

EXISTING BUILDING COORDINATES

UNIT 1	UNIT 2	UNIT 3
COR. COORDINATES	COR. COORDINATES	COR. COORDINATES
① N 148916.65 E 167004.95	① N 148916.50 E 167215.09	① N 148916.71 E 167215.91
② N 148947.14 E 167007.22	② N 148947.14 E 167007.22	② N 148947.14 E 167007.22
③ N 148901.06 E 167016.94	③ N 148901.06 E 167016.94	③ N 148901.06 E 167016.94
④ N 148967.73 E 167112.91	④ N 148949.08 E 167238.76	④ N 148997.38 E 167264.39

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

PROPERTY NOT SUBJECT
TO DEVELOPMENT RIGHTS
(MUST BE BUILT)
AREA=43,164 S.F.
=0.9909 AC.

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.

NOTES:

1. THE SUBJECT PROPERTY IS LOCATED IN THE RO-1 ZONE.
2. 44-52 CEDAR ST. IS SUBJECT TO A SIDEWALK REPAIR NOTICE NO. E7025 DATED 1-1-98.
3. ELEVATIONS ARE BASED ON NGV DATUM OF 1929.
4. IT IS THIS SURVEYORS OPINION AS TO THE LOCATION OF PROPERTY LINES. THE DEED DESCRIPTIONS TO THE SUBJECT PARCEL AND NEIGHBORING PARCELS WERE USED TO ESTABLISH THE PROPERTY LINE LOCATION SHOWN HEREON. THERE WERE NO EXISTING SURVEYS OR FIELD MONUMENTATION ALONG THESE PROPERTY LINES FOUND AT THE TIME OF THIS SURVEY.

MAP REFERENCE:

- 1.) AS-BUILT SURVEY, IMPROVEMENT LOCATION SURVEY, PREPARED FOR CATHOLIC CHARITIES, INC., 45 WADSWORTH STREET, HARTFORD CONNECTICUT, SCALE 1"=20', DATE 5-29-08, REVISED THROUGH 6-18-08, SHEET 1 OF 1, THE BONGIOVANNI GROUP, INC., LAND SURVEYORS

LEGEND

UTILITY POLE	WATER GATE
MANHOLE	CATCH BASIN
YARD DRAIN	LIGHT STANDARD
(2'x2') CITY OFFSET MONUMENT	SIGN
GAS GATE	TELEPHONE MANHOLE
FENCE	OVERHEAD UTILITIES
ACRE	BITUMINOUS CONCRETE
BIT.	BUILDING LINE
CL	CONCRETE LANDING
CLT	CHAIN LINK FENCE
CLAP	CONNECTICUT LIGHT AND POWER
CONC.	CONCRETE
COR.	CORNER
IP	IRON PIN
MIN.	MINIMUM
N/F	NOW OR FORMERLY
ROP	REINFORCED CONCRETE PIPE
RAI	REFERENCE MAP
SAH	SANITARY
S.F.	SQUARE FEET
SNET	SOUTHERN NEW ENGLAND TELEPHONE COMPANY
SM	GAS METER
W	HANDICAP PARKING
W	WROUGHT IRON FENCE
UNIT 1	FIRST FLOOR BUILDING WEST SIDE
UNIT 1	LIMITED COMMON ELEMENT
UNIT 2	FIRST FLOOR BUILDING EAST SIDE & ENTIRE SECOND FLOOR
UNIT 1 & 2	LIMITED COMMON ELEMENT
UNIT 3	ENTIRE BUILDING
UNIT 3	LIMITED COMMON ELEMENT
	COMMON AREA

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

LEGAL DESCRIPTION

A certain place or parcel of land situated in the City of Hartford, County of Hartford and State of Connecticut, being more particularly described as follows:

Beginning at an angle point in the westerly street line of Wadsworth Street, said point being the northeasterly corner of land N/F City of Hartford Housing Authority and the southeasterly corner of the herein described parcel;

Thence along said land of N/F City of Hartford Housing Authority the following two (2) courses:

N73°-34'-38"W a distance of 127.29 feet to a point;

S17°-56'-54"W a distance of 51.80 feet to a point;

Thence N63°-02'-51"W along land of N/F North Washington Association, LLC a distance of 133.00 feet to a point;

Thence N19°-40'-32"E in the easterly street line of Cedar Street a distance of 181.54 feet to a point;

Thence S89°-23'-32"E along land of N/F Pedro Pimenta a distance of 130.00 feet to a point;

Thence S71°-19'-50"E along land of N/F Norma Aparicio a distance of 129.65 feet to a point;

Thence S19°-44'-47"W in said westerly street line of Wadsworth Street a distance of 140.00 feet to the Point and Place of Beginning.

Said parcel contains 43,164 square feet (0.9909 acres).

9411 P 9-9-000 6002

RECEIVED

06/23/2008

06/13/08

95127/08138CONDO.DWG

JOB #06138

EXHIBIT A-3

CONDOMINIUM MAP
PREPARED FOR
CATHOLIC CHARITIES INSTITUTE
FOR THE HISPANIC FAMILY
45 & 53 WADSWORTH STREET
HARTFORD, CONNECTICUT

CONDOMINIUM
MAP

1

1

ZONING DATA

RO-1 RESIDENCE-OFFICE DISTRICT

MINIMUM REQUIRED LOT AREA(SQUARE FEET)-7,500

MINIMUM PERMITTED LOT WIDTH(Feet)-60

MINIMUM REQUIRED SETBACK, PRINCIPAL BUILDING(Feet)

FRONT-8'(WADSWORTH ST.)

-11'(CEDAR ST.)

SIDE-1/4 SEE NOTE (9)

REAR-30'

MAXIMUM PERMITTED HEIGHT-N.R.

(9) FRACTION REFERS TO THAT PORTION (RESIDENTIAL, COMMERCIAL OR OFFICE) OF THE HEIGHT OF THE ADJACENT WALL OF THE STRUCTURE.

"I HEREBY CERTIFY THAT AS OF JUNE 18, 2008, 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 26, 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 47-228 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. #14849

I HEREBY CERTIFY THAT THIS SURVEY CONTAINS ALL OF THE INFORMATION REQUIRED BY CHAPTER 828 OF THE CONNECTICUT GENERAL STATUTES (THE "COMMON INTEREST OWNERSHIP ACT"), AS AMENDED.

ALAN BONGIOVANNI, L.L.S. #14849 DATE 06-23-08