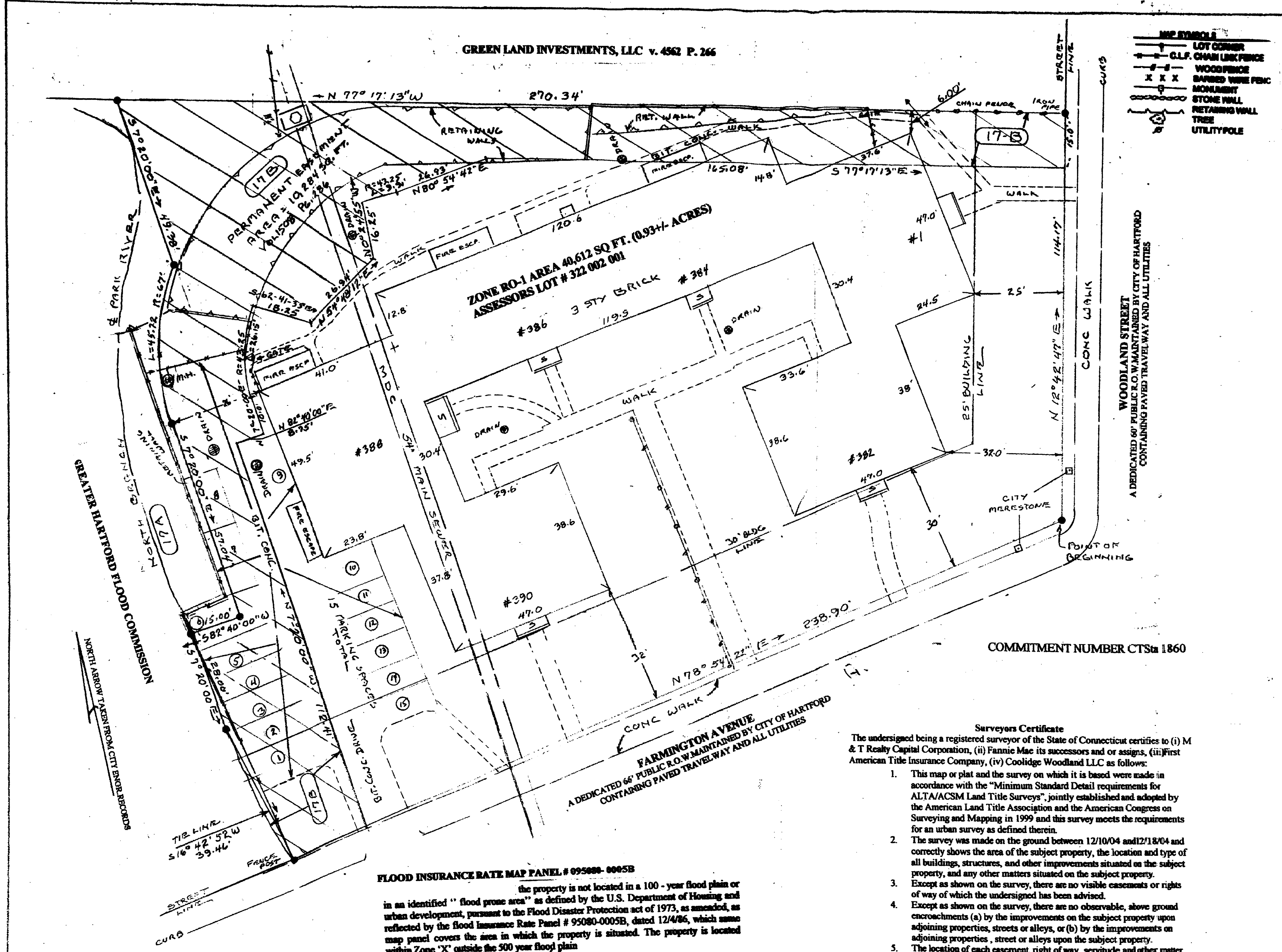


2733

2733



1 WOODLAND STREET

A certain piece or parcel of land with all the building and improvements thereon, situated in the City of Hartford, county of Hartford and State of Connecticut, known as No. 1 Woodland Street and No. 382-384-386-390 Farmington Avenue, and more particularly described as follows:

Beginning at a point, which point marks the intersection of the westerly street line of Woodland Street with the northerly street line of Farmington Avenue; thence N 12° 42' 47" E, along the westerly street line of Woodland Street, a distance of one hundred fourteen and seventeen hundredths feet (114.17') to an iron pipe which marks the northeasterly corner of the property herein described; thence N 77° 17' 13" W along the property of the West End Group a distance of two hundred seventy and thirty four one hundredths feet (270.34') to a point marking the most westerly corner of the property herein described and property of the greater Hartford Flood Commission; thence S 7° 20' 00" E, a distance of forty nine and thirty eight hundredths feet (49.38') to a point; thence, along an arc of a curve to the left having a radius of sixty seven feet and a distance along said arc of fifty five and seventy two hundredths feet (45.72') to a point; thence, S 7° 20' 00" E, a distance of fifty seven and four hundredths feet (57.04') to a point; thence S 12° 40' 00" W, a distance of fifteen and no hundredths feet (15.00') to a point; thence S 7° 20' 00" E, a distance of twenty eight and no hundredths feet (28.00') to a point; thence, S 16° 42' 52" W, along a tie line, a distance of thirty nine and forty six hundredths feet (39.46') to a point in the northerly street line of Farmington Avenue, the last course being along the center line of the north branch of the Park River, said point being the south westerly corner of the property herein described and the southeasterly corner of the Greater Hartford Flood Commission, thence, N 78° 54' 22" E, along the northerly street line of Farmington Avenue, a distance of two hundred thirty eight and ninety hundredths feet (238.90') to the point and place of beginning.

Northerly - By the West End Group, 270.34'

Easterly - by Woodland Street, 114.17'

Southerly - by Farmington Avenue, 238.90'

Westerly - by the greater Hartford Flood Commission and the North Branch of the Park River, 24.60'

Premises subject to certain sewer rights in favor of the Metropolitan District Commission, as appear of record.

Premises subject to easement 17b as shown on a map filed with the City of Hartford clerk's office entitled "Greater Hartford Flood Commission Map Showing Land Easements and Rights to be acquired on Woodland St., Farmington Ave. and Lorraine St. Parcels # 17, 18, 19, 20, 21, 22, 23 and 24 at the North Branch of the Park River for Proposed Channel Extension, Scale 1"=20', Dated February 1976.

Total area of parcel 40,612 square feet (0.93 acres)

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

ZONE RESTRICTIONS	REQUIRED	PROVIDED
ZONE	RO-1	RO-1
AREA	7,800 SQ. FT.	40,612/0.93
BUILDING LINE	30/25	30/25
SIDE YARD	25' AGGREGATE	NORTH 60' SEE NOTE
REAR YARD	10' MINIMUM	CORNER LOT CORNER LOT 35'

NOTE: THE BUILDING AND IMPROVEMENTS WERE CONSTRUCTED PRIOR TO THE CURRENT ZONING ORDINANCE, THEREFORE, AS TO SIDE YARD AND REAR YARD THE BUILDING IS A LAWFUL NON-CONFORMING USE.

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 or 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 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.
 - 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, street 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 11-2-04, 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.
 - 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.

FLOOD INSURANCE RATE MAP PANEL # 095000-0005B

the property is not located in a 100 - year flood plain or in an identified " flood prone area " as defined by the U.S. Department of Housing and urban development, pursuant to the Flood Disaster Protection act of 1973, as amended, as reflected by the Flood Insurance Rate Panel # 95000-0005B, dated 12/4/06, which same map panel covers the area in which the property is situated. The property is located within Zone "X" outside the 500 year flood plain

I CERTIFY THAT, 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 AND IMPROVEMENTS AS NOTED HEREON.

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



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

CREST GRAPHICS
ORIGINAL INK ON POLYESTER FILM

ALTA LAND TITLE SURVEY
=====

STATE OF CONNECTICUT
CITY OF HARTFORD
=====

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

