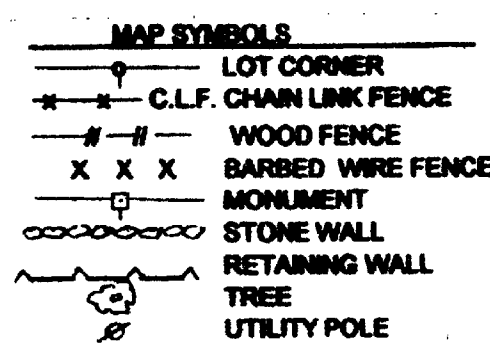


#27.3



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. SPECIALLY, THIS SURVEY IS A CLASS A-2 DEPENDANT RESURVEY AND DEPICTS BOUNDARY LINES, PROPERTY CORNERS AND OTHER IMPROVEMENTS AS NOTED HEREON.

Richard T. Tourville L.S.

RICHARD T. TOURVILLE PLS No. 8177
24 WINDING LANE, AVON, CT. 06001 (860 673-3793)

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 184.8 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 Collingsworth LLC, 200.00 feet to a point; thence S 69° 01' 30" E along land now or formerly of Jonathan E. Clark, now or formerly of Ronald Germaine et al, now or formerly of Margaret Lyngholm and now or formerly of Michael T. Bane, partly by each, 154.39 feet to a point; thence S 20° 04' 31" W along land now or formerly of DCWN Federal Bank, 200.00 feet to the northeasterly street line of Collins Street; thence N 69° 01' 30" W along the northeasterly street line of Collins Street 156.00 feet to the beginning of the same.

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

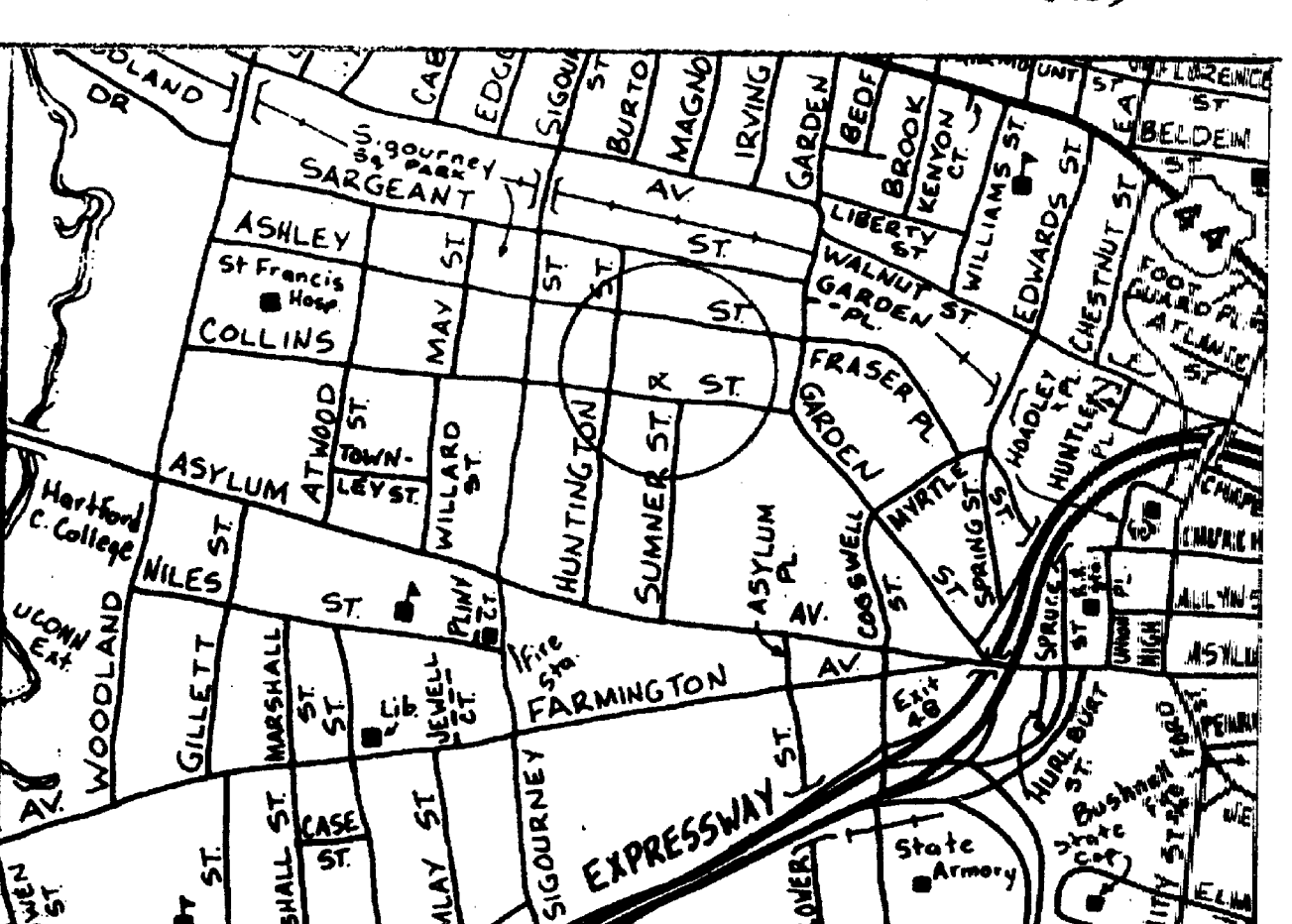
**FLOOD INSURANCE RATE MAP PANEL # 095000- 0005B
INDICATES THAT ENTIRE PARCEL IS IN ZONE "X" AND
OUT SIDE THE 500 YEAR FLOOD PLAIN**

NOTE
ZONE R-2- MINIMUM SIDE YARD IS 5.0'
AGGREGATE SIDE YARD IS 15'
REQUIRED REAR YARD IS 30'
BUILDING HAS 21' BUT WAS CONSTRUCTED
PRIOR TO CURRENT ZONE RESTRICTION -
BUILDING IS LEGAL NON-CONFORMING

COMMITMENT NUMBER CTSa 1860

NO EVIDENCE OF CEMETERIES

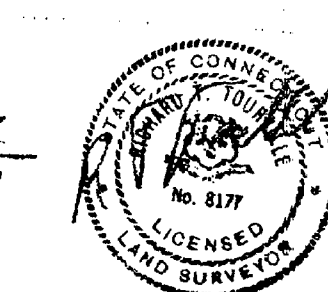
UTILITIES
PREMISES ARE SERVED FOR WATER, SEWER,
ELECTRIC AND GAS FROM PUBLIC R.O.W.



The undersigned being a registered surveyor of the State of Connecticut certifies to (a) 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 the 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 contains a showing of the area of the subject property, the location and type of all building structures and other improvements on the subject property and any other matters situated on the subject property.
3. Except as shown on the survey, there are no visible encumbrances or rights of way of which the undersigned has been advised.
4. Except from the above, there are no observable, above ground encumbrances (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 is shown on the title insurance commitment dated 11/24/04 and issued by First American Title Insurance Company to the title 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 of the undersigned. The location of all improvements on the subject property is as recorded with the minimum setback provisions and restrictions of records referenced in such title commitment.
6. The subject property or highway is 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 nature and 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

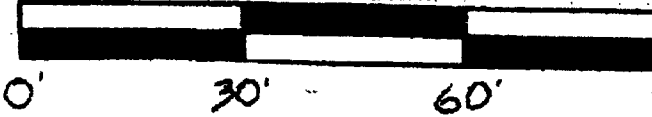
Richard T Tourville
RICHARD T. TOURVILLE PLS No. 8177
24 WINDING LANE, AVON, CT. 06001
DATE DEC.18, 2004



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STATE OF CONNECTICUT
CITY OF HARTFORD

PLAN SHOWING PROPERTY A
166 COLLINS STREET
TO BE ACQUIRED BY
COOLIDGE WOODLAND LLA
SCALE 1" = 30' DATE 12-11-0



2730

