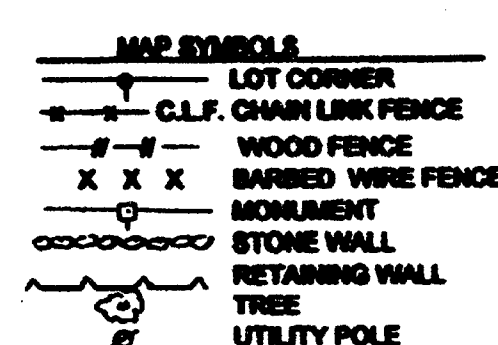
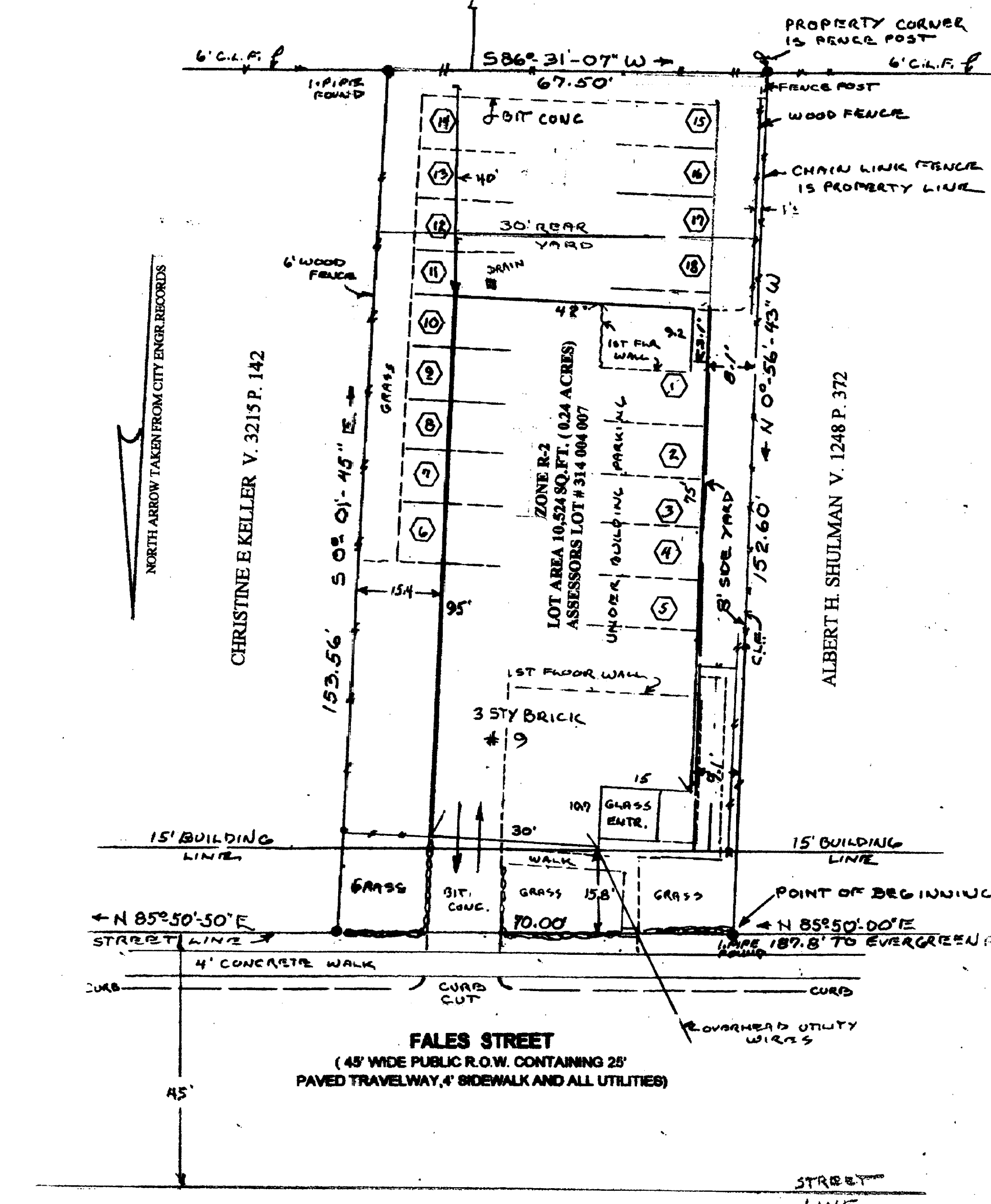


2742

#2742

SALOMEJA SALIAMONAS EST. V. 4646 P.224

SALOMEJA SALIAMONAS EST. V. 4646 P.224



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN IS SUBSTANTIALLY CORRECT AND PURSUANT TO C.S.S. 20-300, THIS SURVEY DOES CONFORM TO CRITERIA FOR ALL MAPS AND SURVEYS. SPECIFICALLY, THIS SURVEY IS A CLASS A-2 DEPENDANT RESURVEY AND DEPICTS BOUNDARY LINES, PROPERTY CORNERS AND OTHER IMPROVEMENTS AS NOTED HEREON.

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

A CERTAIN PIECE OR PARCEL OF LAND, WITH THE BUILDING AND IMPROVEMENTS THEREON, SITUATED IN THE CITY OF HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT, KNOWN AS 9 FALES STREET, SAID PREMISES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE SET IN THE SOUTHERLY STREET LINE OF FALES STREET, SAID POINT BEING 17.8 FEET EAST OF THE EASTERLY STREET LINE OF EVERGREEN AVENUE AND BEING THE NORTH WESTERLY CORNER OF THE PREMISES HEREIN BEING DESCRIBED; THENCE RUNNING N 85° 50' 00" E, ALONG THE SOUTHERLY STREET LINE OF FALES STREET A DISTANCE OF SEVENTY AND ZERO HUNDREDTHS (70.00) FEET TO A POINT; THENCE RUNNING S 0° 01' 45" E A DISTANCE OF ONE HUNDRED FIFTY THREE AND FIFTY SIX HUNDREDTHS (153.56) FEET TO AN IRON PIPE SAID PIPE BEING THE SOUTHEASTERLY CORNER OF THE PREMISES BEING DESCRIBED; THENCE RUNNING S 85° 51' 07" W, ALONG PROPERTY OF SALOMEJA SALIAMONAS AND LYNN R. CONNELLY, IN PART BY EACH A DISTANCE OF SIXTY SEVEN AND FIFTY HUNDREDTHS (67.50) FEET, TO A FENCE POST MARKING THE SOUTHEASTERLY CORNER OF RAYMOND E. TRIAL; THENCE RUNNING N 0° 56' 43" W, 45' W ALONG PROPERTY OF SAID TRIAL A DISTANCE OF ONE HUNDRED FIFTY TWO AND SIXTY HUNDREDTHS (152.60) FEET TO AN IRON PIPE SET, IN THE SOUTHERLY STREET LINE OF FALES STREET, SAID IRON PIPE BEING THE POINT AND PLACE OF BEGINNING, ABOVE DESCRIBED PARCEL CONTAINS 10,244 SQ. FT. (0.24 ± ACRES).

NORTHERLY - BY FALES STREET 70.00'
SOUTHERLY - BY SALOMEJA SALIAMONAS AND LYNN R. CONNELLY 67.50'
EASTERLY - BY CONDOMINIUM (5 FALES STREET) 153.56'
WESTERLY - BY RAYMOND E. TRIAL 152.60'

ZONE DESCRIPTION	REQUIREMENT	PROVIDED
ZONE	R-2	R-2
AREA	6,000 SQ. FT.	10,244 SQ. FT.
BUILDING LINE	15'	15.0'
SIDE YARD	15' AGGREGATE	EAST 15.4'
REAR YARD	5' MINIMUM	WEST 8.1' SEE NOTE
MAX. LOT DENSITY	SEE NOTE	SEE NOTE
PARKING SPACES	SEE NOTE	18 (8' X 18') SPACES TOTAL 5 COVERED SPACES NO HANDICAP SPACES

NOTE: THE BUILDING AND IMPROVEMENTS WERE CONSTRUCTED PRIOR TO 1977 WHEN THE CURRENT ZONING ORDINANCE WAS ADOPTED THEREFORE AS TO SIDE YARD, MAXIMUM DENSITY AND PARKING SPACES IT IS A LAWFUL, NON-COMPLYING USE.

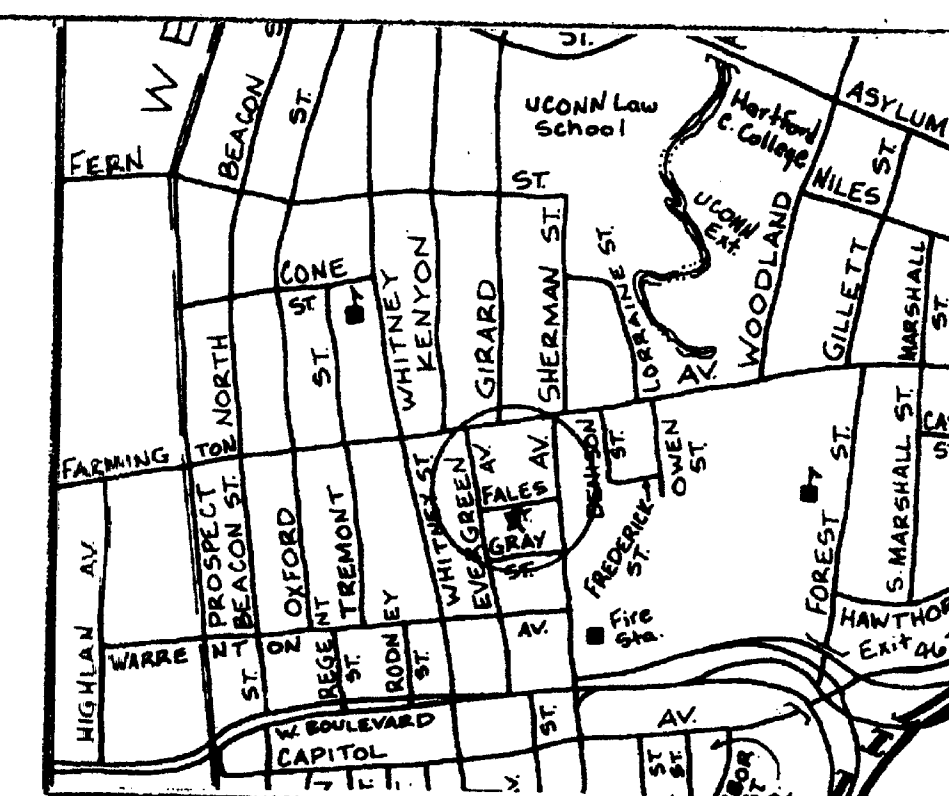
FLOOD INSURANCE RATE MAP PANEL # 06000-0000R
REVISED 10/04/00 INDICATES THAT ENTIRE PARCEL IS IN ZONE X OUTSIDE 500 YEAR FLOOD PLAIN.

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

NO EVIDENCE OF CEMETERIES

COMMITMENT NUMBER CTSta 1860

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 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 11/05/04, 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 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
9 FALES STREET
TO BE ACQUIRED BY
COOLIDGE BENTON LLC
SCALE 1" = 20' DATE 12-11-04

0' 20' 40' 60'

#2742

