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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 northeasterly street line of Collins Street, which point is 134.8 feet

easterly of the easterly street line of Huntington Street as measured along the northeasterly street line of Collins Street; thence N 20° 15' 00" E along land now or formerly of the Law Offices of Nicholas T. Kocian LLC, 200.00 feet to a point; thence S 69° 01' 30" E, along land now or formerly of Jonathan E. Clark, 50.00 feet to a point; thence S 20° 15' 00" W along land now or formerly of Collinspro LLC, 200.00 feet to a point in the northeasterly street line of Collins Street; thence N 69° 01' 30" W along the northeasterly street line of Collins Street, \$0.00 feet to the point of beginning.

ZONE R-2- MINIMUM SIDE YARD IS 5.0', 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.

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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.
- 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. 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 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.
- 6. The subject property has access to and from a duly dedicated and accepted public street or highway.
- 7. Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, or ingress egress.8. 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.

Rechard Formilly A AND RICHARD T. TOURVILLE PLS No. 8177 24 WINDING LANE, AVON, CT. 06001 AND SURVEY DATE DEC.18, 2004



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No. 8177

STATE OF CONNECTICUT CITY OF HARTFORD

PLAN SHOWING PROPERTY AT **176 COLLINS STREET** TO BE ACQUIRED BY **COOLIDGE WOODLAND LLC**

SCALE 1" = 30' DATE 12-11-04

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CREST GRAPHICS ORIGINAL INK ON POLYESTER FILM