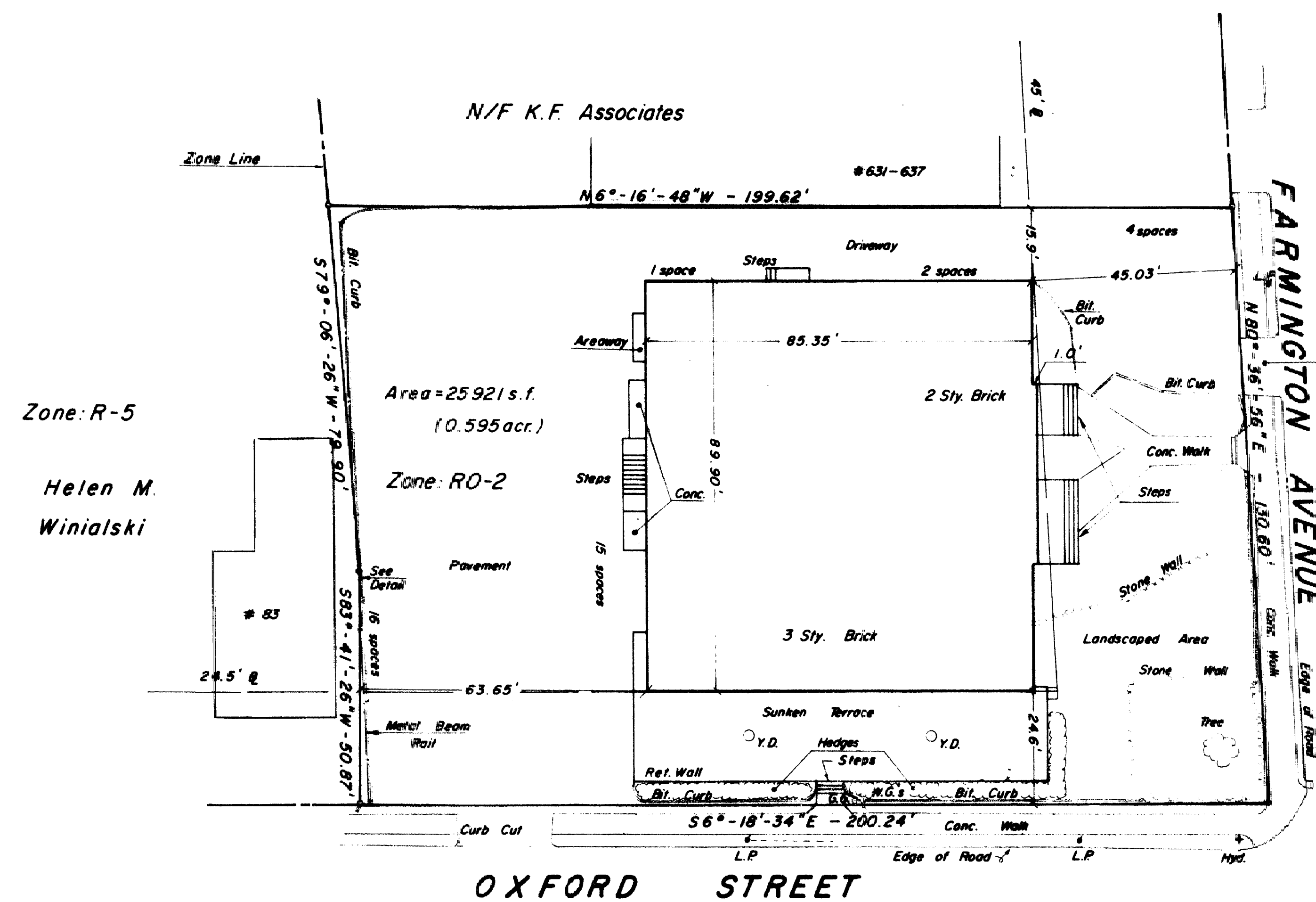
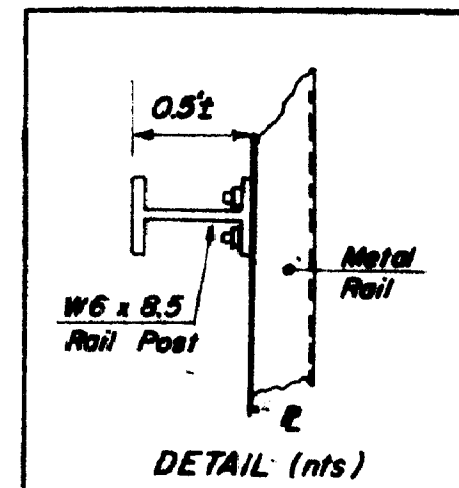




CITY OF HARTFORD
Department of Licenses and Inspections
30 Main Street, Hartford, Conn. 06103
COUNCIL - MANAGER GOVERNMENT

January 28, 1988

Schets & Schets, Abbondio & Hoshin
One State House Square
Hartford, CT 06103

Re: 621 Farmington Avenue
Zone: SO-2 Residential Office Station

Re: When it May Occur:

This is to certify that the aforementioned property is located in the SO-2 Residential Office Station.

At the hearing held of appeal hearing of November 5, 1987, the site plan showing 30 parking spaces was submitted and approved.

The present use of the property, consistent with that approval as a legally non-conforming use under the present zoning law of the City of Hartford.

Sincerely,

[Signature]

Abraham Ford, Jr.
Chief of Zoning Administration

"I HEREBY CERTIFY TO (1) Central Bank and its successors and assigns, and (2) First American Title Insurance and its successors and assigns, and (3) Dwight On Schweitzer and Brian Hollander that the survey and the bounds and measurements shown hereon are correct and in accordance with the standards of Class A-2 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 building lines; that there are no violations of zoning ordinances, 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 same."

- Notes re. Certification:
1. Encroachment of Metal Guard Rail as shown on survey map.
 2. Parking spaces as marked are in violation with following requirements:
 - a. Minimum distance between parking lot & any dwelling located in residential zone shall be 10 feet;
 - b. Parking lot shall not be located within the front yard or side street yard;
 - c. Minimum parking requirements of one parking space for each 500 square feet of gross floor area are not met;
 3. Location of underground utilities is not known.

SURVEY MAP
621 FARMINGTON AVENUE
HARTFORD, CONN.

The portions of Farmington Ave. and Oxford St. shown on this plan are established public streets of the City of Hartford.
5/17/88
Date
City Engineer

I HEREBY CERTIFY THAT THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN 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.
2-2-88
3728

Amendment 2-4-88
to Ord. 0-5-85 & 6-7-87
IGOR VECHESSLOFF
PROFESSIONAL ENGINEER & LAND SURVEYOR
51 LORRAINE STREET
HARTFORD, CONNECTICUT
SCALE 1" = 20'
DATE 2-2-88
DRAWING NO. 148

1722