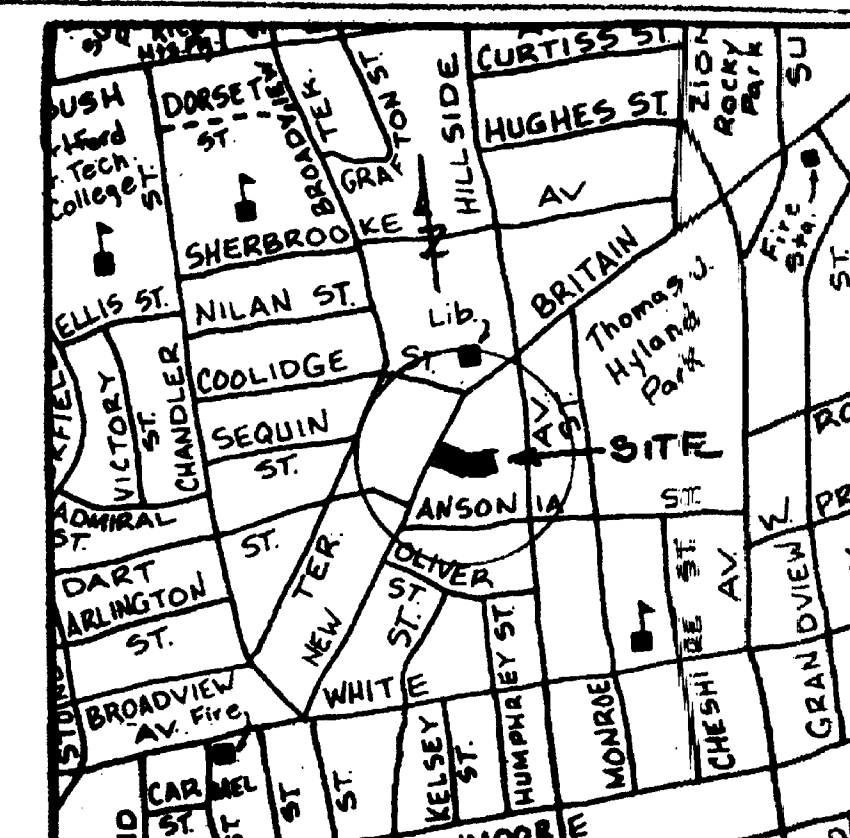


2740

#2740

503 NEW BRITAIN



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 Benton 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, street 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 11/03/04, 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 accordance 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 or 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 lies within a Special Hazard Area as described on the Flood Insurance Rate Map for the community in which the subject property is 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
503 NEW BRITAIN AVENUE
TO BE ACQUIRED BY
COOLIDGE BENTON LLC
SCALE 1" = 30' DATE 12-11-04

CREST GRAPHICS
ORIGINAL INK ON
POLYESTER FILM

0' 30' 60' 90'

#2740



503 NEW BRITAIN AVENUE

A certain piece or parcel of land with all the building and improvements thereon, situated in the City of Hartford, county of Hartford and State of Connecticut, known as 503 New Britain Avenue and more particularly described as follows:
Beginning at a brownstone monument set in the easterly street line of New Britain Avenue, said monument being N 24° 40' 00" E a distance of two hundred fifty eight and ninety five hundredths feet (258.95') of the intersection of the northerly street line of Ansonia Street at its intersection with the easterly street line of New Britain Ave.; thence S 77° 07' 18" E, along property of Iron Bachelor a distance of one hundred ninety seven and eighty one hundredths feet (197.81') to a brownstone monument; thence N 87° 45' 20" E, along properties of Rosen, Rodriguez, Laboy and Reyes, in part by each, a distance of one hundred sixty four and sixty nine hundredths feet (164.69') to an iron pin marking the southeasterly corner of the property herein described; thence N 2° 18' 10" E, along property of Berwyn Apartments LLC, a distance of one hundred six and ninety one hundredths feet (106.91') to an iron pin, said pin marking the northerly property corner of the parcel herein described; thence, N 87° 41' 50" W, along said Berwyn a distance of one sixty two and three one hundredths feet (162.03') to an iron pin; thence continuing along property of Tashing Way, N 70° 31' 20" W, a distance of one hundred fifty and fifty eight hundredths feet (150.58') to an iron pin set in the easterly street line of New Britain Avenue and marking the northwesterly corner of the property herein described; thence, S 24° 40' 00" W along the easterly street line of New Britain Avenue, a distance of one hundred thirty eight and fifty four hundredths feet (138.54') to the point and place of beginning

Northerly - by Ngo and Berwyn 312.61'
Easterly - by Berwyn 106.90'
Southerly - by Reyes, Laboy, Rodriguez, Rosen and Bachelor 362.49'
Westerly - by New Britain Avenue 138.54'
Total area of parcel 40,582 square feet (0.93 acres)

FLOOD INSURANCE RATE MAP PANEL # 095880-00058
INDICATES THAT ENTIRE PARCEL IS IN ZONE "X" AND
OUTSIDE THE 500 YEAR FLOOD PLAIN

* MINIMUM SIDE YARD DISTANCE IS 5'
AGGREGATE SIDE YARD REQUIRED IS 15'

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

NO EVIDENCE OF CEMETERIES

COMMITMENT NUMBER CTSa 1860

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

Date: 6/23/84

To: William S. Jagel
and Jean S. Jagel

WL 4311/19136
Exhibit A

This letter will confirm that the undersigned is the owner of premises known as Stratton Apartments located at 503 New Britain Avenue, Hartford, CT., and that the undersigned is using permission.

The area being so used and crossed about on the easterly line of my land and consists of a triangular parcel labeled "Bit. Parking Lot" and the land easterly thereof is portion of the "Green Area" on a map prepared by ALTA Survey Associates, Inc., dated May 23, 1989, and is shown on the map.

It is understood and agreed the undersigned does not and has not made any claim of right or title to the land being so used or to any portion of your land as shown on said map.

This letter will also acknowledge that the permission for such use is, at any time be revoked by you.

Mount M. Baskin
Owner

To: Hookton Corporation and its Successors and Assigns.

Notice is hereby given to the owners of 503 New Britain Ave., Hartford, CT and to all parties now or hereafter claiming an interest in said property that the use of portions of the abutting property known as 487 New Britain Ave. for the parking of motor vehicles is permitted pursuant to a license agreement set forth in a letter from Merrit M. Baldwin to William S. Jagel and Jean S. Jagel dated May 23, 1989, a copy of which is attached hereto.

Dated at Wethersfield, Connecticut this 30 day of November, 2000.

Berwyn Apartments, LLC
William S. Jagel
For Managing Trustee

