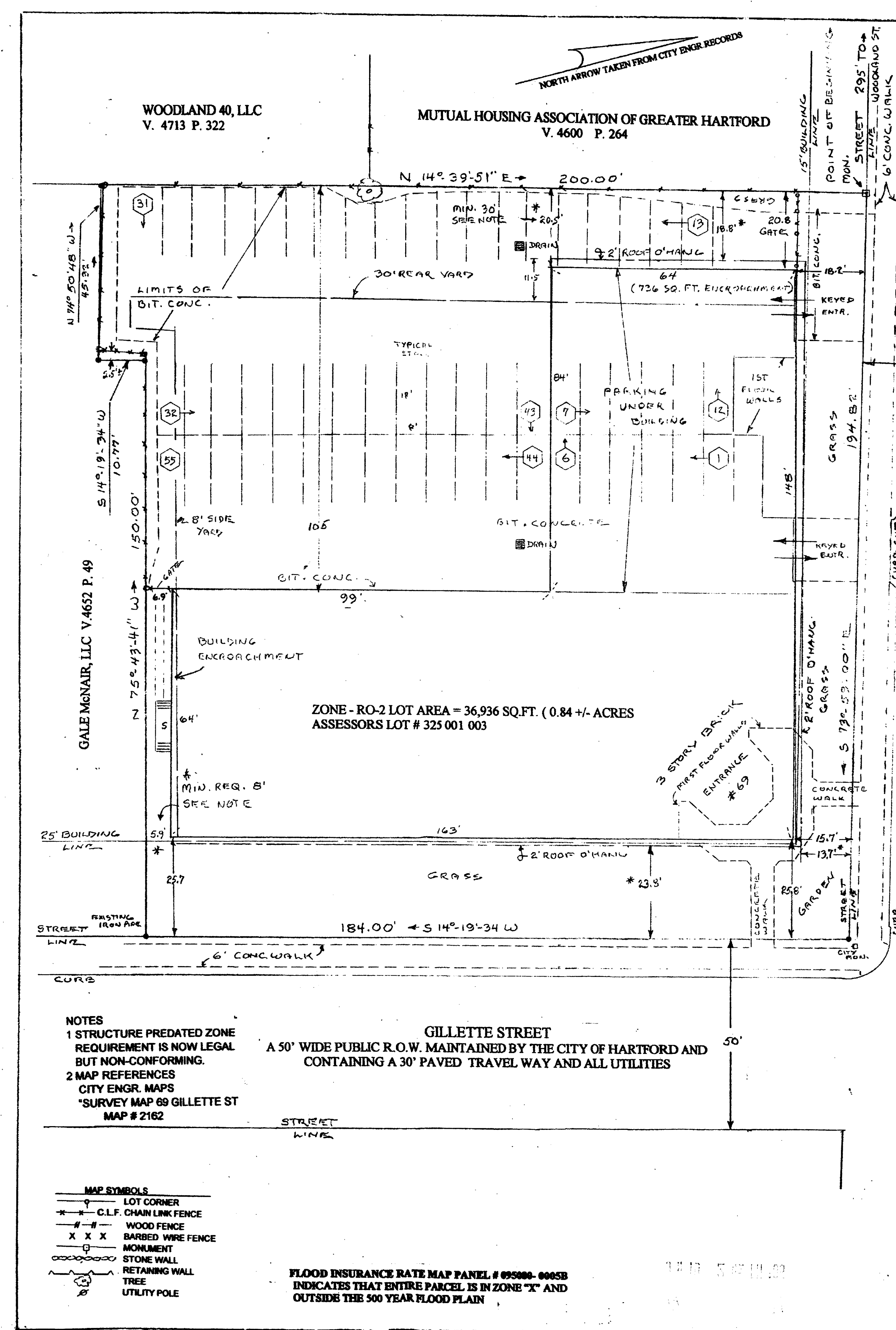


2731

#2731



NILES STREET
A 50' WIDE PUBLIC R.O.W. MAINTAINED BY THE CITY OF HARTFORD AND
CONTAINING A 30' PAVED TRAVEL WAY AND ALL UTILITIES

69 GILLETTE STREET
A CERTAIN PIECE OR PARCEL OF LAND, WITH THE BUILDING AND IMPROVEMENTS THEREON,
SITUATED IN THE CITY OF HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT,
KNOWN AS 69 GILLETTE STREET, SAID PREMISES BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:
BEGINNING AT A MONUMENT SET IN THE SOUTHERLY STREET LINE OF NILES STREET, SAID
MONUMENT BEING 200' FROM THE EASTERLY STREET LINE OF WOODLAND STREET; THENCE
CONTAINING S 72° 00' 00" E ALONG SAID STREET LINE A DISTANCE OF ONE HUNDRED NINETY
FOUR AND EIGHTY TWO HUNDREDTHS (194.82) FEET TO A POINT, SAID POINT MARKING THE
WESTERLY STREET LINE OF GILLETTE STREET WITH THE SOUTHERLY STREET LINE OF NILES STREET
TURNING S 14° 19' 34" W AND RUNNING ALONG SAID WESTERLY STREET LINE OF GILLETTE STREET
A DISTANCE OF ONE HUNDRED EIGHTY FOUR AND ZERO HUNDREDTHS (184.80) FEET TO AN IRON
PIPE MARKING THE NORTHEASTERLY CORNER OF JAMES VANCE AND THE SOUTHEASTERLY
CORNER OF THE PREMISES HEREIN BEING DESCRIBED; THENCE TURNING N 78° 43' 41" W A
DISTANCE OF ONE HUNDRED FIFTY AND ZERO HUNDREDTHS (150.00) FEET TO A POINT; THENCE
DISTANCE OF ONE HUNDRED FIFTY AND ZERO HUNDREDTHS (150.00) FEET TO A POINT; THENCE
TURNING S 14° 19' 34" W A DISTANCE OF TEN AND SEVENTY SEVEN HUNDREDTHS (10.77) FEET TO
A POINT, THE LAST TWO COURSES BEING ALONG PROPERTY OF SAID VANCE, THENCE N 74° 50' 47"
W A DISTANCE OF FORTY FIVE AND NINETY TWO HUNDREDTHS (45.92) FEET TO A POINT IN THE
EASTERLY LINE OF HENRY M. ZACHS, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE
PROPERTY HEREIN BEING DESCRIBED; THENCE TURNING N 14° 26' 51" E ALONG PROPERTY OF
SAID ZACHS AND PROPERTY OF HSC CONNECTICUT INC. IN PART BY EACH A DISTANCE OF TWO
HUNDRED AND ZERO HUNDREDTHS (200.00) FEET TO A MONUMENT IN THE SOUTHERLY STREET
LINE OF NILES STREET, SAID MONUMENT BEING THE POINT OR PLACE OF BEGINNING, THE ABOVE
DESCRIBED PARCEL CONTAINS 36,936 SQUARE FEET OR 0.84 +/- ACRES.
NORTHERLY - BY NILES STREET 194.82'
SOUTHERLY - BY JAMES VANCE 206.69'
EASTERLY - BY GILLETTE STREET 194.80'
WESTERLY - BY ZACHS AND HSC CONNECTICUT, INC. 200'

Note
Adjacent owners as of 12/10/04 and may not reflect those
mentioned in the deed description

ZONE RESTRICTIONS	REQUIRED	PROVIDED
ZONE	RO-2	RO-2
AREA	6,000 SQ. FT.	36,936 SQ. FT.
BUILDING LINE	15' NILES	15.7' TO FOUNDATION
	25' GILLETTE	25.7' TO FOUNDATION
SIDE YARD	20' AGGREGATE	15.7' NILES
	5' MINIMUM	SOUTH 5.8'
REAR YARD	30'	25.7' TO FOUNDATION
MAX LOT DENSITY	SEE NOTE	SEE NOTE
PARKING SPACES	SEE NOTE	55 (9' X 18') SPACES TOTAL 12 SPACES COVERED NO HANDICAP SPACES

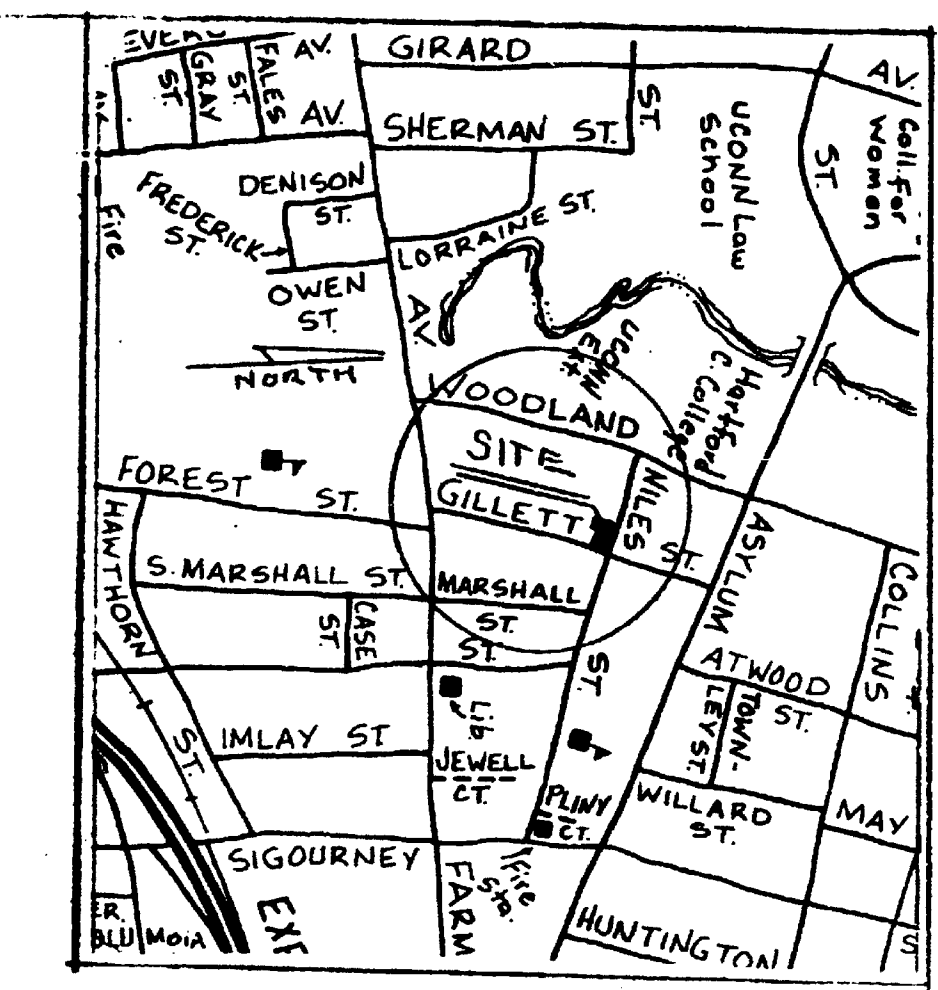
* NOTE: THE BUILDING AND IMPROVEMENTS WERE CONSTRUCTED PRIOR
TO 1977 WHEN THE CURRENT ZONING ORDINANCE WAS ADOPTED.
THEREFORE, AS TO SIDE YARD, MAXIMUM DENSITY AND PARKING SPACES,
IT IS A LAWFUL NON-CONFORMING USE.

FLOOD INSURANCE RATE MAP PANEL 065000-0000B REVISED 12/04/06
INDICATES ENTIRE PARCEL IS IN ZONE 'X'; OUTSIDE 500 YEAR FLOOD PLAIN

COMMITMENT NUMBER CTS# 1860

NO EVIDENCE OF CEMETERIES

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



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 assigns, (iii) First
American Title Insurance Company, (iv) Coolidge Woodland LLC as follows:

- 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 Survey", 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.
- The survey was made on the ground between 12/10/04 and 12/15/04 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.
- 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 matter
affecting the subject property and listed in the title insurance
commitment dated 11-05-04, 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
surveying provisions and restrictions of records referenced in such title
commitment.
- The subject property has access to and from a duly dedicated and
accepted public street or highway.
- Except as shown on the survey, the subject property does not serve any
adjoining property for drainage, utilities, or ingress egress.
- The record description of the subject property forms a mathematically
closed figure.
- Except as shown on the survey, no portion of the property shown on the
survey lies within a Special Hazard Area as described on the Flood
Insurance Rate Map for the community in which the subject property
located.

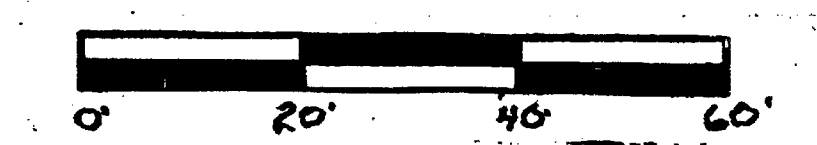
Richard T. Tourville
RICHARD T. TOURVILLE PLS No. 8177
24 WINDING LANE, AVON, CT. 06001
DATE DEC. 18, 2004



ALTA LAND TITLE SURVEY
=====

STATE OF CONNECTICUT
CITY OF HARTFORD
=====

PLAN SHOWING PROPERTY AT
69 GILLETTE STREET
TO BE ACQUIRED BY
COOLIDGE WOODLAND LLC
SCALE 1" = 20' DATE 12-15-04



#2731

I CERTIFY 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
THE FOLLOWING CRITERIA FOR ALL MAPS AND SURVEYS.
SPECIFICALLY, THIS IS A CLASS A-2, DEPENDENT RESURVEY,
IT DEPICTS BOUNDARY AND PROPERTY CORNERS AS NOTED
HEREON.

Richard T. Tourville
RICHARD T. TOURVILLE L.S. No. 8177
24 WINDING LANE, AVON CT. 06001

CREST GRAPHICS
ORIGINAL INK ON
POLYESTER FILM

