

MAP REFERENCE:

- 1.) MAP ENTITLED, "PARCEL DISPOSITION PLAN DUTCH POINT RENTAL PHASE II PREPARED FOR HOUSING AUTHORITY OF THE CITY OF HARTFORD & THE COMMUNITY BUILDERS, INC. STONINGTON & NORWICH STS. AND PATSY WILLIAMS WAY HARTFORD, CONNECTICUT SCALE 1"=40' SEPT. 13, 2006 REVISED 3-22-07 PETER D. FLYNN L.S."
- 2.) MAP ENTITLED, "COMPILATION PLAN MAP SHOWING CONNECTICUT LIGHT AND POWER COMPANY EASEMENT AREA TO BE MODIFIED ACROSS THE PROPERTY OF THE HOUSING AUTHORITY OF THE CITY OF HARTFORD RAMON QUIROS BOULEVARD, PATSY WILLIAMS WAY, DUTCH POINT LANE HARTFORD, CONNECTICUT SCALE: 1"=40' DATE: 3-7-07 PETER D. FLYNN L.S."
- 3.) MAP ENTITLED, "SITE INFRASTRUCTURE AND REDEVELOPMENT OF DUTCH POINT COLONY HOUSING FOR THE HOUSING AUTHORITY OF THE CITY OF HARTFORD, CONNECTICUT SCALE 1"=40' DATE 06-20-05 REVISED THRU 10-17-05 PETER D. FLYNN L.S."

LEGEND	
	CATCH BASIN
	SANITARY MANHOLE
	DRAINAGE MANHOLE
	MONUMENT
	PROPERTY CORNER
	HYDRANT
	METER GATE
	EASEMENT POLE
	FENCE
	GAS LINE
	WATER LINE
	CABLE ELEC. TEL. LINE
	SAN./STORM LINE

REGULATIONS FOR R-3 ZONE	
ITEM	REQUIRED
MAX. RESIDENTIAL DENSITY	75 PPA
MAX. FLOOR AREA RATIO	N/A
MIN. LOT AREA	6,000 S.F.
MIN. LOT WIDTH	50'
MIN. FRONT YARD	20'
MIN. SIDE YARD	5/15'
MIN. REAR YARD	30'
MAX. BLDG. HEIGHT	3.5 STY.
MIN. USABLE OPEN SPACE	150 S.F. PP

1. 5' min./15' Total OR 1/4 OF THE HEIGHT OF ADJACENT WALL WHICHEVER IS GREATER.
 2. IF COMBINATION RESIDENTIAL/COMMERCIAL.
- * NON-CONFORMING CONDITIONS FOR 52-54, 56-58 & 62-64 NORWICH ST. HAD EXISTED PRIOR TO PRESENT ZONING REGULATIONS.

SCHEDULE B

- FIRST AMERICAN TITLE INSURANCE COMPANY
Title No. CTH000000 eff. March 28, 2007
- SPECIAL EXCEPTIONS:**
1. Declaration of Trust. (Vol. 755 Pg. 282) Not Plottable.
 2. Cooperation Agreement. (Vol. 763 Pg. 36) Not Plottable.
 3. Easement. (Vol. 1228 Pg. 586) Does not affect property.
 4. M.D.C. Sewer Easement. (Vol. 2107 Pg. 320)
 5. Declaration of Trust. (Vol. 2862 Pg. 282) Not Plottable.
 6. Declaration of Trust. (Vol. 3028 Pg. 144) Not Plottable.
 7. Declaration of Restrictive Covenants. (Vol. 5441 Pg. 278) Not Plottable.
 8. Memorandum of Ground Lease. (Vol. 5441 Pg. 283) Not Plottable.
 9. Extended Low-Income Housing Commitment. (Vol. 5441 Pg. 290) Not Plottable.
 10. Declaration of Land Use Restrictive Covenant. (Vol. 5441 Pg. 298) Not Plottable.
 11. Mortgage. (Vol. 5441 Pg. 315) Not Plottable.
 12. Mortgage. (Vol. 5442 Pg. 1) Not Plottable.
 13. Mortgage. (Vol. 5442 Pg. 41) Not Plottable.
 14. Mortgage. (Vol. 5442 Pg. 78) Not Plottable.
 15. Mortgage. (Vol. 5442 Pg. 114) Not Plottable.
 16. Intercreditor and Disbursement Agreement. (Vol. 5442 Pg. 139) Not Plottable.
 17. Option & Right of First Refusal Agreement. (Vol. 5442 Pg. 159) Not Plottable.
 18. Electric Distribution Easement. (Vol. 5717 Pg. 346)
 19. Mortgage. (Vol. 5799 Pg. 126) Not Plottable.
 20. Collateral Assignment of Leases & Rents. (Vol. 5799 Pg. 150) Not Plottable.
 21. Declaration of Land Use Restrictive Covenant. (Vol. 5799 Pg. 173) Not Plottable.
 22. UCC-1 Financing Statement. (Vol. 5799 Pg. 185) Not Plottable.

SURVEY NOTES:

- A. MDC RIGHT OF WAY SHOWN TAKEN FROM MAP AS REFERENCED ABOVE AND DEPICTED ON THIS MAP AS MAP REFERENCE NUMBER 3.
- B. THE BUILDING ENCROACHMENTS APPARENT ON THE THREE PROPERTIES KNOWN AS 52-54, 56-58 & 62-64 NORWICH STREET HAD EXISTED PRIOR TO PRESENT ZONING REGULATIONS AND, AS SUCH, DO NOT REQUIRE VARIANCES.

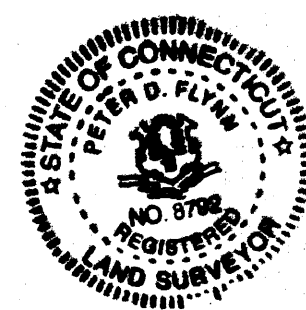
Surveyor's Certificate:

The undersigned, being a duly registered surveyor of the State of Connecticut certifies to (i) Provident Tax Credit Fund IX, LLC, its successors and assigns; (ii) Red Capital Markets, Inc., its successors and assigns; (iii) SCDC, LLC, its successors and/or assigns; (iv) Dutch Point Rental II Limited Partnership, its successors and assigns; (v) First American Title Insurance Company; (vi) Red Capital Community Development Company, LLC and its successors and assigns; (vii) Housing Authority of the City of Hartford; (viii) Connecticut Housing Finance Authority; (ix) State of Connecticut, Department of Economic and Community Development; and (x) The City of Hartford, as follows:

1. 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," jointly established and adopted by the American Land Title Association and the National Society of Professional Surveyors (a member organization of the American Congress on Surveying and Mapping) in 2005 and includes Items 1,2,3,4, 6,7,8,9,10,11,13,16 and 18 of Table A thereof.
 2. The survey was made on the ground between April 18 and May 18, 2007 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property.
 3. Except as shown on the survey, there are no visible easements or rights of way of which the undersigned has been advised.
 4. Except as shown on the survey, there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or allies, or (b) by the improvements on adjoining properties, streets or allies upon the subject property.
 5. The location of each easement, right of way, servitude, and other matters affecting the subject property and listed in the title insurance commitment number CTH0000000 dated effective March 28, 2007, issued by First American Title Insurance Company on behalf of Housing Authority of the City of Hartford with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. To the extent the location of any easement cannot be plotted on the subject property, it has been noted as being blanket in nature or as not affecting the subject property. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum artwork provisions and restrictions of record referenced in such title commitment.
 6. The subject property has access to Norwich Street, a duly dedicated and accepted public street.
 7. Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
 8. The record description of the subject property forms a mathematically closed figure.
 9. No portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map 090500 0006B Dated Dec. 4, 1986 and is designated as Zone X.
- The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

PETER D. FLYNN C.T.L.S. #0286 9-26-7
NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.

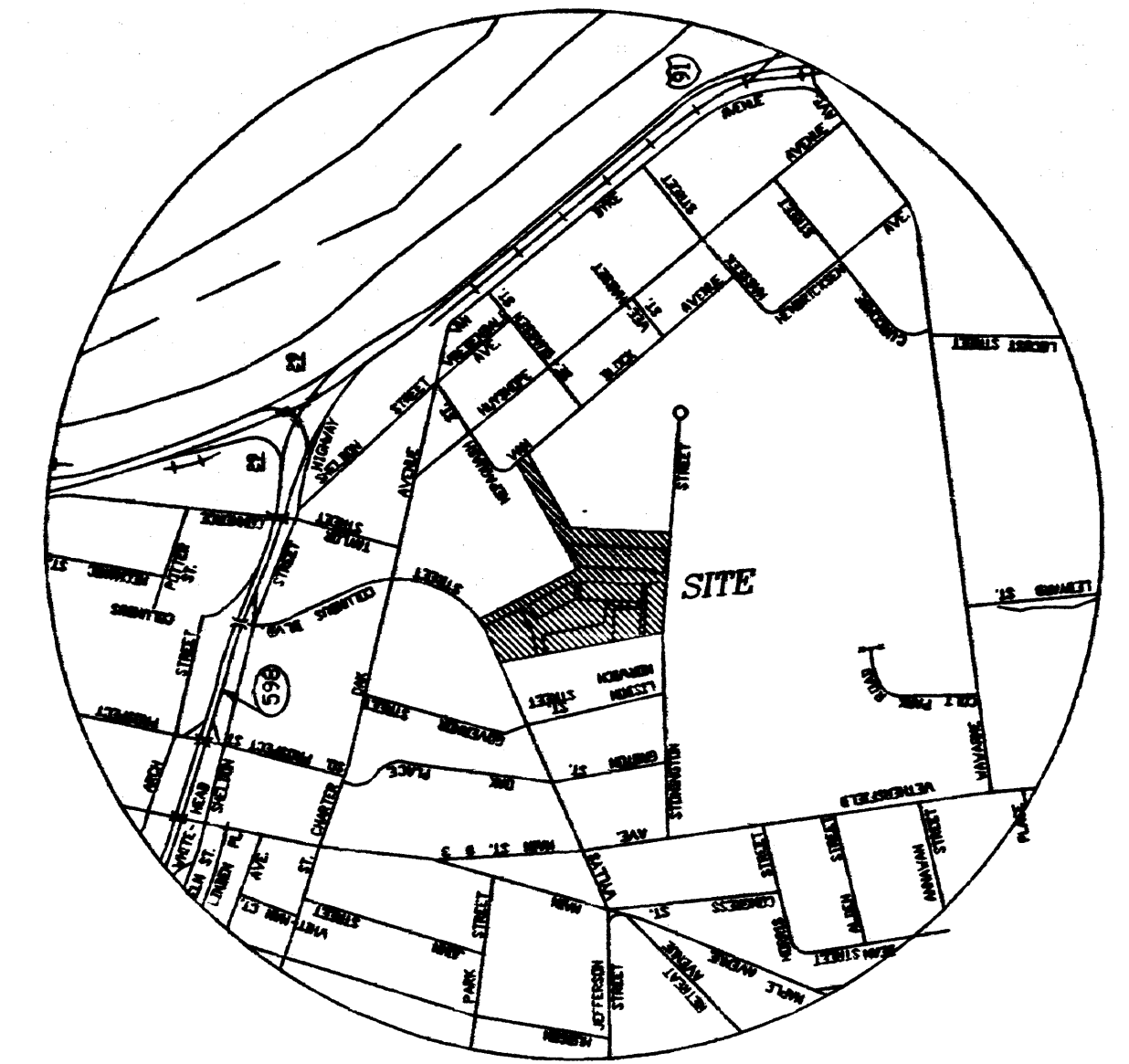
FLYNN & CYR LAND SURVEYING LLC
370 BERLIN TURNPIKE 060-800-7000
BERLIN, CONNECTICUT 06037



INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE ALL UTILITIES MARKED.

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

Flynn Land Surveying
Original Ink
Drawing on Mylar



KEY MAP (N.T.S.)

DEED DESCRIPTION: (PARCEL ONE)

Beginning at a point along the westerly street line of Norwich Street, said point being 107.75 feet from the northeast street line intersection of Norwich Street and Stonington Street, being further bounded and described as follows:

THENCE N10°45'30"W A DISTANCE OF 538.26 FEET TO A POINT;
THENCE ON A CURVE TO THE RIGHT WHOSE RADIUS IS 25.00', DELTA IS 89°-51'-06" AND ARC LENGTH IS 38.50 FEET TO A POINT;
THENCE N79°04'27"W A DISTANCE OF 74.36 FEET TO A POINT;
THENCE ON A CURVE TO THE LEFT WHOSE RADIUS IS 300.00', DELTA IS 16°-45'-17" AND ARC LENGTH IS 67.73 FEET TO A POINT;
THENCE N62°19'10"W A DISTANCE OF 21.43 FEET TO A POINT;
THENCE S87°48'15"W A DISTANCE OF 257.16 FEET TO A POINT;
THENCE ON A CURVE TO THE LEFT WHOSE RADIUS IS 12.00', DELTA IS 59°-55'-56" AND ARC LENGTH IS 12.56 FEET TO A POINT;
THENCE S87°44'11"W A DISTANCE OF 24.00 FEET TO A POINT;
THENCE N87°44'11"W A DISTANCE OF 90.36 FEET TO A POINT;
THENCE ON A CURVE TO THE LEFT WHOSE RADIUS IS 12.00', DELTA IS 89°-51'-06" AND ARC LENGTH IS 18.88 FEET TO A POINT;
THENCE S87°48'15"W A DISTANCE OF 335.62 FEET TO A POINT;
THENCE ON A CURVE TO THE LEFT WHOSE RADIUS IS 9.00', DELTA IS 89°-51'-06" AND ARC LENGTH IS 14.14 FEET TO A POINT;
THENCE S87°48'15"W A DISTANCE OF 90.36 FEET TO A POINT;
THENCE S87°48'15"W A DISTANCE OF 20.00 FEET TO A POINT;
THENCE N87°45'38"W A DISTANCE OF 293.94 FEET TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 144,125.189 Square Feet or 3.309 Acres

DEED DESCRIPTION: (PARCEL TWO)

Beginning at a point, said point being 307°43'30"W a distance of 438.00 feet from the northeast street line intersection of Norwich Street and Stonington Street, being further bounded and described as follows:

THENCE S10°45'30"W A DISTANCE OF 250.00 FEET TO A POINT;
THENCE S77°43'30"W A DISTANCE OF 90.00 FEET TO A POINT;
THENCE N10°45'30"W A DISTANCE OF 250.00 FEET TO A POINT;
THENCE S10°45'30"W A DISTANCE OF 150.00 FEET TO THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 37,500.00 Square Feet or 0.859 Acres

ALTA LAND TITLE SURVEY
FOR AREA KNOWN AS
PARCEL ONE and PARCEL TWO
DUTCH POINT RENTAL PHASE II
PREPARED FOR
HOUSING AUTHORITY OF THE CITY OF HARTFORD,
FIRST AMERICAN TITLE INSURANCE COMPANY
& THE COMMUNITY BUILDERS, INC.
NORWICH STREET and PATSY WILLIAMS WAY
HARTFORD, CONNECTICUT
SCALE 1"=40' JUNE 11, 2007
Revised: 6-15-07, 7-10-07, 9-26-07
GRAPHIC SCALE

