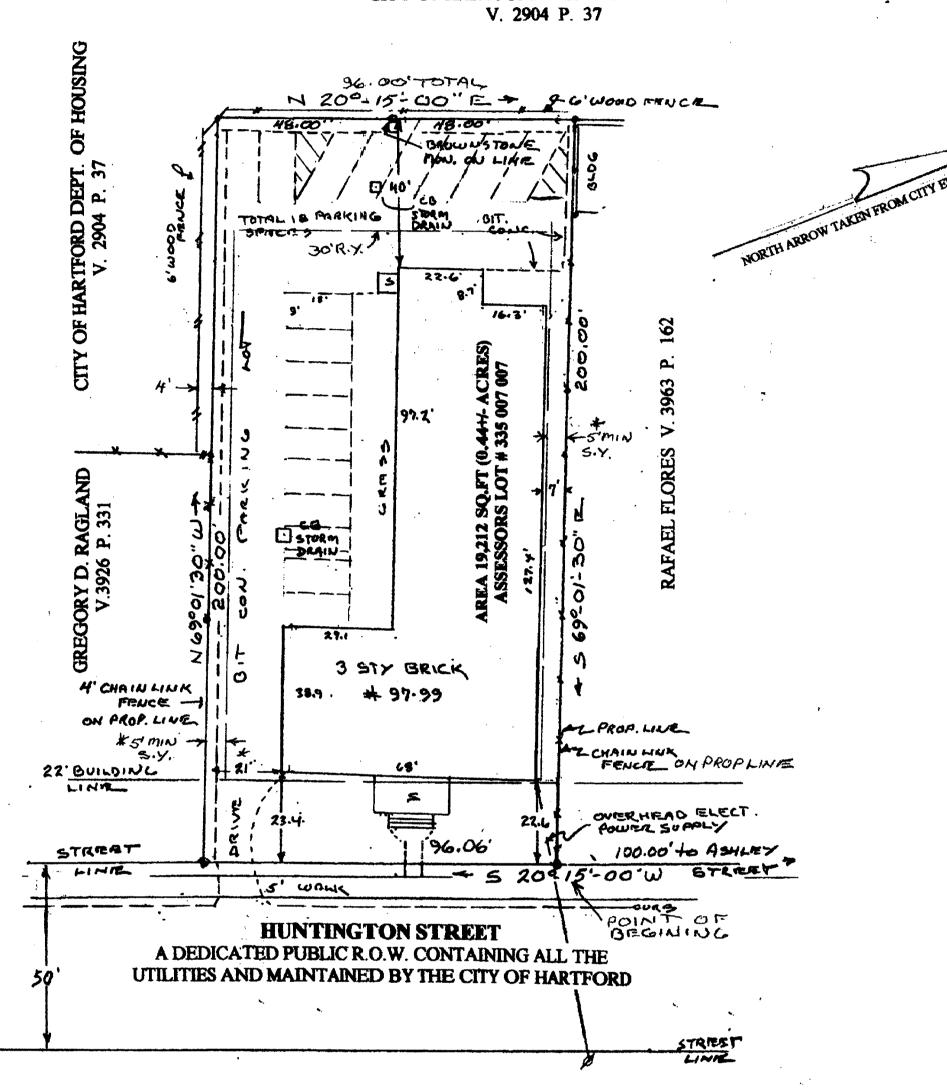
CITY OF HARTFORD DEPT. OF HOUSING



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

> RICHARD T. TOURVILLE PLS No. 8177 24 WINDING LANE, AVON, CT. 06001 (860 673-3793) 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 CRITERIA FOR ALL MAPS AND SURVEYS. SPECIFIALLY, THIS SURVEY IS A CLASS A-2 DEPENDANT RESURVEY AND DEPICTS BOUNDARY LINES, PROPERTY CORNERS AND OTHER IMPROVEMENTS AS NOTED HERBON.

Becharl Foromille L.S RICHARD T. TOURVILLE PLS No. 8177 24 WINDING LANE, AVON, CT. 06001 (860 673-3793) 97-99 Huntington 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 Huntington Street, which point is 100.00 feet southerly of the southerly street line of Ashley Street as measured along the westerly line of Huntington Street; thence running S 20° 15' 00" W along the westerly street line of Huntington Street, 96.06 feet to a point; thence N 69° 01' 30" W, along land now or formerly of Gregory D. Ragland and by land now or formerly of the City of Hartford, partly by each, 200.00 feet to a point; thence N 20° 15' 00" E along land now or formerly of the City of Hartford, 96.00 feet to a point; thence S 69° 01' 30" E along land now or formerly of Vidal Suriel, 200.00 feet to the point of beginning.

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

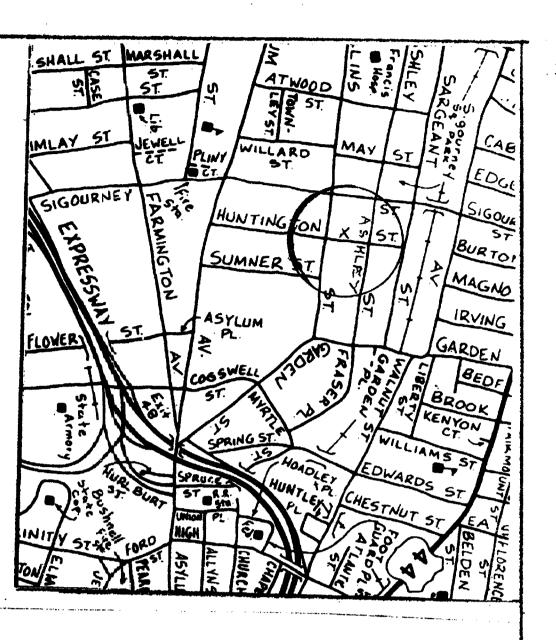
* NOTE ZONE R-2- MINIMUM SIDE YARD IS 5.0', AGGREGATE SIDE YARD IS 15' REQUIRED REAR YARD IS 30'

FLOOD INSURANCE RATE MAP PANEL # 095080- 0005B INDICATES THAT ENTIRE PARCEL IS IN ZONE "X" AND OUTSIDE THE 500 YEAR FLOOD PLAIN

COMMITMENT NUMBER CTSta 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 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 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. 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 /1/04/04, 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

 - 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

Dichard I'll ourrille 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 99 HUNTINGTON STREET TO BE ACQUIRED BY

COOLIDGE WOODLAND LLC SCALE 1" = 30' DATE 12-11-04

CREST GRAPHICS ORIGINAL INK DN POLYESTER FILM

CO. III SA Z AME