

COMMERCIAL
SPACE

FOR LEASE

10 RAILROAD PLACE
NORWICH, CT 06360



TYLER GRACEY
BROKER ASSOCIATE
TYLER@SEAPORTRE.COM
860-510-3020

KIM CASEY
REAL ESTATE ADVISOR
KIM@SEAPORTRE.COM
860-941-4842



IMPORTANT DISCLOSURES

This Offering Memorandum (the "Memorandum") has been prepared by Seaport Commercial for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

This Memorandum is not an offer to sell or a solicitation of an offer to buy any securities or interests in the property. Any offering or solicitation will be made only to qualified prospective purchasers pursuant to applicable laws and regulations. The information contained in this Memorandum is confidential and is intended solely for the use of the recipient. It may not be reproduced or distributed, in whole or in part, without the prior written consent of Seaport Real Estate Services.

Prospective purchasers should rely solely on their own investigation and evaluation of the property and any investment decision should be made based on the purchaser's own analysis. Seaport Real Estate Services and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein.

By accepting this Memorandum, you agree to the above terms and conditions.





TABLE OF **CONTENTS**

- 01 INVESTMENT OVERVIEW
- 02 MAPS & ZONING
- 03 AREA OVERVIEW STREET
- 04 STREET CARD
- 05 FLOOR PLAN
- 06 DISCLOSURES

01

INVESTMENT OVERVIEW

THE OFFERING

PROPERTY SUMMARY

COMMERCIAL
SPACE
FOR LEASE

10 RAILROAD PLACE, NORWICH, CT 06360



THE OFFERING

PROPERTY ADDRESS	10 RAILROAD PLACE
ZONING	CC - CHELSEA CENTRAL DISTRICT
LOT SIZE	0.40 ACRE
APPROXIMATE SQUARE FEET	+/- 5,300
APPROXIMATE TRAFFIC COUNT	10,000+
PRICE	\$14/SF/YR (Modified Gross)



PROPERTY SUMMARY

Position your business in the heart of Downtown Norwich at 10 Railroad Place, a prime commercial property offering approximately 5,300 square feet of flexible space on 0.40 acres. Strategically located within Norwich's Chelsea Central District, this property benefits from exceptional visibility and accessibility, with an average traffic count exceeding 10,000 vehicles per day and convenient proximity to major routes, municipal parking, and key downtown amenities.

Steeped in Norwich's rich history, this building once served as the train station for the Norwich & Worcester Railroad, a landmark that played a pivotal role in the city's industrial and transportation past. This historic character, paired with modern adaptability, makes the property a rare opportunity for businesses seeking a distinctive and authentic downtown presence.

The Chelsea Central District (CC Zone) is Norwich's vibrant downtown hub, designed to encourage a dynamic mix of retail, office, dining, and residential uses within a walkable, historic setting. The zoning supports a wide range of commercial opportunities, from storefront retail and professional offices to creative studios, restaurants, and more.

Norwich is a city on the rise, supported by strong economic fundamentals and ongoing revitalization initiatives. Centrally located in southeastern Connecticut where the Yantic, Shetucket, and Quinebaug Rivers converge to form the Thames River, Norwich blends historic charm with modern accessibility. The city's connection to Route 2 and I-395 places it within easy reach of Hartford (40 min), Providence (1 hr), and both Boston and New York City (2 hrs), making it an ideal hub for regional business growth.

HIGHLIGHTS

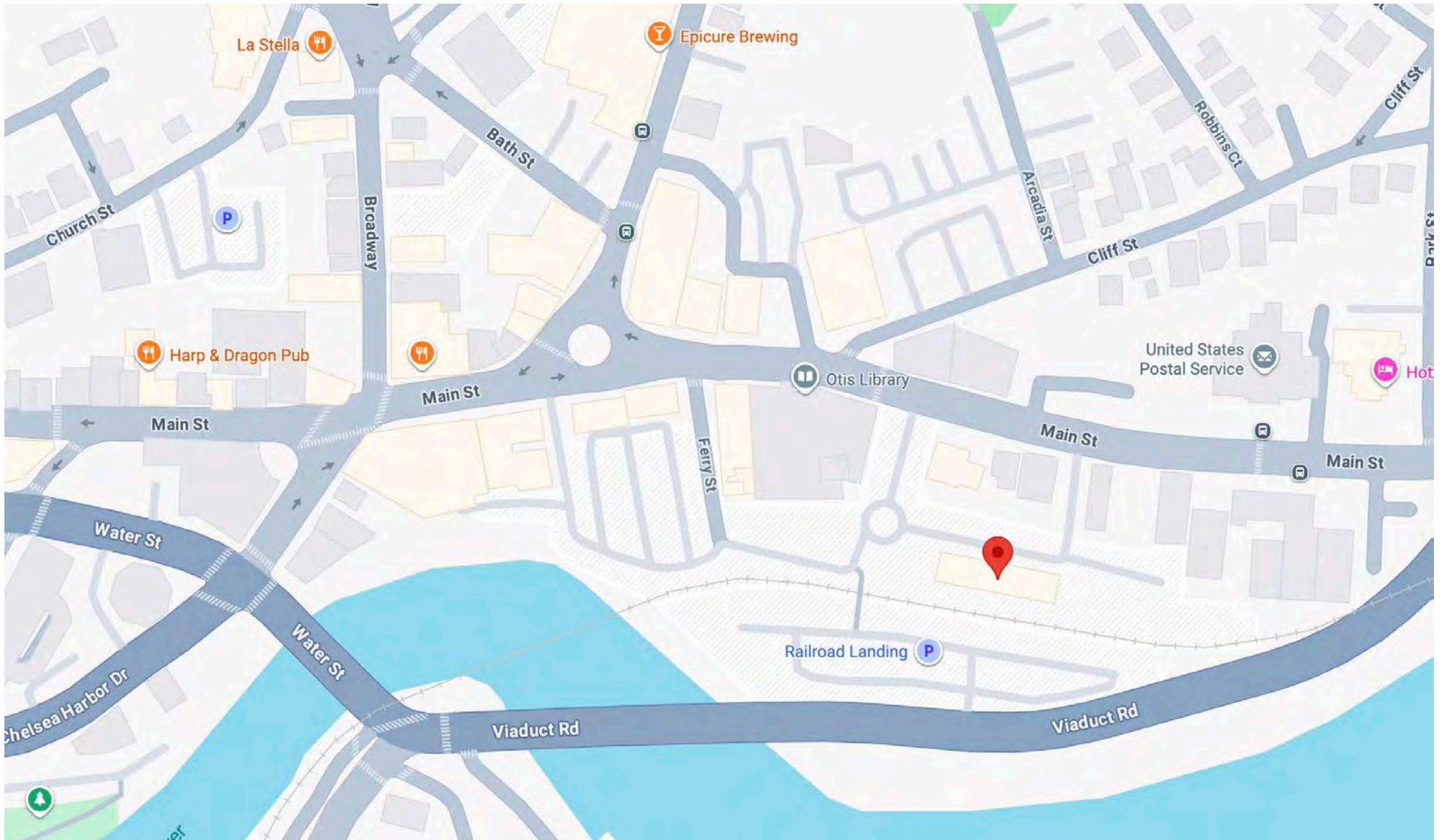
- Prime downtown location with walkable access to local amenities
- Historic former Norwich & Worcester Railroad Station
- Ideal for retail, office, restaurant, or mixed-use concepts
- Discover the opportunity to be part of Norwich's growing downtown movement.
- **For Lease:** Approx. 5,300 SF
- **Zoning:** Chelsea Central District (CC)
- **Lot Size:** 0.40 acres
- **Traffic Count:** 10,000+ vehicles/day

02

MAPS & ZONING



LOCATION MAP



LOCATION MAP



SITE MAP



2.6 Chelsea Central District, CC.

2.6.1 Purpose. The CC is a base zoning district. The purpose of the CC is to ensure that development within historic downtown Norwich complements and preserves the city's historic character, that it improves economic conditions, and promotes development that is consistent with the goals and objectives of the downtown plan of development and these regulations.

2.6.2 Principal Uses and Activities. The following principal buildings and uses may be allowed, and permitted in the CC district:

NP

.1 No Permit Required

- .1 Community garden.
- .2 Docks, slips, piers pursuant to a permit issued by the Connecticut Department of Energy and Environmental Protection.
- .3 Open space and passive recreation.
- .4 Public utility substations and solar equipment (1 mW and larger) pursuant to the Connecticut Siting Council.

Z

.2 Zoning Permit Required, see section 7.2.

- .1 Assembly halls (e.g., theaters, reception halls, convention centers)
- .2 Bars, taverns, cafes.
- .3 Business, corporate or financial office located on the second floor, or above.
- .4 Clinic and medical offices.
- .5 Clubs.
- .6 Colleges, universities, educational institutions including private trade schools.
- .7 Commercial entertainment center (e.g., bowling alley, pool hall, dance hall, skating rink)
- .8 Cultural facility (e.g., museum, art gallery, library).
- .9 Customer service establishments (e.g., beauty shop, laundry facilities, photographic studio, bicycle repair, appliance repair shop).
- .10 Docks, slips, piers.
- .11 Financial institutions located on the second floor, or above; no drive-through windows.
- .12 Government buildings and facilities (e.g., administrative offices, recreation center).
- .13 Gyms, fitness and personal training centers. Includes dance studios, martial arts, and sporting facilities.
- .14 Mixed use buildings of up to 3 dwelling units, in accordance with section 6.5.
- .15 Marina / yacht club.
- .16 New construction of buildings and additions of up to 5,000 square feet. Buildings of 5,000 square feet or more require a site plan review, as listed below.
- .17 Outdoor vendors pursuant to the provisions of chapter 15 of the Norwich Code of Ordinances.
- .18 Parks, open space, public recreation facilities.
- .19 Public buildings and uses including city, state and federal.
- .20 Public utility lines, stations, and buildings as defined under Connecticut General Statutes, with the following limitations:
 - (i) Water, propane or natural gas tanks up to 50,000 gallons.
 - (ii) New electrical substations with 5 or less megawatt capacity.
 - (iii) Transmission towers of 35 feet or less in height.
- .21 Restaurant / café / grill / bar; no drive-through window.
- .22 Retail, including lobby space for financial institutions; no drive-through windows.
- .23 Technology research and development (e.g., information technology, software).
- .24 Visitor centers / information centers.
- .25 Veterinary hospitals.
- .26 Yacht clubs, marinas, boat rentals.

S

.3 Requires Site Plan Review, see section 7.5.

- .1 New construction of buildings greater than 5,000 square feet.
- .2 Mixed use buildings of more than 4 and less than 20 dwelling units, in accordance with section 6.5.

SP

.4 Requires Special Permit, see section 7.7.

- .1 Advanced manufacturing.
- .2 Business, corporate and professional offices located on the first floor.
- .3 Data center.
- .4 Financial institutions located on the first floor.
- .5 Food manufacturing (e.g., commercial bakery, brewery).
- .6 Garden apartment multi-family dwellings in accordance with section 6.4.
- .7 High-rise multi-family dwellings in accordance with section 6.4.
- .8 Hotel / inn, provided the length of stay shall not exceed one month, In accordance with Section 6.13.
- .9 Mixed use buildings of more than 20 units, in accordance with section 6.5.
- .10 Off-street parking lot or garage.
- .11 Precision manufacturing.
- .12 Research laboratories (e.g., chemical, pharmaceutical, medical).
- .13 Transportation center (e.g., rail, bus, taxi station).
- .14 Urban farm.

2.6.3 Accessory Uses and Activities. The following accessory buildings and uses subordinate and customarily incidental to any of the foregoing principal uses may be allowed, and permitted in the CC district:

NP

.1 No Permit Required.

- .1 Excavation, clearing and site disturbance of less than ½ acre.
- .2 Family or Group child care home in accordance with CGS § 19a-77, as amended.
- .3 Home garden.
- .4 Home office / studio in accordance with section 6.1.
- .5 Keeping of domestic animals. NOTE: No commercial activity involving domestic animals is permitted and no more than 4 adults of a species per household may be kept and only on the following lot sizes:
 - (i) Dogs, cats, fowl, or others compatible with cohabitation with humans may be kept with no minimum lot area. No roosters are allowed.
- .6 Sale of alcoholic beverages in accordance with section 6.2.
- .7 Employee amenities (e.g., clinic, commissary, recreation center, child care center)

Z

.2 Zoning Permit Required, see section 7.2.

- .1 Fences and walls in accordance with section 4.15.
- .2 Minor home occupation in accordance with section 6.1.
- .3 Off-street parking, up to 20 spaces, in accordance with section 5.1. Permit shall be referred to the Department of Public Works for a drainage assessment.
- .4 Signs in accordance with section 5.2.
- .5 Solar and energy conservation equipment (less than 1 mW).
- .6 Swimming pools in accordance with section 4.16.

S

.3 Requires Site Plan Review, see section 7.5.

- .1 Drive-through windows, as an accessory to a permitted use in accordance with section 6.16.
- .2 Off street parking with 21 or more spaces, in accordance with section 5.1.

SP

.4 Requires Special Permit, see section 7.7.

- .1 Excavation in excess of 21,000 square feet of area, in accordance with section 5.4.

2.6.4 Site Design Considerations. Any change of use, use of any building condemned by the building or housing inspectors, or new construction shall require site plan approval from the Commission on the

City Plan pursuant to section 7.4 of these regulations and compliance with all parking and other applicable zoning regulations. The Commission may waive the site plan review criteria and / or the filing of a site plan with the city clerk for any change in use and / or use of condemned buildings, provided said development entails renovations and / or conversion of an existing building and that the following criteria are met:

- .1 The Commission is of the opinion that the building facade improvements are consistent with and complement the historic character of the building. The Commission may request review by the state historic commission, design review board, city historian, or other qualified architectural historians of the proposed improvements to the facade.
 - .2 The Commission may require that sidewalks be replaced in accordance with sidewalk specifications approved by the Commission and director of public works along the frontage on the street if the sidewalks are in poor condition.
 - .3 Signage shall be provided in accordance with section 5.2 of these regulations.
 - .4 Fencing and / or lighting shall be harmonious with the character of the surroundings as determined by the Commission to be in accordance with the historic integrity of the area.
- 2.6.5 Parking requirements. The Commission may waive parking requirements defined in section 5.1 for buildings in the CC under the following circumstances:
- .1 Adequate parking can be provided by nearby public or private parking lots.
 - .2 Request is for a building rated 1 or 2 based on the historic rating system, that are to be renovated to reflect the historic character of the building. Waiver option can not apply to any additions to the structure.
 - .3 The type of use proposed and determination of parking needs based on best available information (e.g., publications from the American Planning Association, or similar) indicates that additional parking is not needed.
 - .4 The Commission shall consider the following criteria in determining whether adequate parking is provided within the area to meet the needs of the project:
 - .1 Peak demand times for parking use and its relationship to the potential of sharing parking.
 - .2 Provision of parking for employees.
 - .3 Availability of parking facilities outside of the immediate area in conjunction with public transit.
- 2.6.6 Additional Special Permit criteria for the Chelsea Central district. It is the intent of this section to encourage creative development that promotes the CC district as an economically viable entity and pedestrian-friendly center. The types of uses developed within the district will have a lasting impact on the future of the CC district and, therefore, it is necessary to promote development that will shape the district to reflect our heritage, become inviting to patrons, and cultivate the aesthetic value of the Chelsea central district as an entity. The following criteria are provided to ensure that the intent of these regulations is met:
- .1 The development will promote a pedestrian-friendly atmosphere by improving the streetscape.
 - .2 The use will not aggravate parking conditions and traffic circulation.
 - .3 The use will be consistent with the goals and objectives of the downtown plan of development.
 - .4 The use will not adversely impact future development opportunities within the surrounding area and the CC district.
 - .5 The use and improvements proposed to the building will complement the historic character of the area. Special consideration shall be given to the reuse of buildings that are rated 1 and 2 in the historic rating system.

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	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
Veterinary hospitals	SP	P	P	P			P	

USE	ZONING DISTRICT							
	NC	GC	PC	CC	WD	PMR	BP	PD
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	
Manufacturing and maintenance of commercial signs, billboards, and other advertising structures.						P	P	

1

2

3

4

5

6

7

8

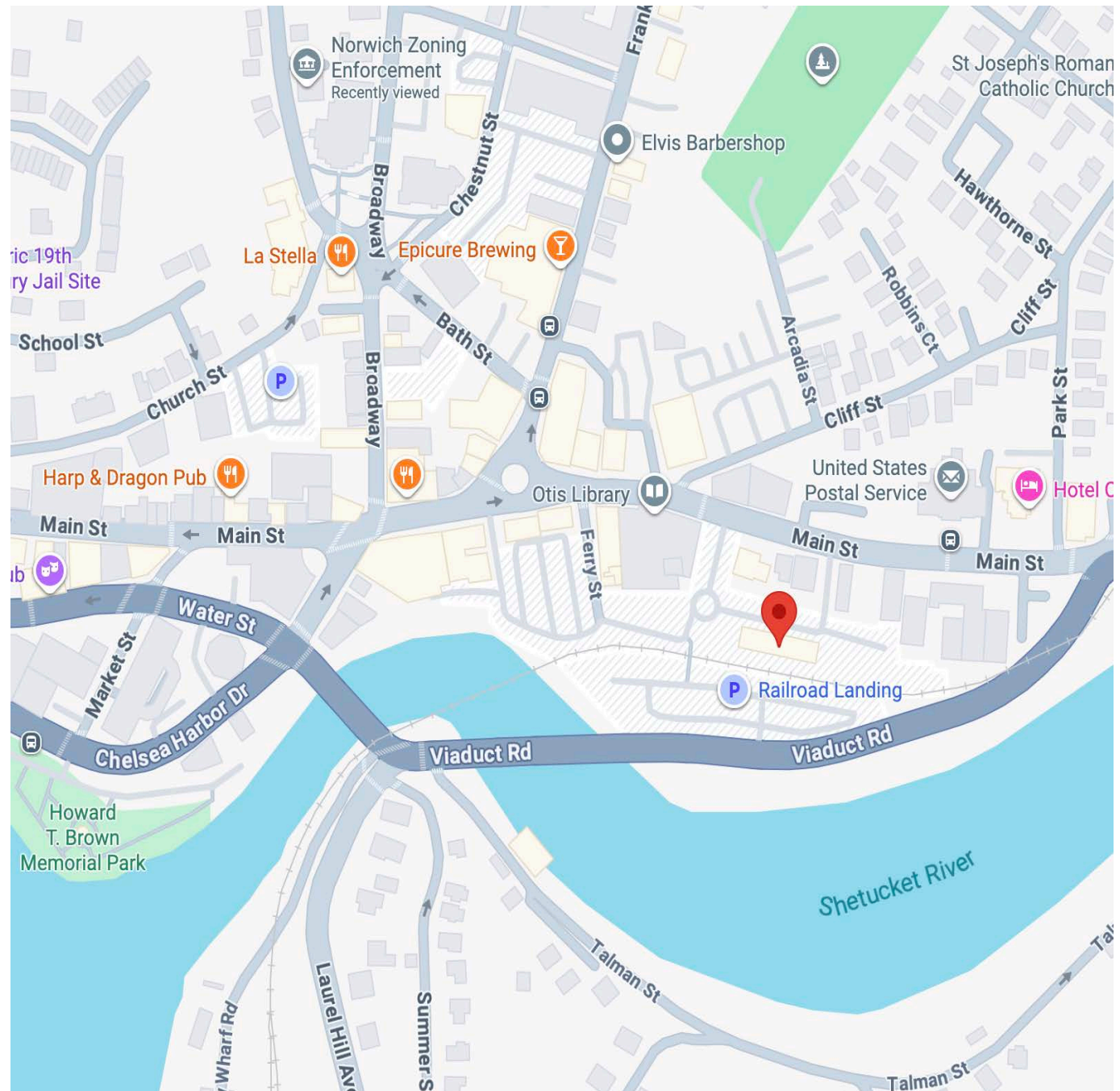
9

USE	ZONING DISTRICT							
	NC	GC	PC	CC	WD	PMR	BP	PD
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
SIGNS								
Off-premises advertising signs		P				P	N	

USE	ZONING DISTRICT							
	NC	GC	PC	CC	WD	PMR	BP	PD
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	SP					
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						

03

AREA OVERVIEW



MARKET OVERVIEW: NORWICH, CT

Nestled in southeastern Connecticut where the Yantic, Shetucket, and Quinebaug Rivers converge to form the Thames River, Norwich is a city rich in history and full of forward-looking investment opportunity. Known as “The Rose of New England,” Norwich was founded in 1659 and became a significant hub for manufacturing, trade, and shipbuilding in the 18th and 19th centuries. Today, the city’s historic legacy lives on through its distinctive architecture, walkable downtown core, and ongoing revitalization efforts, particularly within the Chelsea Central District, which encompasses the heart of Downtown Norwich.

Strategically located along Route 2 and near I-395, Norwich offers excellent access to major urban centers, just 40 minutes from Hartford, an hour from Providence, and two hours from both Boston and New York City. The city’s connectivity is further enhanced by nearby regional airports (Bradley International and T.F. Green), freight rail access, and a local bus network that supports both workforce and visitor mobility. This accessibility strengthens Norwich’s position as an attractive setting for businesses, residents, and visitors alike.

With a population of nearly 40,000 and inclusion in a broader metro area of over 270,000 people, Norwich maintains a diverse and steadily growing economy. Key industries include healthcare (anchored by Backus Hospital), education, manufacturing, and government services. Retail, hospitality, and small business enterprise also contribute significantly to the local economic fabric.

The Chelsea Central District (CC Zone) serves as the cultural and commercial center of Norwich, encouraging a vibrant mix of uses that support a true live-work-play environment. Zoning in this district promotes downtown-oriented development such as retail shops, restaurants, entertainment venues, offices, residential apartments, and upper-story housing, all within a walkable, pedestrian-friendly setting. The CC zone also emphasizes adaptive reuse of historic buildings, mixed-use infill, and streetscape enhancements that foster economic vitality and community character.

With its distinctive architecture, expanding business base, and a growing emphasis on downtown revitalization, Norwich’s Chelsea Central District represents one of the most dynamic and opportunity-rich areas in southeastern Connecticut. For investors, developers, and business owners alike it offers the unique combination of affordability, infrastructure, and historic charm.

Norwich, Connecticut

General

ACS, 2019–2023	Norwich	State
Current Population	39,992	3,598,348
Land Area <i>mi</i> ²	28	4,842
Population Density <i>people per mi</i> ²	1,425	743
Number of Households	16,840	1,420,170
Median Age	39	41
Median Household Income	\$64,185	\$93,760
Poverty Rate	15%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance	4,448	
<i>Ambulatory Health Care Services</i>		30%
2 Government	3,506	
<i>Local Government</i>		80%
3 Retail Trade	1,689	
<i>Motor Vehicle and Parts Dealers</i>		23%
4 Manufacturing	1,543	
<i>Transportation Equip Mfg</i>		34%
5 Transportation and Warehousing	1,006	
<i>Transit & Ground Passenger Transp</i>		42%
Total Jobs, All Industries	17,088	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	210	316	328	377	363

Total Active Businesses 2,184

Key Employers

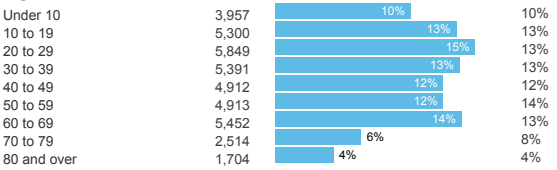
Data from Municipalities, 2025

- William W. Backus Hospital
- City of Norwich (including Norwich Public Utilities)
- State of CT
- U.S Food Service
- United Community & Family Services

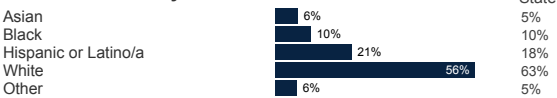
Demographics

ACS, 2019–2023

Age Distribution



Race and Ethnicity

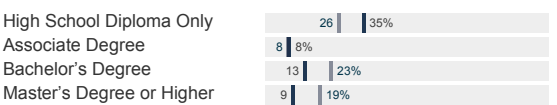


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



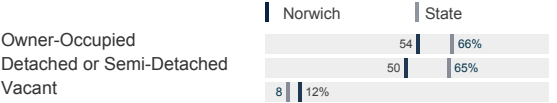
Educational Attainment



Housing

ACS, 2019–2023

	Norwich	State
Median Home Value	\$231,300	\$343,200
Median Rent	\$1,203	\$1,431
Housing Units	19,057	1,536,049



Schools

CT Department of Education, 2024-25

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Integrated Day Charter School	PK-8	364	33	
Norwich Free Academy District	9-12	2,097	0	90%
Norwich School District	PK-12	3,291	251	
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Integrated Day Charter School	42%	55%
Norwich Free Academy District		
Norwich School District	19%	25%
Statewide	44%	49%

Norwich, Connecticut

Labor Force

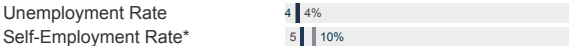
CT Department of Labor, 2024

	Norwich	State
Employed	18,846	1,842,285
Unemployed	795	67,181

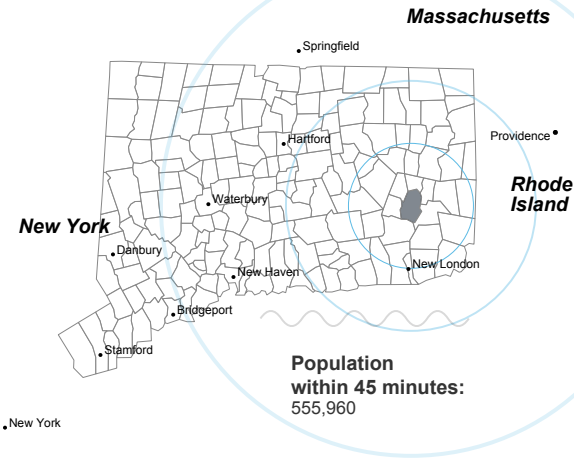
Unemployment Rate

Self-Employment Rate*

*ACS, 2019–2023



Catchment Areas of 15mi, 30mi, and 60mi



Access

ACS, 2019–2023

	Norwich	State
Mean Commute Time *	23 min	26 min
No Access to a Car	9%	12%
No Internet Access	7%	10%

Commute Mode

Public Transport	1%	3%
Walking or Cycling	1%	3%
Driving	78%	89%
Working From Home *	7%	14%

Public Transit

CT <i>transit</i> Service	-
Other Public Bus Operations	Southeast Area Transit District (SEAT)
Train Service	-

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

Municipal Revenue

Total Revenue	\$139,621,000
Property Tax Revenue	\$86,156,000
per capita	\$2,153
per capita, as % of state avg.	66%
Intergovernmental Revenue	\$48,907,000
Revenue to Expenditure Ratio	102%

Municipal Expenditure

Total Expenditure	\$136,524,000
Educational	\$93,157,000
Other	\$43,367,000

Grand List

Equalized Net Grand List	\$3,226,101,077
per capita	\$80,634
per capita, as % of state avg.	45%
Commercial/Industrial Share of Net Grand List	22%
Actual Mill Rate	41.98
Equalized Mill Rate	26.76

Municipal Debt

Moody's Rating (2024)	Aa3
S&P Rating (2024)	AA
Total Indebtedness	\$187,333,000
per capita	\$4,682
per capita, as % of state avg.	160%
as percent of expenditures	137%
Annual Debt Service	\$5,387,000
as % of expenditures	4%

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

Feedback is welcome, and should be directed to info@ctdata.org

These Profiles can be used free of charge by external organizations, as long as *AdvanceCT* and *CTData Collaborative* are cited. No representation or warranties, expressed or implied, are given regarding the accuracy of this information.

TRAFFIC COUNT



04

STREET CARD



10 RAILROAD AVE

Location	10 RAILROAD AVE	Mblu	102/ 6/ 36/ /
Acct#	0002750001	Owner	LORD FAMILY NOMINEE TRUST
Assessment	\$392,700	Appraisal	\$561,000
PID	269	Building Count	1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$473,100	\$87,900	\$561,000
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$331,200	\$61,500	\$392,700

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner	LORD FAMILY NOMINEE TRUST LORD JEFFREY + LORD KATHRYN F TRS	Sale Price	\$0
Address	241 MAIN ST NORWICH, CT 06360	Certificate	
		Book & Page	2842/0239
		Sale Date	02/11/2014
		Instrument	1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LORD FAMILY NOMINEE TRUST	\$0		2842/0239	1F	02/11/2014
LORD FAMILY NOMINEE TRUST	\$0		1509/0328	1A	07/25/2000
LORD EDWARD P	\$0		1245/0315	00	01/22/1996
RITACCO GARY	\$0		1154/0176	00	01/28/1994
ARBUCCI NICHOLAS C	\$0		1154/0174	00	01/28/1994

Building Information

Building 1 : Section 1

Year Built:	1860
Living Area:	6,121
Replacement Cost:	\$715,631
Building Percent Good:	64
Replacement Cost	
Less Depreciation:	\$458,000

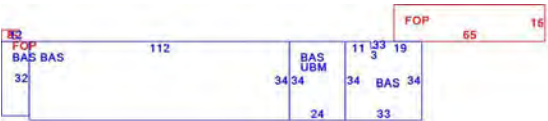
Building Attributes	
Field	Description
Style:	Office Bldg
Model	Commercial
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	Vinyl Siding
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	OFFICE BLD M-94
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	3400
Heat/AC	HEAT/AC PKGS
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Comn Wall	0.00

Building Photo



(https://images.vgsi.com/photos/NorwichCTPhotos///0035/P1010147_351)

Building Layout



([ParcelSketch.ashx?pid=269&bid=269](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	6,121	6,121
FOP	Porch, Open,	1,080	0
UBM	Basement, Unfinished	816	0
		8,017	6,121

Extra Features

Extra Features				<u>Legend</u>
Code	Description	Size	Value	Bldg #
SPR1	Sprinklers	5669.00 S.F.	\$3,600	1

Land

Land Use		Land Line Valuation	
Use Code	3400	Size (Acres)	0.4
Description	OFFICE BLD M-94	Frontage	0
Zone	CC	Depth	0
Neighborhood	C060	Assessed Value	\$61,500
Alt Land Appr Category	No	Appraised Value	\$87,900

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asphalt			6500.00 S.F.	\$9,800	1
FN2	Fence Chain 5'			243.00 L.F.	\$1,700	1

Valuation History

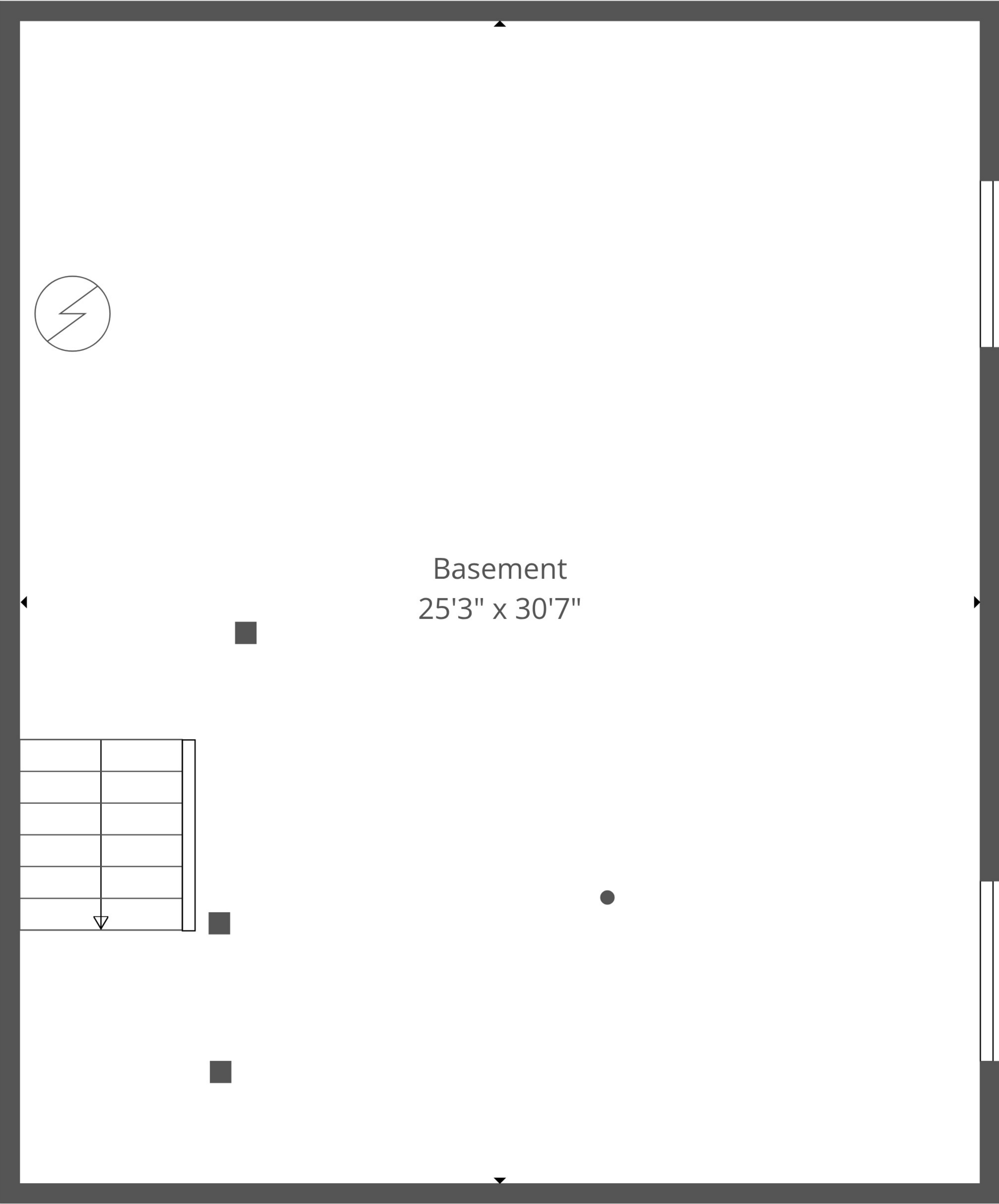
Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$473,100	\$87,900	\$561,000
2023	\$473,100	\$87,900	\$561,000
2022	\$431,500	\$83,700	\$515,200

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$331,200	\$61,500	\$392,700
2023	\$331,200	\$61,500	\$392,700
2022	\$302,100	\$58,600	\$360,700

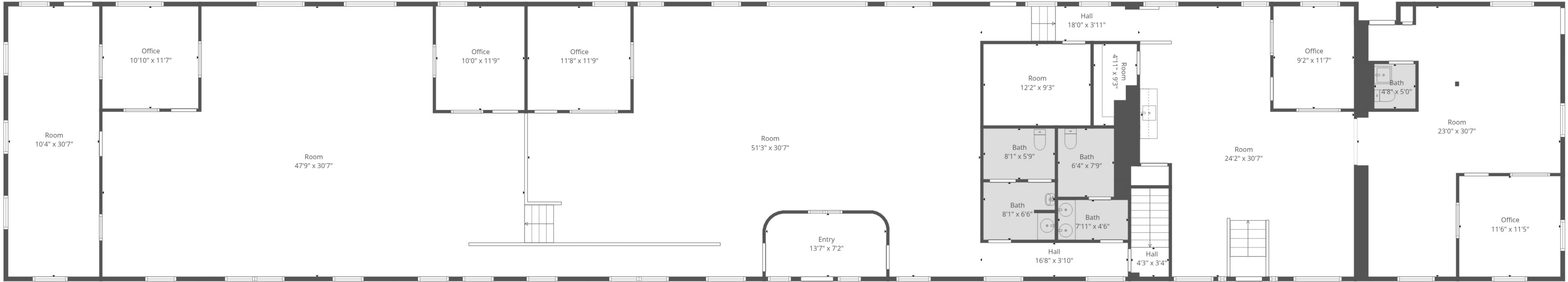
05

FLOOR PLAN

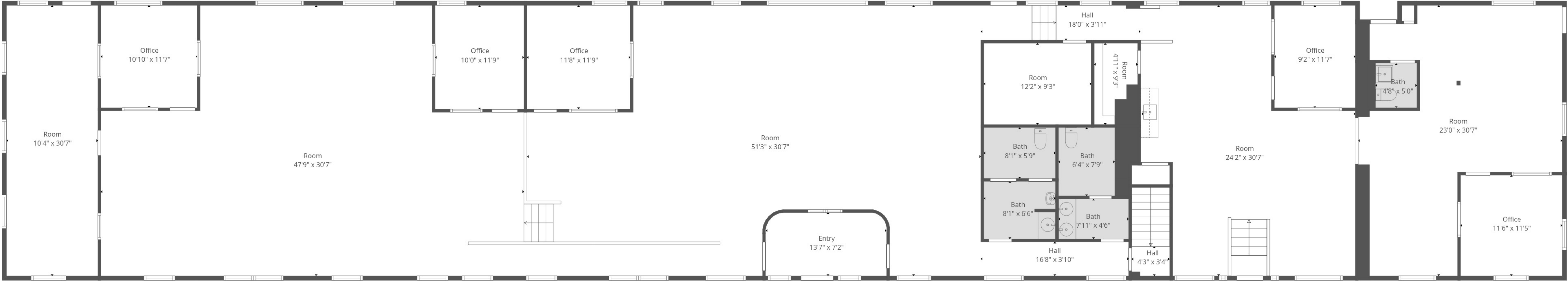




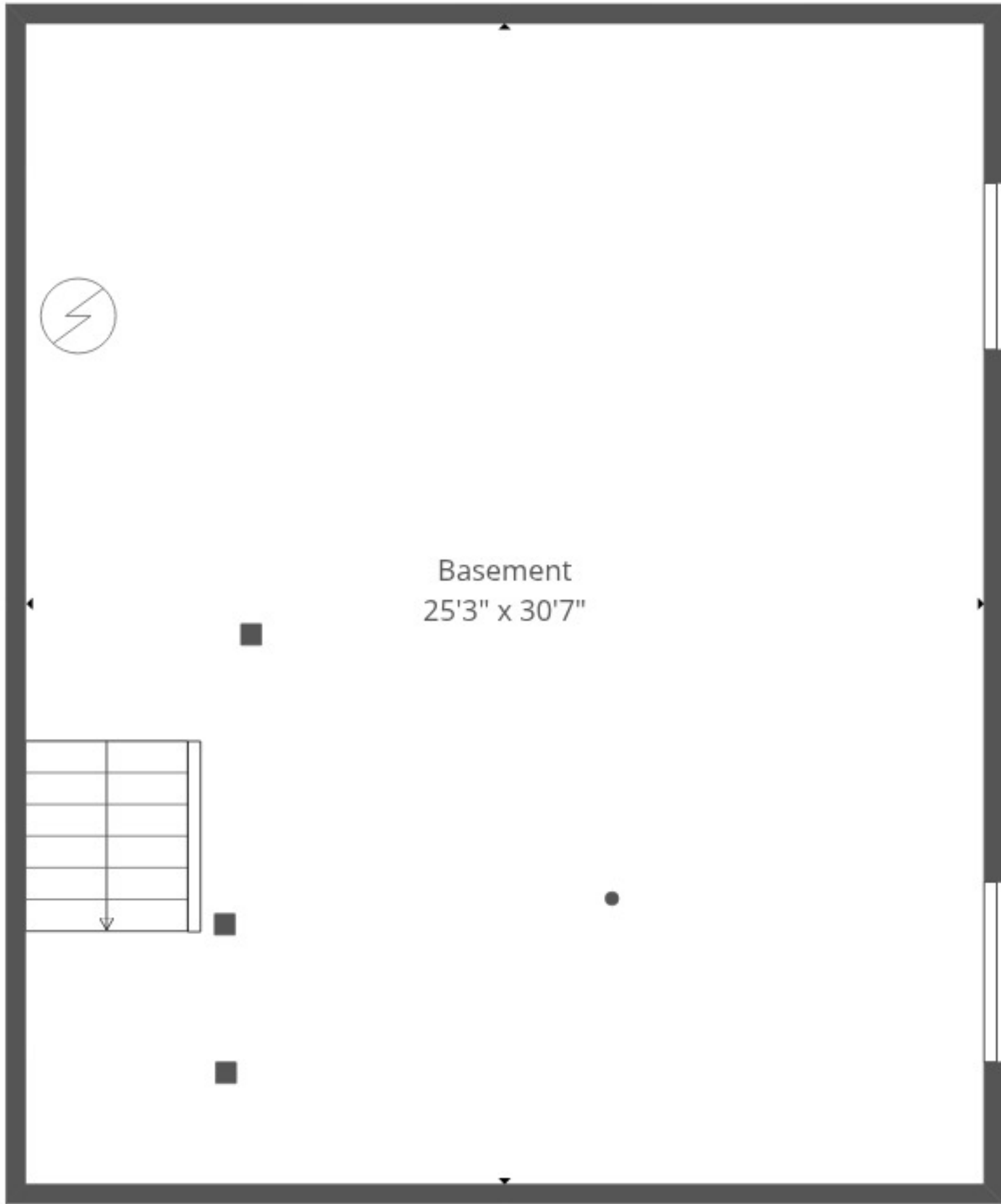
TOTAL: 5361 sq. ft
BELOW GRADE: 0 sq. ft, FLOOR 2: 5361 sq. ft
EXCLUDED AREAS: BASEMENT: 772 sq. ft, WALLS: 261 sq. ft



TOTAL: 5361 sq. ft
BELOW GRADE: 0 sq. ft, FLOOR 2: 5361 sq. ft
EXCLUDED AREAS: BASEMENT: 772 sq. ft, WALLS: 261 sq. ft



Floor 2



Floor 1

TOTAL: 5361 sq. ft
BELOW GRADE: 0 sq. ft, FLOOR 2: 5361 sq. ft
EXCLUDED AREAS: BASEMENT: 772 sq. ft, WALLS: 261 sq. ft

06

DISCLOSURES



**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
450 Columbus Blvd, Suite 901 ♦ Hartford, CT 06103**



RESIDENTIAL PROPERTY CONDITION REPORT

The Uniform Property Condition Disclosure Act (Connecticut General Statutes Section 20-327b) requires the seller of residential property to provide this report to the prospective purchaser prior to the prospective purchaser's execution of any binder, contract to purchase, option, or lease containing a purchase option. These provisions apply to the transfer of residential real property of four dwelling units or less, including cooperatives and condominiums, made with or without the assistance of a licensed broker or salesperson. The seller will be required to credit the purchaser with the sum of \$500 at closing if the seller fails to furnish this report (Connecticut General Statutes Section 20-327c).

INSTRUCTIONS TO SELLERS:

1. You **must** answer **all** questions to the best of your knowledge.
2. You are required to identify and disclose any problems regarding the subject property.
3. **Your real estate licensee cannot complete this form on your behalf.**
4. "UNK" means Unknown, "N/A" means Not Applicable.
5. If you need additional space to complete any answer or explanation, attach additional page(s) to this form. Include subject property address, seller's name and the date.

Pursuant to the Uniform Property Condition Disclosure Act, the seller is obligated to answer the following questions and to disclose herein any knowledge of any problem regarding the following:

A. SUBJECT PROPERTY

- 1) Name of seller(s): Lord Family, LLC
- 2) Street address, municipality, zip code: 10 Railroad Ave.
Norwich, CT 06360

YES NO UNK N/A

B. GENERAL INFORMATION

- | | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3) What year was the structure built? <u>1860</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4) How long have you occupied the property? <u>N/A</u> If not applicable, indicate with N/A. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5) Does anyone else claim to own any part of your property, including, but not limited to, any encroachments? If yes, explain: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6) Does anyone other than you have or claim to have any right to use any part of your property, including, but not limited to, any easement or right of way? If yes, explain: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7) Is the property in a flood hazard area or an inland wetlands area? If yes, explain: _____ |

☐ ☒ ☐ ☐

8) Are you aware of the presence of a dam on the property that has been or is required to be registered with the Department of Energy and Environmental Protection? If yes, explain: _____

☐ ☒ ☐ ☐

9) Do you have any reason to believe that the municipality in which the subject property is located may impose any assessment for purposes such as sewer installation, sewer improvements, water main installation, water main improvements, sidewalks or other improvements? If yes, explain: _____

☒ ☐ ☐ ☐

10) Is the property located in a municipally designated village district, municipally designated historic district, or listed on the National Register of Historic Places? If yes, explain: This area

of Downtown is considered Historically Significant

Note: Information concerning village districts and historic districts may be obtained from the municipality's village district commission, if applicable.

☐ ☒ ☐ ☐

11) Is the property located in a special tax district? If yes, explain: _____

☐ ☒ ☐ ☐

12) Is the property subject to any type of land use restrictions, other than those contained within the property's chain of title or that are necessary to comply with state laws or municipal zoning? If yes, explain: _____

☐ ☒ ☐ ☐

13) Is the property located in a common interest community? If yes, is it subject to any community or association dues or fees? Please explain: _____

☐ ☒ ☐ ☐

14) Do you have any knowledge of prior or pending litigation, government agency or administrative actions, orders or liens on the property related to the release of any hazardous substance? If yes, explain: _____

YES NO UNK N/A

C. LEASED EQUIPMENT

☒ ☐ ☐ ☐

15) Does the property include any leased or rented equipment that would necessitate or oblige either of the following: the assignment or transfer of the lease or rental agreement(s) to the buyer or the replacement or substitution of the equipment by the buyer? If yes, indicate by checking all items that apply:

- ☐ Propane fuel tank
☐ Water heater
☐ Security alarm system
☒ Fire alarm system
☐ Satellite dish antenna

- ☐ Water treatment system
☐ Solar devices
☐ Major appliances
☐ Other: _____

YES NO UNK N/A

D. MECHANICAL/ UTILITY SYSTEMS

☐ ☐ ☐ ☐

16) Fuel types? GAS Are you aware of any heating system problems? If yes, explain: _____

☐ ☐ ☐ ☐

17) Hot water heater type? Heat Pump Age: 1 yr Are you aware of any hot water problems? If yes, explain: _____

☒ ☐ ☐ ☐

18) Is there an underground storage tank? If yes, list the age of tank ? and location: _____

Decommissioned U.G. tank Located under Sidewalk on north side of Building

☐ ☒ ☐ ☐

19) Are you aware of any problems with the underground storage tank? If yes, explain: _____

☐ ☐ ☐ ☐

20) During the time you have owned the property, has there ever been an underground storage tank located on the property? If yes, has it been removed? ☐ Yes ☒ No

If yes, what was the date of removal _____ and what was the name and address of the person or business who removed such underground storage tank? _____

Provide any and all written documentation of such removal within your control or possession by attaching a copy of such documentation to this form.

☐ ☐ ☐ ☐

21) Air conditioning type: ☒ Central; ☐ Window; ☐ Other: Mini Split Heat pumps

Are you aware of any air conditioning problems? If yes, explain: _____

☐ ☒ ☐ ☐

22) Plumbing system problems? If yes, explain: _____

YES NO UNK N/A

D. MECHANICAL/ UTILITY SYSTEMS (Continued)

☐ ☒ ☐ ☐

23) Electrical system problems? If yes, explain: _____

☐ ☒ ☐ ☐

24) Electronic security system problems? If yes, explain: _____

☐ ☒ ☐ ☐

25) Are there carbon monoxide or smoke detectors located in the dwelling on the property? If yes, state the number of detectors _____ and whether there have been problems with such detectors: _____

☐ ☒ ☐ ☐

26) Fire sprinkler system problems? If yes, explain: _____

YES NO UNK N/A

E. WATER SYSTEM

☒ ☐ ☐ ☐

27) Domestic water system type: ☒ Public; ☐ Private well; ☐ Other: _____

☒ ☐ ☐ ☐

28) If public water:

a) Is there a separate expense/fee for water usage? If yes, is the expense/fee for water usage flat or metered? Metered provide the amount of the expense/fee _____ and explain: _____

☐ ☒ ☐ ☐

b) Are there unpaid water charges? If yes, state amount unpaid: _____

☐ ☐ ☐ ☒

29) If private well:

Has the well water been tested for contaminants/volatile organic compounds? If yes, attach a copy of the report. If no report is available, provide name of entity that performed testing and describe results of such testing: NA

☐ ☒ ☐ ☐

30) If public water or private well: Are you aware of any problems with the well or with the water quality, quantity, recovery, or pressure? If yes, explain: _____

YES NO UNK N/A

F. SEWAGE DISPOSAL SYSTEM

☒ ☐ ☐ ☐

31) Sewage disposal system type: ☒ Public; ☐ Septic; ☐ Cesspool; ☐ Other: _____

YES NO UNK N/A

F. SEWAGE DISPOSAL SYSTEM (Continued)

32) If public sewer:

☒ ☐ ☐ ☐

a) Is there a separate charge made for sewer use? If yes, is it flat or metered? _____

Sewer charge is based on water usage☐ ☐ ☐ ☒

b) If it is a flat amount, state amount _____ and due dates: _____

☐ ☒ ☐ ☐

c) Are there any unpaid sewer charges? If yes, state the amount: _____

33) If private:

☐ ☐ ☐ ☒

a) Name of service company: _____

☐ ☐ ☐ ☒

b) Date last pumped: _____ Frequency of pumping during ownership: _____

☐ ☐ ☐ ☒

c) For any sewage system, are there problems? If yes, explain: _____

YES NO UNK N/A

G. ASBESTOS/ LEAD☐ ☒ ☐ ☐

34) Are asbestos insulation or building materials present? If yes, location: _____

☐ ☒ ☐ ☐

35) Is lead paint present? If yes, location: _____

☐ ☒ ☐ ☐

36) Is lead plumbing present? If yes, location: _____

YES NO UNK N/A

H. BUILDING/ STRUCTURE/ IMPROVEMENTS☒ ☐ ☐ ☐

37) Is the foundation made of concrete? If no, explain: _____

☐ ☒ ☐ ☐

38) Foundation/slab problems or settling? If yes, explain: _____

☐ ☒ ☐ ☐

39) Basement water seepage/dampness? If yes, explain amount, frequency and location: _____

☐ ☐ ☐ ☒

40) Sump pump problems? If yes, explain: _____

☐ ☒ ☐ ☐

41) Do you have knowledge of any testing or inspection done by a licensed professional related to a foundation on the property? If yes, disclose the testing or inspection method, the areas or locations that were tested or inspected, the results of such testing or inspection and attach a copy of the report concerning such testing or inspection. If no report is available, provide name of entity that performed testing and describe results of such testing: _____

☐ ☒ ☐ ☐

42) Do you have knowledge of any repairs related to a foundation on the property? If yes, describe such repairs, disclose the areas repaired and attach a copy of the report concerning such repairs: _____

☐ ☒ ☐ ☐

43) Do you have any knowledge related to the presence of pyrrhotite in a foundation on the property? If yes, explain: _____

☒ ☐ ☐ ☐

44) Roof type: Shingle ; Age: 8 years

☐ ☒ ☐ ☐

45) Roof leaks? If yes, explain: _____

☐ ☒ ☐ ☐

46) Exterior siding problems? If yes, explain: _____

☐ ☒ ☐ ☐

47) Chimney, fireplace, wood or coal stove problems? If yes, explain: _____

☐ ☒ ☐ ☐

48) Patio/deck problems? If yes, explain: _____

☐ ☒ ☐ ☐

49) If patio/deck is constructed of wood, is the wood treated or untreated? _____

☐ ☒ ☐ ☐

50) Driveway problems? If yes, explain: _____

☐ ☒ ☐ ☐

51) Water drainage problems? If yes, explain: _____

☐ ☒ ☐ ☐

52) Interior floor, wall and/or ceiling problems? If yes, explain: _____

☐ ☒ ☐ ☐

53) Fire and/or smoke damage? If yes, explain: _____

☐ ☒ ☐ ☐

54) Termite, insect, rodent or pest infestation problems? If yes, explain: _____

YES NO UNK N/A

H. BUILDING/ STRUCTURE/ IMPROVEMENTS (Continued)

☐ ☒ ☐ ☐

55) Rot or water damage problems? If yes, explain: _____

☒ ☐ ☐ ☐

56) Is(Are) the structure(s) insulated? If yes, type: Blown In; location: Attic
Fiberglass Bat Walls

☐ ☒ ☐ ☐

57) Has a test for radon been performed? If yes, attach copy of the report. If no report is available, provide the name of entity that performed the testing and describe the results of such testing:

☐ ☐ ☐ ☒

58) Is there a radon control system in place? If yes, explain: _____

☐ ☐ ☐ ☒

59) Has a radon control system been in place in the previous 12 months? If yes, explain: _____

YES NO UNK N/A

I. FLOOD RISK AWARENESS

☐ ☒ ☐ ☐

60) Is the property located in a Federal Emergency Management Agency designated floodplain? If yes, which zone: _____

☐ ☒ ☐ ☐

61) During the time that the seller has owned the property, has the seller received assistance or is the seller aware of any previous owners receiving assistance from the Federal Emergency Management Agency, the United States Small Business Administration or any other federal or state disaster assistance program for flood damage to the property? _____

☐ ☒ ☐ ☐

62) Is there a current flood insurance policy in effect on the property? _____

☐ ☒ ☐ ☐

63) Is a Federal Emergency Management Agency elevation certificate available? _____

☐ ☒ ☐ ☐

64) Has the seller ever filed a claim for flood damage to the property? _____

☐ ☒ ☐ ☐

65) If there is a structure on the property, has the structure experienced any water penetration or damage due to seepage or a natural flood event? _____

The seller should attach additional pages, if necessary, to further explain any item(s) above. Indicate here the number of additional pages attached: _____

Questions or Comments? Consumer Problems? Visit the Department of Consumer Protection website at:
www.ct.gov/dcp

IMPORTANT INFORMATION

(A) Responsibilities of Real Estate Brokers

This report in no way relieves a real estate broker of his or her obligation under the provisions of section 20-328-5a of the Regulations of Connecticut State Agencies to disclose any material facts. Failure to do so could result in punitive action taken against the broker, such as fines, suspension or revocation of license.

(B) Statements Not to Constitute a Warranty

Any representations made by the seller on the written residential property condition report shall not constitute a warranty to the buyer.

(C) Nature of Report

This Residential Property Condition Report is not a substitute for inspections, tests, and other methods of determining the physical condition of the property.

(D) Information on the Residence of Convicted Felons

Information concerning the residence address of a person convicted of a crime may be available from law enforcement agencies or the Department of Public Safety.

(E) Building Permits and Certificates of Occupancy

Prospective buyers should consult with the municipal building official in the municipality in which the property is located to confirm that building permits and certificates of occupancy have been issued for work on the property.

(F) Home Inspection

Buyers should have the property inspected by a licensed home inspector.

(G) Concrete Foundation

Prospective buyers may have a concrete foundation inspected by a licensed professional engineer who is a structural engineer for deterioration of the foundation due to the presence of pyrrhotite.

(H) Dam

Information concerning the registration and categorization of a dam on the property may be obtained from the Department of Energy and Environmental Protection.

(I) Flood Insurance, Flood Maps and Flood Risk

Federal law requires owners to obtain and maintain flood insurance for properties financed with a federally regulated or insured mortgage in a Special Flood Hazard Area, also known as a high-risk zone on FEMA's flood insurance rate maps. In addition, for properties that have previously received federal disaster assistance, owners are required to obtain and maintain flood insurance as a condition to be eligible for future assistance. This requirement affixes to the property and applies to all future owners. FEMA flood maps are not designed, nor intended to be, a reliable tool for buyers to assess a property's flood risk. A property does not have to be near water or in a flood zone to flood. For additional information on obtaining important flood insurance, contact an insurance professional.

Buyer's Certification

The buyer is urged to carefully inspect the property and, if desired, to have the property inspected by an expert. The buyer understands that there are areas of the property for which the seller has no knowledge and that this report does not encompass those areas. The buyer also acknowledges that the buyer has read and received a signed copy of this report from the seller or seller's agent.

Date _____ Buyer _____ Signature _____ Buyer _____ Print Name _____
Date _____ Buyer _____ Signature _____ Buyer _____ Print Name _____

lessor's
Seller's Certification

To the extent of the seller's knowledge as a property owner, the seller acknowledges that the information contained above is true and accurate for those areas of the property listed. In the event a real estate broker or salesperson is utilized, the seller authorizes the brokers or salespersons to provide the above information to prospective buyers, selling agents or buyers' agents.

Date 10/2/25 Seller Jeffrey V. Lord Seller Jeffrey V. Lord
Signature _____ Print Name _____
Date _____ Seller _____ Signature _____ Seller _____ Print Name _____

**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
450 Columbus Blvd, Suite 901 ♦ Hartford, CT 06103**



RESIDENTIAL FOUNDATION CONDITION REPORT

This report must be filled out for the transfer of residential property located in a town determined by the Capitol Region Council of Governments to be affected, or potentially affected, by crumbling foundations **and** that was acquired by: (1) a political subdivision of this state; (2) a judgment of strict foreclosure; (3) foreclosure by sale; or (4) a deed in lieu of foreclosure. The owner or political subdivision shall make the disclosures below to the prospective purchaser of such property prior to the prospective purchaser's execution of any binder, contract to purchase, option, or lease containing a purchase option. The seller is required to credit the purchaser with the sum of \$500 at closing if the seller fails to furnish this report (C.G.S. Section 20-327c).

A list of affected or potentially affected towns may be found at
<https://crcog.org/municipal-services/crumbling-foundations/>.

INSTRUCTIONS TO SELLERS:

1. You **must** answer **all** questions to the best of your knowledge.
2. You are not required to undertake investigations or inspections of the foundation to verify your answers.
3. **Your real estate licensee cannot complete this form on your behalf.**
4. "UNK" means Unknown, "N/A" means Not Applicable.
5. If you need additional space to complete any answer or explanation, attach additional page(s) to this form. Include the subject property address, seller's name and the date on all additional pages.

Pursuant to the Uniform Property Condition Disclosure Act, the seller is obligated to answer the following questions and to disclose herein any knowledge of any problem regarding the following:

A. SUBJECT PROPERTY

- 1) Name of seller(s): Lord Family, LLC
- 2) Street address, municipality, zip code: 10 Railroad Ave.
Norwich, CT 06360

YES NO UNK N/A

B. INFORMATION ABOUT THE FOUNDATION

☐ YES ☒ NO ☐ UNK ☐ N/A

- 3) Do you have any knowledge related to the presence of pyrrhotite in any concrete foundation on the subject property? If yes, explain: _____

Property Address: 10 Railroad Ave. Norwich, CT

Seller Initials _____

Buyer Initials _____

Revised 07/2025

YES NO UNK N/A

B. INFORMATION ABOUT THE FOUNDATION (Continued)

☐ ☒ ☐ ☐

- 4) Are you aware of any damage or deterioration in any concrete foundation on the subject property, including, but not limited to, any damage or deterioration caused by the presence of pyrrhotite in any concrete foundation on the property? If yes, explain: _____

☐ ☒ ☐ ☐

- 5) Are you aware of any repairs or remediation to any concrete foundation on the subject property? If yes, explain: _____

The seller should attach additional pages, if necessary, to further explain any item(s) above. Indicate here the number of additional pages attached: _____

Questions? Visit the Department of Consumer Protection website at: www.ct.gov/dcp

IMPORTANT INFORMATION

(A) Responsibilities of Real Estate Brokers

This report in no way relieves a real estate broker of the broker's obligation under the provisions of section 20-328-5a of the Regulations of Connecticut State Agencies to disclose any material facts. Failure to do so could result in punitive action taken against the broker, such as fines, suspension or revocation of license.

(B) Statements Not to Constitute a Warranty

Any representations made by the seller on this residential foundation condition report shall not constitute a warranty to the buyer.

(C) Nature of Report

This report is not a substitute for inspections, tests, and other methods of determining the physical condition of the foundation. Prospective buyers may have a concrete foundation inspected by a licensed professional engineer who is a structural engineer for deterioration of the foundation due to the presence of pyrrhotite.

Buyer's Certification

The buyer is urged to carefully inspect the property and, if desired, to have the property inspected by an expert. The buyer understands that there are parts of the property for which the seller has no knowledge and that this report does not encompass those parts. The buyer also acknowledges that the buyer has read and received a signed copy of this report from the seller or seller's agent.

Date 10/26/25 Buyer [Signature] Buyer _____
Signature _____ Print Name _____
Date _____ Buyer _____ Buyer _____
Signature _____ Print Name _____

Seller's Certification

To the extent of the seller's knowledge as an owner of a property acquired through foreclosure or deed in lieu of foreclosure, the seller acknowledges that the information contained above is true and accurate. In the event a real estate broker or salesperson is utilized, the seller authorizes the broker or salesperson to provide the above information to prospective buyers, selling agents or buyers' agents.

Date 10/21/25 Lessor [Signature] Seller Jeffrey V. Lord
Seller _____ Signature _____ Print Name _____
Lessor _____
Date _____ Seller _____ Seller _____
Signature _____ Print Name _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
- (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
- (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
- (i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):
- | Name of Document(s) | Author | Date |
|--|--------|------|
| (ii) <input checked="" type="checkbox"/> Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing. | | |

Purchaser's Acknowledgment (initial)

- (c) ☐ Purchaser has received copies of all information listed above.
- (d) ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) ☐ Purchaser has (check (i) or (ii) below):
- (i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

- (f) ☐ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Jeffrey V. Ford
Seller LESSOR Date 10/03/25

Kathryn
Seller LESSOR Date 10/08/25

Purchaser _____ Date _____
[Signature] 10/08/25
Agent _____ Date _____

Purchaser _____ Date _____
Agent _____ Date _____

10 Railroad Ave, Norwich, CT 06360

Address of Property/Unit



Seaport

COMMERCIAL



Kim Casey
Real Estate Advisor
(860) 941-4842
kim@seaportre.com



Tyler Gracey
Broker Associate
(860) 510-3020
tyler@seaportre.com

Group Qualifications to be your Guide: B.S. Real Estate & Urban Economics (UConn) MBA, Former Appraiser, Graphic Designer, Social Media Expert, Top 1% of Agents, Commercial & Investment Certified, Auctions, License in CT and RI.