

2734

#2734

HP II APARTMENTS LIMITED PARTNER V. 5088 P. 30

73 SUMNER STREET

All that certain plot, or parcel of land situated, lying and being in the Town of Hartford, County of Hartford and State of Connecticut, being more clearly described as follows: Commencing at a point in the westerly street line of Sumner Street, which point is 297.54 feet south of the southerly street line of Collins Street, as measured along the westerly street line of Sumner Street; thence S 10° 15' 00" W along the westerly street line of Sumner Street 44.50 feet to an iron pipe; thence N 79° 45' 00" W, along land of Hartpro LLC a distance of 187.82 feet to a point; thence N 09° 57' 44" E a distance of 44.50' along land of HP 11 Apartments Limited Partner to a point; thence S 79° 45' 00" E along land of Asylum Hill Ventures LLC and Quinwest LLC a distance of 187.59' to the point of beginning.

FLOOD INSURANCE RATE MAP PANEL # 055000-000528 INDICATES THAT ENTIRE PARCEL IS IN ZONE "X" AND OUTSIDE THE 500 YEAR FLOOD PLAIN

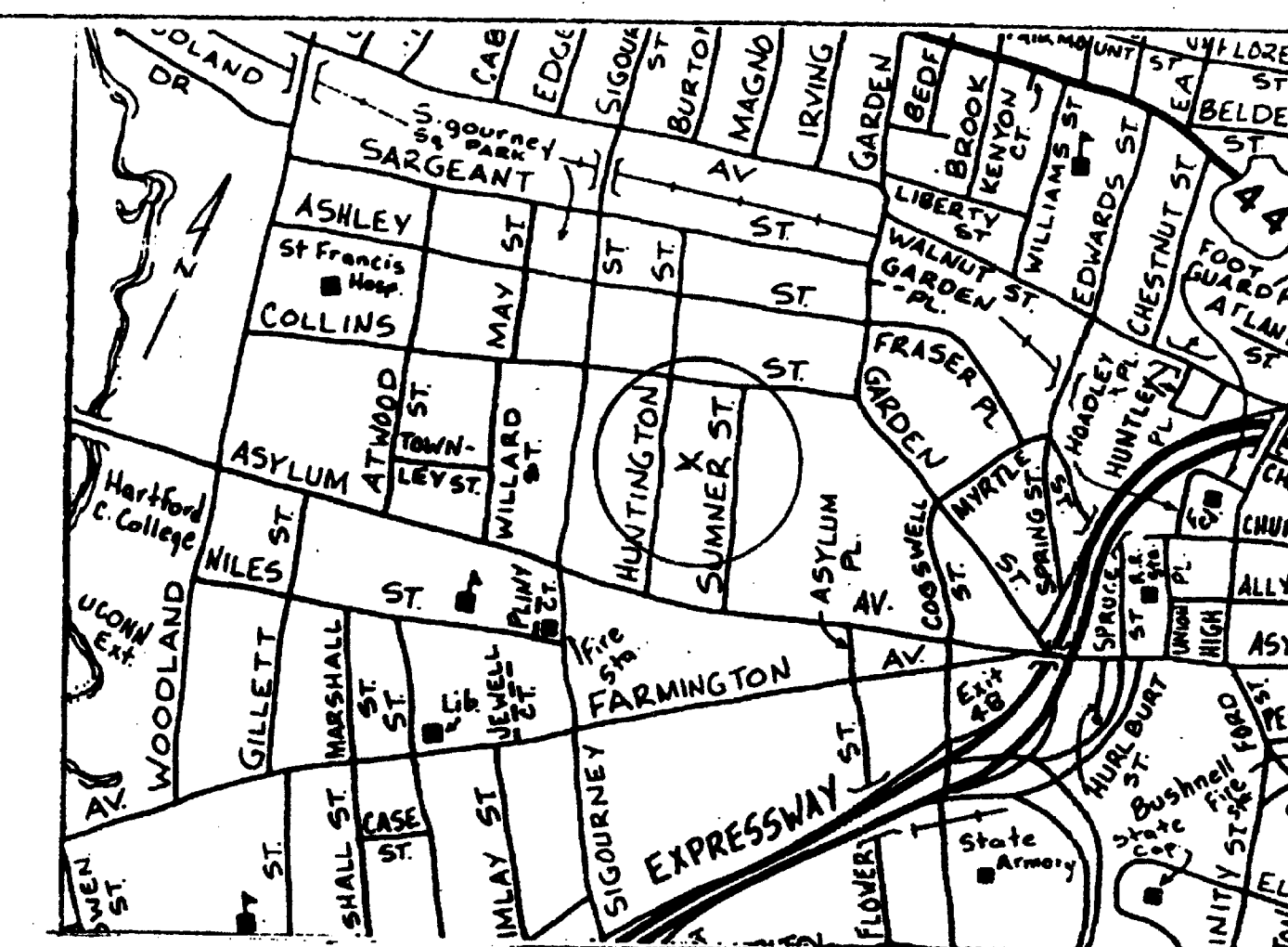
ZONE RO-2
MINIMUM SIDE YARD IS 8.0' OR 1/4 THE HEIGHT OF THE BLDG.
THE SOUTHERLY SIDE YARD IS 6.2' AND NON-CONFORMING
THE REQUIRED STREET LINE IS 20' BUILDING IS 18.0' BLDG
BLDG. EXISTED PRIOR TO ZONE RESTRICTIONS AND IS A
LAWFUL NON-CONFORMING USE.

COMMITMENT NUMBER CTS# 1360

ZONE RESTRICTIONS	REQUIRED	PROVIDED
ZONE	RO-2	RO-2
AREA	6,000 SQ. FT.	6,352 SQ. FT.
BUILDING LINE	20'	18'
SIDE YARD	20' AGGREGATE	15.5'
REAR YARD	8' MINIMUM	SOUTH LINE 6.2'

NO EVIDENCE OF CEMETERIES

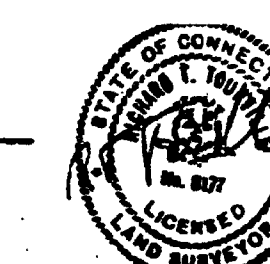
UTILITIES
PREMISES ARE SERVED FOR WATER, SEWER,
ELECTRIC AND GAS FROM PUBLIC R.O.W.



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 12/18/04 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.
- 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 11/04/04, 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 is located.

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



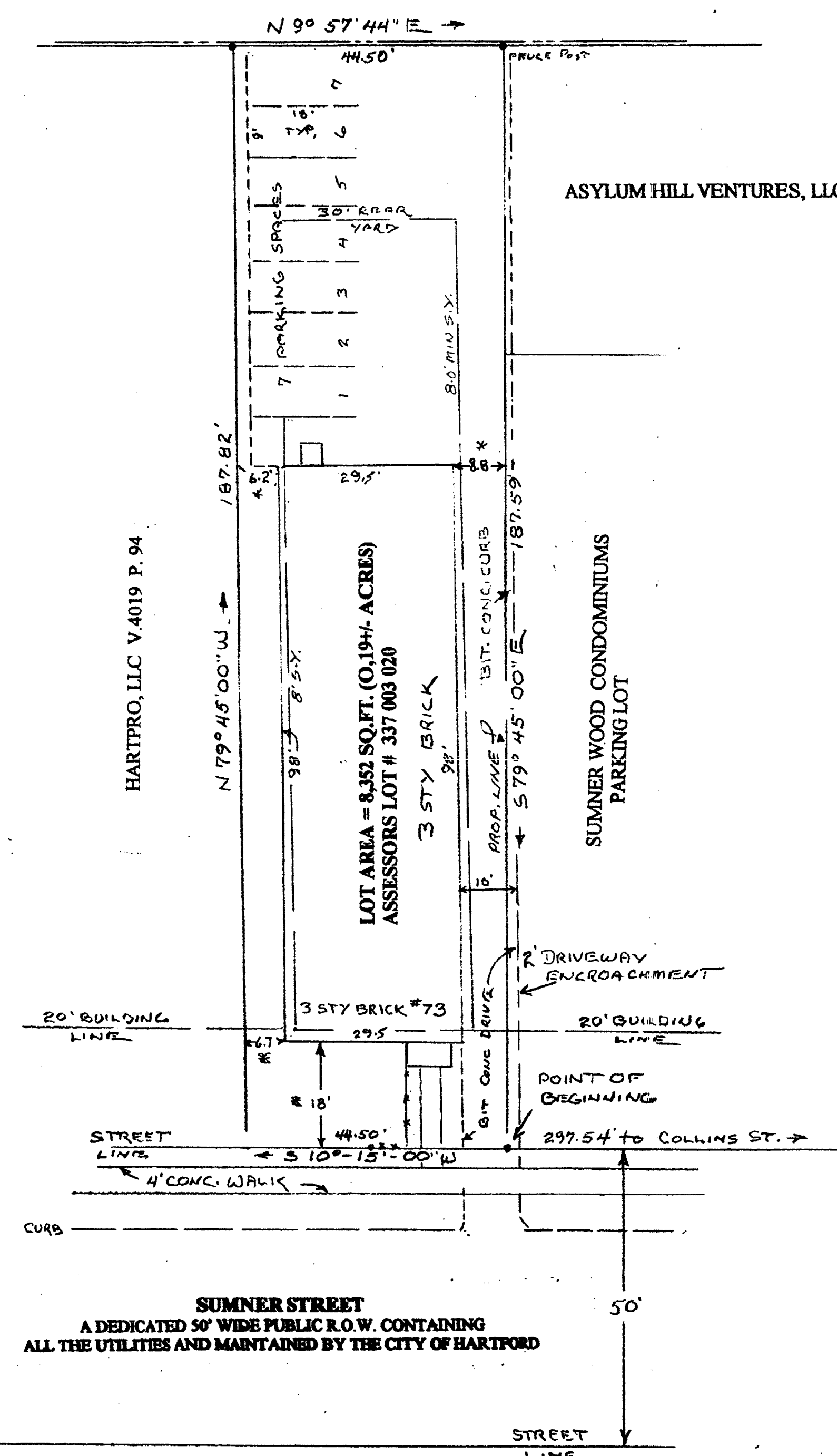
ALTA LAND TITLE SURVEY
=====

STATE OF CONNECTICUT
CITY OF HARTFORD
=====

PLAN SHOWING PROPERTY AT
73 SUMNER STREET
TO BE ACQUIRED BY
COOLIDGE WOODLAND LLC
SCALE 1" = 20' DATE 12-11-04



#2734 12



MAP SYMBOLS
LOT CORNER
C.L.F. CHAIN LINK FENCE
WOOD FENCE
BARBED WIRE FENCE
MONUMENT
STONE WALL
RETAINING WALL
TREE
UTILITY POLE

TO THE BEST OF MY KNOWLEDGE AND BELIEF
THIS PLAN IS SUBSTANTIALLY CORRECT AND
PURSUANT TO CGS SECT. 36-3000, THIS SURVEY
DOES CONFORM TO THE CRITERIA FOR ALL
MAPS AND SURVEYS. SPECIALLY, THIS IS
CLASS A-2 DEPENDANT RESURVEY AND IT
DEFECTS BOUNDARY LINES, CORNERS AND
IMPROVEMENTS AS NOTED HEREON.
Richard T. Tourville
RICHARD T. TOURVILLE PLS No. 8177
24 WINDING LANE, AVON, CT. 06001

CREST GRAPHICS
ORIGINAL INK ON
POLYESTER FILM