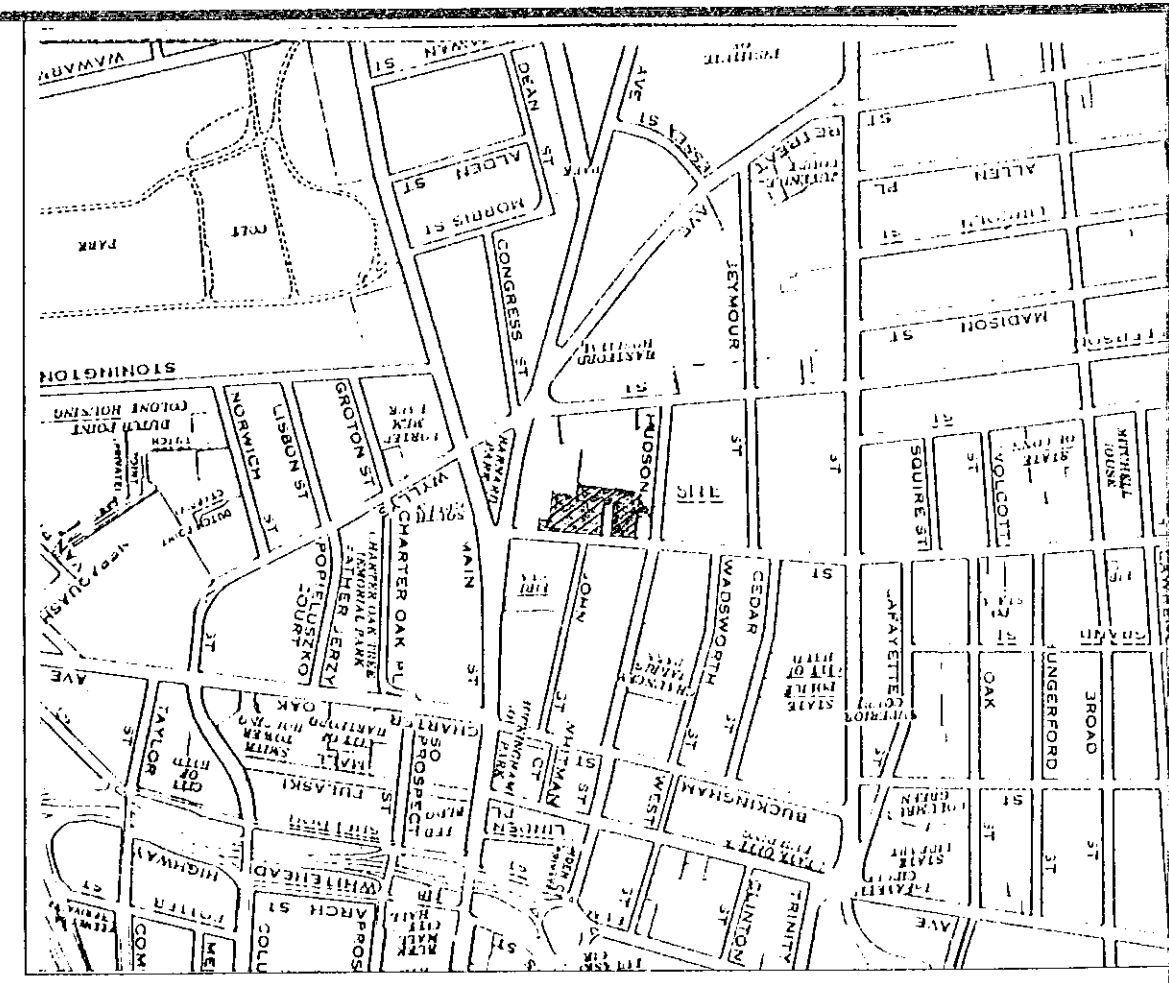


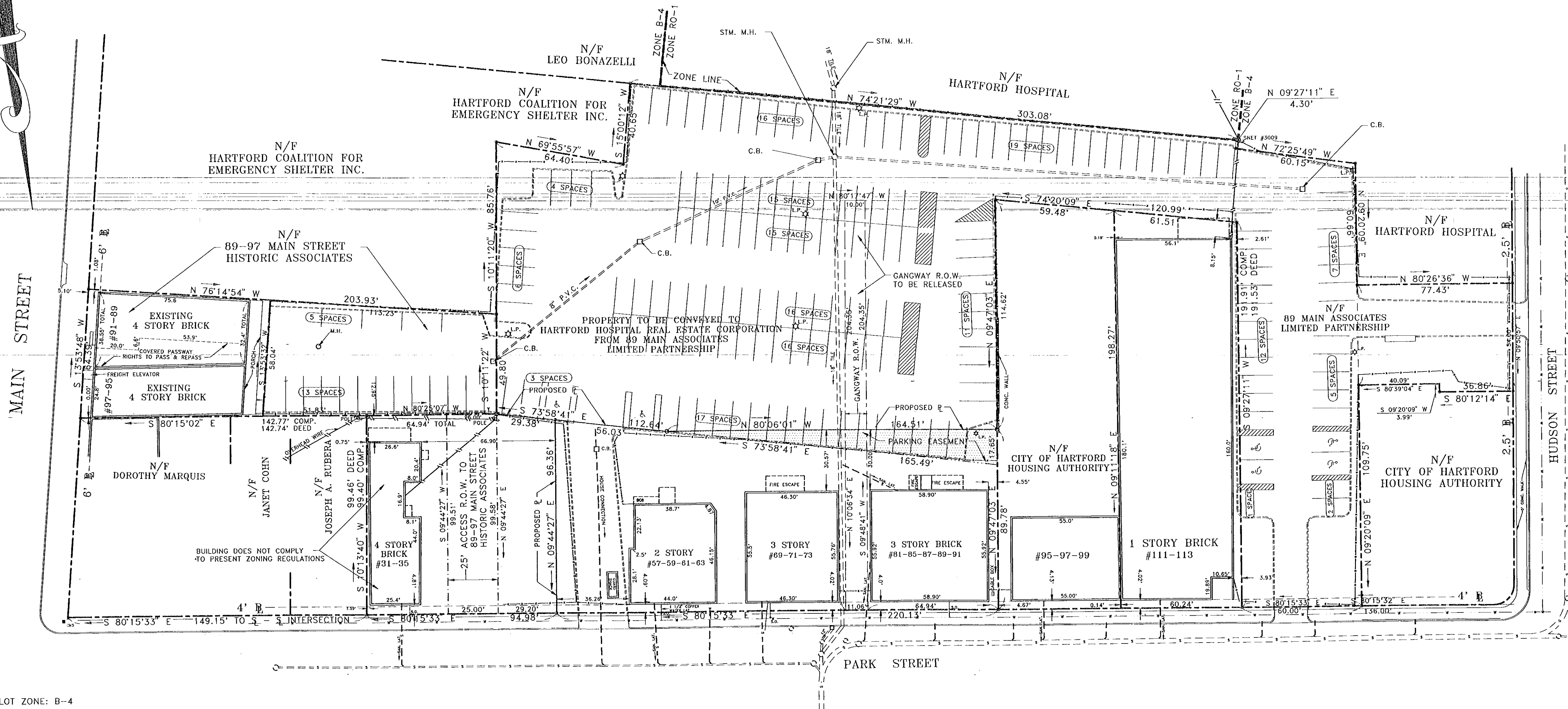
614-5

The portions of Main, Park & Hudson streets shown on this map are established public streets of the City of Hartford.

Blair
City Engineer & Records
Survey Supervisor



614-5



NOTES:

- LOT ZONE: B-4
- PARCEL AREA FOR #57 to #91 PARK STREET= 19,999 sq. ft. or 0.4591 ACRES.
PARCEL AREA FOR #31 to #35 PARK STREET= 9,636 sq. ft. or 0.2149 acres.
PARCEL AREA OF REMAINING LAND= 61,274 sq. ft. or 1.41 acres.
- PROPERTY DOES NOT LIE IN A DESIGNATED FLOOD HAZARD ZONE.
- MAP REF.
"PROPERTY OF 89 MAIN ASSOCIATES, LIMITED PARTNERSHIP,
MAIN & PARK STREET, HARTFORD, CONNECTICUT"
SCALE: 1"= 20', DATE: 6/2/88,
PREPARED BY: ALCA SURVEY ASSOCIATES.
- THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN
HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND
HAVE BEEN LOCATED IN THE FIELD WHERE POSSIBLE.
THE ACTUAL LOCATION OF THESE UTILITIES SHOULD BE
VERIFIED BY THE CONTRACTOR. CALL B.U.D. 1-800-922-4455
- PARKING SPACES ON SITE= 169 SPACES (6 HANDICAPPED SPACES)

ZONING INFORMATION CHART FOR #31 to #35 PARK ST.			
ZONE: B-4 ZONE	REQUIRED	PROVIDED	
USE		RES./RETAIL	
BUILDING AREA (FOOTPRINT)		1982 sq. ft.	
LOT AREA	6,000 sq. ft.	9,363 sq. ft.	
RESIDENTIAL DENSITY	48 people	18 people	
FLOOR AREA RATIO	2.0	0.85	
LOT OCCUPANCY	50%	21.2%	
LOT WIDTH	50'	94.98'	
FRONT YARD	4.0'	4.0'	
SIDE YARD	20' & 8	0.75' & 67.65' EXIST.*	
REAR YARD	30'	12.95' EXIST.*	
HEIGHT	4 stories or 48'	4 stories	
USABLE OPEN SPACE	50 s.f./person= 900 s.f.	7,381 s.f.	
PARKING	N.R.	0	

*DENOTES NON-COMPLYING

ZONING INFORMATION CHART FOR #57 to #91 PARK ST.			
ZONE: B-4 ZONE	REQUIRED	PROVIDED	
USE		RES./RETAIL/CHURCH	
BUILDING AREA (FOOTPRINT)		8,014 sq. ft. TOTAL	
LOT AREA	6,000 sq. ft.	19,999 sq. ft.	
RESIDENTIAL DENSITY	103 people	38 people	
FLOOR AREA RATIO	2.0	1.09	
LOT OCCUPANCY	50%	40.1%	
LOT WIDTH	50'	220.13'	
FRONT YARD	4.0'	4.0'	
SIDE YARD	20' & 8	4.55' & 40.84' EXIST.*	
REAR YARD	30'	30.0'	
HEIGHT	4 stories or 48'	2 & 3 stories	
USABLE OPEN SPACE	50 s.f./person= 1900 s.f.	11,979 s.f.	
PARKING	N.R.	0	

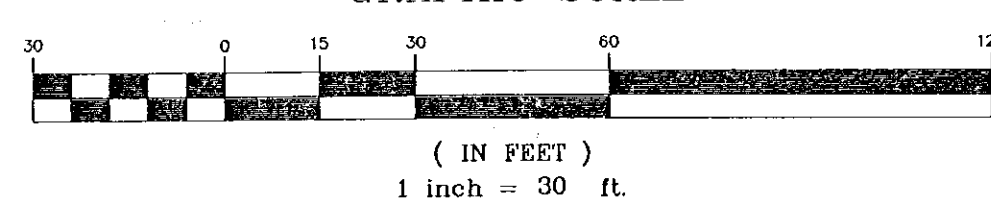
*DENOTES NON-COMPLYING

ZONING INFORMATION CHART FOR REMAINING LAND			
ZONE: B-4 ZONE	REQUIRED	PROVIDED	
USE		PARKING	
BUILDING AREA (FOOTPRINT)		0 sq. ft.	
LOT AREA	6,000 sq. ft.	61,274 sq. ft.	
RESIDENTIAL DENSITY	225 PFA	N.A.	
FLOOR AREA RATIO	2.0	N.A.	
LOT OCCUPANCY	50%	N.A.	
LOT WIDTH	50'	60' +	
FRONT YARD	AS SHOWN ON PLAN	N.A.	
SIDE YARD	20' & 8	N.A.	
REAR YARD	30'	N.A.	
HEIGHT	4 stories or 48'	N.A.	
USABLE OPEN SPACE	50 s.f./person	N.A.	
PARKING	N.R.	169 spaces (6 ha.)	

*DENOTES NON-COMPLYING

LEGEND
--- EXISTING PROPERTY LINE
--- CHAIN LINK FENCE
--- BIT. CURB
--- CONC. CURB
--- STORM LINE
--- OVERHEAD WIRES
--- L.P.
--- LIGHT POLE
--- SANITARY SEWER
--- WATER MAIN
--- WATER SHUT-OFF
--- PROPOSED PROPERTY LINE

GRAPHIC SCALE



THIS MAP PRODUCED BY
ORIGINAL INK DRAWING ON
POLY FILM OR LINEN
HALLISEY & HERBERT
78 BEAVER ROAD
WETHERSFIELD, CT 06109

I hereby declare to CONNECTICUT MORTGAGE ACQUISITION CORPORATION,
HARTFORD HOSPITAL REAL ESTATE CORPORATION and FIRST AMERICAN TITLE INSURANCE COMPANY
that this survey was actually made upon the ground on NOVEMBER 22, 1993, 1993
and that as of the date hereof (a) this survey was made on the
grounds of the surveyed property and was prepared in accordance
with, and bounds and measurements shown hereon are correct
within, the standards of a class A-2 Survey as defined in the code
of practice for standards of accuracy for surveys and maps, adopted
December 10, 1975 as amended by the Connecticut Association of Land
Surveyors, Inc.; (b) the deed lines and lines of actual possession are
the same and there are no violation of zoning regulations, as they
pertain to building location and lot requirements, unless otherwise
shown (reference should be had to Zoning Information Chart on all
properties which indicate areas of non-compliance with existing requirements
for existing conditions); (c) all building and improvements are located as
shown, are erected entirely within the property lines and do not encroach
over or upon street, deed or building lines unless otherwise shown (reference
should be had to Zoning Information Chart on all properties which indicate areas of
non-compliance with existing requirements for existing conditions) or
any right of way or easement on or appurtenant to the property; (d) there
are no utility or other easements or rights of way affecting this property
other than those shown hereon; (e) there are no encroachments or
projections on or over the property or on rights of way or easements
appurtenant to the same by buildings or improvements erected on adjacent
lands; (f) no portion of the property is located in a HUD Special Flood
Hazard Zone; and (g) the building and improvements on the property do not
violate any building or zoning regulation relating to the location and
extent thereof unless otherwise shown (reference should be had to Zoning Information
Chart on all properties which indicate areas of non-compliance with
existing requirements for existing conditions).

Date: 12/28/93

Kenneth H. East

	HALLISEY & HERBERT CIVIL ENGINEERS & LAND SURVEYORS 78 BEAVER ROAD, WETHERSFIELD, CONNECTICUT	DRAWN J.P.C. CHECKED K.H. DATE NOV. 23, 1993 SCALE 1"= 30' SHEET 1 OF 1 JOB NO. 1537 AUTOCAD FILE: 1537-04.DWG
	PROPERTY SURVEY OF PROPERTY OF 89 MAIN ASSOCIATES LIMITED PARTNERSHIP PARK & HUDSON STREET HARTFORD, CONNECTICUT	
	REV. DEC. 02, 1993 PER CITY STAFF REVIEW DEC. 07, 1993 PER CITY STAFF REVIEW DEC. 09, 1993 PER CITY STAFF REVIEW	
	Sue Kublin/Wes 561.5000	

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