65 SUMANIER

65 Summer 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:

iron pipe; thence N 79° 45' 00" W, along land now or formerly of Sumner House Limited Partnership. 187.37 feet to a point; thence N 9° 57' 44" E along land now or formerly of Leo P. Reiner and along land now or formerly of Jr. Gillett Realty Corp., partly by each, 89.60 feet to a point; thence S 79° 45' 00" E along land now or formerly of Aurilio Rodriguez et al, 187.82 feet to the point of beginning.

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

FLOOD INSURANCE RATE MAP PANEL # 095000-0005B INDICATES THAT ENTIRE PARCEL IS IN ZONE "X" AND OUTSIDE THE 500 YEAR FLOOD PLAIN

1) APPEAR TO BE PART OF ORIGINAL CONSTRUCTION AS SUCH THE 2.5' ENCROACHMENT IS LEGALLY NON-

COMMITMENT NUMBER CTSta 1860

ZONE RESTRICTIONS	REQUIRED	PROVIDED
ZONE	RO-2	RO-2
AREA	6,000 SQ.FT.	16,808 SQ.FT.
BUILDING LINE	20	20
SIDE YARD	20' AGGREGATE	41.6
•	8' MINIMUM	SOUTH LINE 6.3
REAR YARD	30'	20"

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

NO EVIDENCE OF CEMETERIES

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

- 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 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.

 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 increases.
- affecting the subject property and listed in the title insurance commitment: dated //- #- O# , 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.
 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

Bichard Mounty 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 65 SUMNER STREET TO BE ACQUIRED BY COOLIDGE WOODLAND LLC SCALE 1" = 30' DATE 12-11-04

HP 11 APARTMENTS LIMITED PARTNER HP 11 APARTMENTS LIMITED PARTNER V. 5088 P. 30 V. 4464 P. 324 Q OVERHEAT UTILITIES N9957-44"E-#73 59-59 20' BUILDING POINT OF BEGINNING 342.04' +5 Collins STREET SUMNER STREET A DEDICATED 50' WIDE PUBLIC R.O.W. CONTAINING ALL THE UTILITIES AND MAINTAINED BY THE CITY OF HARTFORD STREET

-H-H-C.L.F. CHAIN LINK FENCE X X X BARBED WIRE FENC COCOCOCO STONE WALL TREE UTILITY POLE

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 CRITERIA FOR ALL MAPS AND SURVEYS. SPECIFIALLY, THIS IS CLASS A-2 DEPENDANT RESURVEY AND IT DEPICTS BOUNDARY LINES, CORNERS AND IMPROVEMENTS AS NOTED HEREON.
Buchard V Tourrille. RICHARD T. TOURVILLE PLS No. 8177 24 WINDING LANE, AVON, CT. 06001

JAM ZWIN

CREST GRAPHICS ORIGINAL INK ON POLYESTER FILM