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n/f  
Federal Deposit Insurance Corporation,  
Receiver of New Bank of New England NA

n/f  
Vincy C.  
Discenza

n/f  
Peter & Antoinette  
Pedimonti

n/f  
Mario J.  
Pedimonti

n/f  
Lynnmarie A. & Rafael  
Ortiz

EXISTING  
BRICK  
CLUB  
BUILDING

EXISTING  
HOUSE

NEWFIELD  
AVENUE

TOWN OF WEST HARTFORD  
CITY OF HARTFORD  
TOWN LINE

NOTES:

1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A PROPERTY/BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND INTENDED TO BE USED AS A PROPERTY MAP.
2. PROPERTY IS LOCATED IN A C-1 COMMERCIAL DISTRICT IN THE CITY OF HARTFORD AND AN IP INDUSTRIAL PARK DISTRICT IN THE TOWN OF WEST HARTFORD.
3. HORIZONTAL DATUM REFERS TO INFORMATION OBTAINED FROM THE CITY OF HARTFORD FOR STREETLINE OF NEWFIELD AVENUE WHICH IS APPROXIMATELY CONFORM TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1927 (NAD '27).
4. TOTAL PROPERTY AREA IS 58,410 Sq. Ft.; 1.341 Acres. AREA IN HARTFORD IS 22,427 Sq. Ft.; 0.515 Acres. AREA IN WEST HARTFORD IS 35,983 Sq. Ft.; 0.826 Acres.
5. PORTIONS OF THE PROPERTY MAY LIE WITHIN AREAS DESIGNATED AS FLOOD PLAIN BY THE CITY OF HARTFORD, BUT NOT WITHIN AREAS DESIGNATED AS SPECIAL FLOOD HAZARD AREAS BY THE NATIONAL FLOOD INSURANCE PROGRAM.
6. PROPERTY IS SERVED BY PUBLIC WATER AND SANITARY SEWER.

MAP REFERENCE:

1. PROPERTY IS DESIGNATED AS LOTS 169 AND 170 ON THE MAP ENTITLED: "Map of William Francis, Addition to the Charter-Oak Park, City of Hartford, Adjoining Parkville and Charter - Oak Park, to be Sold by Auction on the Premises, Wednesday, June 18, 1873, On The Terms To Suit The Working People, Wm. Toohy, Auctioneer, H. G. Loomis, Surveyor."

The portion of **Newfield Ave.** shown on this map is a public street of the City of Hartford.  
Survey Supervisor  
O. Blum  
JAN 24 10 59 AM '02  
TOM  
JAN 24 10 59 AM '02  
TOM

TO: COSTA ASSOCIATES, LLC:  
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY  
CORRECT AS NOTED HEREON

LEWIS J. MIRANTE, LICENSED LAND SURVEYOR #17058

THIS PLAN SHALL NOT BE CONSIDERED VALID UNLESS  
THE ORIGINAL SIGNATURE OF THE SURVEYOR APPEARS  
HEREON, AND AN EMBOSSED SEAL IS AFFIXED OVER  
AN ORIGINAL SEAL.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN MBA  
ENGINEERING, INC. SHALL MAKE THESE PLANS NULL AND  
VOID. MBA ENGINEERING, INC. SHALL TAKE NO  
RESPONSIBILITY FOR SAID REVISIONS.



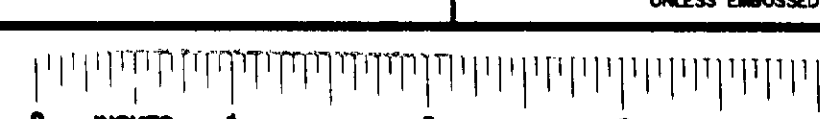
PROPERTY/BOUNDARY SURVEY  
FOR  
**COSTA ASSOCIATES, LLC**  
KNOWN AS  
**CARIOCA CLUB**  
PROPERTY LOCATED AT  
145 NEWFIELD AVENUE  
HARTFORD, CONNECTICUT

JOB NUMBER 2001-134  
SCALE 1" = 20'  
DRAWN BY LJM  
CHECKED BY LJM  
DATE DECEMBER 28, 2001  
Revisions

MAP PREPARED BY:  
**MBA Engineering, Inc.**  
Surveying and Engineering Services  
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Kensington, Connecticut 06037  
(860) 827-0222 Fax (860) 827-9987



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