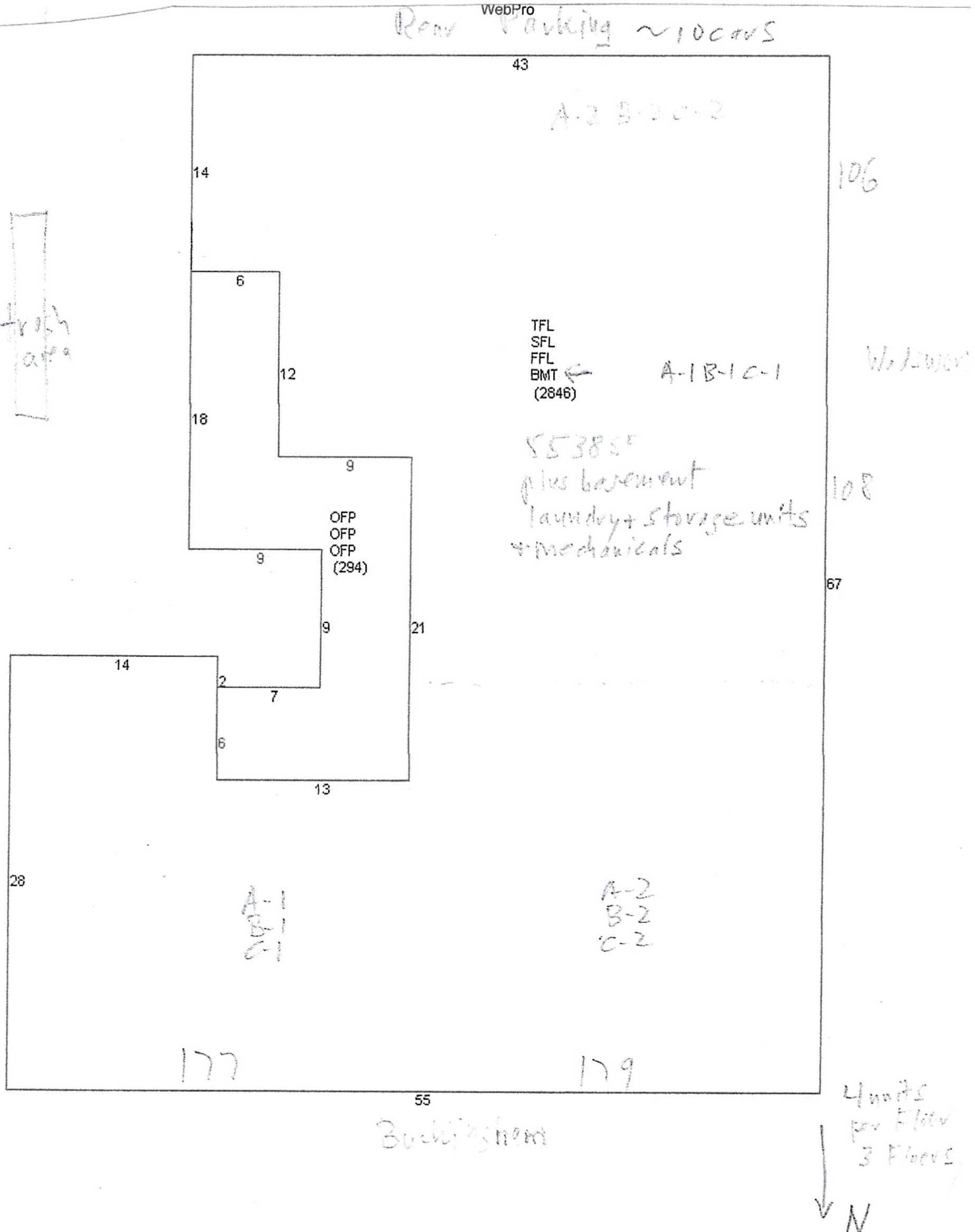
that this map, which shows physical conditions existing at this date, is substantially correct in accordance with the standards of a Class D survey and that zoning regulations are not violated other than those depicted hereon.

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MARC GOTTESDIENER & CO., INC.

APPRAISER/BROKER/EXCHANGOR/INVESTOR



WWW.MARCGOTTESDIENER.COM

177-179 Buckingham Street Salient Features

Type of Property:	A three-story plus basement, masonry, 12-unit apartment building <i>rubber roof</i>
Age:	Circa 1928-1929. <i>1927-1928</i>
Gross Living Area:	8,538 square feet, excluding basement.
Net Rentable Area:	7,065 square feet.
Number of Units:	12 one-bedroom units.
Interior Characteristics:	Hardwood floors with carpeting in some units. Ceramic tiles, clawfoot tubs in bathrooms. — <i>10 rpm in</i> Stove, refrigerator and pantry in kitchens. Plaster walls and ceilings.
Basement:	Full, dry basement with laundry facilities. <i>few</i> Some storage units.
Mechanical:	Newer circuit breaker electrical, rebuilt Durham <i>newer</i> furnace, individual electrical and natural gas meters <i>locking</i> and two 275 gallon oil tanks. — <i>vacant</i> <i>2865</i>
ADA Conformity:	Does not conform. Architect needed if conforming.
Improvements:	New rubber roof, thermopane windows and batts insulation in crawlspace. Reinforced back porches.
Frontage:	58 feet along Buckingham and 130.5 along Wadsworth. Abutting property along lot at 161-165 Buckingham 80 feet with 130 feet depth.
Flood Zone:	Zone X, Panel Number 095080 0005B, 12/4/86.
Public Utilities:	All utilities available from both streets.
Parking:	Gravel parking lot on Wadsworth Street for nine cars. Parking on 161-165 Buckingham for 30-40 cars.
Topography:	Both parcels level.

161-165

2 newer Lochinvar 286 tandem gas units

newer
100 AMP
service

13
meters along wall

removed
1000 gallon
oil tank
about 2000

2
vacant
275
gallon
oil tanks

BASEMENT PLAN 10-251400

SCALE 1/4" = 1'-0"

GEORGE ZUNNER
ARCHITECT
HARTFORD, CONN.

Everhot quick
recovery unit

laundry
Room
[drying
line]

Storage Room

only 1 tenant from 2+ decades
has items

108-106

Wadsworth

To Sewer in Street

177

102

104

N

