

2745

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

NO EVIDENCE OF CEMETERIES

ZONE R-1 MINIMUM SIDE YARD 5.0'
AGGREGATE OF 15'

COMMITMENT NUMBER CTSta 1860

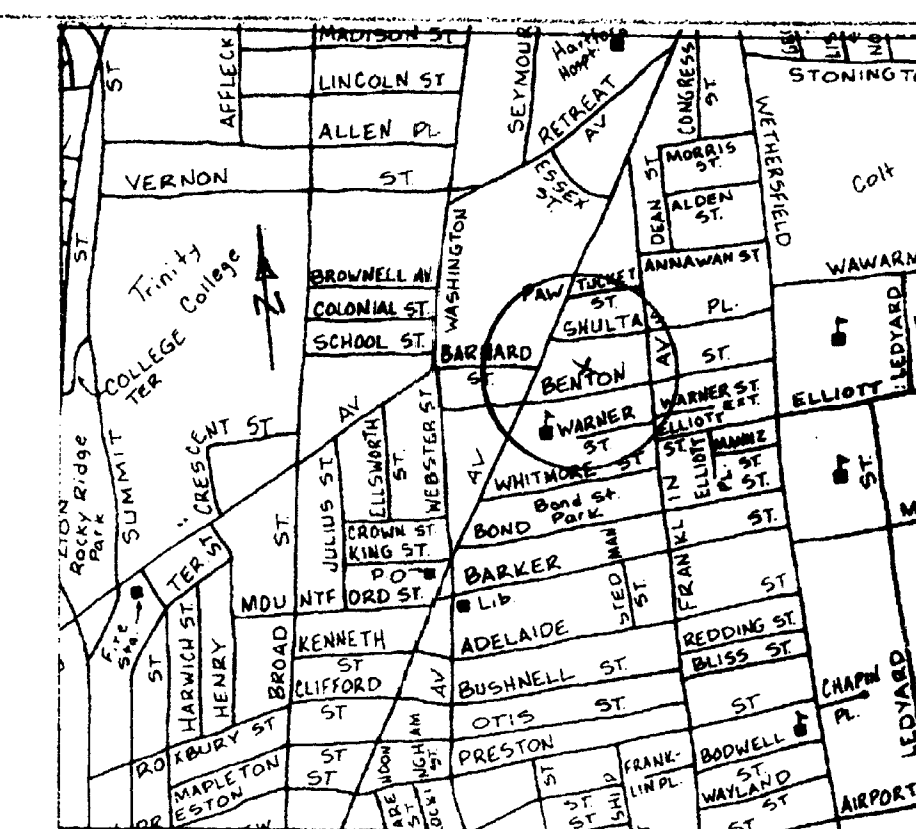
FLOOD INSURANCE RATE MAP PANEL # 095000-0005B
INDICATES THAT ENTIRE PARCEL IS IN ZONE "X" AND OUTSIDE THE 500 YEAR FLOOD PLAIN

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

BOUNDARY DESCRIPTION

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 northerly street line of Benton Street, which point marks the southeast corner of land now or formerly of City of Hartford (Old South Cemetery) and which point marks the southwest corner of the premises herein described; thence running N 9°16'25" E, along land now or formerly of the City of Hartford, a distance of 170.49 feet to an iron pipe marking the northwest corner of the premises herein described; thence running S 86°45'24" E, along land now and formerly of Donald J. Allen et al, Zahirine Gosine, Henry Hornat, Gloria P. Thornhill et al, Luigi Luczi et al, Greta Larkin, Alfred Miller and Cecilio Rivera et al, partly by each, a distance of 347.93 feet to a point marking the northeast corner of the premises herein described; thence running S 3°25'00" W, along land now or formerly of Frank Trubisz et al, 170.65 feet to a point in the northerly street line of Benton Street; thence running N 86°35'00" W, along the northerly street line of Benton Street, 365.32 feet to the point of beginning.

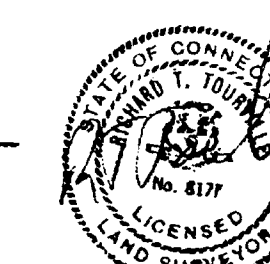


Surveyors Certificate

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 11-04-04, 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.
- 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

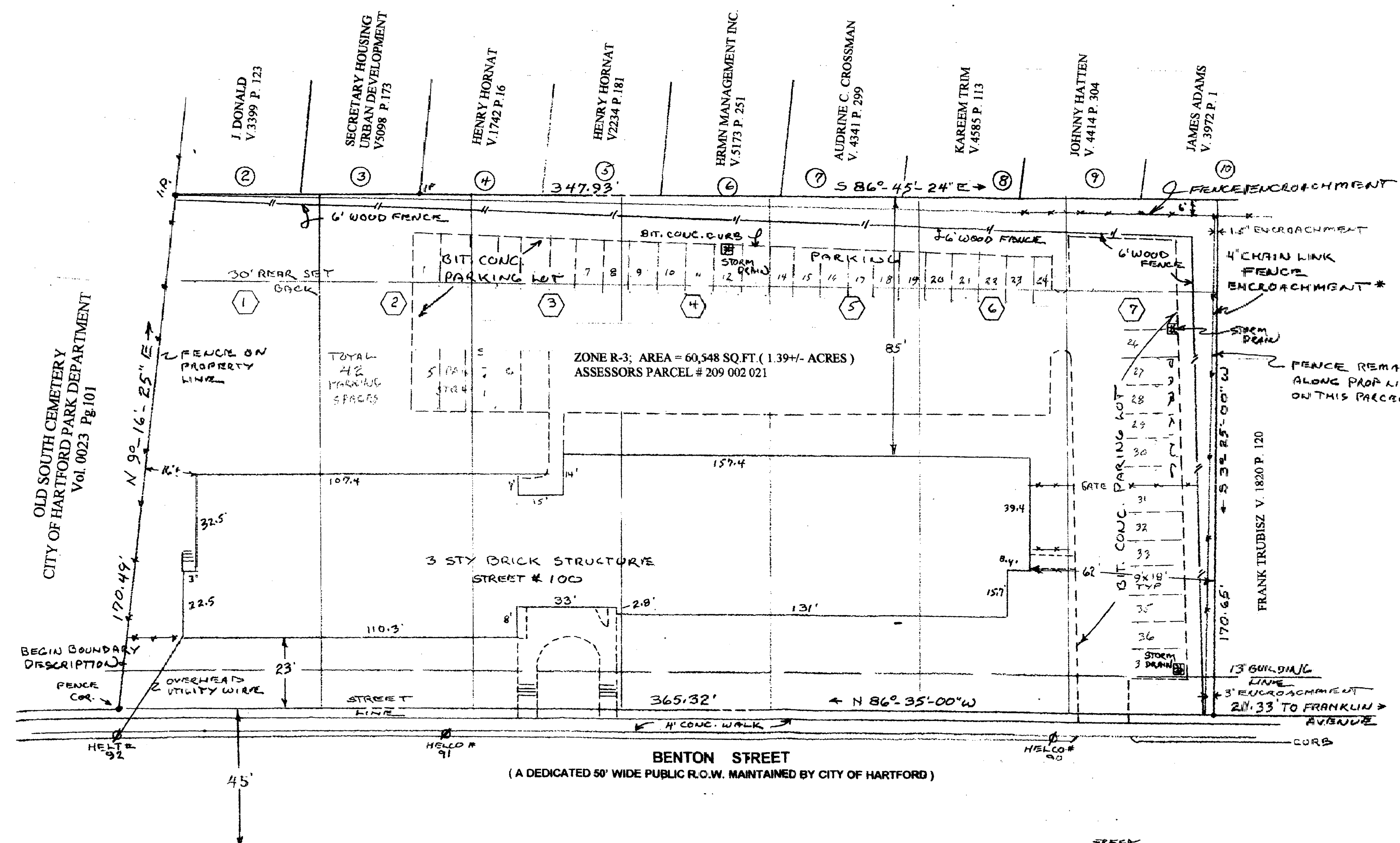
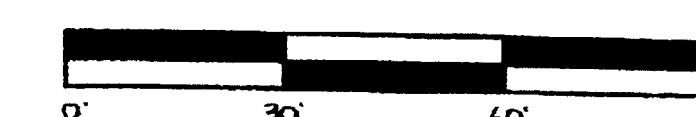


ALTA LAND TITLE SURVEY

STATE OF CONNECTICUT
CITY OF HARTFORD

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

CREST GRAPHICS
ORIGINAL INK ON
POLYESTER FILM



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

○ LOT NUMBERS
○ STREET NUMBERS

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

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