

PROPERTY DESCRIPTION

PARCEL: MAP 619, BLOCK 3, LOTS 37 & 12 COMBINED  
A CERTAIN PARCEL OF LAND SITUATED IN THE STATE OF CONNECTICUT, COUNTY OF HARTFORD AND CITY OF HARTFORD AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED ON THE SOUTHERLY LINE OF BELDEN STREET, WHICH POINT IS 507.76' EASTERLY OF A CONCRETE MONUMENT AND IS ALSO THE NORTHEASTLY CORNER OF THE HEREON DESCRIBED PARCEL.

THENCE: S77°-02'-08"E, 106.90' ALONG THE SOUTHERLY LINE OF BELDEN STREET

THENCE: S12°-29'-51"W, 143.50'

THENCE: S83°-45'-42"E, 35.17'

THE PRECEDING TWO COURSES BEING ALONG LAND NOW OR FORMERLY OF CLAY HILL ASSOCIATES LIMITED PARTNERSHIP

THENCE: S06°-11'-55"W, 77.85' ALONG LAND NOW OR FORMERLY OF MONICA McDONALD.

THENCE: N83°-35'-05"W, 86.94'

THENCE: S05°-08'-30"W, 52.82'

THE PRECEDING TWO COURSES BEING ALONG LAND NOW OR FORMERLY OF DOM PICA 1, LLC.

THENCE: N42°-19'-08"W, 28.58'

THENCE: S47°-28'-04"W, 125.06' TO A POINT LOCATED ON THE NORTHERLY LINE OF ALBANY AVENUE.

THE PRECEDING TWO COURSES BEING ALONG LAND NOW OR FORMERLY OF CLAY HILL ASSOCIATES LIMITED PARTNERSHIP.

THENCE: N41°-48'-29"W, 45.39' ALONG THE NORTHERLY LINE OF ALBANY AVENUE.

THENCE: N19°-41'-36"E, 167.83' ALONG LAND NOW OR FORMERLY OF LAPPEN & MUSH, INC.

THENCE: S83°-19'-35"E, 41.50'

THENCE: N12°-02'-55"E, 170.98' TO A POINT LOCATED ON THE SOUTHERLY LINE OF BELDEN STREET, WHICH POINT IS ALSO THE PLACE OF BEGINNING.

THE PRECEDING TWO COURSES BEING ALONG LAND NOW OR FORMERLY OF CARLTON G. GREGORY.

Said parcel contains 40,569 square feet or 0.9313 acres.

MAP REFERENCES:

"MAP PREPARED FOR SAN JUAN CENTER ELDERLY HOUSING, 72-74 ALBANY AVENUE, 25 BELDEN STREET, HARTFORD, CT," PREPARED BY: ALFORD CIVIL ENGINEERS, WINDSOR, CT, SCALE: 1"=30', DATED: DEC. 9, 1985, REVISED THROUGH: 2-4-86.

"MAP OF ALBANY AVE., HARTFORD, CT," PREPARED BY: WATER BUREAU, THE METROPOLITAN DISTRICT, HARTFORD, CT, SCALE: 1"=40', DATED: MAY 25, 1978, DAY BOOK NO. 01786.

"MAP OF BELDEN STREET, HARTFORD, CT," PREPARED BY: WATER COMMISSIONERS' OFFICE, HARTFORD, CT, DATED: NOV. 25, 1901, DAY BOOK 0408, E.M. PECK, ENGINEER.

"SITE GRADING & UTILITIES PLAN, SITE LAYOUT & PLANTING PLAN, CASA EDADE DE ORO, ALBANY AVE., HARTFORD, CT, SAN JUAN CENTER ELDERLY HOUSING," BUILDER: AECOM, INC., PREPARED BY: TWR LAND PLANNERS, EAST HARTFORD, CT, SCALE: 1"=30', DATED: 3-27-1990.

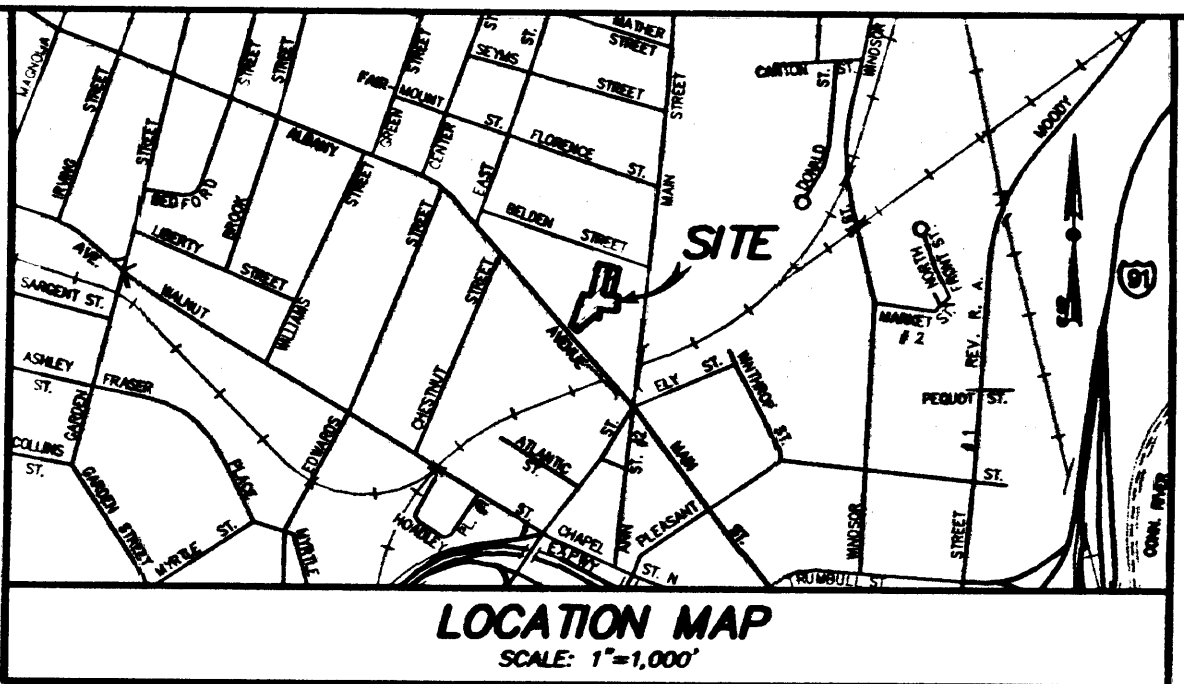
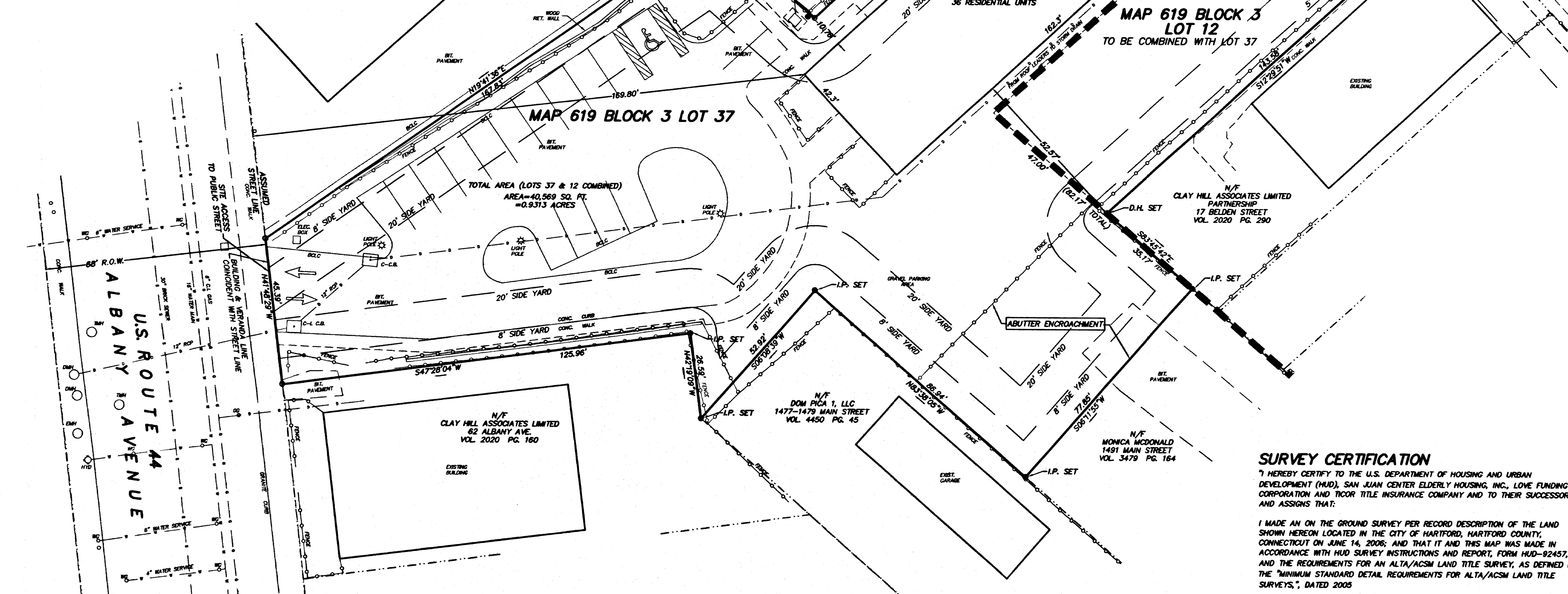
"CONNECTICUT NATURAL GAS CORPORATION: GEOGRAPHIC FIELD VIEW, BELDEN STREET & ALBANY AVENUE, HARTFORD, CT," SCALE: 1"=40', PRINT DATE: 5-9-2006.

ZONING TABLE			
ZONES R-2 & B-3			
ITEM	REQUIRED / ALLOWED	REQUIRED / ALLOWED	EXISTING / PROVIDED
LOT AREA	R-2 ZONE	B-3 ZONE	COMBINED PARCELS
LOT AREA	6,000 S.F.	6,000 S.F.	40,569 S.F.
LOT WIDTH	50 FT	50 FT	106.90 FT
FRONT YARD	14 / 4 FT (BELDEN ST.)	0 FT (ALBANY AVE)	21.81/169.80 FT.
SIDE YARD	15 & 5 FT	20 & 8 FT	10.76/52.57 FT.
REAR YARD	30 FT	30 FT	N/A
LOT OCCUPANCY	25% (AOR)	30% (SOS)	16.8% / 43.5%
BUILDING HEIGHT	4 STORIES	4 STORIES	4 STORIES
PARKING	12*	12*	17

\* BASED ON 1 SPACE PER 3 UNITS

ABBREVIATIONS

CONC.	CONCRETE
BIT.	BITUMINOUS
WALK	WALK
VOL.	VOLUME
PG.	PAGE
N/F	NOW OR FORMERLY
B.C.C.	BITUMINOUS CONCRETE LIP CURB
GC	GRANITE CURB
T.F.	TOP OF FRAME
T.G.	TOP OF GRATE
INV.	INVERT
F.L.	FLOW LINE
SMH	SANITARY MANHOLE
C.B.	CATCH BASIN
A.C.A.	ALSO KNOWN AS
F.Y.	FRONT YARD
S.Y.	SIDE YARD
R.Y.	REAR YARD
RET.	RETAINING
EXIST.	EXISTING
HYD.	HYDRANT
W.G.	WATER GATE
HELOD	HARTFORD ELECTRIC LIGHT COMPANY
CL&P	CONNECTICUT LIGHT & POWER



LEGEND

EXISTING	
IRON PIN	●
CONCRETE MONUMENT	■
PROPERTY LINE	—
ABUTTING PROPERTY LINES	- - -
EASEMENT LINE	- · - · -
BUILDING LINE	—
TREE LINE	—
TREE/SHRUB	—
SIGN	—
LIGHT POLE	—
BUILDINGS	—
ROOF OVERHANG	—
STEPS/HATCHWAY	—
CONCRETE PAVEMENT	—
BITUMINOUS PAVEMENT	—
BITUMINOUS CURB	—
STORM SEWERS	—
SANITARY SEWER	—
GAS LINE	—
WATER LINE	—

NOTES

IN PREPARING THIS SURVEY, REFERENCE IS MADE TO TITLE COMMITMENT NO. 06-0687, DATED 5-01-06, REVISED 2-14-07 PREPARED BY TICOR TITLE INSURANCE COMPANY.

PARCEL IS LOCATED IN THE R-2 & B-3 ZONES.

UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART FROM RECORD MAPPING SUPPLIED BY THE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THE UNDERSIGNED SURVEYOR.

THE SITE IS CURRENTLY HAS VEHICLE ACCESS TO ALBANY AVENUE, A PUBLIC STREET.

THE SITE IS SERVED BY PUBLIC WATER, GAS, ELECTRIC AND SANITARY.

PARCEL 37 IS SUBJECT TO A VARIANCE GRANTED BY THE CITY OF HARTFORD ZONING BOARD OF APPEALS DATED NOVEMBER 21, 1989 TO ALLOW CONSTRUCTION OF A 36 UNIT ELDERLY HOUSING APARTMENT WITH LESS THAN THE REQUIRED SIDE YARDS AND IS RECORDED IN VOL. 3015, PG. 239 OF THE CITY OF HARTFORD LAND RECORDS.

ALTA/ACSM CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999 AND INCLUDES ITEMS 1-4, 7a, b - 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"

CONNECTICUT SURVEY CERTIFICATION

THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1986.

THE TYPE OF SURVEY PERFORMED IS A PROPERTY/BOUNDARY SURVEY.

THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RE-SURVEY.

THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.

THIS SURVEY CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-2.

THIS MAP WAS PREPARED FOR MORTGAGE PURPOSES.

TOPOGRAPHIC INFORMATION, UTILITY LOCATIONS AND ELEVATIONS SHOWN AS APPROVED AND DEPICTED ON THE ABOVE REFERENCED PLANS WITH UPDATES BY FIELD SURVEY.

"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"

THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED SURVEYOR.

SURVEY CERTIFICATION

"I HEREBY CERTIFY TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), SAN JUAN CENTER ELDERLY HOUSING, INC. FUNDING CORPORATION AND TICOR TITLE INSURANCE COMPANY AND TO THEIR SUCCESSORS AND ASSIGNS THAT:

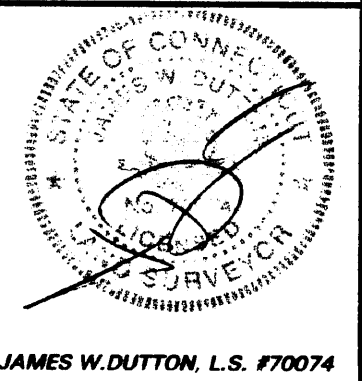
I MADE AN ON THE GROUND SURVEY PER RECORD DESCRIPTION OF THE LAND SHOWN HEREON LOCATED IN THE CITY OF HARTFORD, HARTFORD COUNTY, CONNECTICUT ON JUNE 14, 2006; AND THAT IT AND THIS MAP WAS MADE IN ACCORDANCE WITH HUD SURVEY INSTRUCTIONS AND REPORT, FORM HUD-92457, AND THE REQUIREMENTS FOR AN ALTA/ACSM LAND TITLE SURVEY, AS DEFINED IN THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," DATED 2005

TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, EXCEPT AS SHOWN HEREON, THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES. TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME, AND THE PREMISES ARE FREE OF ANY 100-500 YEAR RETURN FREQUENCY FLOOD HAZARD, AND SUCH FLOOD FREE CONDITION IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 0127 E WITH AN EFFECTIVE DATE OF JANUARY 16, 2003.

JAMES W. DUTTON, REGISTERED PUBLIC SURVEYOR NO. 70074

ORIGINAL INK ON MYLAR  
PREPARED BY  
DUTTON & JOHNSTON, LLC  
67 EASTERN BOULEVARD  
GLASTONBURY, CT 06033  
TEL: (860)-633-9401

**DUTTON & JOHNSTON, LLC**  
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EMAIL: DUTON@DUTON.COM



**ALTA/ACSM LAND TITLE SURVEY**  
PROPERTY BOUNDARY SURVEY  
25 BELDEN STREET & 72-74 ALBANY AVENUE  
SAN JUAN CENTER ELDERLY HOUSING, INC.  
HARTFORD, CONNECTICUT  
FHA PROJECT NO. 017-11094

REVISIONS:	
0/21/08 SET IRON PINS	
06-02-2007 - COMMENTS	
DATE: 06/14/2008	
SCALE: 1" = 20'	
SHEET 1 of 1	
<b>A-06-063-TSP</b>	
FILE: 06063.DWG	