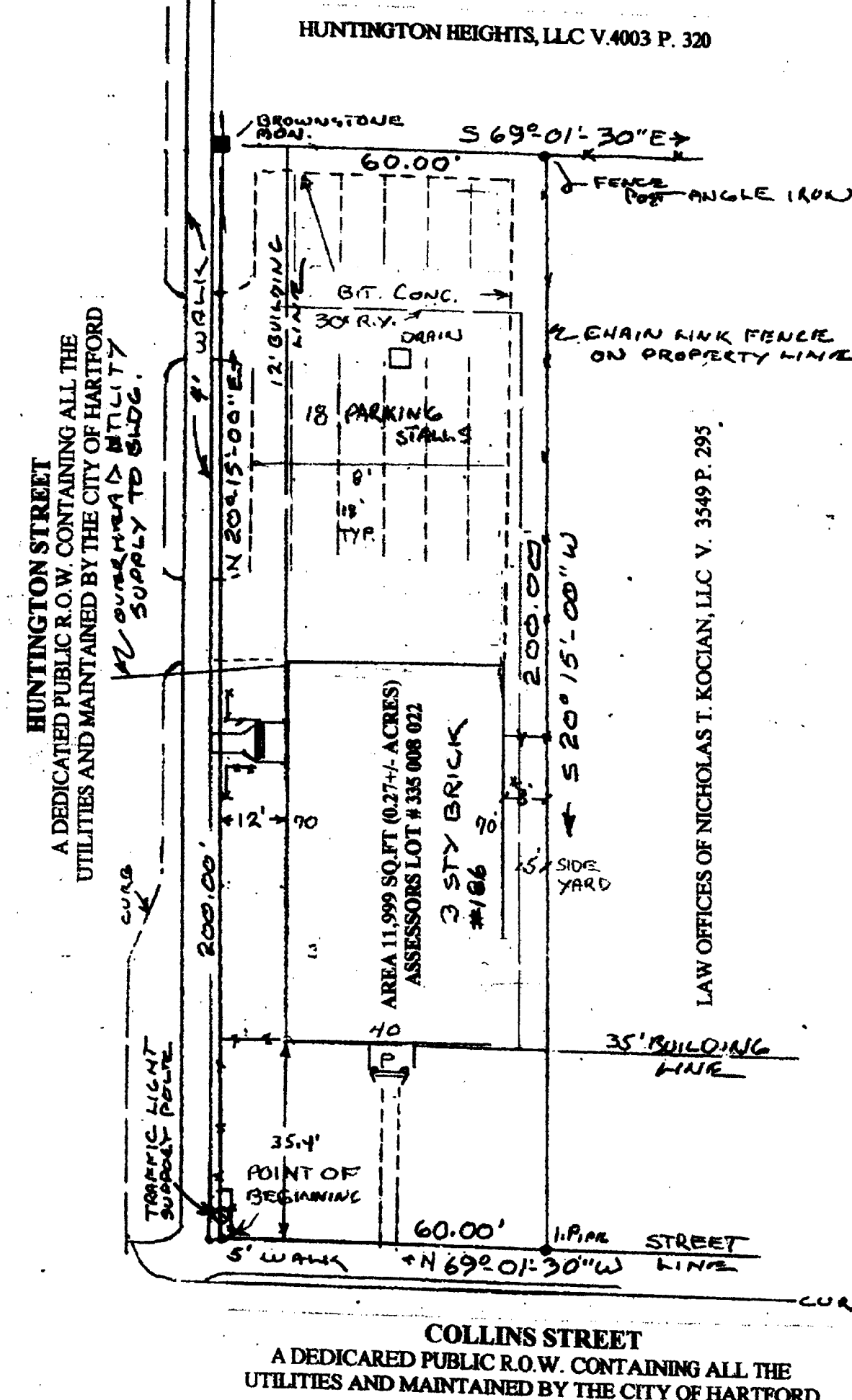


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NORTH ARROW (ADDITIONAL LOT BOUNDARIES)



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

TO THE BEST OF MY KNOWLEDGE AND BELIEF
THIS PLAN IS SUBSTANTIALLY CORRECT AND
PURSUANT TO CGS SECT. 36-300A, 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 L.S.
RICHARD T. TOURVILLE PLS No. 8177
24 WINDING LANE, AVON, CT. 06001

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 marking the intersection of the northeasterly street line of Collins Street,
with the southeasterly street line of Huntington Street; thence N 20° 15' 00" E along the southeasterly
street line of Huntington Street, 200.00 feet to a point; thence S 69° 01' 30" E, along land now or
formerly of Jonathan E. Clark, 60.00 feet to a point; thence S 20° 15' 00" W along land now or formerly
of the Law Offices of Nicholas T. Kocian LLC, 200.00 feet to the northeasterly line of Collins Street;
thence N 69° 01' 30" W along the northeasterly street line of Collins Street, 60.00 feet to the point of
beginning.

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

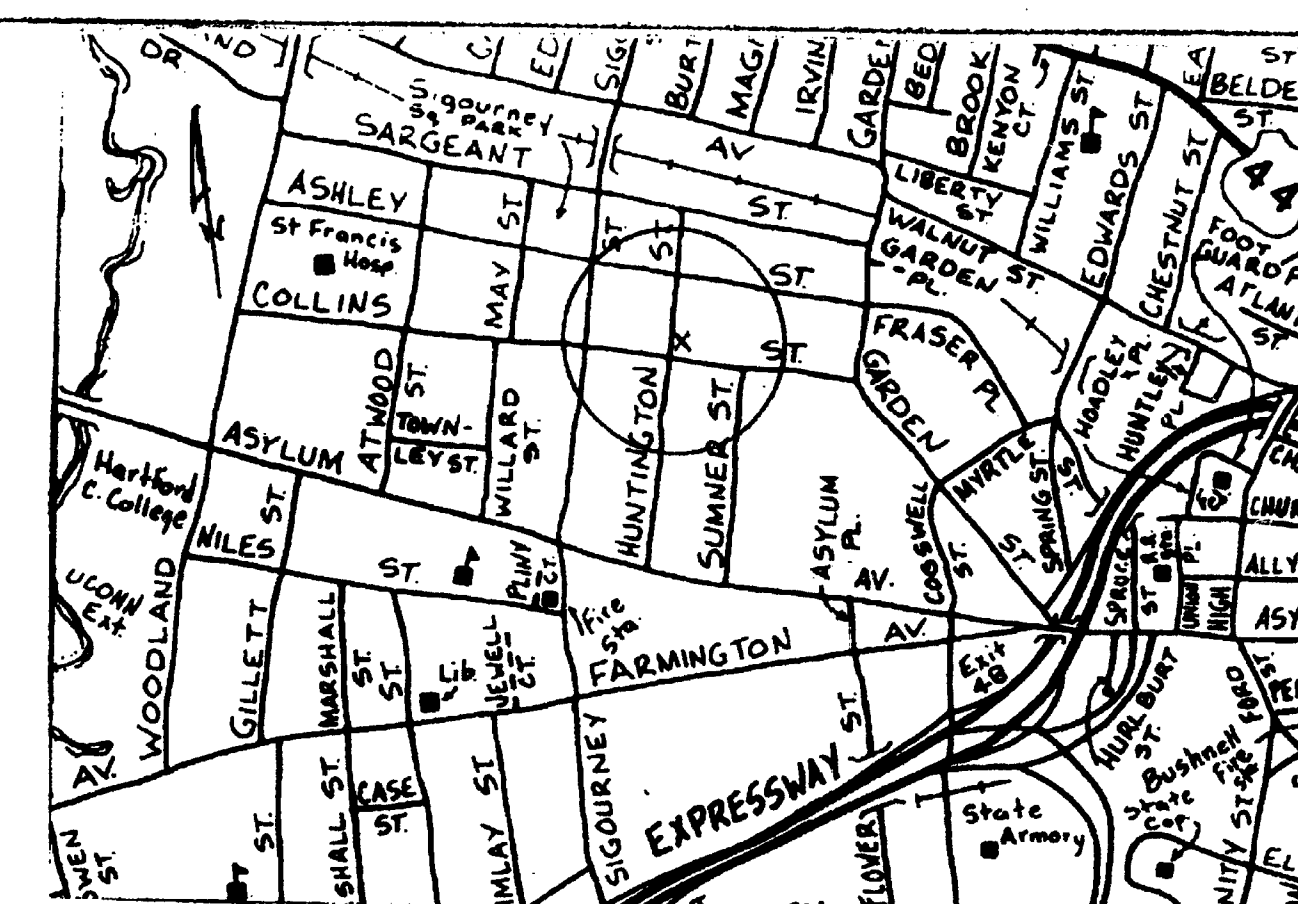
FLOOD INSURANCE RATE MAP PANEL # 020000-0005B
INDICATES THAT ENTIRE PARCEL IS IN ZONE "X" AND
OUTSIDE THE 500 YEAR FLOOD PLAIN

NOTE
ZONE R-2- MINIMUM SIDE YARD IS 5', AGGREGATE SIDE YARD IS 15'
REQUIRED REAR YARD IS 30' BUILDING LOCATION MEETS
THE REAR YARD MINIMUM BUT DOES NOT MEET THE SIDE
YARD AGGREGATE OF 15'. BUILDING WAS CONSTRUCTED
PRIOR TO CURRENT ZONE RESTRICTION - THEREFORE THE
BUILDING IS LEGAL NON-CONFORMING.

COMMITMENT NUMBER CTS1a 1850

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, streets 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 11-4-04, 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 lie within a Special Hazard Area as described on the Flood Insurance Rate Map for the community in which the subject property located.

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

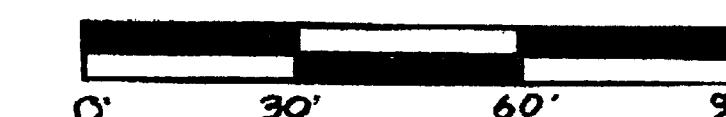
DATE DEC.18, 2004

ALTA LAND TITLE SURVEY

STATE OF CONNECTICUT
CITY OF HARTFORD

PLAN SHOWING PROPERTY AT
186 COLLINS STREET
TO BE ACQUIRED BY
COOLIDGE WOODLAND LLC
SCALE 1" = 30' DATE 12-11-04

CREST GRAPHICS
ORIGINAL INK ON
POLYESTER FILM



#2737

