

X X X BARBED WIRE FENCE

RETAINING WALL

UTILITY POLE

MONUMENT

STONE WALL

SURVEYOR. I.VECHESLOFF DATED 1/5/94

ON FILE CITY CLERK OFFICE.

7 WOODLAND STREET

A CERTAIN PIECE OR PARCEL OF LAND, WITH THE BUILDING AND IMPROVEMENTS THEREON, SITUATED IN THE TOWN OF HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT, KNOWN AS 7 WOODLAND STREET, SAID PREMISES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY STREET LINE OF WOODLAND STREET, SAID POINT BEING 114.17 FEET NORTH OF THE NORTHERLY STREET LINE OF FARMINGTON AVENUE AND BEING THE SOUTHEASTERLY CORNER OF THE PREMISE HEREIN BEING DESCRIBED; THENCE RUNNING N 77°-17'- 13" W ALONG PROPERTY OF TODO INVESTMENTS LLC, AND THE GREATER HARTFORD FLOOD COMMISSION IN PART BY EACH A DISTANCE OF ABOUT THREE HUNDRED FOUR (304) FEET TO A POINT IN THE CENTER OF THE NORTH BRANCH OF THE PARK RIVER. THENCE TURNING AND RUNNING NORTHERLY A DISTANCE OF ABOUT THIRTY THREE (33-) FEET TO A POINT IN THE SOUTHERLY PROPERTY LINE OF THE IMMANUEL CHURCH HOUSE CORPORATION; THENCE S 77°-17' 13" E A DISTANCE OF ABOUT SIXTY (60) FEET TO A POINT; THENCE N 07"-31'- 56" E A DISTANCE OF SEVENTY AND ONE HUNDREDTHS (70.01) FEET TO AN IRON PIPE; THENCE S 76"- 49'- 17" E A DISTANCE OF TWO HUNDRED FIFTY NINE AND EIGHT HUNDREDTHS (259.08) FEET TO A MONUMENT SET IN THE WESTERLY STREET LINE OF WOODLAND STREET, THE LAST FOUR COURSES ALONG PROPERTY OF THE THE IMMANUEL CHURCH HOUSE CORPORATION; THENCE S 12"-42'- 47" W ALONG THE WESTERLY STREET LINE OF WOODLAND STREET A DISTANCE OF ONE HUNDRED AND ZERO HUNDREDTHS (100.00) FEET TO AN IRON PIPE, THE POINT AND PLACE OF BEGINNING . ABOVE DESCRIBED PARCEL CONTAINS 25,558 SQUARE FEET (0.63 ACRES).

NORTHERLY - BY THE IMMANUEL CHURCH HOUSE CORPORATION 259.08"

SOUTHERLY- BY TODD INVESTMENTS LLC AND THE NORTH BRANCH OF THE PARK RIVER, ABOUT 304'.

EASTERLY - BY WOODLAND STREET 100.00'

WESTERLY - BY THE NORTH BRANCH OF THE PARK RIVER, AND THE IMMANUEL CHURCH

PARCEL SUBJECT TO CERTAIN SEWER RIGHTS IN FAVOR OF THE METROPOLITAN DISTRICT COMMISSION, AS APPEAR OF RECORD.

PARCEL SUBJECT TO A PERMANENT EASEMENT (18A) ON FILE WITH THE CITY OF SHOWING LAND EASEMENTS AND RIGHTS TO BE ACQUIRED ON WOODLAND STREET, FARMINGTON AVENUE, AND LORRAINE STREET, PARCELS # 17, 18, 19, 20, 21, 22, 23 AND 24, AT THE NORTH BRANCH OF THE PARK RIVER FOR PROPOSED CONDUIT EXTENSION, SCALE 1'= 20', DATED FEBRUARY 1976.

ZONE RESTRICTIONS	REGURED	PROVIDED
ZONE	RO-1	RO - 1
AREA	7,500 SQ. FT.	25568
BUILDING LINE	36 '	36.0
SIDE YARD	25' AGGREGATE	NORTH 5.1' SEE NOTE
	10' REMINIUM	SOUTH 19.2'
REAR YARD	30"	36.1'
MAX. LOT DENSITY	SEE NOTE	SEE NOTE
PARKING SPACES	SEE NOTE	28 (9' X 18') SPACES TOTAL
		MO MANDIOAD COACED

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 # 095060-0005B REV. 12/04/66 INDICATES THAT A SMALL PORTION OF PARCEL IS IN ZONE AF, THE REMAINING PORTION OF THE PARCEL WHICH INCLUDES THE BUILDING AND IMPROVEMENTS LIES IN ZONE "X", OUTSIDE THE 500 YEAR FLOOD PLAIN.

COMMITMENT NUMBER CTSta 1860

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

NO EVIDENCE OF CEMETERIES

TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS PLAN IS SUBSTANTIALLY CORRECT AND PURSUANT

TO CGS SECT. 20-3006 THIS SURVEY DOES CONFORM TO

THE FOLLOWING CRITERIA FOR ALL MAPS AND SURVEYS.

SPECIFICALLY, THIS IS A CLASS A-2, DEPENDENT RESURVEY.

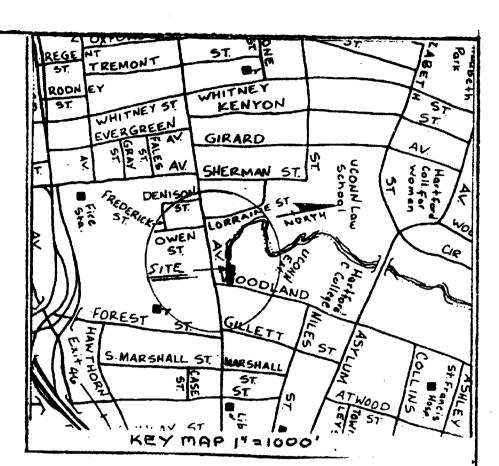
IT DEPICTS BOUNDARY AND PROPERTY CORNERS AS NOTED

HEREON. ZONING ORDINANCES, EXCEPT AS NOTED, WITH REGARD TO LOT SIZE, LOT DIMENSIONS AND LOCATION OF

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

STRUCTURE(S), ARE NOT VIOLATED.

<u>UTILITIES</u> 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 or assigns, (iii) First American Title Insurance Company, (iv) Coolidge Woodland 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 requirement for an urban survey as defined therein.
- 2. The survey was made on the ground between 12/10/04 and 12/18/04 and correctly shows the area of the subject property, the location and type of all buildings, structures, and other improvements situated on the subject 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 11-3-04, 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

- 6. 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. 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

Richard Townty RICHARD T. TOURVILLE PLS No. 8177 24 WINDING LANE, AVON, CT. 96001 DATE DEC.18, 2004



ALTA LAND TITLE SURVEY

______ STATE OF CONNECTICUT CITY OF HARTFORD

====== PLAN SHOWING PROPERTY AT 7 WOODLAND STREET TO BE ACQUIRED BY COOLIDGE WOODLAND LLC

