2729

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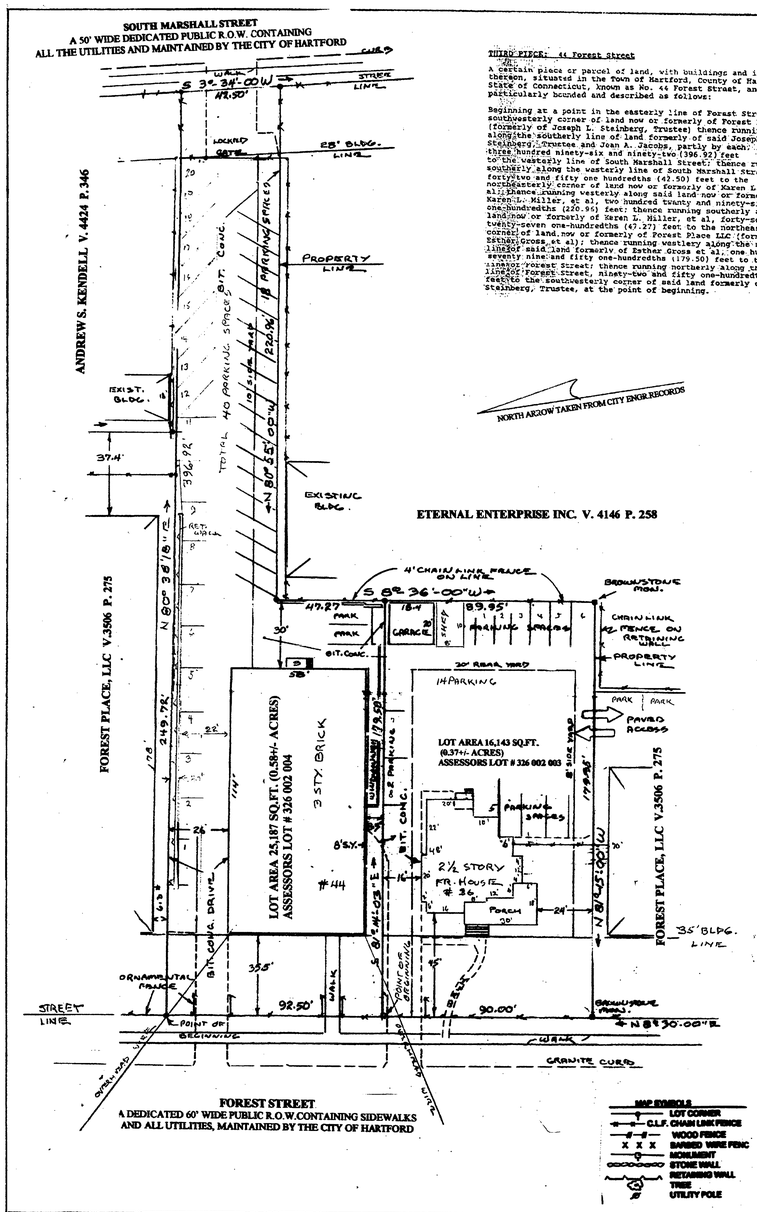

THIRD PIECE: 44 Forest Street

A certain piece or parcel of land, with buildings and improvements thereon, situated in the Town of Hartford, County of Hartford and State of Connecticut, known as No. 44 Forest Street, and more particularly bounded and described as follows:

Beginning at a point in the easterly line of Forest Street at the southwesterly corner of land now or formerly of Forest Place LLC (formerly of Joseph L. Steinberg, Trustee) thence running easterly along the southerly line of land formerly of said Joseph L. Steinberg, Trustee and Jean A. Jacobs, partly by each; in all three hundred ninety-six and ninety-two (396.92) feet to the westerly line of South Marshall Street; thence running southerly along the westerly line of South Marshall Street; forty-two and fifty one hundredths (42.50) feet to the northeasterly corner of land now or formerly of Karen L. Miller, et al; thence running westerly along said land now or formerly of Karen L. Miller, et al, two hundred twenty and ninety-six one-hundredths (220.96) feet; thence running southerly along said land now or formerly of Karen L. Miller, et al, forty-seven and twenty-seven one-hundredths (47.27) feet to the northeasterly corner of land now or formerly of Forest Place LLC (formerly of Esther Gross, et al); thence running westerly along the northerly line of said land formerly of Esther Gross et al, one hundred seventy nine and fifty one-hundredths (179.50) feet to the easterly line of Forest Street; thence running northerly along the easterly line of Forest Street, ninety-two and fifty one-hundredths (92.50) feet to the southwesterly corner of said land formerly of Joseph L. Steinberg, Trustee, at the point of beginning.

NORTH ARROW TAKEN FROM CITY ENGR.RECORDS

SECOND PIECE: 36 Forest Street

A Certain piece or parcel of land, with buildings and improvements thereon, situated in the Town of Hartford, County of Hartford and State of Connecticut, known as No. 36 Forest Street, and bounded and described as follows:

Northerly: by land now or formerly of Forest Place LLC (formerly of Abby P. Mears), 179.50 feet;

Easterly: by land now or formerly of Karen Miller, et al, 89.95 feet;

Southerly: by land now or formerly of Forest Place LLC (formerly of Helen L. Dawson) and by land now or formerly of Karen Miller, et al, partly by each, in all, 179.35 feet; and

Westerly: by Forest Street, 90 feet.

Together with drain obligations and sewer rights more particularly set forth in a deed from John and Isabelle Hooker to Elizabeth G. Morrow, dated October 14, 1895 and recorded in Volume 238 at Page 703 of the Hartford Land Records.

Surveyors Certificate

The undersigned being a registered surveyor of the State of Connecticut certifies to (i) M & T Realty Capital Corporation, (ii) Fannie Mae its successors and or assigns, (iii)First American Title Insurance Company, (iv) Coolidge Forest LLC as follows:

1. This map or plat 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 American Congress on Surveying and Mapping in 1999 and this survey meets the requirements for an urban survey as defined therein.
2. The survey was made on the ground between 12/10/04 and12/18/04 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.
3. Except as shown on the survey, there are no visible easements or rights of way of which the undersigned has been advised.
4. 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 , street or alleys upon the subject property.
5. The location of each easement, right of way, servitude and other matter affecting the subject property and listed in the title insurance commitment: dated 11-9-04 , and issued by First American Title Insurance Company 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. The property shown on the survey is the property described in the commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of records referenced in such title commitment.
6. The subject property has access to and from a duly dedicated and accepted public street or highway.
7. Except as shown on the survey , the subject property does not serve any adjoining property for drainage, utilities, or ingress egress.
8. The record description of the subject property forms a mathematically closed figure.
9. Except as shown on the survey, no portion of the property shown on the survey lie within a Special Hazard Area as described on the Flood Insurance Rate Map for the community in which the subject property located.

Richard T. Tourville

RICHARD T. TOURVILLE PLS No. 8177
24 WINDING LANE, AVON, CT. 06001
DATE DEC.18, 2004

STATE OF CONNECTICUT · RICHARD T. TOURVILLE · No. 8177 · LICENSED · LAND SURVEYOR

UTILITIES
PREMISES ARE SERVED FOR WATER, SEWER, ELECTRIC AND GAS FROM PUBLIC R.O.W.

NO EVIDENCE OF CEMETERIES

ZONE RO-1
MINIMUM SIDE YARD IS 8.0'OR ¼ THE HEIGHT OF THE BLDG.
REQUIRED REAR YARD IS 30'.
THE BUILDING LINE SET BACK FROM THE STREET LINE IS 35'

COMMITMENT NUMBER CTSta 1860

FLOOD INSURANCE RATE MAP PANEL # 095080- 0005B
INDICATES THAT ENTIRE PARCEL IS IN ZONE "X" AND OUTSIDE THE 500 YEAR FLOOD PLAIN

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN IS SUBSTANTIALLY CORRECT AND PURSUANT TO CGS SECT. 20-300b, THIS SURVEY DOES CONFORM TO CRITERIA FOR ALL MAPS AND SURVEYS. SPECIFIALLY, THIS SURVEY IS A CLASS A-2 DEPENDANT RESURVEY AND DEPICTS BOUNDARY LINES, PROPERTY CORNERS AND OTHER IMPROVEMENTS AS NOTED HEREON.

Richard T. Tourville
RICHARD T. TOURVILLE PLS No. 8177
24 WINDING LANE, AVON, CT. 06001 (860 673-3793)

CREST GRAPHICS
ORIGINAL INK ON POLYESTER FILM

ALTA LAND TITLE SURVEY
========
STATE OF CONNECTICUT
CITY OF HARTFORD
========
PLAN SHOWING PROPERTY AT
36 FOREST STREET &
44 FOREST STREET
TO BE ACQUIRED BY
COOLIDGE FOREST LLC
SCALE 1" = 30' DATE 12-15-04

0' 30' 60' 90'

#2729