

N/F
LEO P. REINER
VOL.1111, PG.487

N/F
RUDOLPH
PIZZOFERRATO
VOL.3244, PG.1

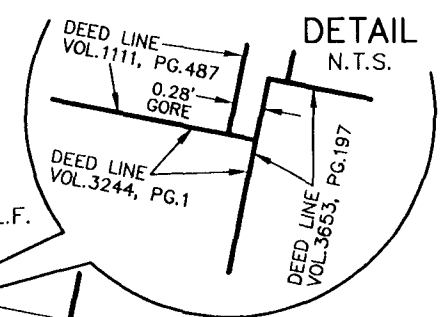
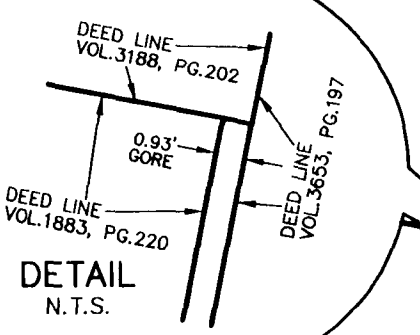
N/F
RUDOLPH
PIZZOFERRATO
VOL.3219, PG.173

N/F
RUDOLPH
PIZZOFERRATO
VOL.3188, PG.202

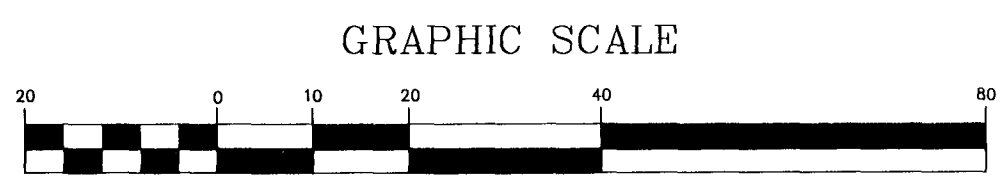
N/F
LaWIN, INC.
VOL.1883, PG.220

N/F
SIXTY-FIVE SUMNER STREET
ASSOCIATES LIMITED PARTNERSHIP
VOL.3362, PG.15

N/F
SUMNERWOOD DEVELOPMENT CORP.
VOL.1886, PG.216



LEGEND	
○	WATER GATE
●	MANHOLE
⊙	DRAIN
⊗	GAS GATE
-x-x-	FENCE
S.F.	SQUARE FEET
AC.	ACRE
VOL.	VOLUME
PG.	PAGE
BIT.	BITUMINOUS
CONC.	CONCRETE
PROP.	PROPERTY
COR.	CORNER
IP	IRON PIPE
N/F	NOW OR FORMERLY
V.L.	VERANDAH LINE
B.L.	BUILDING LINE
R.Y.	REAR YARD
C.L.F.	CHAIN LINK FENCE
ELEC.	ELECTRIC
N.T.S.	NOT TO SCALE
R.O.W.	RIGHT OF WAY



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.

"ALTA / ACSM LAND TITLE SURVEY"

MAP REFERENCES:

- "SITE DEVELOPMENT PLAN FOR SUMNERWOOD DEVELOPMENT, SCALE 1"=20', DATE 4-19-82, DEAN E. PHILLIPS ASSOC."
- "THE BANCROFT CONDOMINIUM, 28 HUNTINGTON STREET, HARTFORD, CONNECTICUT, SCALE 1"=20', DATE JULY 7, 1981, REVISED 8-3-81, CLOSE, JENSON & MILLER"
- "BOUNDARY & TOPOGRAPHIC SURVEY, MAP OF PROPERTY OF FEDERAL HOME LOAN MORTGAGE CORPORATION, 79 & 85 SUMNER STREET, HARTFORD, CONNECTICUT, SCALE 1"=20', DATE 7-24-95, REVISED 10-30-95, SHEET 1 OF 1, THE BONGIOVANNI GROUP, INC., LAND SURVEYORS"

NOTES:

- THE SUBJECT PROPERTY IS LOCATED IN THE RO-2 (RESIDENTIAL-OFFICE DISTRICT) ZONE.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, THE BONGIOVANNI GROUP, INC. RELIED UPON TITLE REPORT CASE NO. F98-0017, EFFECTIVE DATE JANUARY 7, 1998 AT 5:00 P.M., ISSUED BY LAWYERS TITLE INSURANCE CORPORATION.
- BASED OF FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 095080 0005 B, MAP INDEX COVERING CITY OF HARTFORD, CONNECTICUT, HARTFORD COUNTY, MAP REVISED DECEMBER 4, 1986, ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN, THE SUBJECT PROPERTY LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
- COORDINATES & BEARINGS ARE BASED ON STATE PLANE GRID (NAD 27).
- 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
TAXES	NOT YET DUE	NOT PLOTTED HEREON
WATER & SEWER CHARGES	NOT YET DUE	NOT PLOTTED HEREON
BUILDING LINE	VOL.2, PG.326	PLOTTED HEREON
VERANDAH LINE	VOL.6, PG.11	PLOTTED HEREON
FENCE LINE AGREEMENT	VOL.1821, PG.121	PLOTTED HEREON

- NO MONUMENTATION OF PROPERTY CORNERS WERE SET AS PART OF THIS SURVEY.
- NONE OF THE UNDERGROUND IMPROVEMENTS ASSOCIATED WITH THIS PARCEL WERE LOCATED.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED LAND SURVEYOR OF THE STATE OF CONNECTICUT CERTIFIES TO (I) BOSTON CAPITAL MORTGAGE COMPANY LIMITED PARTNERSHIP, ITS SUCCESSORS AND/OR ASSIGNS, (II) SUMNER HOUSE LIMITED PARTNERSHIP, (III) SGA AFFORDABLE HOUSING MORTGAGE FUND LLC, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR AND (IV) LAWYERS TITLE INSURANCE CORPORATION AS FOLLOWS:

- THE ACCOMPANYING SURVEY DATED 12-23-97 AND REVISED 1-15-98, 1-23-98 AND 1-26-98, WAS 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 AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1992, AND MEETS THE REQUIREMENTS FOR AN URBAN SURVEY AS DEFINED THEREIN.
- THIS SURVEY WAS MADE ON THE GROUND BETWEEN 12-11-97 AND 12-17-97, AND CORRECTLY SHOWS THE AREA, COURSES AND DISTANCES OF THE SUBJECT PROPERTY, THE LOCATION, SITE AND TYPE OF ALL BUILDINGS, STRUCTURES, MONUMENTS AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY. THE BOUNDARIES, DIMENSIONS AND OTHER DETAILS NOTED ON THIS SURVEY ARE TRUE AND CORRECT.
- (EXCEPT AS SHOWN ON THIS SURVEY), THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ON THE SUBJECT PROPERTY, AND THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINE CONFLICTS.
- (EXCEPT AS SHOWN ON THIS 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 DATED JANUARY 7, 1998, ISSUED BY LAWYERS TITLE INSURANCE CORPORATION WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN CORRECTLY PLOTTED OR NOTED ON THIS SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THIS SURVEY IS THE SAME PROPERTY DESCRIBED IN THAT TITLE COMMITMENT.
- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY, DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY AS SHOWN ON THIS SURVEY. THE LOCATION OF ALL ADJOINING STREETS AND ROADS AND THE DISTANCE TO THE NEAREST INTERSECTING STREET ARE SO SHOWN.
- FROM SURFACE OBSERVATIONS THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS.
- THE ABOVE GROUND BUILDINGS AND IMPROVEMENTS ARE LOCATED WITHIN THE BOUNDARY LINES AND APPLICABLE SETBACK LINES OF THE PROPERTY. THE ENTRANCE OVERHANG IS OVER THE VERANDAH LINE BY 0.2 FEET.
- THERE ARE NO VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES AND REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID ABOVE GRADE BUILDINGS AND SURFACE IMPROVEMENTS ON THE SUBJECT PROPERTY, EXCEPT THE ENTRANCE OVERHANG IS OVER THE VERANDAH LINE BY 0.2 FEET AND THE BUILDING IS NOT IN VIOLATION OF THE SIDE YARD SETBACK REGULATIONS BECAUSE IT IS AN EXISTING NON-COMPLYING STRUCTURE PER THE CITY OF HARTFORD PLANNING DEPARTMENT.
- THE PROPERTY IS LOCATED IN A RO-2 ZONING DISTRICT AND THE FOLLOWING PROVISIONS OF THE CITY OF HARTFORD ZONING CODE APPLY:
A. FRONT YARD SETBACK: 20 FEET
B. REAR YARD SETBACK: 30 FEET
C. SIDE YARD SETBACK: 16 FEET
D. MAXIMUM HEIGHT: NO REQUIREMENT
E. MAXIMUM AREA COVERAGE: 50%
F. MINIMUM LOT SIZE: 7,500 SQUARE FEET
G. MINIMUM FRONTAGE: 50 FEET
H. ON-SITE PARKING REQUIREMENTS: ONE SPACE FOR EACH DWELLING UNIT

- THE POINT OF BEGINNING OF THE PROPERTY DESCRIPTION IS ACCURATE.

- (EXCEPT AS SHOWN ON THE SURVEY,) NO PORTION OF THE PROPERTY SHOWN ON THIS SURVEY LIES WITHIN A 100-YEAR FLOOD PLAIN, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED. THE PROPERTY IS LOCATED IN FLOOD ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 095080-0005-B DATED REVISED DECEMBER 4, 1986 (THE SURVEY CORRECTLY INDICATES THE ZONE DESIGNATION OF ANY AREA SHOWN AS BEING WITHIN A 100-YEAR FLOOD PLAIN.)

DATE: DECEMBER 23, 1997

SIGNED: 12-23-97
ALAN BONGIOVANNI
REGISTRATION NO. 14649

THIS MAP PRODUCED BY
ORIGINAL INK DRAWING ON
POLY FILM OR LINEN
BONGIOVANNI GROUP, INC.
75 KITS LANE
NEWINGTON, CT 06111

THE BONGIOVANNI GROUP, INC.
LAND SURVEYORS
(formerly W.E. Peters Assoc.)
75 Kits Lane
Newington, Conn. 06111
TEL (860) 866-0134
FAX (860) 866-5830

Date: 12-23-97	Scale: 1"=20'	Checked: A.B.
Drawn: J.E.T.		
Revision	Date	
	1-26-98	
	1-23-98	
	1-15-98	
	GENERAL	
	GENERAL	
	GENERAL	

PROPERTY SURVEY
PREPARED FOR
SUMNER HOUSE LIMITED PARTNERSHIP
57-59 SUMNER STREET
HARTFORD, CONNECTICUT

FOR G.I.S.