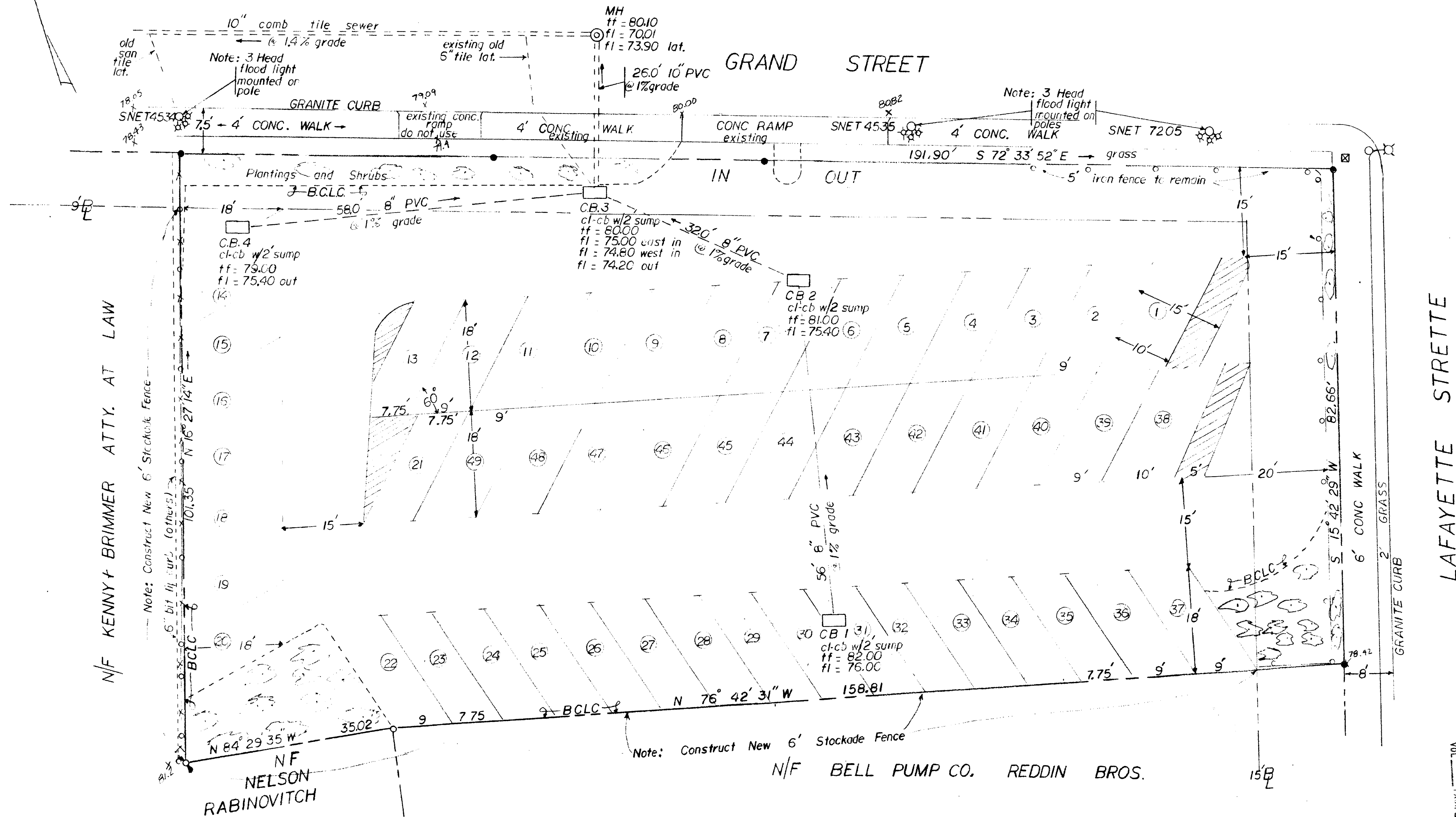


ZONING INFORMATION		
ZONE	REQUIRED	PROPOSED
RO-1		
USE	PARKING LOT	
BUILDING AREA (FOOTPRINT)		
LOT AREA	7500 sf	17329 sf
RESIDENTIAL DENSITY	NA (res. 30000)	NA
F.A.R.	35	NA
LOT OCCUPANCY	-30 15018%	NA
LOT WIDTH	60 ft	820 ft + 192 ft
FRONT YARD	15 ft + 9 ft	15 ft + 9 ft
SIDE YARD	1/4 (1) or 25 ft or 1/4 (1) ft	NA
REAR YARD	30 ft	NA
HEIGHT	N.R.	NA
USABLE OPEN SPACE	NA or 40%	NA
PARKING SPACES *	NA	2 HC 32 REG. 15 COMPACT
TOTAL 49 CARS		

PARKING KEY
 *1+36 HC Parking 15'x18'
 *2-12+14-20+22+36+37 REG 9'x18'
 *13+21+23-35 COMPACT 7.75'x18'
 TOTAL = 49 SPACES



"I HEREBY CERTIFY TO: (1) First Central Bank and its successors and assigns, and (2) Connecticut Attorneys Title Insurance Company, and (3) Courthouse Parking, Inc. that the survey and the bounds and measurements shown thereon are correct and in accordance with the standards of Class A-2 [A-1] of the Code of Practice for Standards of Accuracy of Surveys and Maps, adopted December 10, 1975, as amended by the Connecticut Association of Land Surveyors, Inc.; that the title lines and the lines of actual possession are the same; that any and all buildings and improvements are located as shown and do not encroach over or upon street, title or build' lines; that there are no violations of zoning ordinance, restrictions or other rules and regulations with respect to the location of said buildings and improvements; and that there are no easements or encroachments affecting this property apparent from a careful inspection of the same."

Paul H. Jaeger LS 7763 10/26/89



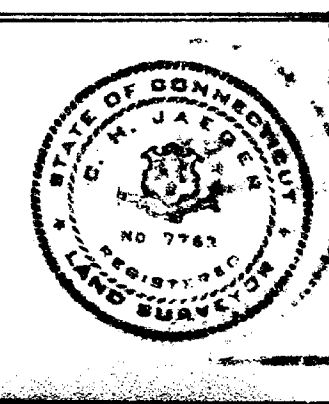
MAP REFERENCE
 PROPERTY OF
 G.M.F. REALTY ASSOCIATES
 35-39 LAFAYETTE STREET
 1+3 GRAND STREET
 HARTFORD, CONN.
 1"=10' 11-24-86
 FLYNN LAND SURVEYING ASSOC.
 NEWINGTON CONN.

The portions of Grand St and Lafayette St shown on this plan are established public streets of the City of Hartford.
 11/13/89 Date
 City Engineer

PROPERTY OF
 COURT HOUSE PARKING
 35+37+39 LAFAYETTE ST.
 1+3 GRAND ST.
 TOWN OF HARTFORD CONN.

I HEREBY CERTIFY
 THAT THIS MAP & SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS AND ACCURACY OF SURVEY & MAPS ADOPTED DECEMBER 10, 1975 AS AMENDED BY THE CONN. ASSOCIATION OF LAND SURVEYORS, INC.

ALCA SURVEY ASSOCIATES
 CARL H. JAEGER L.S. 7763
 WETHERSFIELD, CONN.
 Paul H. Jaeger
 SCALE: 1"=10'
 DATE 10/26/89 SHEET 1 OF 1



1896