



Commercial Real Estate
Due Diligence Management
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ALTA/NSPS Land Title Survey

Regal Care-Updates

Surveyor's Certification

Regal Care at New Haven

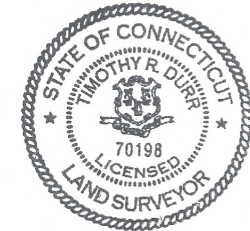
181 Clifton Street
New Haven, CT 06513
County of New Haven

To: 181 Clifton Street Realty LLC, ONHF Fund II, L.P., its successors and or assigns as their interests may appear; OLD REPUBLIC NATIONAL TITLE COMPANY and American National, LLC.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10a, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on June 17, 2019.

To my knowledge and belief this map is substantially correct as noted herein.

Timothy R. Durr
F.L.S. #70198
In the State of Connecticut
For the benefit and use of LMS Surveying, LTD



Date of Plat or Map: June 25, 2019
Date of Last Revision:

Network Reference No. 20190829-001

LMS SURVEYING LTD

Professional Commercial & Residential Land Surveys
P.O. Box 65 • Sharon Center • OH • 44274
330.329.6812 / Surveys@LMSsurveying.com

Surveyor:
LMS Surveying, LTD.
Job No. 5-190625

Title Legal Description

A certain parcel of land with the buildings and improvements thereon located in the Town and County of New Haven and State of Connecticut, being known as and numbered 181 Clifton Street, New Haven, Connecticut, shown on a plan entitled "Property of New Fairview, Inc." by Conklin & Soroka, Inc., dated July 8, 1987, containing 1.87 acres, more or less, as shown on said plan, and being bounded and described as follows:

Southeasterly: by land now or formerly of National Railroad Passenger Corporation, three courses, being 285.02 feet, 17.27 feet and 84.06 feet respectively;

Southwesterly: by land now or formerly of Susan M. Renkin and Giancarlo Accettillo, 150.28 feet;

Northwesterly and Southwesterly: by land now or formerly of Anthony and Jeanetta Mazzeo, four courses, being 70.50 feet, 61.68 feet, 34.30 feet, and 111.72 feet, respectively;

Northerly: by Clifton Street, two courses, being 125.40 feet and 352.46 feet, respectively.

Also described as the following surveyed legal description:

A certain parcel of land with the building and improvements thereon located in the Town and County of New Haven and State of Connecticut, being known as and numbered 181 Clifton Street, New Haven Connecticut, shown hereon and being bounded and described as follows:

Beginning at an iron pipe in the southeasterly streetline of Clifton Street, said point being N 70 degrees 24 minutes 38 seconds E 307.59 feet from the intersection of said Clifton Road streetline with the easterly streetline of Robertson Street said point is also the northwest corner of herein described parcel;

Thence running the following two (2) courses and distances along said streetline of Clifton Street N 70 degrees 24 minutes 38 seconds E 125.40 feet to a rebar set and on a curve to the right having a radius of 390.00 feet an arc length of 352.46 feet to a rebar set;

Thence running the following three (3) courses and distances along land now or formerly of National Railroad Passenger Corporation S 36 degrees 51 minutes 27 seconds W 285.02 feet to an iron pipe, N 47 degrees 47 minutes 53 seconds W 17.27 feet to a rebar set and S 36 degrees 09 minutes 17 seconds W 84.06 feet to a rebar set;

Thence running N 47 degrees 27 minutes 22 seconds W 150.28 feet along land now or formerly of Susan M. Renkin & Giancarlo Accettillo to an iron pipe found in the southeasterly property line of land now or formerly of Anthony & Jeanetta Mazzeo;

Thence running the following four (4) courses and distances along land of said Mazzeo N 45 degrees 51 minutes 07 seconds E 70.50 feet to a drill hole; N 54 degrees 52 minutes 43 seconds W 61.68 feet to a drill hole; N 53 degrees 51 minutes 33 seconds W 34.80 feet to a drill hole, and N 49 degrees 14 minutes 53 seconds W 111.72 feet to the point or place of beginning.

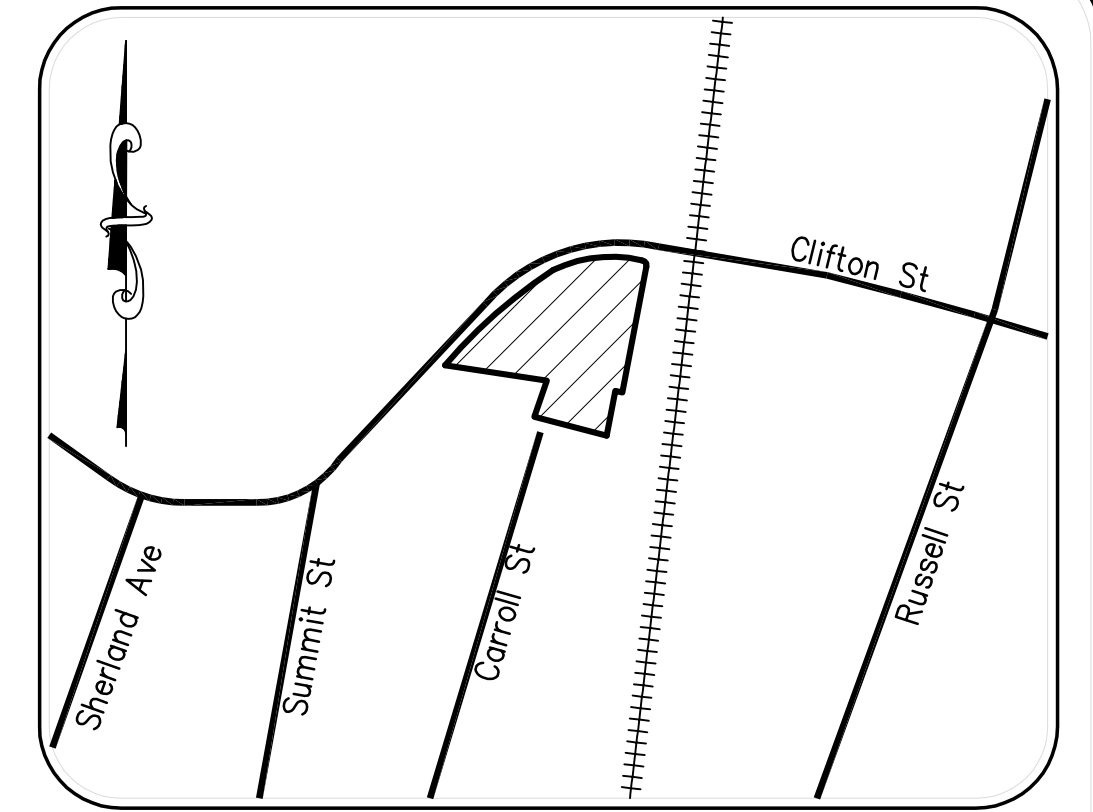
The above described parcel is the same parcel as described in OLD REPUBLIC NATIONAL TITLE COMPANY, Commitment No. 1902235, bearing an effective date of June 17, 2019.

Notes Corresponding to Schedule B

Numbers correspond with Schedule B exception items contained in OLD REPUBLIC NATIONAL TITLE COMPANY, Commitment No. 1902235, bearing an effective date of June 17, 2019.

8. Agreement and obligations to construct and maintain a fence as set forth in a deed dated January 16, 1958 and recorded in Volume 1956, page 353 of the New Haven Land Records.
AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

9. Grant of Variance by the New Haven Board of Zoning Appeals dated April 12, 2007 and recorded in Volume 7943 of page 167 of the New Haven Land Records.
AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON



Vicinity Map
Not to Scale

General Notes

- There is direct access to the subject property via Clifton Street, a public right of way.
- The address of the site is 181 Clifton Street New Haven, CT.
- The location of utilities shown on the survey are from observed evidence or above ground appurtenances only. The surveyor was not provided with underground utility plans or surface ground markings to determine the location of any subterranean uses.
- There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- At the time of this survey there was no information made available to the surveyor regarding proposed changes in street right-of-way lines. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There were no wetland delineation markers observed in the process of conducting the fieldwork.
- All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.
- At the time of survey there was no evidence of the property being used as a cemetery, burial ground or grave site.
- Pursuant to Table A, Item 7(b)(1), building square footage as shown on the survey is calculated by the exterior footprint of all buildings at ground level and should be used for general purposes only. This calculation does not determine gross floor area and should not be used for any purpose in which a gross floor area determination is required.
- The meridian for all bearings shown hereon is South 36°51'27" West, as the southeast line of the subject property, is assumed, and used to denote angles only.
- There were no party walls observed at the time of survey.
- There are no offsite easements or servitudes affecting the subject property that the surveyor has been made aware of.
- This survey has been prepared pursuant to the regulations of Connecticut State Agency's Section 20-300b-2 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, incorporated on September 26, 1996.
- Type of Survey: Property Survey
- Boundary Determination Category: Resurvey

Parking

59 Regular Spaces
0 Handicapped Spaces
59 Total Spaces

Zoning Information

JURISDICTION: City of New Haven, Connecticut		
CLASSIFICATION: RS-2 General Single-Family District		
ITEM	REQUIRED	OBSERVED
MINIMUM LOT AREA	7,500 Square Feet	81,646 Sq. Feet
MINIMUM FRONTAGE	60 Feet Lot Width	477±
MAX. BUILDING COVERAGE	30% Building Coverage	20%±
MAXIMUM BUILDING HEIGHT	3 Stories; 35 Feet	33±
FRONT SETBACK	0 Feet per Variance	N/A
SIDE SETBACK	At least 8 Feet for one	10.6±
REAR SETBACK	25 Feet	158±
PARKING FORMULA	1/3 Parking Space per dwelling unit (Section 45) (. Square Feet = . Square Feet = . Parking Spaces)	
SPACES REQUIRED	XX	59

ZONING INFORMATION HAS BEEN PROVIDED BY A ZONING REPORT BY GLOBAL ZONING LLC, DATED JUNE 24, 2019, SITE NO. GZ 7536.

NOTE: SETBACK LINES SHOWN HEREON ARE BASED SOLELY UPON THE INFORMATION PROVIDED ABOVE, ARE TO BE USED FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO INTERPRETATION BY THE LOCAL ZONING AUTHORITY.

Encroachment Statement

- ⚠ Subject's Retaining Wall extends 16.1± into the Right-of-Way.
- ⚠ Subject's Concrete Pad extends 5.3± into the Right-of-Way.
- ⚠ Subject's Asphalt Pavement extends 0.9± into the Right-of-Way.
- ⚠ Subject's Chain Link Fence extends 3.4± beyond the property line.
- ⚠ Subject's Chain Link Fence extends 1.8± beyond the property line.
- ⚠ Subject's Storage Shed extends 0.3± beyond the property line.
- ⚠ Subject's building extends 1.8± beyond the property line.

Flood Zone

By graphic plotting only, this property lies within Zone "X" of the Flood Insurance Rate Map, Community Panel No. 09009C04424, which bears an effective date of July 8, 2013 and is not in a Special Flood Hazard Area.

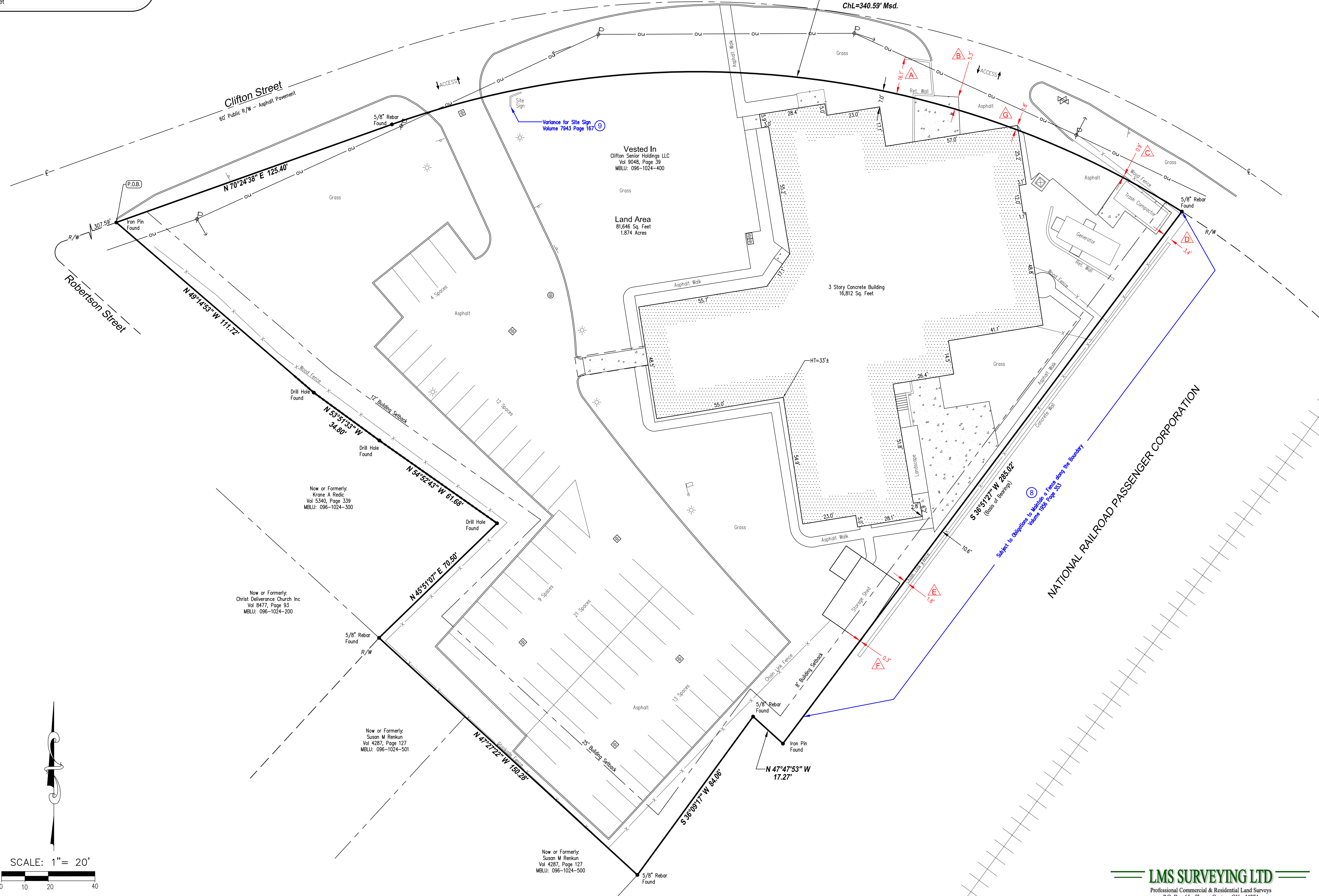


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Legend

- R/W - Right-of-Way
- C/L - Centerline
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- - Monumentation Found (as noted)
- - Concrete Monument Found
- - 5/8" Rebar Set
- - Mag Nail Set
- △ - Encroachment
- ⊗ - Schedule B-Section II Item
- Calc. - Calculated
- Msd. - Measured
- Rec. - Record
- R - Radius
- A - Arc Length
- Δ - Delta Angle
- ChL - Chord Length
- ChB - Chord Bearing
- ⊕ - Water Valve
- ⊕ - Hydrant
- ⊕ - Water Meter
- ⊕ - Water Manhole
- ⊕ - Manhole
- ⊕ - Catch Basin (Square)
- ⊕ - Catch Basin (Round)
- ⊕ - Storm Manhole
- ⊕ - Transformer
- ⊕ - Power Pole
- ⊕ - Power Pole w/ Light
- ⊕ - Light Pole
- ⊕ - Guy Wire
- ⊕ - Sign
- - Bollard
- ⊕ - Mail Box
- ⊕ - Flagpole
- ⊕ - Handicapped Space
- ou - Overhead Utility Line
- X - Fence
- ▨ - Concrete Area
- ▨ - No Parking Area
- ▨ - Building Area

SCALE: 1" = 20'



A=352.46'
R=390.00'
Δ=51°46'50"
ChB=S 83°41'57" E
ChL=340.59' Msd.

Subject to Disposition to Another Party along the Boundary
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NATIONAL RAILROAD PASSENGER CORPORATION

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