

EXISTING BUILDING COORDINATES

POINT	NAD 27	COORDINATES
1	N	339761.77
2	E	612247.30
3	N	339761.16
4	E	612299.98
5	N	339570.01
6	E	612266.71
7	N	339575.30
8	E	612319.26

I HEREBY CERTIFY THAT AS OF JUNE 23, 2005, WITH RESPECT TO THE EXISTING IMPROVEMENTS, THIS SURVEY AND PLAN WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY FOR SURVEYS AND MAPS, ADOPTED SEPTEMBER 28, 1996, AS AMENDED, BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., AND THAT THIS SURVEY CONTAINS ALL THE INFORMATION REQUIRED OF A SURVEY UNDER SECTION 47-22B OF THE COMMON INTEREST OWNERSHIP ACT.

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 GUARANTEE NOR WARRANTY.

ALAN BONGIOVANNI, L.L.S. #14649

BUILDING ELEVATIONS

LOBBY FINISH FLOOR AT FRONT DOOR = 53.1
FIRST FLOOR = 58.7
GARAGE FINISH FLOOR = 48.0
BASEMENT FINISH FLOOR = 48.5

THIS MAP PRODUCED BY
ORIGINAL INK DRAWING ON
POLY FILM OR LINEN
BONGIOVANNI GROUP, INC.
170 PINE ROAD 2ND FL.
NEWINGTON, CT 06111

I HEREBY CERTIFY THAT THIS SURVEY CONTAINS ALL OF THE INFORMATION REQUIRED BY CHAPTER 80B OF THE CONNECTICUT GENERAL STATUTES (THE "COMMON INTEREST OWNERSHIP ACT"), AS AMENDED.

ALAN BONGIOVANNI, L.L.S. #14649

LEGEND

	MANHOLE
	CATCH BASIN
	GAS GATE
	LIGHT STANDARD
	FIRE STANDPIPE
	HYDRANT
	UNDERGROUND WATER LINE
	UNDERGROUND GAS LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	CONCRETE
	CORNER
	BITUMINOUS CONCRETE
	VOLUME
	PAGE
	ASSOCIATES
	ACRE
	SQUARE FEET
	NOW OR FORMERLY
	PROPERTY
	STREET
	SIDE YARD
	AVENUE
	ZONE RESIDENCE-OFFICE DISTRICT
	HANDICAP PARKING SPACE

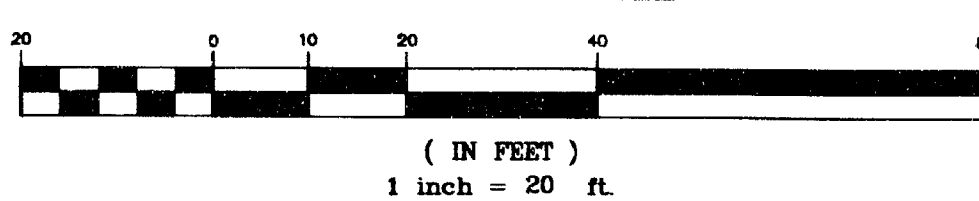
ZONING SCHEDULE

ZONE	REQUIRED
ZONE R0-2	7,500 S.F.
MINIMUM LOT AREA	50'
MINIMUM LOT FRONTAGE	15'
MINIMUM FRONT YARD SETBACK	13.6'
MINIMUM SIDE YARD	30'
MINIMUM REAR YARD	NO REQUIREMENT

MAP REFERENCES:

- "BOUNDARY MAP, PROPERTY OF, HOUSE OF GOOD SHEPARD, INC. HARTFORD, CONN., DRAWN K.D., CHECKED J.H.M., DATE MAR. 19, 1979, REVISED THROUGH 9/21/1979, SHEET NO. 1-2, SCALE 1"=40', JOHN H. MILLER L.S. 4241"
- "LAND TO BE ACQUIRED BY, 412 FARMINGTON REALTY CORP., HARTFORD, CONNECTICUT, SCALE 1"=40', JUNE 30, 1980, SHEET 2 OF 11, STANLEY W. SZESTOWICKI, LAND SURVEYING, LAND PLANNING, VERNON, CONNECTICUT, STANLEY J. SZESTOWICKI, L.S. 7772"
- "TOWN OF HARTFORD, MAP SHOWING LAND RELEASED TO CITY OF HARTFORD BY STATE OF CONNECTICUT, FARMINGTON AVE., SCALE 1"=40', NOV. 1980, FRANK M. D'ADDABBO, DEPUTY TRANSPORTATION COMMISSIONER-BUREAU OF HIGHWAYS, TOWN 63, PROJECT NO. 63-193, SERIAL NO. 1C, SHEET 1 OF 1, O.PAQUETTE, DIVISION ENGINEER-SURVEYS, DATE JANUARY 1981"
- "MAP OF PROPERTY OF CITY OF HARTFORD, BOARD OF EDUCATION, HARTFORD PUBLIC HIGH SCHOOL, HARTFORD, CONNECTICUT, BOUNDARY & TOPOGRAPHIC SURVEY, SHEET 1&2 OF 2, DATE 6-29-96, SCALE 1"=40', DRAWN: J.E.T., CHECKED: A.B., THE BONGIOVANNI GROUP, INC., LAND SURVEYORS, ALAN BONGIOVANNI, L.L.S. #14649"

GRAPHIC SCALE



THIS MAP IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE SURVEYOR.

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CAN NOT 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.

INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. CALL "CALL B-4-U DIG" AT 1-800-922-4455 PRIOR TO ANY EXCAVATION.

GENERAL NOTES:

- THIS SURVEY WAS PREPARED IN RELIANCE UPON A CERTAIN TITLE INSURANCE COMMITMENT PROVIDED TO THE BONGIOVANNI GROUP, INC. BY LAWYERS TITLE INSURANCE CORPORATION, TITLE COMMITMENT NO. CRO11339R, EFFECTIVE DATE JUNE 10, 2005 @ 8:00 A.M.
 - THE SUBJECT PROPERTY LIES WITHIN OR PARTIALLY WITHIN THE LEGAL DESCRIPTION OR EXHIBITS FOUND IN THE FOLLOWING RECORDED INSTRUMENTS AND MAY THEREFORE BE SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS AND RESERVATIONS CONTAINED THEREIN:
- | TYPE OF INSTRUMENT | RECORDING INFORMATION | LOCATION |
|----------------------------|-------------------------|--------------------|
| TAKES TO CITY OF HARTFORD | NOT YET DUE | NOT PLOTTED HEREON |
| WATER/SEWER CHARGES | NO INFORMATION PROVIDED | NOT PLOTTED HEREON |
| RIGHT OF WAY | VOL. 1144, PG. 516 | NOT PLOTTED HEREON |
| OPEN-END MORTGAGE | VOL. 4129, PG. 78 | NOT PLOTTED HEREON |
| OPEN-END MORTGAGE ASSIGNED | VOL. 4129, PG. 118 | NOT PLOTTED HEREON |
| FINANCING STATEMENT | VOL. 4131, PG. 308 | NOT PLOTTED HEREON |
- COORDINATES ARE BASED ON STATE PLANE COORDINATE SYSTEM (NAD 27).
 - DIMENSIONS SHOWN ARE TO THE EXTERIOR FACES OF THE FOUNDATION WALLS. REFER TO SCHEDULE VI FOR DETAILED UNIT DIMENSIONS.
 - ELEVATIONS ARE BASED ON U.S. COAST & GEODETIC SURVEY DATUM.

LEGAL DESCRIPTION

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

BEGINNING AT A POINT IN THE EASTERLY STREET LINE OF OWEN STREET, SAID POINT BEING 358.68 FEET SOUTHERLY OF THE SOUTHERLY STREET LINE OF FARMINGTON AVENUE AS MEASURED IN THE AFORESAID EASTERLY STREET LINE OF OWEN STREET;

THENCE N84°12'-05"E A DISTANCE OF 110.00 FEET TO A POINT;

THENCE S05°47'-55"E A DISTANCE OF 251.29 FEET TO A POINT;

THENCE S84°27'-24"W A DISTANCE OF 110.00 FEET TO A POINT;

THENCE N05°47'-55"W IN SAID EASTERLY STREET LINE OF OWEN STREET A DISTANCE OF 250.80 FEET TO THE POINT AND PLACE OF BEGINNING.

BOUNDED

NORTHERLY BY LAND OF N/F INTOWN WEST ASSOC. LIMITED PARTNERSHIP

EASTERLY BY LAND OF N/F INTOWN WEST ASSOC. LIMITED PARTNERSHIP

SOUTHERLY BY LAND OF N/F INTOWN WEST ASSOC. LIMITED PARTNERSHIP

WESTERLY BY OWEN STREET

SAID PARCEL CONTAINS 27,615 SQUARE FEET (0.6340 ACRES)

THIS LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS THE TITLE COMMITMENT NO. H99-0027.

DECLARATION:

TO ARCS COMMERCIAL MORTGAGE CO., L.P. AND FEDERAL HOME LOAN MORTGAGE CORPORATION AND/OR ITS SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR AND LAWYERS TITLE INSURANCE CORPORATION.

I HEREBY DECLARE THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY OF THE SUBJECT PREMISES, THAT THE SAME ACCURATELY SHOWS THE LOCATION OF THE BOUNDARIES OF THE SUBJECT PREMISES AND THE LOCATION OF ALL STREETS, HIGHWAYS, ALLEYS AND PUBLIC WAYS CROSSING OR ADJUTING SUBJECT PREMISES; THAT THE DIMENSIONS OF THE IMPROVEMENTS AND THE LOCATION THEREOF WITH RESPECT TO THE BOUNDARIES ARE ACCURATELY SHOWN AS THE SAME WERE SITUATED ON JANUARY 6, 1997, UPDATED ON MAY 3, 1998 AND UPDATED ON 6-23-05, THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR OTHER IMPROVEMENTS APPURTENANT TO ADJACENT PREMISES ON TO THE SUBJECT PREMISES UNLESS SHOWN HEREON; THAT ALL BUILDINGS AND STRUCTURES ARE WHOLLY WITHIN ALL APPLICABLE BUILDING RESTRICTION LINES, IF ANY, AND DO NOT VIOLATE ANY RESTRICTION OR OTHER RECORDED AGREEMENT SET FORTH IN THE TITLE COMMITMENT FOR THE SUBJECT PREMISES DATED APRIL 6, 1998, ISSUED TO YOU BY STEWART TITLE GUARANTY COMPANY, THAT ALL EASEMENTS AND RIGHTS OF WAY WHICH ARE APPURTENANT TO OR BURDEN THE SUBJECT PREMISES AND (1) ARE REFERRED TO IN THE TITLE COMMITMENT, OR (2) ARE APPARENT FROM A VISUAL INSPECTION, ARE DELINEATED HEREON. THE UNDERSIGNED ALSO CERTIFIES THAT (A) ALL STREETS ADJACENT TO THE SUBJECT PREMISES ARE PUBLICLY OPENED AND DEDICATED, (B) ALL UTILITY HOOD-UPS TO ALL IMPROVEMENTS ARE PROPERLY LOCATED ON THE SURVEY, (C) THERE ARE 53 PARKING SPACES ON THE SUBJECT PREMISES, (D) THE SUBJECT PREMISES CONTAINS 0.6340 ACRES, (E) THE SURVEYOR HAS REVIEWED THE TITLE COMMITMENT IN LOCATING THE VARIOUS EASEMENTS, RESTRICTIONS, AND OTHER MATTERS SET FORTH ON THE SURVEY, AND (F) THE ZONING COMPLIANCE MEASUREMENTS AND ANY NOTES SET FORTH ON THE SURVEY ARE ACCURATE. ACCESS TO AND EGRESS FROM THE SUBJECT PREMISES AND THE IMPROVEMENTS AND STRUCTURES THEREON ARE PROVIDED VIA THE MEANS INDICATED HEREON. MUNICIPAL WATER, MUNICIPAL STORM SEWER AND MUNICIPAL SANITARY SEWER FACILITIES AND TELEPHONE, GAS AND ELECTRIC SERVICES OF PUBLIC UTILITIES ARE AVAILABLE IN THE LOCATIONS INDICATED HEREON. THIS SURVEY REFLECTS BOUNDARY LINES OF THE SUBJECT PREMISES WHICH "CLOSE" BY SURVEYING CALCULATION.

THE SUBJECT PREMISES LIES IN ZONE X, AREA OUTSIDE 500-YEAR FLOOD PLAN AS SCALED FROM THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD BOUNDARY AND FLOODWAY MAP COMMUNITY PANEL NUMBER 055080-0005-B REVISED DECEMBER 4, 1986.

THIS IS TO DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," SOLELY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1998, INCLUDES ITEMS 3, 6, 7(A), 8, 9, 10, 11, 13, 14, 15, 16 AND 17 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS DECLARATION, UNDERSIGNED FURTHER DECLARES 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."

DATE: 7-14-05

ALAN BONGIOVANNI, L.L.S. #14649

"ALTA / ACSM LAND TITLE SURVEY"

97100CND0.DWG 97100

#2864	
<p>THE BONGIOVANNI GROUP, INC. LAND SURVEYORS (Form No. 1-15 Title Plate) Newington, CT 06111 TEL: (860) 865-0134 FAX: (860) 865-3850</p>	
Scale: 1"=20'	Checked: A.B.
Date: 7-14-05	Revision:
Drawn: S.T.M./J.E.T.	Revision:
<p>EXHIBIT A-3 CONDOMINIUM MAP PREPARED FOR IVANHOE REALTY, LLC 40 OWEN STREET HARTFORD, CONNECTICUT</p>	
<p>CONDOMINIUM MAP</p>	
Sheet	1 of 1
#2864	