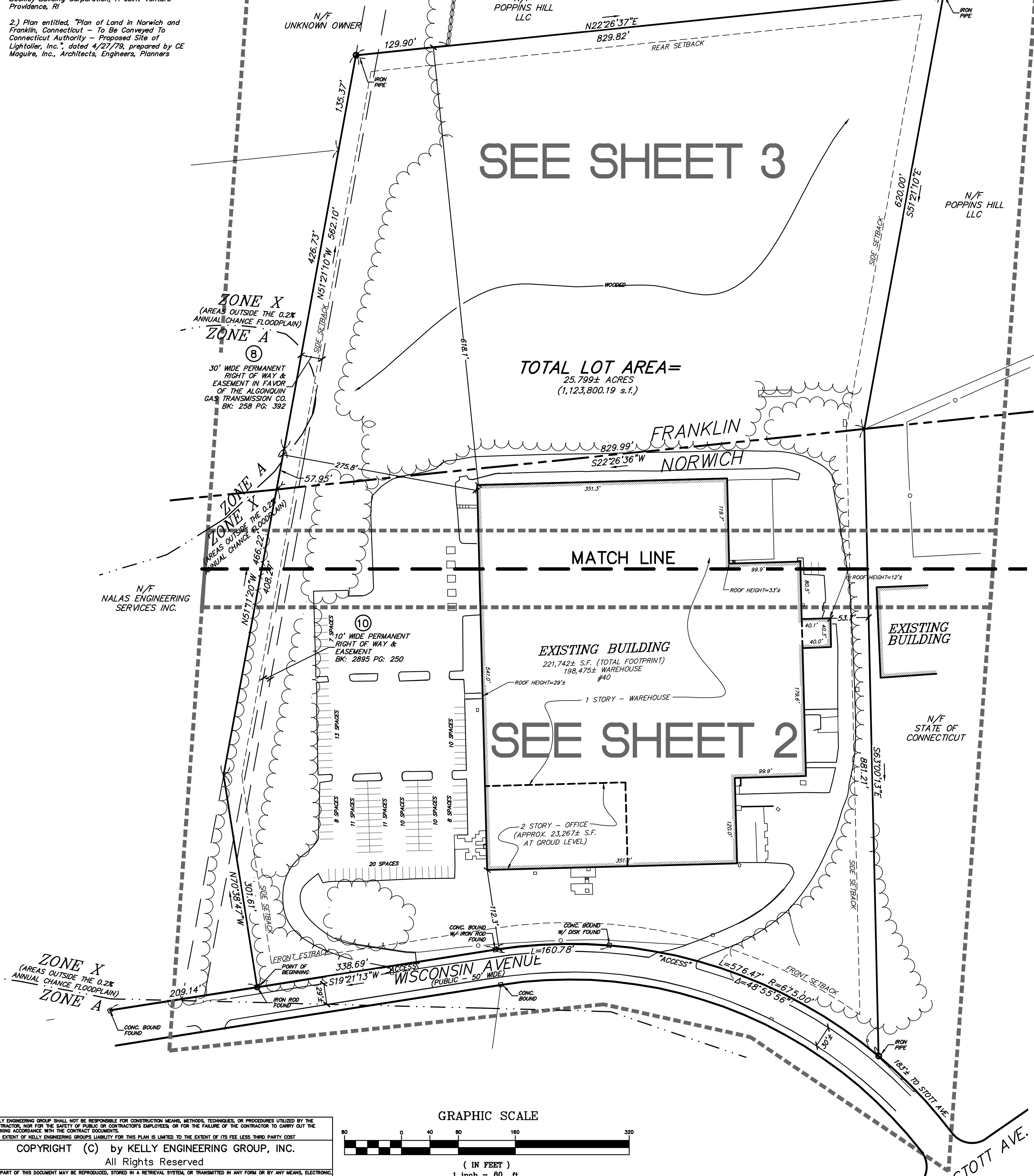


**PLAN REFERENCES:**

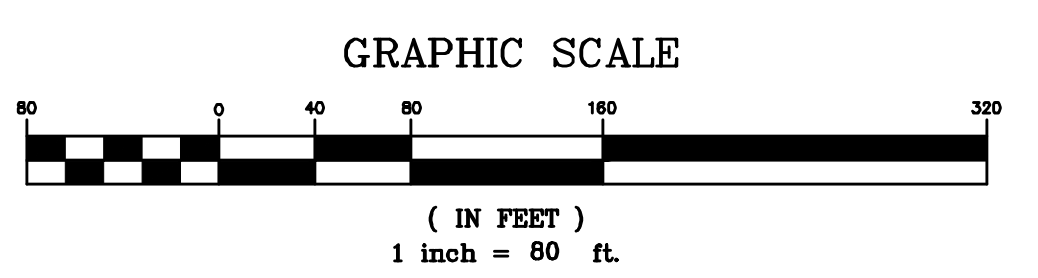
- 1.) Plan entitled, "Lightoller - Norwich Industrial Park - Norwich, CT - Site Plan", dated 6/4/79, prepared by Greenville Enterprises, Inc. and Beckley Building Corporation, A Joint Venture - Providence, RI
- 2.) Plan entitled, "Plan of Land in Norwich and Franklin, Connecticut - To Be Conveyed to Connecticut Authority - Proposed Site of Lightoller, Inc.", dated 4/27/79, prepared by CE Maguire, Inc., Architects, Engineers, Planners



SEE SHEET 3

TOTAL LOT AREA= 25.799± ACRES (1,123,800.19 s.f.)

SEE SHEET 2

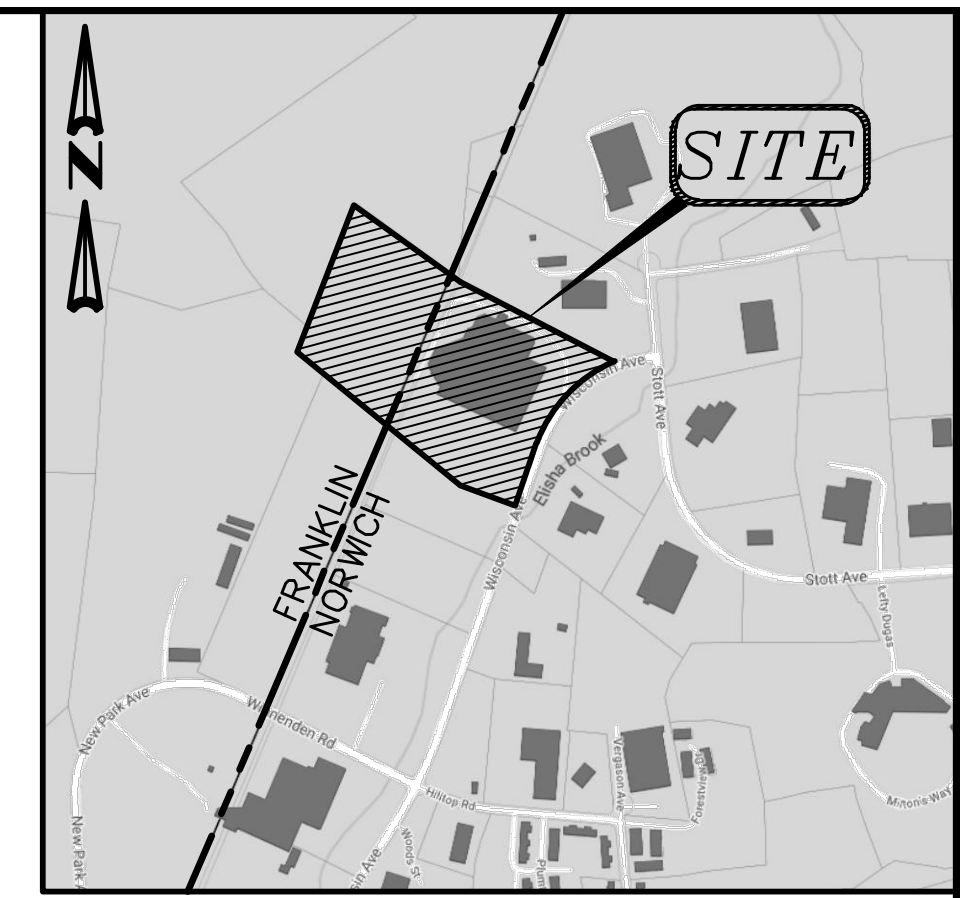
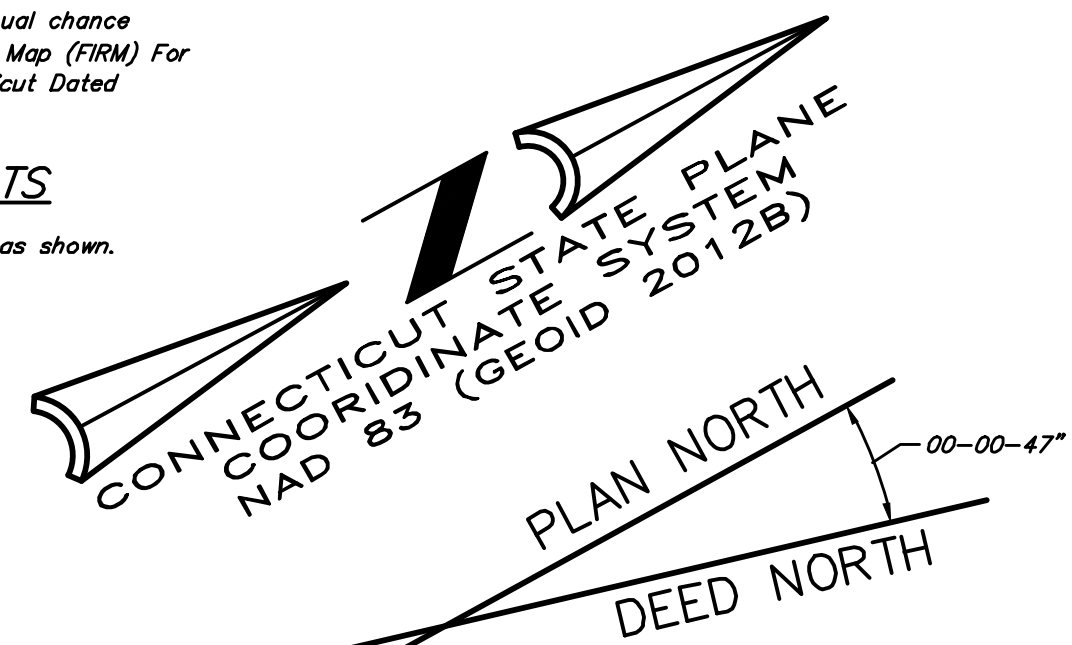


**FLOOD ZONE DESIGNATION:**

The surveyed premises is located within Flood Zone "A" and Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as shown on The Flood Insurance Rate Map (FIRM) For the City of Norwich and Town of Franklin Connecticut Dated 07/18/2011, Map Number 0901C0203G.

**LIST OF ENCROACHMENTS**

- A - Rip Rap encroaches into gas easement as shown. (See Sheet 2)



LOCUS MAP (NOT TO SCALE)

THE ZONING INFORMATION SHOWN BELOW WAS PROVIDED TO THE SURVEYOR BY THE CLIENT ON APRIL 22, 2020. THE ZONING DATA WAS PREPARED BY ZONING-INFO, INC. THE ZONING CERTIFICATE IS DATED APRIL 21, 2020.

**ZONING TABLE**

NORWICH		FRANKLIN	
Zone: "BP" BUSINESS PARK		Zone: "IND" INDUSTRIAL	
Min. Lot Area:	REQUIRED 40,000 s.f.	Min. Lot Area:	REQUIRED 40,000 s.f.
Min. Lot Width:	200 feet	Min. Lot Width:	150 feet
Max. Building Coverage:	65%	Min. Lot Frontage:	150 feet
Max. Building Height:	7 Stories	Max. Building Lot Coverage:	50%
Min. Front Setback:	30 feet	Max. Lot Coverage:	75%
Min. Side Yard Setback:	25 feet	Max. Building Height:	7 Stories
Min. Rear Yard Setback:	25 feet	Min. Front Setback:	100 feet (from centerline of road)
		Min. Side Yard Setback:	25 feet
		Min. Rear Yard Setback:	25 feet
<b>PARKING REQUIRED:</b>		<b>PARKING REQUIRED:</b>	
OFFICE: 1 SPACE PER 200 S.F. (20,000 S.F. / 200 = 100 SPACES)		OFFICE: 1 SPACE PER 300 S.F.	
<b>WAREHOUSE:</b> 1 SPACE PER 500 S.F. (198,498 S.F. / 500 = 397 SPACES) OR 1.1 SPACES PER EMPLOYEE, WHICHEVER IS GREATER (TOTAL NUMBER OF EMPLOYEES IS CURRENTLY ZERO AS THE PROPERTY IS VACANT).		<b>INDUSTRIAL USE:</b> 0.66 SPACES PER EMPLOYEE	
		<b>LOADING SPACE:</b> 1 SPACE / 40,000 S.F. OF GFA	
TOTAL PARKING SPACES REQUIRED = 497 SPACES			

**Notes:**

- 1.) This survey and map have been prepared in accordance with sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as adopted for use by the Connecticut Association of Land Surveyors, Inc. It is a Property Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2
- 2.) The site detail and surface improvements depicted hereon were obtained by a field survey of the property in March of 2020 by Kelly Engineering Group, Inc.
- 3.) The surveyed premises is the same as the same property as described in Exhibit A of the title commitment issued by First American Title Insurance Company Title Commitment #VCS-1001391-BOS1 Dated: 02/12/20
- 4.) The surveyed premises has direct access to Wisconsin Avenue, a public way.
- 5.) The surveyed premises abuts the adjacent properties and streets without gaps or gores.
- 6.) The parcels that comprise the surveyed premises shown hereon are contiguous parcels without gaps or gores.

**CURRENT OWNER:**

PHILIPS LIGHTING NORTH AMERICA CORPORATION, a Delaware corporation, by virtue of a Warranty Deed from Ganlyte Thomas Group LLC recorded March 17, 2016 in Volume 2950 at Page 162 of the Norwich Land Records, and recorded March 17, 2016 in Volume 96 at Page 351 of the Franklin Land Records.

City of Norwich, CT Assessor's Parcel ID# 27-1-13  
Town of Franklin, CT Assessor's Parcel ID# 53-44-32

**LEGAL DESCRIPTION**

Real property in the Cities of Norwich and Franklin, County of New London, State of Connecticut, described as follows:  
Beginning at a point on the westerly streetline of Wisconsin Avenue, said point being the northeast property corner of land now or formerly of the A.E.G. Power Tool Co. Inc. and the southeast property corner of the parcel being described herein, and running N 70°-39'-34" W for a distance of 301.61 feet to a point.  
Thence running N 51°-12'-07" W for a distance of 408.27 feet to a point, said point being situated on the Norwich-Franklin Town line.  
Thence running N 51°-12'-07" W for a distance of 57.95 feet to a point.  
Thence running N 51°-21'-57" W for a distance of 426.73 feet to a point, said point being the northwest property corner of land now or formerly of the A.E.G. Power Tool Co. Inc. and being a point on the easterly property line of land now or formerly of the Norwich Community Development Corporation, all of the previous courses being along land now or formerly A.E.G. Tool Co. Inc.  
Thence continuing N 51°-21'-57" W along property now or formerly of the Norwich Community Development Corporation for a distance of 135.37 feet to a point, said point being the southwest property corner of the parcel herein being described.  
Thence running N 22°-25'-50" E along property now or formerly of the Norwich Community Development Corporation for a distance of 129.90 feet to a point, said point being on the easterly property line of land now or formerly of Hazel L. Tyenda. Thence running N 22°-25'-50" E along land now or formerly of Hazel L. Tyenda for a distance of 699.92 feet to a point, said point being the northwest property corner of the parcel being described herein.  
Thence running along property now or formerly of Hazel L. Tyenda S 51°-21'-57" E for a distance of 620.00 feet to a point, said point being on the Norwich/Franklin Town line and being the southwest property corner of land now or formerly of the State of Connecticut.  
Thence running S 63°-01'-00" E for a distance of 1.48 feet along the southerly property line of land now or formerly State of Connecticut to a point.  
Thence running S 63°-01'-00" E along the southerly property line of land now or formerly of the State of Connecticut for a distance of 878.73 feet, to a point, said point being a point on the westerly streetline of Wisconsin Avenue at the southeast property corner of land now or formerly of the State of Connecticut and being the northeast property corner of the parcel being described herein.  
Thence running an ARC distance of 576.47 feet along a curve having a radius of 675.00 feet being concave toward the east to a point, said point being a monument designating a point of curvature on the west street line of Wisconsin Ave.  
Thence running S 19°-20'-26" W for a distance of 338.69 feet to the point of beginning. The last two courses are along the westerly streetline of Wisconsin Avenue and describe the easterly property line of the parcel being described herein.

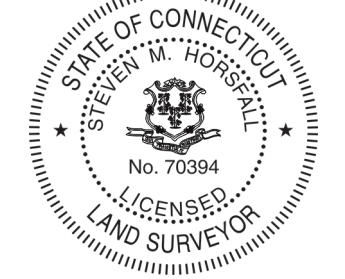
**SCHEDULE B ITEMS**

- (Notes corresponding First American Title Insurance Company Title Commitment #VCS-1001391-BOS1 Dated: 02/28/20)
8. Grant of Easement from Alfred H. Brown to the Algonquin Gas Transmission Company dated December 11, 1951 and recorded December 19, 1951 in Volume 258 at Page 392 of the Norwich Land Records. (PLOTTED)
  9. Order by the State of Connecticut Department of Environmental Protection dated August 1, 1994 and recorded April 3, 1995 in Volume 1207 at Page 326 of the Norwich Land Records. (NO PLOTTABLE ITEMS)
  10. Grant of Easement to the Algonquin Gas Transmission, LLC, dated December 16, 2014 and recorded February 26, 2015 in Volume 2895 at Page 250 of the Norwich Land Records, and recorded February 26, 2015 in Volume 94 at Page 397 of the Franklin Land Records. (PLOTTED)

**Surveyor's Certification:**

To: Norwich 40 TCCI LLC, a Massachusetts limited liability company and First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c) 8, 9, 11, 13, 16, 17, 18, 19, and 20 of Table A thereof. The field work was completed in March of 2020.



Steven M. Harsfall, P.L.S. Date  
Reg. No. 70394 within the State of Connecticut

- Table "A" Notes
- 9.) Total number of clearly identifiable parking spaces = 110± (Striping very faded)
  - 11.) Per section 5.E.iv only.
  - 16.) No observed evidence of current earth moving work, building construction or building additions.
  - 17.) No known changes in street right of way lines and no observed evidence of recent street or sidewalk construction or repairs.

**KEY SHEET**

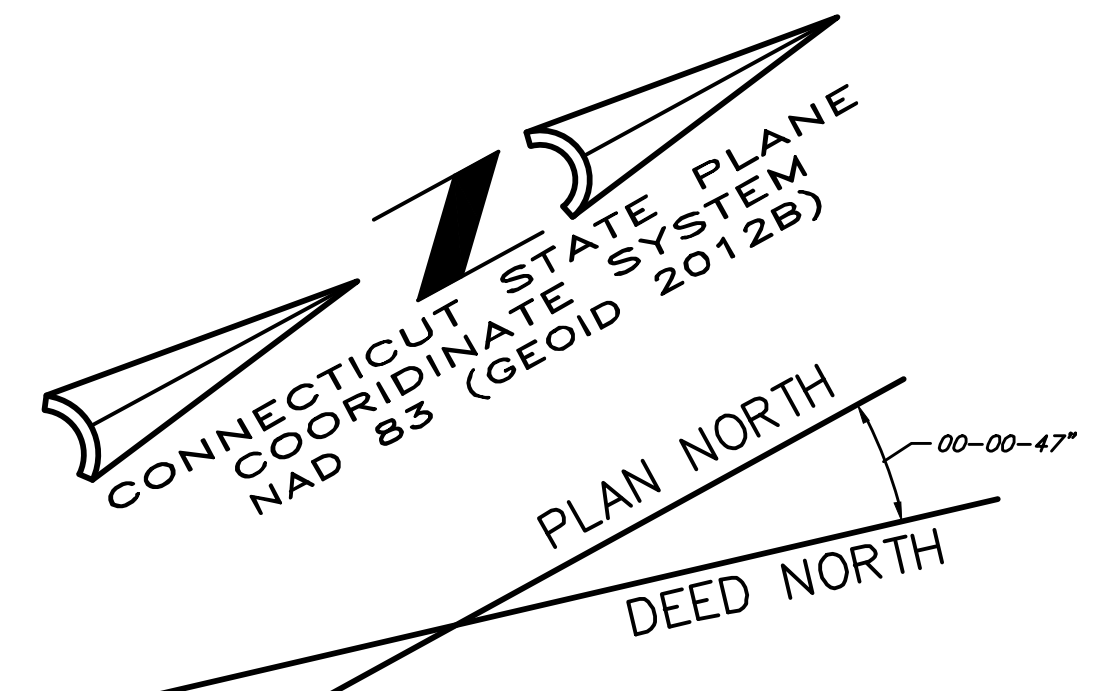
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	REV	DATE	REVISION
SHEET 1 OF 3			SMH
FILE # ALTA	40 WISCONSIN AVENUE, NORWICH, CT 0 NEW PARK AVENUE, FRANKLIN, CT		
JOB # 2020-028	ALTA/NSPS LAND TITLE SURVEY PLAN		
DRAWN BY JPM	KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com		
CHKD BY SMH			
APPD BY SMH			

SHEET NO. **1**

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SEE SHEET 3  
MATCH LINE

EXISTING BUILDING  
221,742± S.F. (TOTAL FOOTPRINT)  
198,475± WAREHOUSE #40



LEGEND	
	CATCH BASIN
	DRAIN MANHOLE
	FLARED END SECTION
	AREA DRAIN
	DOWN SPOUT/ROOF DRAIN
	SEWER MANHOLE
	GAS VALVE
	GAS METER
	HYDRANT
	WATER VALVE
	POST INDICATOR VALVE
	MANHOLE
	MONITORING WELL
	A.C. UNIT
	CHAIN LINK FENCE
	SIGN
	ELECTRIC METER
	LIGHT POLE
	TRANSFORMER
	ELECTRIC HAND HOLE
	BOLLARD
	DRILL HOLE
	IRON PIPE
	BOUND
	CONCRETE
	BITUMINOUS PAVEMENT
	BITUMINOUS CONCRETE CURB
	LANDSCAPED
	TREE LINE

TOTAL LOT AREA=  
25.799± ACRES  
(AREA IN NORWICH= 14.457± AC.)

WISCONSIN AVENUE  
(PUBLIC - 50' WIDE)

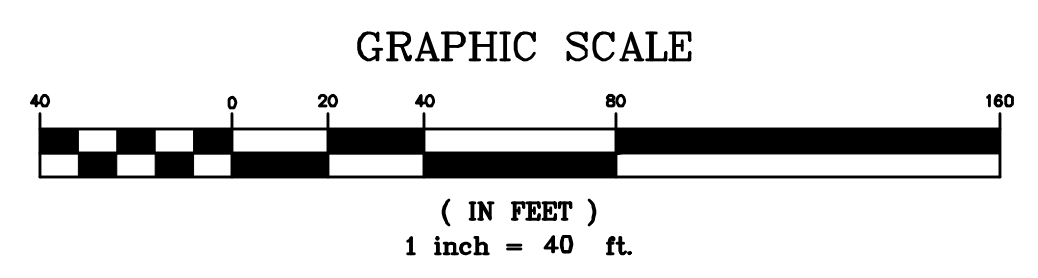
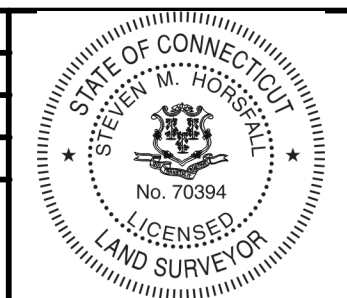
ZONE X  
(AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

ZONE A

EXISTING BUILDING

N/F STATE OF CONNECTICUT

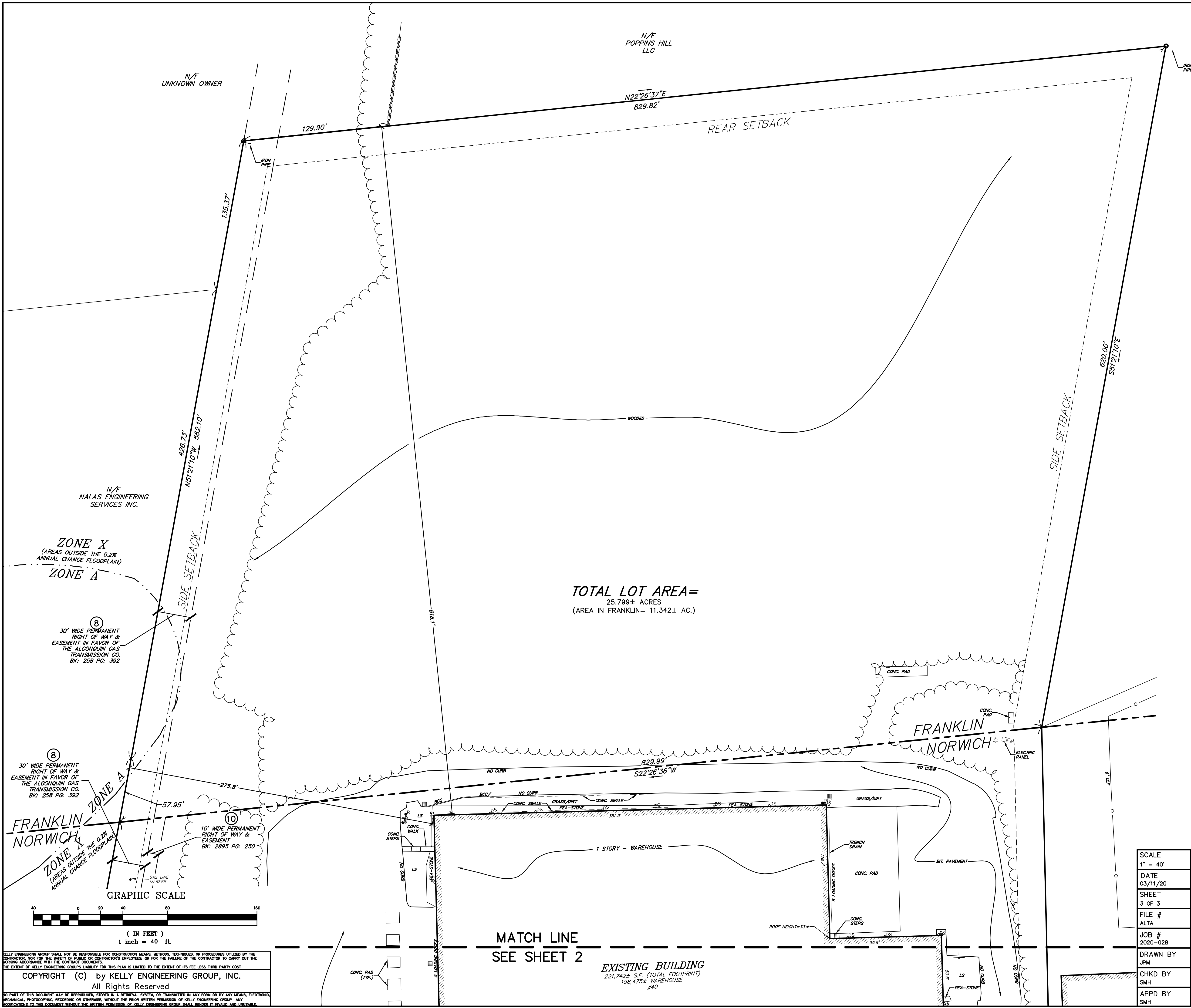
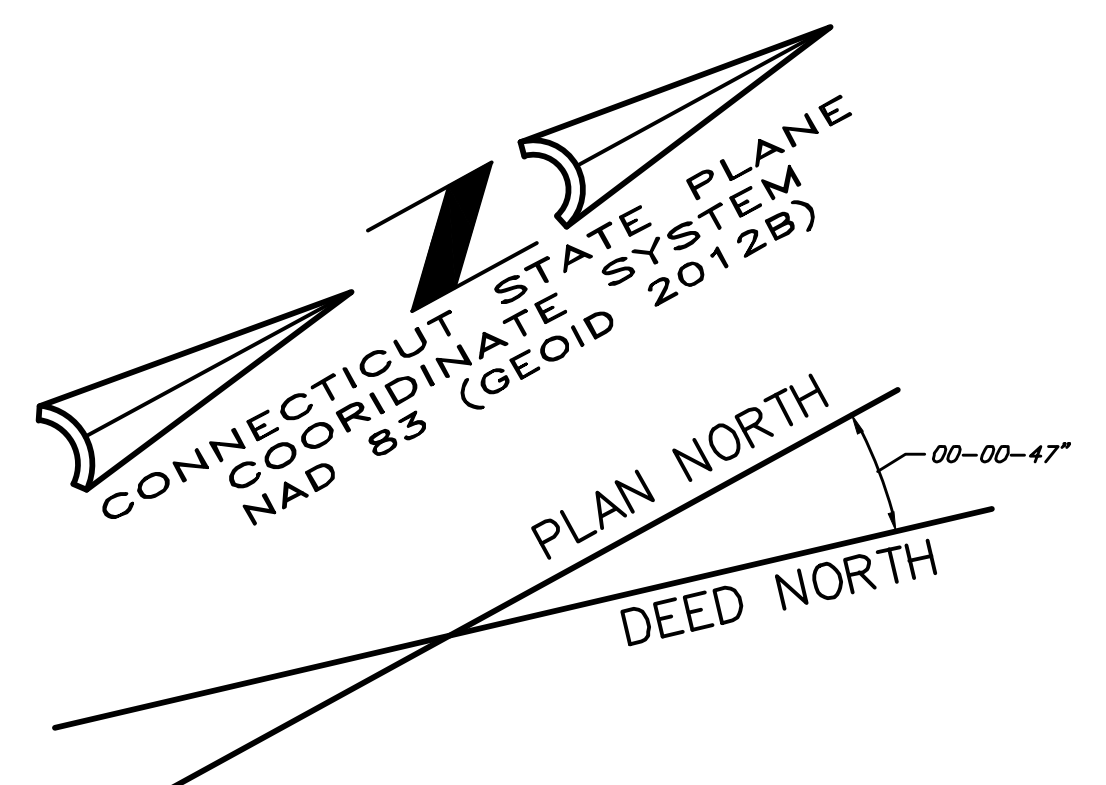
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JOB # 2020-028	ALTA/NSPS LAND TITLE SURVEY PLAN		
DRAWN BY JPM	SMH		
CHKD BY SMH	KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com		
APPD BY SMH	SHEET NO. <b>2</b>		



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THE EXTENT OF KELLY ENGINEERING GROUP'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST

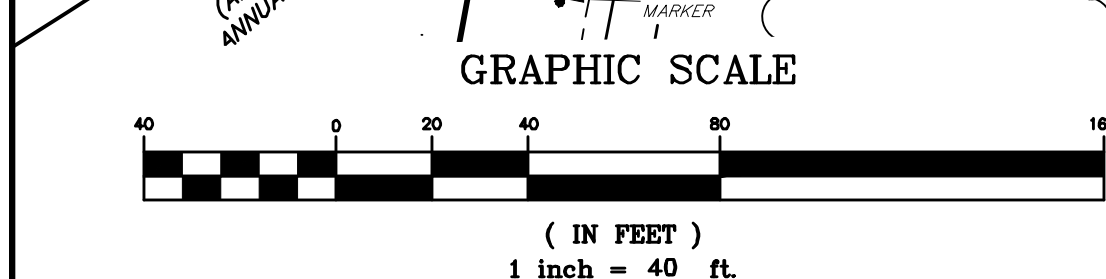
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**TOTAL LOT AREA=**  
25.799± ACRES  
(AREA IN FRANKLIN= 11.342± AC.)

SEE SHEET 2 FOR SYMBOL LEGEND



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**MATCH LINE**  
**SEE SHEET 2**

**EXISTING BUILDING**  
221,742± S.F. (TOTAL FOOTPRINT)  
198,475± S.F. WAREHOUSE  
#40

SCALE	1" = 40'			
DATE	03/11/20	REV	1	5/13/2020
SHEET	3 OF 3	PER COMMENTS		SMH
FILE #	ALTA	REVISION		
JOB #	2020-028	40 WISCONSIN AVENUE, NORWICH, CT 0 NEW PARK AVENUE, FRANKLIN, CT		
DRAWN BY	JPM	ALTA/NSPS LAND TITLE SURVEY PLAN		
CHKD BY	SMH	<b>KELLY ENGINEERING GROUP</b> civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com		
APPD BY	SMH			

SHEET NO. **3**