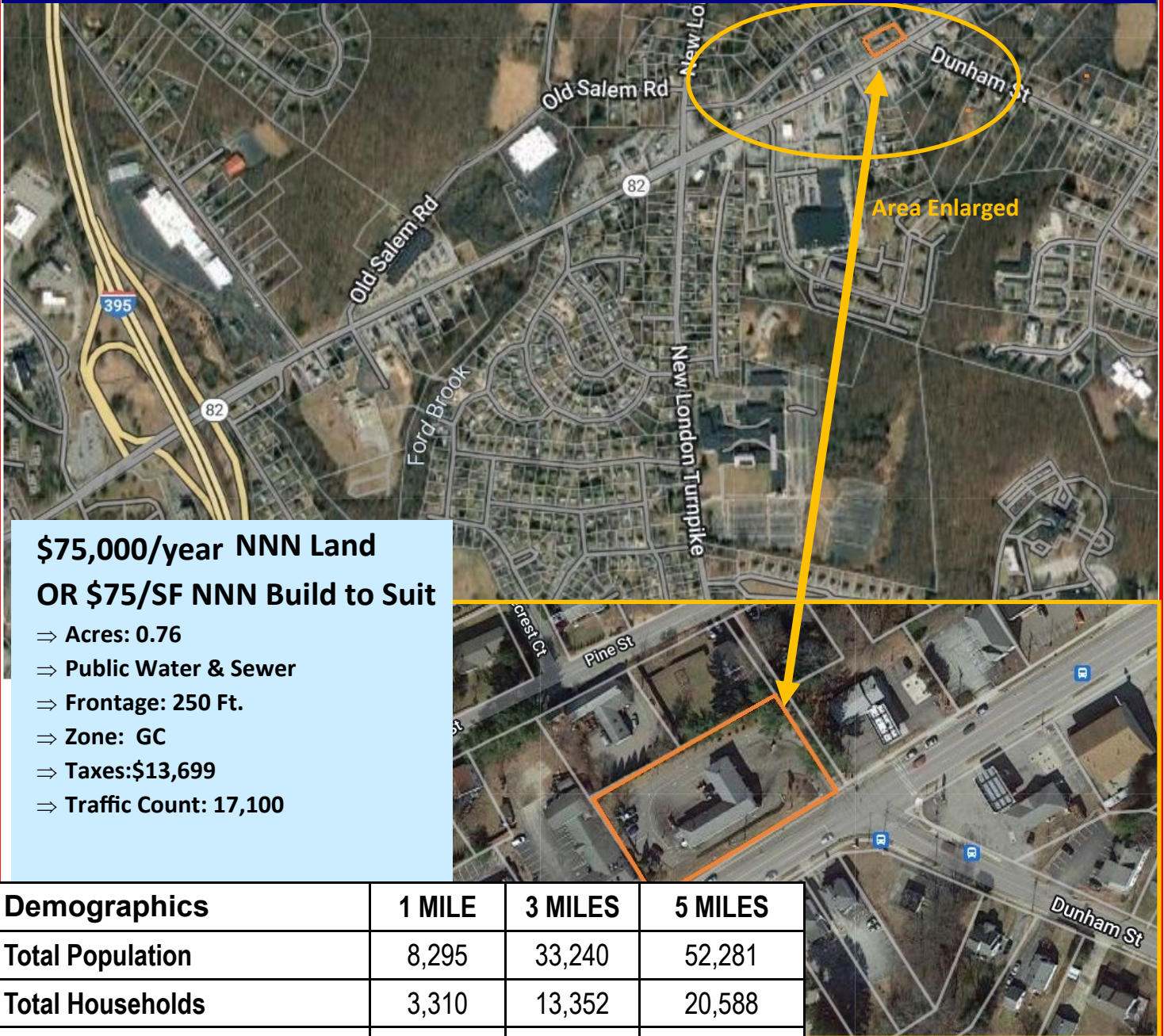


CURRENT BUILDING TO BE DEMOLISHED

577 West Main, Norwich Land Lease or Build to Suit



Area Enlarged

**\$75,000/year NNN Land
OR \$75/SF NNN Build to Suit**

- ⇒ Acres: 0.76
- ⇒ Public Water & Sewer
- ⇒ Frontage: 250 Ft.
- ⇒ Zone: GC
- ⇒ Taxes: \$13,699
- ⇒ Traffic Count: 17,100

| Demographics | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|----------|----------|
| Total Population | 8,295 | 33,240 | 52,281 |
| Total Households | 3,310 | 13,352 | 20,588 |
| Average Household Income | \$80,948 | \$79,635 | \$82,315 |

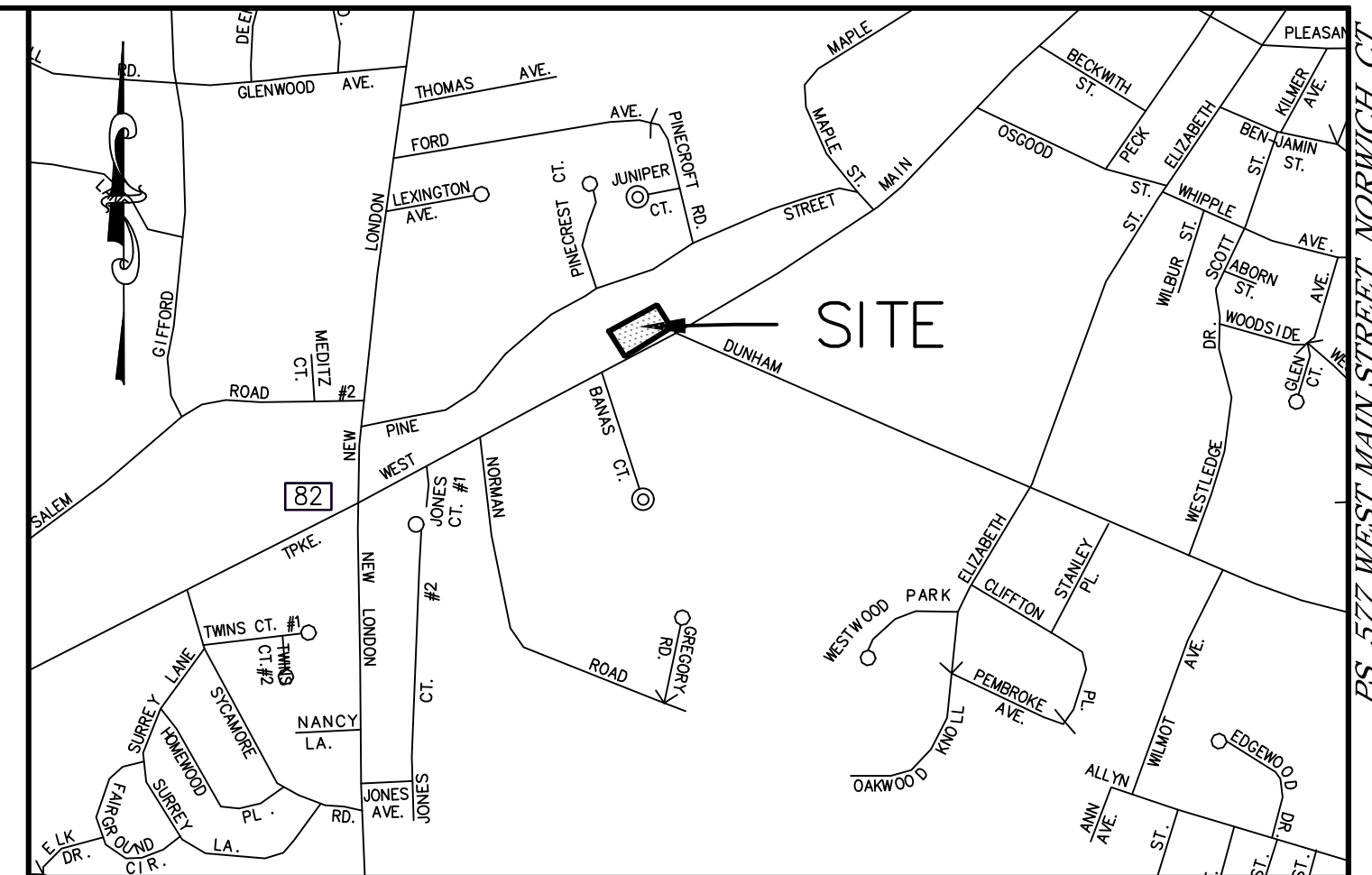
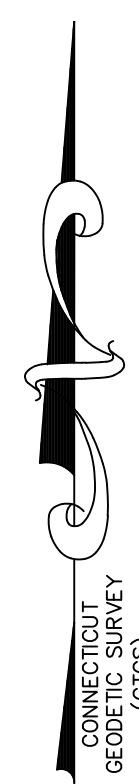
LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT

www.LymanRE.com

RON LYMAN

Main Office:
1160 Boston Post Rd.
Westbrook, CT 06498
Mailing Address:
73 Second Ave.
Westbrook, CT 06498
860-887-5000 Office
ronl@lymanre.com

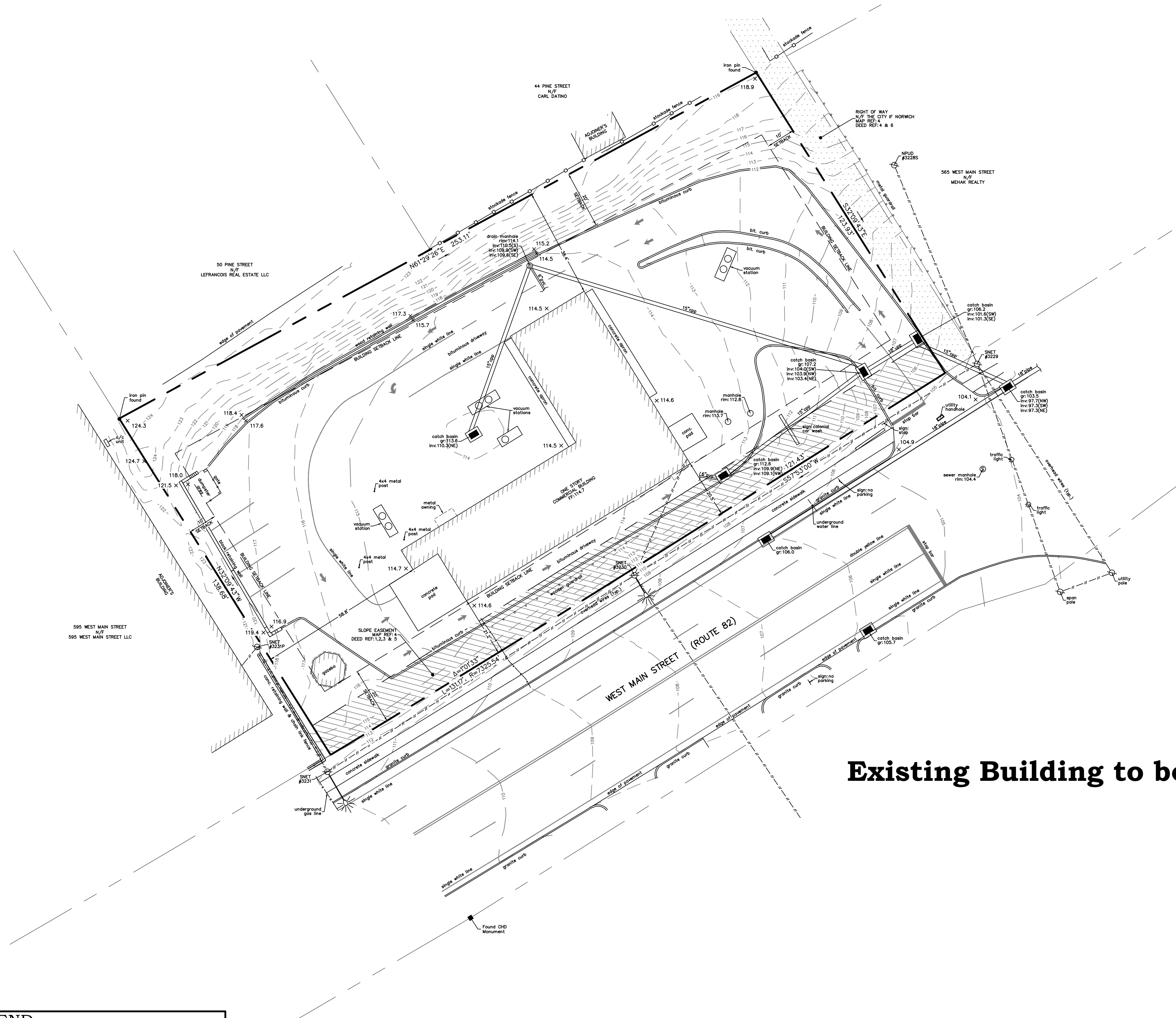


LOCATION MAP
SCALE: 1"=800'

- GENERAL SURVEY NOTES**
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATION OF CONNECTICUT STATE AGENCIES, SECTION 20-300b-1 THROUGH 20-300b-20, EFFECTIVE OCTOBER 26, 2018, AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
 2. THE BOUNDARY DETERMINATION SHOWN HEREON IS CONSIDERED A RESURVEY.
 3. THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS, VERTICAL DATA CONFORMS TO CLASS V-2 STANDARDS. TOPOGRAPHIC DATA CONFORMS TO CLASS T-2 STANDARDS. CONTOURS AND ELEVATIONS REFER TO NAVD 88 DATUM.
 4. BEARINGS, COORDINATES AND ELEVATIONS ARE DERIVED FROM THE CONNECTICUT GEODETIC SURVEY (CTS) VIA GPS TECHNOLOGY AND CONVENTIONAL SURVEY METHODS.
 5. THIS IS A PROPERTY SURVEY. THE PURPOSE OF WHICH IS TO SHOW EXISTING CONDITIONS.
 6. PROPERTY IS ALSO KNOWN AS CITY OF NORWICH TAX LOT 18 ON ASSESSORS MAP 116 BLOCK 2.
 7. TOTAL AREA: = 33,263.8 SQ.FT. OR 0.763 ACRES
 8. PROPERTY LIES IN ZONING DISTRICT "GC".
 9. PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE AS DETERMINED BY FEMA.
 10. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND OTHER THAN DEPICTED HEREON, IF ANY, IS UNKNOWN.

- MAP REFERENCES**
1. PLAN ENTITLED "TOWN OF NORWICH MAP SHOWING LAND ACQUIRED FROM TIM C. CHOU ET AL BY THE STATE OF CONNECTICUT ROUTE 82", SCALE: 1"=20', DATED: JULY 1983, BY ROBERT W. GUBALA-BUREAU OF HIGHWAYS, ON FILE IN THE CITY OF NORWICH CLERK'S OFFICE AS MAP 83A.
 2. PLAN ENTITLED "CONNECTICUT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP TOWN OF NORWICH WEST MAIN STREET ROUTE 82, PROJECT#103-23, SHEETS 3, 4 & 5 OF 7, SCALE: 1"=40', DATED: JANUARY 1988, ON FILE IN THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION'S OFFICE.
 3. PLAN ENTITLED "MAP SHOWING LAND OF TIM C. CHOU & MINER L. CHOU WEST MAIN STREET & BANAS COURT NORWICH CONNECTICUT, SCALE: 1"=20', DATED: AUGUST 30, 1989, BY CHANDLER, PALMER & KING, ON FILE IN THE CITY OF NORWICH CLERK'S OFFICE AS MAP 447A.
 4. PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY FOR COLONIAL CAR WASH 577 WEST MAIN STREET, NORWICH CT 06360", SCALE: 1"=30', DATED: DECEMBER 17, 2019, LAST REVISED: DECEMBER 19, 2019, BY BOOK & CLARK CORPORATION.
 5. PLAN ENTITLED "PROPERTY SURVEY OF 598 WEST MAIN STREET, NORWICH CT", SCALE: 1"=20', DATED: JULY 26, 2022, LAST REVISED: SEPTEMBER 20, 2022, BY ACCURATE LAND SURVEYING, LLC.

- DEED REFERENCES**
1. DEED VOLUME 571 PAGE 253, ON FILE IN THE CITY OF NORWICH CLERK'S OFFICE.
 2. DEED VOLUME 573 PAGE 197, ON FILE IN THE CITY OF NORWICH CLERK'S OFFICE.
 3. DEED VOLUME 593 PAGE 288, ON FILE IN THE CITY OF NORWICH CLERK'S OFFICE.
 4. DEED VOLUME 784 PAGE 205, ON FILE IN THE CITY OF NORWICH CLERK'S OFFICE.
 5. DEED VOLUME 1469 PAGE 73, ON FILE IN THE CITY OF NORWICH CLERK'S OFFICE.
 6. DEED VOLUME 1469 PAGE 79, ON FILE IN THE CITY OF NORWICH CLERK'S OFFICE.
 7. DEED VOLUME 1469 PAGE 137, ON FILE IN THE CITY OF NORWICH CLERK'S OFFICE.
 8. DEED VOLUME 1502 PAGE 145, ON FILE IN THE CITY OF NORWICH CLERK'S OFFICE.
 9. DEED VOLUME 1555 PAGE 76, ON FILE IN THE CITY OF NORWICH CLERK'S OFFICE.
 10. DEED VOLUME 3091 PAGE 260, ON FILE IN THE CITY OF NORWICH CLERK'S OFFICE.

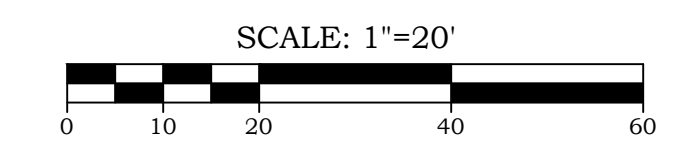


Existing Building to be Demolished

LEGEND

| | | |
|---|--|--|
| <ul style="list-style-type: none"> □ C.H.D. Monument ● Mon. Monument to be Set ● I. Pipe Iron Pin ● D.H. Drill Hole ● Pile of Stones ● Light Post ● Fnd. Found N/F Now or Formerly --- Property Line (adjoining) --- Building Setback Line --- Easement Line --- Edge of water --- FEMA Flood Zone --- Base Flood Elevation ×200.0 Existing Spot Elevation | <ul style="list-style-type: none"> --- Gas gate valve --- Water gate valve --- Hyd. Water meter --- Hyd. Hydrant --- W Water main (existing) --- WS Water service lateral --- G Gas Main (existing) --- SS Sanitary Sewer Main (existing) --- E Electrical Line (existing) --- Sanitary Manhole --- Drain Manhole --- Chain Link or Split Rail Fence --- Metal/Wire Fence --- Wooden or Vinyl Fence --- Utility Pole --- Invt. Elevation of Pipe --- Existing Catch Basin/Pipe --- Building (existing) | <ul style="list-style-type: none"> ★ Evergreen Tree ○ Deciduous Tree ○ Swamp or Wetlands ○ Tree Line ○ Watercourse 123 Existing Contours --- R.C.P. Reinforced Concrete Pipe --- C.M.P. Corrugated Metal Pipe --- OPT A Percolation Test Location --- TP 100 Deep Test Pit Location --- Stone Retaining Wall --- Retaining Wall --- Stone Wall --- Wetland Limit --- Wetland Flag Number --- Wetland Setback --- Benchmark --- Well (Existing) --- Fence Post |
|---|--|--|

| No. | Date | REVISION DESCRIPTION |
|-----|------|----------------------|
| | | |
| | | |
| | | |



PROPERTY SURVEY
OF
577 WEST MAIN STREET
NORWICH, CONNECTICUT

PREPARED FOR
NOBLE ENERGY REAL ESTATE HOLDINGS, LLC
131 BUCKINGHAM STREET, SUITE 301
HARTFORD, CT 06106

| | |
|---|--------------------|
| TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. | Date 11/11/2022 |
| | Scale 1"=20' |
| | Job No. 1266 |
| | Drawing No. 1 of 1 |
| BRYAN P. NESTERAK, PE, LS 23556 | |

THIS DOCUMENT, THE DEEDS AND DESIGN INCORPORATED HEREON IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND THE PROPERTY OF ACCURATE LAND SURVEYING, LLC AND IS NOT TO BE REPRODUCED OR USED IN WHOLE OR IN PART FOR ANY EXTENSION OF THIS PROJECT OR FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ACCURATE LAND SURVEYING, LLC. THIS DRAWING IS NOT A FINAL AND VALID DOCUMENT WITHOUT A SIGNATURE OF THE CERTIFYING PROFESSIONAL AND A LIVE MET STAMP OR EMBOSSED SEAL.

CHAPTER 2 BUSINESS DISTRICTS

2.1 Business Bulk Requirements.

No lot shall be used and no building shall be erected except in conformance with the following schedule:

| ZONING DISTRICT | MINIMUM | | | | | MAXIMUM | |
|-----------------|------------------------|------------------|--------------------------------------|------------------|------------------|------------------------|---------------------------|
| | LOT AREA (SQUARE FEET) | LOT WIDTH (FEET) | FRONT YARD (FEET) ^{A, G, H} | SIDE YARD (FEET) | REAR YARD (FEET) | LOT COVERAGE (PERCENT) | BUILDING HEIGHT (STORIES) |
| NC | 10,000 | 50 | 10 | 10 | 10 | 60 | 3 |
| GC | 10,000 | 50 | 20 | 10 ^B | 20 | 25 ^F | 3 |
| PC ^E | 120,000 | 400 | 65 | 50 | 25 | 30 | 3 |
| CC | 5,000 | 40 | 0 | 0 | 0 | 100 | 7 ^D |
| WD | 25,000 | 100 | 20 | 10 | 20 | 25 ^C | 7 ^D |
| PMR | 40,000 | 200 | 40 | 25 | 20 | 30 | 3 |
| BP | 40,000 | 200 | 30 | 25 | 25 | 65 | 7 |
| PDD | 120,000 ^I | 250 ^J | 50 ^K | 50 ^K | 50 ^K | 50 ^L | 7 ^M |

TABLE NOTES

- A. Front yard for buildings on West Main Street and Salem Turnpike. For properties located on the southerly and northerly sides of West Main Street and Salem Turnpike, between the west channel of the Yantic River and the easterly right-of-way line of the Connecticut Turnpike: No building or structure shall hereafter be extended, erected or reconstructed with a front yard less than the required zone setback for front yards within the proposed right-of-way shown on the State of Connecticut department of transportation map of Route 82 reconstruction, supplemental to the maps mentioned in section 8.2, and which supplemental map is made part of this section as fully as if set out herein.
- B. In the GC (general commercial) district, 1 side yard of each lot may be omitted and buildings may be built to the common lot line, provided the party or other walls separating them are of masonry construction and without openings.
- C. Coverage may be expanded to a maximum of 70 percent if permanent public access to and along a waterfront in the form of an easement at least 10 feet wide is provided, and if such increase in lot coverage does not adversely affect the coastal resources as defined by CGS § 22a-93(7).
- D. Building height requirements may be waived provided the Commission is furnished with a favorable report by the Fire Marshal of the City of Norwich setting forth the firefighting feasibility of the proposed building.
- E. Any lot existing in a PC zone as of September 29, 2003, may be developed and built upon provided it meets the bulk requirements of a GC zone.
- F. Any lot in excess of 10 acres, maximum lot coverage may be increased to 40 percent.
- G. Vehicular access from Maple Street. In the area bounded by West Main Street, Crane Avenue, Maple Street and Asylum Street, no vehicular access to or from Maple Street shall be permitted to any building or lot.
- H. Display of goods. In all commercial districts no goods, wares, or merchandise shall be displayed in the front yard setback.
- I. The Commission may permit lesser acreage with the provision that parcels are part of a planned subdivision and the total acreage for the entire area calculates to equal the number of lots multiplied by three (number of acres required per lot). The intent of the regulation is to afford the opportunity to develop areas that are more suitable for development as open space and to create a campus atmosphere as part of the project.
- J. The Commission may permit interior lots with no frontage on a street provided a dedicated easement for access is provided from an adjacent parcel using a shared driveway.
- K. The Commission may permit encroachment of the building into the minimum yard setback if the relocation necessary to preserve scenic views.

Residential Districts

BUSINESS DISTRICTS

Special Districts

General Requirements

Basic Standards

Use Requirements

Procedures

Administration

Definitions

- L. Lot coverage shall include all structures, parking areas, driveways and similar improvements excluding decorative patios and garden areas, 50 percent maximum lot coverage allowed. Designated wetlands and areas exceeding 35 percent slope shall not be included in the lot size when determining lot coverage.
- M. Excludes architectural features such as spires and cupolas.

2.2 Summary of Business Uses by District

The following table is a summary of uses listed in each of the various residential zones. If there is a conflict between this table and the list of uses in each zone, the list of uses in each zone shall govern. This table is solely intended to serve as a summary, and to provide an overview of how each zone addresses uses.

TABLE LEGEND

| | |
|-------|---------------------------------|
| BLANK | Not authorized |
| P | Principal Use |
| A | Accessory Use |
| SP | P or A; Special Permit Required |

| USE | ZONING DISTRICT | | | | | | | |
|---|-----------------|----|----|------|----|-----|----|----|
| | NC | GC | PC | CC | WD | PMR | BP | PD |
| ASSEMBLY OCCUPANCIES | | | | | | | | |
| Assembly halls (e.g., theaters, reception halls, convention centers) | SP | P | P | P | SP | | SP | |
| Bars, Cafes and Restaurants (with no drive-thru facilities) | P | P | P | P | P | | P | SP |
| Clubs | P | P | P | P | | | | |
| Commercial entertainment center | SP | P | P | P | SP | | | |
| Cultural facility (e.g., museums, art galleries, libraries) | P | P | P | P | | | | |
| Employee amenities (e.g., commissary, recreation) | A | A | A | A | A | A | A | A |
| Funeral homes | SP | SP | | | | | | |
| Gyms, fitness and personal training centers | P | P | P | P | P | | P | P |
| Off-track branch offices and teletracks | P | P | P | | | | P | |
| Visitor centers / information centers | P | P | P | P | P | P | P | P |
| | | | | | | | | |
| BUSINESS OCCUPANCIES | | | | | | | | |
| Business, corporate and professional offices | P | P | P | P/SP | SP | P | P | P |
| Customer service establishments (e.g., beauty shop, laundry facilities, photographic studio, bicycle repair, appliance repair shop) | P | P | P | P | | | | |
| Financial institutions | P | P | P | P/SP | | | P | |
| Government buildings and facilities (e.g., administrative offices, recreation center). | SP | P | P | P | P | P | P | SP |
| Research laboratories (e.g., chemical, pharmaceutical, medical). | SP | SP | SP | SP | | P | P | |
| Technology research and development (e.g., information technology, software). | P | P | P | P | | P | P | P |

| USE | ZONING DISTRICT | | | | | | | |
|---|-----------------|------|------|------|------|-----|----|----|
| | NC | GC | PC | CC | WD | PMR | BP | PD |
| Veterinary hospitals | SP | P | P | P | | | P | |
| BOATING | | | | | | | | |
| Boatyard (e.g., building, storing, repairing, selling, servicing boats) | | | | | P | | | |
| Boat sales (i.e., display and repair, including sale of marine equipment or products) | | P | | | P | | | |
| Docks, slips, piers | | P | | P | P | | | |
| Marina / yacht clubs | | P | | P | P | | | |
| EDUCATION | | | | | | | | |
| Colleges, universities, educational institutions, including private trade schools | SP | P | P | P | | SP | SP | SP |
| INSTITUTIONAL OCCUPANCIES | | | | | | | | |
| Clinic and medical offices | P | P | P | P | | | SP | |
| Convalescent, nursing and rehabilitation centers | SP | | | | | | | |
| Hospitals | | SP | | | | | | |
| RESIDENTIAL OCCUPANCIES | | | | | | | | |
| Caretaker / watchman dwelling | | | | | | A | A | |
| Garden apartment multi-family dwellings | SP | SP | | SP | SP | | | |
| High-rise multi-family dwellings | | | | SP | SP | | | |
| Hotels / inns | SP | P | P | SP | SP | | P | P |
| Mixed use buildings | P | P/SP | P/SP | P/SP | P/SP | | | |
| FACTORY OCCUPANCIES | | | | | | | | |
| Advanced manufacturing | SP | SP | | SP | | P | P | |
| Blacksmith shop or machine shop | | | | | | SP | | |
| Foundry casting light-weight non-ferrous metal | | | | | | P | P | |
| Manufacturing of alcohol, plastics, and chemicals excluding sulphuric, nitric and hydrochloric acid, rubber products, bricks, cement products, tile and terracotta, asphalt products, pulp, paper, cardboard, or building board | | | | | | SP | | |
| Manufacturing of glass and plastics | | | | | | SP | P | |
| Metal fabricating plants, rolling mills, boiler works and drop forges | | | | | | SP | P | |

BUSINESS DISTRICTS

Residential Districts

Special Districts

General Requirements

Basic Standards

Use Requirements

Procedures

Administration

Definitions

1
2
3
4
5
6
7
8
9

| USE | ZONING DISTRICT | | | | | | | |
|---|-----------------|----|----|----|------|-----|----|----|
| | NC | GC | PC | CC | WD | PMR | BP | PD |
| Manufacturing and maintenance of commercial signs, billboards, and other advertising structures. | | | | | | P | P | |
| Manufacturing of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by gas or electricity | | | | | | P | P | |
| Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared materials: aluminum, bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, rubber, tin, tobacco, wood (excluding sawmill), tars and paint not involving a boiling process | | | | | | P | P | |
| Manufacturing, compounding, processing, or packing of such products as candy, cosmetics, drugs, perfumes, pharmaceutical toiletries, and food products, except the rendering or refining of fats and oils | | | | | | P | P | |
| Precision manufacturing | | | | | | P | P | |
| Saw or planing mill | | | | | | SP | SP | |
| Woodworking shop, | | | | | | P | P | |
| | | | | | | | | |
| PARKS | | | | | | | | |
| Community gardens | P | P | P | P | P | P | P | P |
| Open space and passive recreation | P | P | P | P | P | P | P | P |
| | | | | | | | | |
| MERCANTILE OCCUPANCIES | | | | | | | | |
| Adult bookstores and theaters | | | | | | SP | | |
| Car wash facility | | P | | | | | | |
| Motor vehicle fueling stations (NOTE: Repair is a storage occupancy) | | SP | SP | | | | | |
| Motor vehicle retail (e.g., passenger cars, recreation vehicles and mobile homes) | | P | | | | | | |
| Motor vehicle retail (i.e., new passenger cars) | | | | | | | P | |
| Outdoor vendors | | | | P | | | | |
| Retail | P | P | P | P | P/SP | A | | SP |
| Retail / wholesale distribution centers | | | | | | | | SP |
| | | | | | | | | |

| USE | ZONING DISTRICT | | | | | | | |
|--|-----------------|----|----|----|----|-----|----|----|
| | NC | GC | PC | CC | WD | PMR | BP | PD |
| SIGNS | | | | | | | | |
| Off-premises advertising signs | | P | | | | P | N | |
| Signs | A | A | A | A | A | A | A | A |
| | | | | | | | | |
| STORAGE OCCUPANCIES | | | | | | | | |
| Bulk storage of cement / concrete mixing plants | | | | | | SP | | |
| Motor Vehicle Repair Garages | | SP | | | | | A | |
| Off-street parking facilities | A | A | A | SP | A | A | A | A |
| Off-street parking garage | | SP | SP | SP | | | | |
| Off-street parking facility, satellite | A | A | | | | | | |
| Storage rental facility | | P | | | | | | |
| Warehousing and storage | | | | | | P | P | |
| Waste processing facility | | | | | | SP | | |
| | | | | | | | | |
| TRANSPORTATION | | | | | | | | |
| Helipad | | | | | | | | SP |
| Transportation center (e.g., rail, bus, taxi station) | | P | | SP | SP | | | |
| Trucking terminal | | | | | | SP | SP | |
| | | | | | | | | |
| UTILITY OCCUPANCIES | | | | | | | | |
| Power plants | | | | | | | A | |
| Public utility lines, stations, facilities and buildings | P | P | P | | | P | P | |
| Public utility power plants | | | | | | SP | P | |
| Solar equipment, 1 megawatt (mW) and greater | P | P | P | P | P | P | P | P |
| Solar and energy conservation equipment (Less than 1 mW) | A | A | A | A | A | A | A | A |
| | | | | | | | | |
| OTHER | | | | | | | | |
| Rag or bag cleaning establishments | | | | | | SP | | |
| Stone and monument works | | | | | | SP | | |
| Urban Farm | | | | SP | | SP | SP | |
| Wholesale or distribution establishment | | P | | | | | | |

BUSINESS DISTRICTS

Residential Districts

Special Districts

General Requirements

Basic Standards

Use Requirements

Procedures

Administration

Definitions