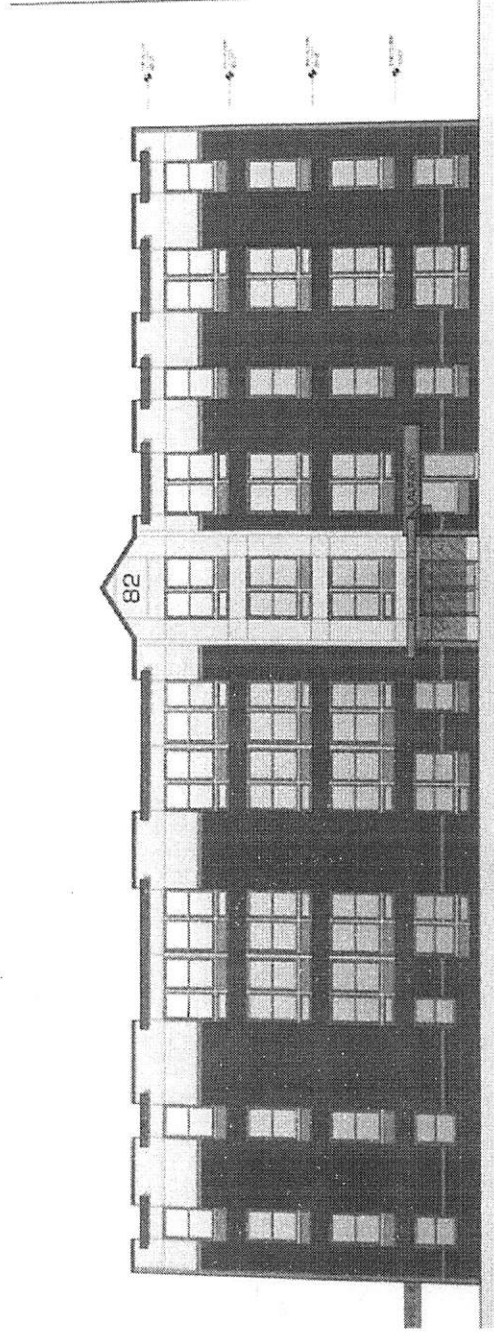


LU 29.054

72 Franklin St.

Deeply Affordable Housing

Ending Family Homelessness in Stamford



1. FRANKLIN STREET ELEVATION
SCALE 3/16" = 1'-0"

A partnership of Inspirica and the
Garden Homes Fund

54 units of Deeply Affordable Housing - Families and Individuals

Unit type	No.	% AMI	Inc. limit	Rent	FMR
Studio	20	25%	\$22,400	\$420	\$1,291
Studio	7	35%	\$31,400	\$600	\$1,291
2BR	16	30%	\$34,600	\$625	\$1,943
3BR	5	30%	\$40,000	\$730	\$2,420
3BR	6	50%	\$66,600	\$1,565	\$2,420

Total 54 units (95-105 people)

72 Franklin could make Stamford the first major city in the nation to end family homelessness – far ahead of the 2020 (2022) national goal

60 NEW pre-K slots - operated by CLC

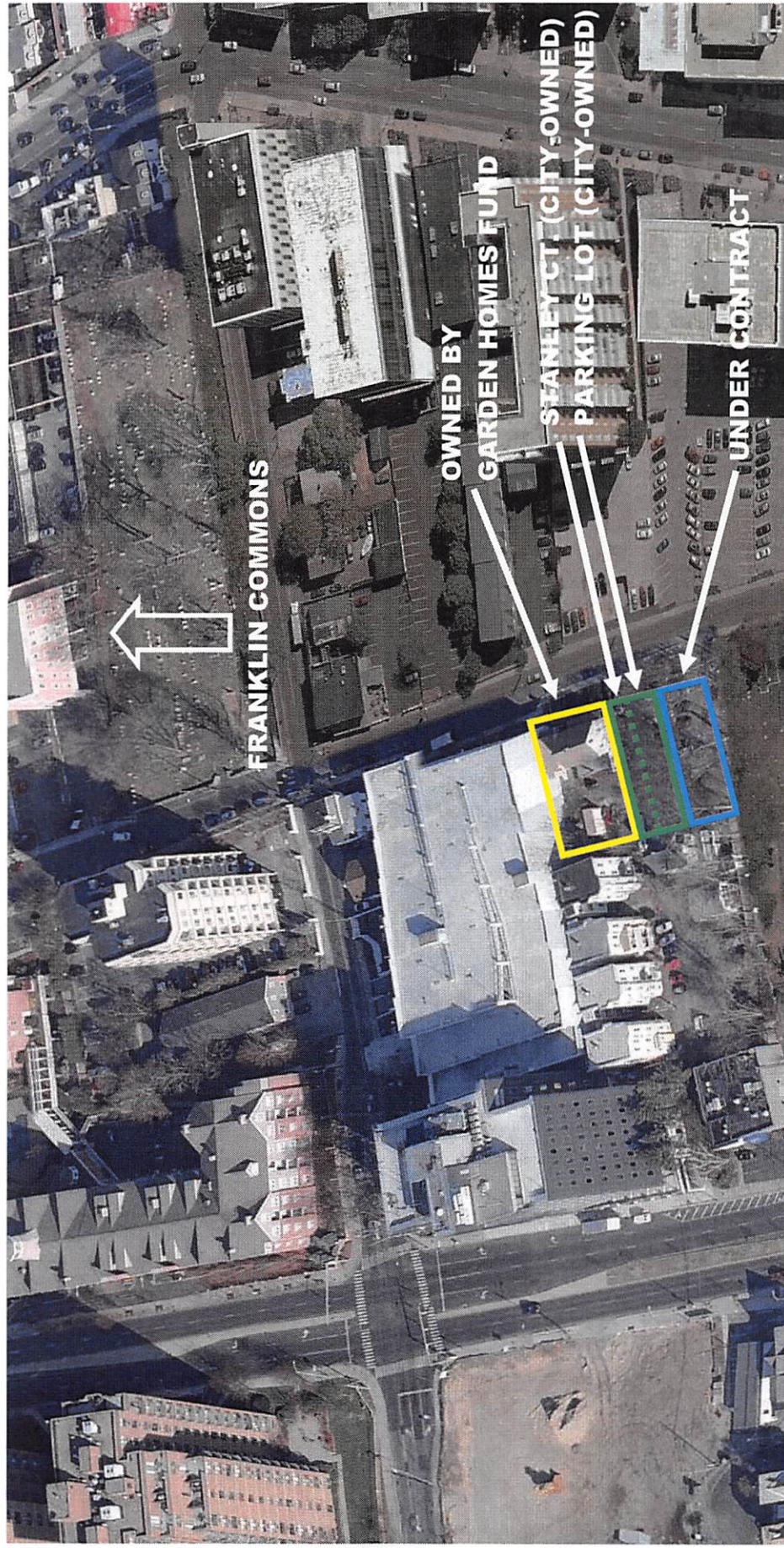
- 5 pre-K classrooms (60 slots) for ages 0 - 5
- 1,100 sq. ft. indoor play area
- 1,500 sq. ft. outdoor playground for ages 4 & 5
- 500 sq. ft. outdoor playground for ages 0 - 3

Outstanding pre-K location in the heart of downtown

Key Financials

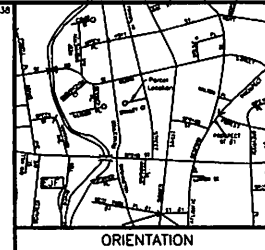
- \$9 million total cost, land + construction:
 - \$2.5 million from the Garden Homes Fund
 - \$800,000 from Inspirica
 - \$3.5 million to be raised by Inspirica
 - \$2.2 million conventional mortgage
- Inspirica to own and manage – HQ and vast array of services located a block away
- Garden Homes to develop, no fee
- ***No ongoing operating subsidy needed***

Franklin Street Location



BUILDING INFORMATION	
DATE	BY
PLANT DATA	NO.
PLANT DESIGN	17
PLANT MATERIALS	18
PLANT TOTAL	19
BUILDING TOTAL	
PLANT TOTAL	20
PLANT TOTAL	21
PLANT TOTAL	22
PLANT TOTAL	23
PLANT TOTAL	24
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PLANT TOTAL	100

Front Street Line Setback..... 15'
Center Line Of Street Setback..... 40'
Rear Yard Setback..... 20'
Lot Area 8000 = 30000sf..
Side Yard Setback, S' W/ Total Of 18'
30,000 square feet or more (Front Yards 3.3)
side yard of lot equal to one-half the height of the
building but need not exceed fifteen feet (15') each side.
Min. Building Coverage.....30% Of Lot Area
Max. Building Coverage.....30%^{1/2} Of Lot Area



LEGEND		Exhibiting	
Spot Direction	→	→	→
Control	—	—	—
Storm Drain	—	—	—
Sanitary Sewer	—	—	—
Gas Main	—	—	—
Water Main	—	—	—
Electric	—	—	—
Storm Wall	—	—	—
Storm/Sanitary Wall	—	—	—
Concrete Wall	—	—	—
Brick Wall	—	—	—
Fence	—	—	—
Catch Basin (in Curve)	—	—	—
Catch Basin (Flush)	—	—	—
Gas Box	—	—	—
Water Box	—	—	—
Traffic Signal Pole	—	—	—
Regular Sign	—	—	—
		Manhole	→
	Yard Cream	→	
	Light Pole	→	
	Sign	→	
	Tree	→	

NOTES:

1. Underground utility, structure and facility locations depicted and noted herein have been confirmed, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parent testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which has not been confirmed. Therefore, the site location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction.
2. The contractor shall notify all public utility companies by calling Call-Before-You-Dig at 1-800-822-6435 at least 72 hours prior to crossing their lines.
3. All Properties Depicted is Subject to This Verification, utility assessments or Private Agreements if any, in addition to those depicted and/or referenced on this map. Property may have been altered or their ownership or their location may have changed since those records and/or depicted. No Abstract of This Provided. Refer to Volume 2 P. 141 SLR.
4. Deviations Based on NAVD-83 Datum. Property Line in Flood Zone AE 100 year flood zone Elevation 22 and in Zone "X" Properties determined to be outside 0202 Annual Flood Panel. Per FEMA FIRM 17041J County, City of Stamford Community # 09001002107 Parcel # 516 of Effete. Date 13 Jan, 2010

**PLOT PLAN
PREPARED FOR
GARDEN HOMES STANLEY COURT
STAMFORD, CONNECTICUT**



This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulation of Connecticut State Agencies - Minimum Standards for Surveys and Maps in the State of Connecticut as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a "ZONING LOCATION SURVEY" based on a "DEPENDENT RESURVEY" conforming to horizontal Accuracy Class "A-2" and intended to be used for Compliance and Noncompliance with Existing Requirements.

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

BY: PRELIMINARY
FOR: EDWARD J. FRATTAROLI, INC.
Land Surveyors • Engineers • Asset Protection
STAMFORD, CONNECTICUT August 12, 2012

This Document and Copies Thereof are Void only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration herein null and void.

Revised 7-18-13 (15 Stanley Added)
Revised 7-1-14 Easement Note Added)
Revised 2-26-15 (Franklin St. Properties Added)
Revised 4-17-15 (Franklin St. Properties Added)
Revised 9-10-15 (As Requested)

Refer To:
Lot No. 1, 2, 3, 6, 7, 8, 9
Map No. 274 S.L.R.
Deeds Vol. 1073 Pg. 321 And Vol. 1174 Pg 619 S.L.R.
Scale: 1" = 20'