

## LEGAL DESCRIPTIONS

## (POINT OF BEGINNING "A")

PROPERTY KNOWN AS #24 STONINGTON ST. (Parcel #23)

BEGINNING AT A POINT, SAID POINT BEING THE NORTHEAST STREET LINE INTERSECTION OF STONINGTON STREET AND NORWICH STREET, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE N01°45'28"W A DISTANCE OF 107.75' TO A POINT;  
 THENCE S87°45'36"E A DISTANCE OF 117.21' TO A POINT;  
 THENCE S02°14'02"W A DISTANCE OF 104.98' TO A POINT;  
 THENCE N87°45'58"W A DISTANCE OF 92.99' TO THE POINT  
 AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 11,034.40 S.F. OR 0.253 ACRES.

## (POINT OF BEGINNING "B")

PROPERTY KNOWN AS #100 STONINGTON ST. (Parcel #22)

BEGINNING AT A POINT ALONG THE NORTH STREET LINE OF STONINGTON STREET, SAID POINT BEING 587'-45"-586' A DISTANCE OF 193.32 FEET FROM THE NORTHEAST STREET LINE INTERSECTION OF STONINGTON STREET AND NORWICH STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PARCEL HEREIN DESCRIBED, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE N87°45'58"W A DISTANCE OF 100.33' TO A POINT;  
 THENCE N02°14'02"E A DISTANCE OF 104.98' TO A POINT;  
 THENCE S87°45'36"E A DISTANCE OF 100.33' TO A POINT;  
 THENCE S02°14'02"W A DISTANCE OF 104.97' TO THE POINT  
 AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 10,532.47 S.F. OR 0.242 ACRES.

PROPERTY KNOWN AS #110 STONINGTON ST. (Parcel #13)

BEGINNING AT A POINT ALONG THE NORTH STREET LINE OF STONINGTON STREET, SAID POINT BEING 587'-45"-586' A DISTANCE OF 193.32 FEET FROM THE NORTHEAST STREET LINE INTERSECTION OF STONINGTON STREET AND NORWICH STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PARCEL HEREIN DESCRIBED, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE N02°14'02"E A DISTANCE OF 104.97' TO A POINT;  
 THENCE S87°45'36"E A DISTANCE OF 76.44' TO A POINT;  
 THENCE S02°15'00"W A DISTANCE OF 24.97' TO A POINT;  
 THENCE S87°44'10"E A DISTANCE OF 17.00' TO A POINT;  
 THENCE S02°15'00"W A DISTANCE OF 54.99' TO A POINT;  
 ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', A DELTA OF 90°00'00" AND AN ARC LENGTH OF 39.27' TO A POINT;  
 THENCE N87°45'58"W A DISTANCE OF 68.40' TO THE POINT  
 AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 9,247.16 S.F. OR 0.212 ACRES.

## (POINT OF BEGINNING "C")

PROPERTY KNOWN AS #73 BOULEVARD (Parcel #17)

BEGINNING AT A POINT ALONG THE WEST STREET LINE OF BOULEVARD, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL #16 AND THE NORTHEAST CORNER OF PARCEL HEREIN DESCRIBED, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE S02°15'00"W A DISTANCE OF 85.73' TO A POINT;  
 THENCE N87°45'36"E A DISTANCE OF 98.38' TO A POINT;  
 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 9.00', A DELTA OF 90°01'27" AND AN ARC LENGTH OF 14.14' TO A POINT;  
 THENCE N02°15'00"E A DISTANCE OF 76.77' TO A POINT;  
 THENCE S87°44'10"E A DISTANCE OF 102.39' TO THE POINT  
 AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 8,762.41 S.F. OR 0.201 ACRES.

PROPERTY KNOWN AS #63 BOULEVARD (Parcel #16)

BEGINNING AT A POINT ALONG THE WEST STREET LINE OF BOULEVARD, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL #17 AND THE SOUTHEAST CORNER OF PARCEL HEREIN DESCRIBED, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE N87°44'10"W A DISTANCE OF 102.39' TO A POINT;  
 THENCE N02°15'00"E A DISTANCE OF 100.33' TO A POINT;  
 THENCE S87°44'10"E A DISTANCE OF 102.39' TO A POINT;  
 THENCE S02°15'00"W A DISTANCE OF 100.33' TO THE POINT  
 AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 10,272.44 S.F. OR 0.236 ACRES.

## (POINT OF BEGINNING "D")

PROPERTY KNOWN AS #51 BOULEVARD (Parcel #11)

BEGINNING AT A POINT ALONG THE WEST STREET LINE OF BOULEVARD, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL #15 AND THE SOUTHEAST CORNER OF PARCEL HEREIN DESCRIBED, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE N87°44'10"W A DISTANCE OF 102.39' TO A POINT;  
 THENCE N02°15'00"E A DISTANCE OF 58.15' TO A POINT;  
 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 12.00', A DELTA OF 90°01'27" AND AN ARC LENGTH OF 18.85' TO A POINT;  
 THENCE S87°44'10"E A DISTANCE OF 90.39' TO THE POINT  
 AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 7,151.33 S.F. OR 0.164 ACRES.

PROPERTY KNOWN AS #55 BOULEVARD (Parcel #12)

BEGINNING AT A POINT ALONG THE WEST STREET LINE OF BOULEVARD, SAID POINT BEING THE SOUTHEAST CORNER OF PARCEL #11 AND THE NORTHEAST CORNER OF PARCEL HEREIN DESCRIBED, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE S02°15'00"W A DISTANCE OF 100.67' TO A POINT;  
 THENCE N87°44'10"W A DISTANCE OF 102.39' TO A POINT;  
 THENCE N02°15'00"E A DISTANCE OF 100.67' TO A POINT;  
 THENCE S87°44'10"E A DISTANCE OF 102.39' TO THE POINT  
 AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 10,307.25 S.F. OR 0.237 ACRES.

## (POINT OF BEGINNING "E")

PROPERTY KNOWN AS #33 BOULEVARD (Parcel #14)

BEGINNING AT A POINT ALONG THE WEST STREET LINE OF BOULEVARD, SAID POINT BEING THE SOUTHEAST CORNER OF PARCEL #11 AND THE NORTHEAST CORNER OF PARCEL HEREIN DESCRIBED, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE S27°30'13"E A DISTANCE OF 140.89' TO A POINT;  
 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00', A DELTA OF 29°46'03" AND AN ARC LENGTH OF 20.78' TO A POINT;  
 THENCE S02°15'00"W A DISTANCE OF 3.22' TO A POINT;  
 THENCE N87°44'10"W A DISTANCE OF 94.67' TO A POINT;  
 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 12.00', A DELTA OF 59°55'55" AND AN ARC LENGTH OF 12.50' TO A POINT;  
 THENCE N27°48'15"W A DISTANCE OF 106.19' TO A POINT;  
 THENCE N82°29'47"E A DISTANCE OF 95.66' TO THE POINT  
 AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 13,296.17 S.F. OR 0.305 ACRES.

## LEGAL DESCRIPTIONS cont...

## (POINT OF BEGINNING "E")

PROPERTY KNOWN AS #23 BOULEVARD (Parcel #2)

BEGINNING AT A POINT ALONG THE WEST STREET LINE OF BOULEVARD, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL #14 AND THE SOUTHWEST CORNER OF PARCEL HEREIN DESCRIBED, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE S82°29'47"W A DISTANCE OF 95.66' TO A POINT;  
 THENCE N27°48'15"W A DISTANCE OF 130.97' TO A POINT;  
 THENCE N82°29'10"E A DISTANCE OF 71.27' TO A POINT;  
 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', A DELTA OF 90°01'27" AND AN ARC LENGTH OF 39.27' TO A POINT;  
 THENCE S27°30'13"E A DISTANCE OF 106.19' TO THE POINT  
 AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 12,452.17 S.F. OR 0.286 ACRES.

## (POINT OF BEGINNING "F")

PROPERTY KNOWN AS #50 BOULEVARD (Parcel #12)

BEGINNING AT A POINT ALONG THE EAST STREET LINE OF BOULEVARD, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL #18 AND THE SOUTHWEST CORNER OF PARCEL HEREIN DESCRIBED, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE N02°15'00"E A DISTANCE OF 75.11' TO A POINT;  
 THENCE N62°17'17"E A DISTANCE OF 143.90' TO A POINT;  
 THENCE S02°28'17"W A DISTANCE OF 151.49' TO A POINT;  
 THENCE N87°44'10"W A DISTANCE OF 121.41' TO THE POINT  
 AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 13,776.38 S.F. OR 0.316 ACRES.

PROPERTY KNOWN AS #58 BOULEVARD (Parcel #18)

BEGINNING AT A POINT ALONG THE EAST STREET LINE OF BOULEVARD, SAID POINT BEING THE SOUTHWEST CORNER OF PARCEL #12 AND THE NORTHEAST CORNER OF PARCEL HEREIN DESCRIBED, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE S87°44'10"E A DISTANCE OF 121.41' TO A POINT;  
 THENCE S02°28'17"W A DISTANCE OF 100.33' TO A POINT;  
 THENCE N87°44'10"W A DISTANCE OF 121.05' TO A POINT;  
 THENCE N02°15'00"E A DISTANCE OF 100.33' TO THE POINT  
 AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 12,167.23 S.F. OR 0.279 ACRES.

## (POINT OF BEGINNING "G")

PROPERTY KNOWN AS #68 BOULEVARD (Parcel #19)

BEGINNING AT A POINT ALONG THE EAST STREET LINE OF BOULEVARD, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL #20 AND THE SOUTHWEST CORNER OF PARCEL HEREIN DESCRIBED, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE N02°15'00"E A DISTANCE OF 100.67' TO A POINT;  
 THENCE S87°44'10"E A DISTANCE OF 121.05' TO A POINT;  
 THENCE S02°28'17"W A DISTANCE OF 100.67' TO A POINT;  
 THENCE N87°44'10"W A DISTANCE OF 120.38' TO THE POINT  
 AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 12,167.23 S.F. OR 0.279 ACRES.

PROPERTY KNOWN AS #76 BOULEVARD (Parcel #20)

BEGINNING AT A POINT ALONG THE EAST STREET LINE OF BOULEVARD, SAID POINT BEING THE SOUTHWEST CORNER OF PARCEL #19 AND THE NORTHEAST CORNER OF PARCEL HEREIN DESCRIBED, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE S87°44'10"E A DISTANCE OF 120.68' TO A POINT;  
 THENCE S02°28'17"W A DISTANCE OF 83.85' TO A POINT;  
 THENCE N87°44'10"W A DISTANCE OF 120.38' TO A POINT;  
 THENCE N02°15'00"E A DISTANCE OF 83.85' TO THE POINT  
 AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 10,106.28 S.F. OR 0.232 ACRES.

## (POINT OF BEGINNING "H")

PROPERTY KNOWN AS #122 STONINGTON ST. (LOT #21)

BEGINNING AT A POINT ALONG THE NORTH STREET LINE OF STONINGTON STREET, SAID POINT BEING THE SOUTHWEST CORNER OF PARCEL #19 AND THE NORTHEAST CORNER OF PARCEL HEREIN DESCRIBED, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

THENCE N87°45'58"W A DISTANCE OF 111.91' TO A POINT;  
 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', A DELTA OF 90°01'47" AND AN ARC LENGTH OF 39.28' TO A POINT;  
 THENCE N02°15'00"E A DISTANCE OF 54.95' TO A POINT;  
 THENCE S87°44'10"E A DISTANCE OF 17.00' TO A POINT;  
 THENCE N02°15'00"E A DISTANCE OF 45.00' TO A POINT;  
 THENCE S87°44'10"E A DISTANCE OF 120.38' TO A POINT;  
 THENCE S02°28'17"W A DISTANCE OF 124.89' TO THE POINT  
 AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 16,234.75 S.F. OR 0.373 ACRES.

## Surveyor's Certificate:

The undersigned, being a duly registered surveyor of the State of Connecticut certifies to (i) Dutch Point Homeownership, LLC, its successors and assigns; (ii) First American Title Insurance Company; (iii) Housing Authority of the City of Hartford; (iv) Connecticut Housing Finance Authority; (v) State of Connecticut Department of Economic and Community Development; and (vi) The City of Hartford, as follows:

- This map or plan 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.
- The survey was made on the ground between June 30 and July 8, 2008 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.
- Except as shown on the survey, there are no visible easements or rights of way of which the undersigned has been advised.
- 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 alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
- The location of each easement, right of way, servitude, and other matters affecting the subject property and listed in the title insurance commitment number HART438173 dated effective July 7, 2008, 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 location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.
- The subject property has access to Stonington Street which is a duly dedicated and accepted public street.
- Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
- The record description of the subject property forms a mathematically closed figure.
- No portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map 090800 00058 Dated March 1, 1995 and is designated as Zone X.

The parties listed above are entitled to rely on the accuracy of this map certificate as being true and accurate.

PETER D. FLYNN CT.L.S. #5792  
 NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE PRESENT  
 FLYNN & CYR LAND SURVEYING LLC  
 1004 FARMINGTON AVE. 06030-2800  
 BRIDGE, CONNECTICUT 06007

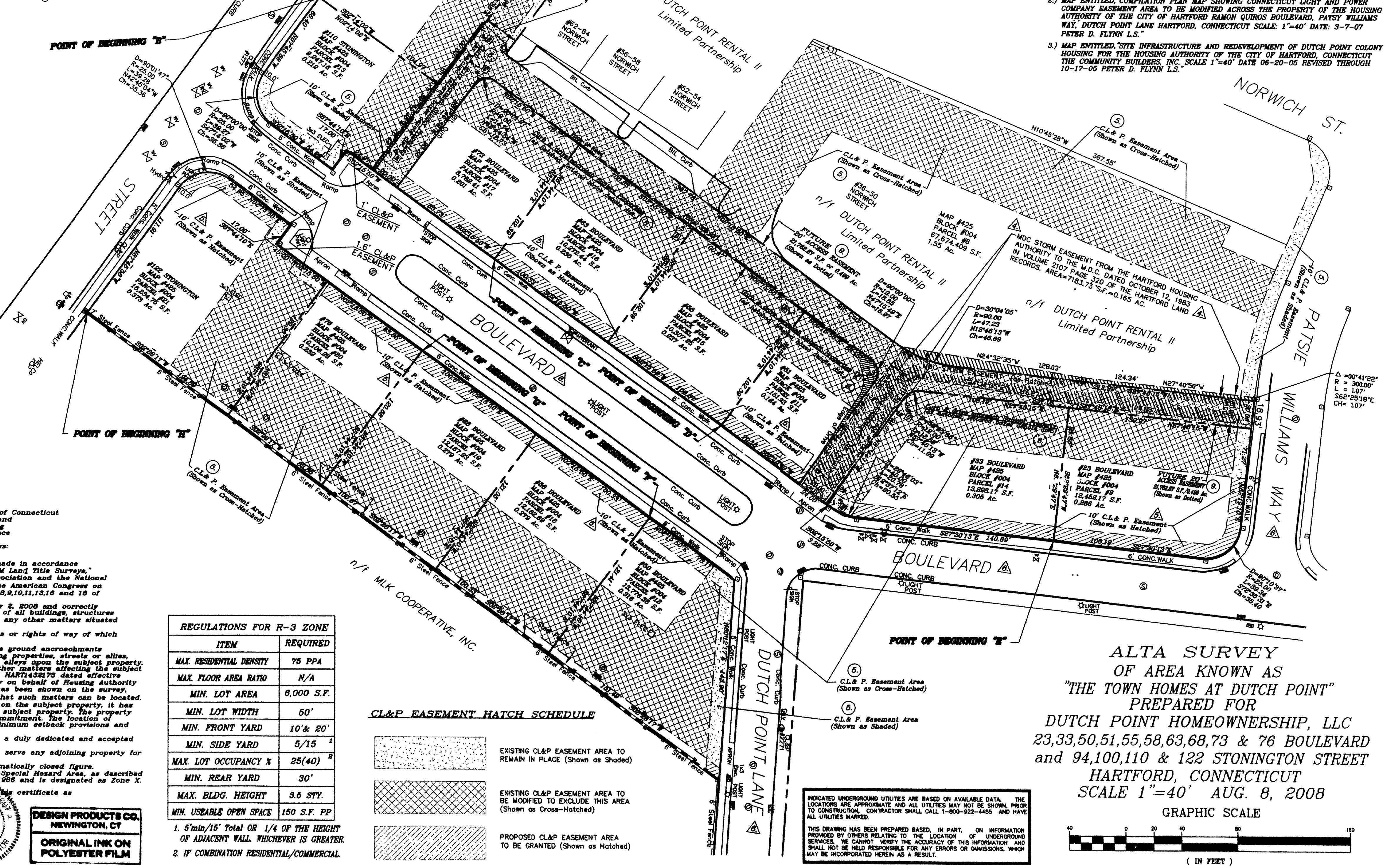
## SURVEYOR NOTES:

- THIS PROPERTY IS SERVED BY THE FOLLOWING:  
 WATER & SEWER METROPOLITAN DISTRICT OF CT.  
 ELECTRIC CT. CONNECTICUT LIGHT AND POWER  
 GAS NATURAL GAS SOUTHERN NEW ENGLAND TELEPHONE  
 TELEPHONE SOUTHERN NEW ENGLAND TELEPHONE
- ALTHOUGH PROPERTY LIES WITHIN GREATER HARTFORD FLOOD PLAIN (ELEV. A BELOW 58.0) IT IS NOT AFFECTED DUE TO THIS GREATER HARTFORD FLOOD PLAIN CONTROL DUE BUILT BY THE UNITED STATES ARMY CORPS OF ENGINEERS.
- PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD ZONE AS PER FEMA MAP 090800 00058 DTC, DEC. 4, 1995.
- MDC Storm Easement from the Hartford Housing Authority to the Metropolitan District Commission dated October 12, 1983, recorded October 17, 1983 in Volume 2107, Page 320 of the Hartford Land Records.
- Easement shown herein as "Proposed 10' CL&P Easement".
- Roadway known as "Boulevard" is expected to be accepted by the City of Hartford as Otter Boulevard.
- Roadway known as "Boulevard" is expected to be accepted by the City of Hartford as "Patric Williams Way" is expected to be accepted by the City of Hartford.
- Roadway known as "Dutch Point Lane" (formerly a Private Road) is expected to be accepted as Ayle Lane by the City of Hartford.

\*Triangled Surveyor Note is delineated on the Survey.

## LEGEND

- CATCH BASIN
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- MONUMENT
- PROPERTY CORNER
- HYDRANT
- WATER GATE
- GAS GATE
- UTILITY POLE
- FENCE (type noted)
- ELECTRIC MANHOLE
- HELICO MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE



## SCHEDULE B SECTION 2 Exceptions

- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the land or that may be asserted by persons in possession of the land.
- Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.
- Defects, liens encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- Electric distribution easement from The Housing Authority of the City of Hartford to the Connecticut Light and Power Company dated August 30, 2006, recorded September 7, 2006 in Volume 6717, Page 344 of the Hartford Land Records; modified by Modification of Easement dated April 11, 2007, recorded April 30, 2007 in Volume 6882, Page 8 of the Hartford Land Records.
- Terms and conditions of Subdivision Map recorded in the Hartford Land Records titled, The Community Builders, Inc. The Town Homes at Dutch Point New Construction Hartford, CT Project No. 0703 Resubdivision Plan C-1 Sheet 1 of 1 (0-28-07 Re-Subdivision 03-28-08 Re-Subdivision 04-28-08 Re-Subdivision) prepared by Flynn & Cyr Land Surveying LLC 1204 Farmington Avenue 600-888-7888 Berlin, Connecticut 06037, which map is filed as Map #2970 in the Hartford Town Clerk's office.
- Declaration of Restrictive Covenants from Housing Authority of the City of Hartford and Dutch Point Homeownership, LLC to U.S. Department of Housing and Urban Development dated August 2006 and recorded at Volume \_\_\_\_\_ Page \_\_\_\_\_ of the Hartford Land Records.
- Encroachments as shown this map.
- Proposed easement agreement between Dutch Point Rental II Limited Partnership and Dutch Point Homeownership, LLC regarding access over property owned by Dutch Point Rental II Limited Partnership to be recorded in the Hartford Land Records.

\*Circled Exceptions are plottable and noted on the Survey.

## MAP REFERENCE:

- 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 PATRIC WILLIAMS WAY HARTFORD, CONNECTICUT SCALE 1"=40' SEPT. 13, 2006 REVISED 3-22-07 PETER D. FLYNN L.S."
- MAP ENTITLED, "COMPILED 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 QUINN BOULEVARD, PATRIC WILLIAMS WAY, DUTCH POINT LANE HARTFORD, CONNECTICUT SCALE 1"=40' DATE 3-7-07 PETER D. FLYNN L.S."
- MAP ENTITLED, "SITE INFRASTRUCTURE AND REDEVELOPMENT OF DUTCH POINT COLONY HOUSING FOR THE HOUSING AUTHORITY OF THE CITY OF HARTFORD, CONNECTICUT THE COMMUNITY BUILDERS, INC. SCALE 1"=40' DATE 06-26-05 REVISED THROUGH 10-17-05 PETER D. FLYNN L.S."

ALTA SURVEY  
 OF AREA KNOWN AS  
 "THE TOWN HOMES AT DUTCH POINT"  
 PREPARED FOR  
 DUTCH POINT HOMEOWNERSHIP, LLC  
 23,33,50,51,55,58,63,68,73 & 76 BOULEVARD  
 AND 94,100,110 & 122 STONINGTON STREET  
 HARTFORD, CONNECTICUT  
 SCALE 1"=40' AUG. 8, 2008

GRAPHIC SCALE  
 (IN FEET)  
 1 inch = 40 ft