

# Commercial Property Card

49 W. Main St.

Print Date: 2/14/2024

## Card 1 of 1

<b>Parcel ID</b> 261918308883	<b>Location</b> 49 WEST MAIN ST	<b>Zoning</b> MDD	<b>Deed Book/Page</b> 1275/1044	<b>Acres</b> 0.17
<b>District</b> MYSTIC	<b>Use Code</b> MULTI-USE COMMERCIAL			

### Current Owner

49-53 WEST MAIN LLC  
8 SOUND SHORE DR STE 140  
GREENWICH CT 06830

### Building Information

<b>Building No:</b>	1
<b>Year Built:</b>	1947
<b>No of Units:</b>	2
<b>Structure Type:</b>	MIXED RES/COMM
<b>Building Total Area:</b>	6742 sqft.
<b>Grade:</b>	B+
<b>Identical Units:</b>	1

### Valuation

<b>Land:</b>	\$422,200
<b>Building:</b>	\$860,200
<b>Total:</b>	\$1,282,400
<b>Total Assessed Value:</b>	\$897,680

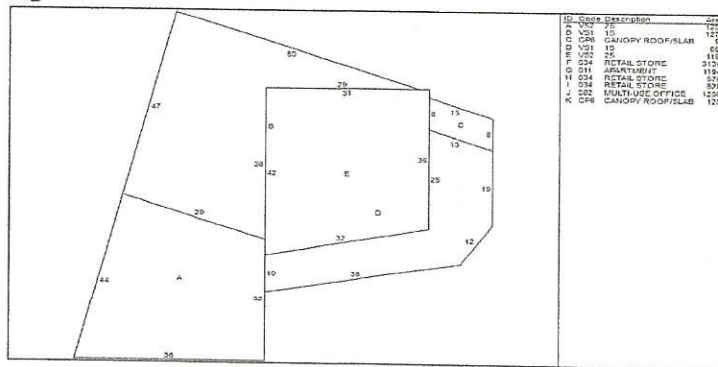
### Recent Sales

Book/Page	Date	Price
704/900	2000-01-12 00:00:00.0000000	\$0
818/493	2003-05-15 00:00:00.0000000	\$0
818/494	2003-05-15 00:00:00.0000000	\$0
818/496	2003-05-15 00:00:00.0000000	\$0
818/498	2003-05-15 00:00:00.0000000	\$0

### Property Picture



### Building Sketch



### Sketch Legend

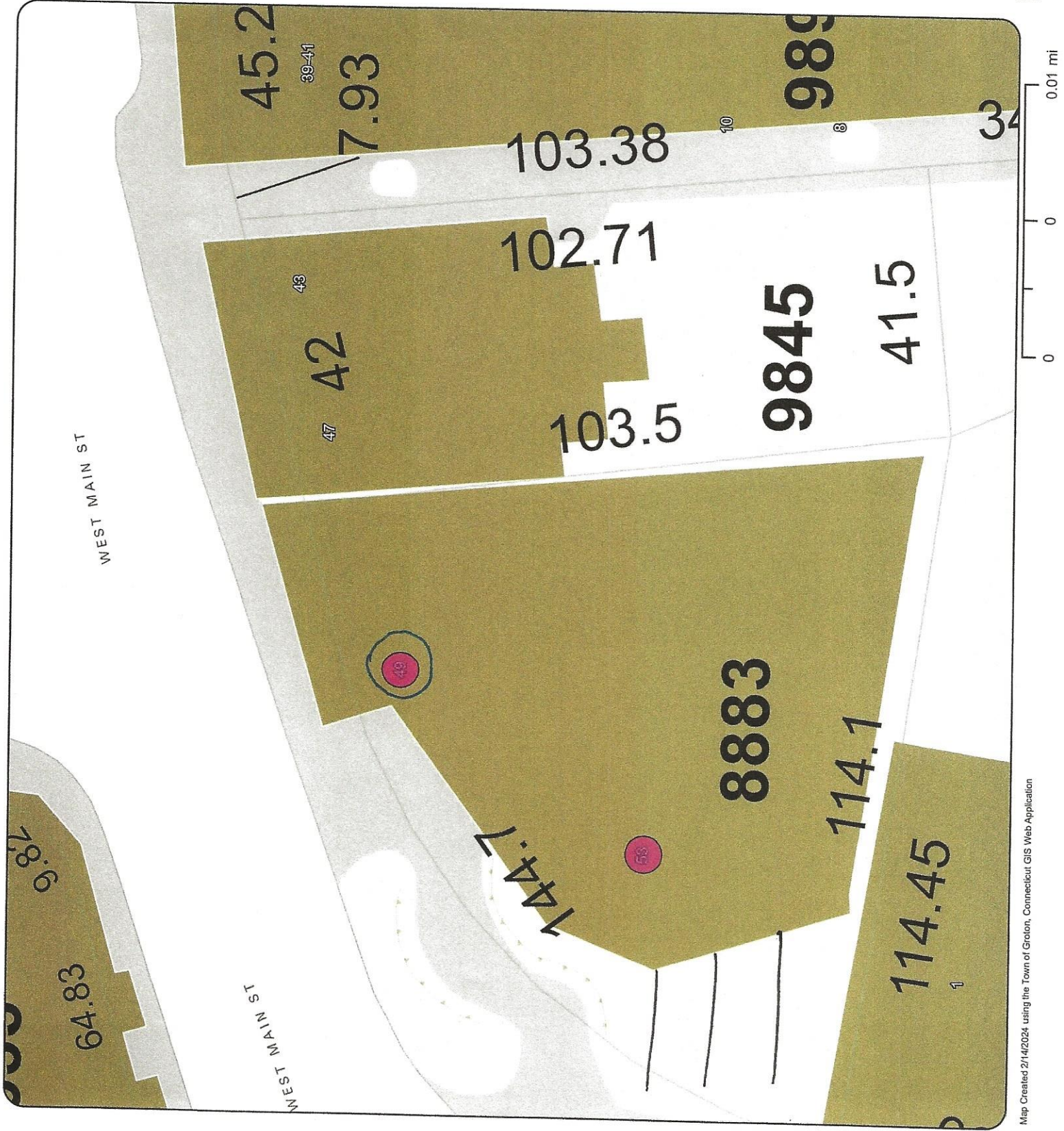
---	Main Living Area	LSMA	Masonry	GRHS	Attached Greenhouse
1FR	Frame	OMP	Open Masonry Porch	CAT	Cathedral Ceiling
OFF	Open Frame Porch	EMP	Enclosed Msry Porch	SOP	Screen Open Frame Prct
EFP	Enclosed Frame Porch	MUB	Masonry Utility	SMP	Screen Open Msrny Prct
FUB	Frame Utility Building	MB	Masonry Bay	CPAT	Concrete Patio
FB	Frame Bay	MOH	Masonry Overhang	B	Basement
FG	Frame Garage	.SMA	1/2 Story Masonry		
FOH	Frame Overhang	MP	Masonry Patio		
.SFR	1/2 Story Frame	WD	Wood Deck		
A(U)	Attic (Unfinished)	CPY	Canopy		
A(F)	Attic (Finished)				

### Exterior/Interior Information

Levels	Use Type	Ext. Walls	Const. Type	Heating	A/C	Condition
01 - 01	RETAIL STORE	FRAME	WOOD JOIST	UNIT HEAT	NONE	GOOD
02 - 02	APARTMENT	FRAME	WOOD JOIST	ELECTRIC	NONE	GOOD
01 - 01	RETAIL STORE	BRICK VENEER	WOOD JOIST	HOT AIR	NONE	GOOD
01 - 01	RETAIL STORE	CONCRETE BLOCK	WOOD JOIST	UNIT HEAT	NONE	GOOD
02 - 02	MULTI-USE OFFICE	BRICK VENEER	WOOD JOIST	ELECTRIC	NONE	GOOD



GIS Map



1:244

Disclaimer:  
 The planning and geographic information displayed on this map was compiled by Esri based on an aerial flight performed in April 2020. The parcel and boundary information shown on this map is derived from the most current available aerial photography, satellite imagery, and other sources of information in the town of Groton. The information shown on this map is for informational purposes only and is not intended to be used as a legal instrument. The information shown on this map is subject to change as more accurate survey data becomes available. The Town of Groton does not warrant the accuracy or completeness of the information shown on this map. THE TOWN OF GROTON DOES NOT BE USED FOR THE TRANSFER OF PROPERTY.  
 Vertical Datum: North American Datum of 1983 (NAD83)  
 Horizontal Datum: Vertical Datum of 1983 (VD83)

100.50  
206

99.58  
7945

54  
77.10

83.85  
8935

48  
64.83

99.87  
112

36.76

WATER ST

211

23.56

67.78  
3 (201)  
3 (301)  
3 (401)  
3 (302)  
3 (402)

8781  
3 (304)  
3 (404)

96  
114.45  
114.1  
8883  
142.10  
8788

144.7  
53

9845  
41.5

47  
42  
43  
103.5  
102.71

(45)

91.76

48.16

8  
10  
9893  
52.12

084

140.26  
45.24  
39.41  
7.93

51.9  
31  
33

9937  
46  
37  
40  
44

78.03  
40  
36

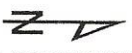
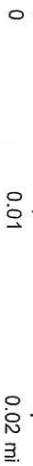
9.11

32

# TOWN OF GROTON



GIS Map



1:488

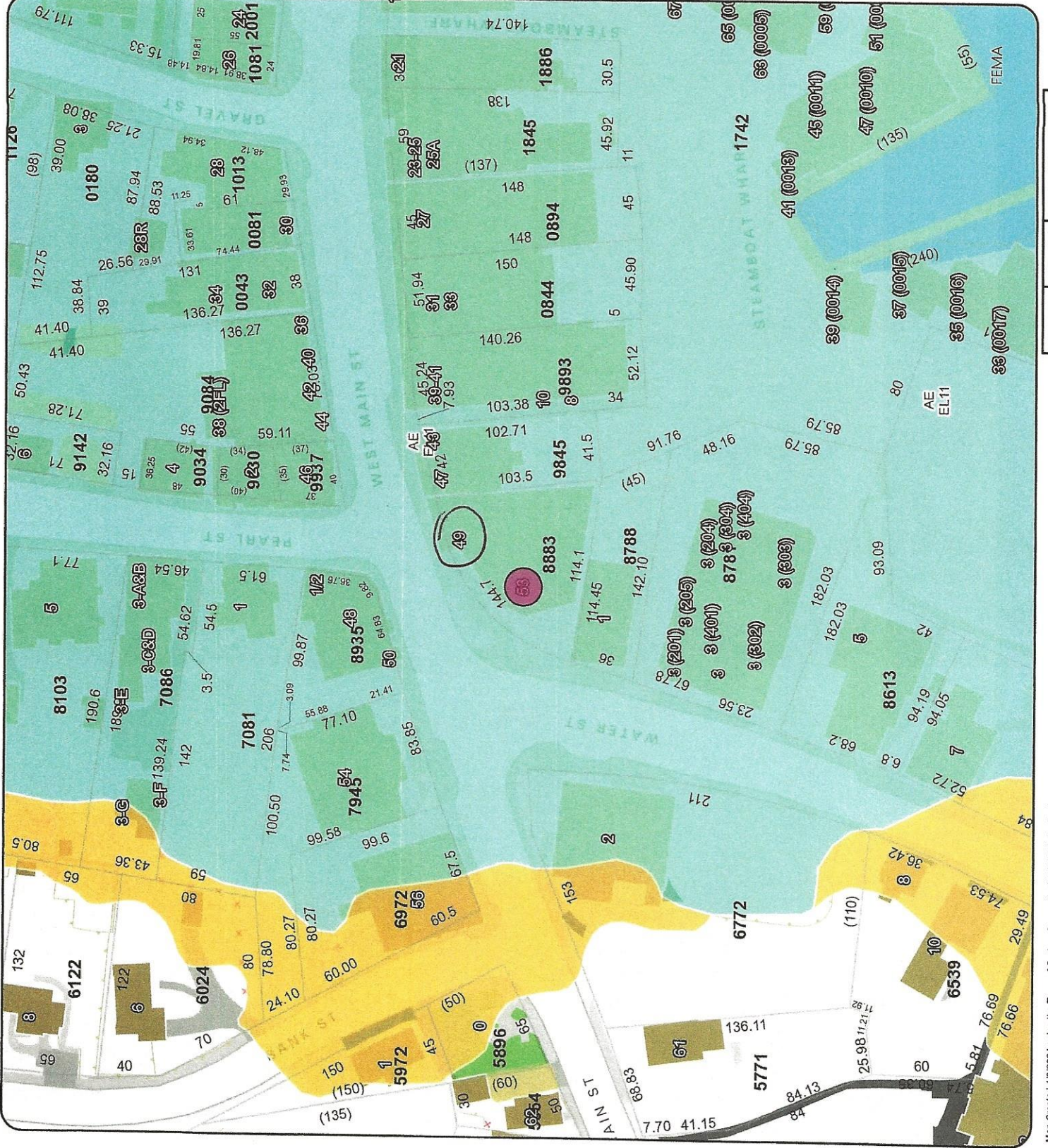
**Disclaimer:**  
The geographic and topographic information depicted on this map was compiled from various sources, including aerial photography, ground surveys, and other public records. The Town of Groton does not warrant the accuracy, completeness, or timeliness of the information provided. The user of this map is advised to verify the information for their specific needs. THE MAP IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.  
Historical Data: From Connecticut, New American Datum of 1885 (NAD83)  
Vertical Datum: Mean American Vertical Datum of 1988 (MAVD88)

# TOWN OF GROTON



## GIS Map

- Zones A and AE: 1% annual chance flood hazard
- Zone X: 0.2% annual chance flood hazard



1:977



**Disclaimer:**  
 The planimetric and topographic information depicted on this map was compiled by a licensed surveyor in April 2020. The record and planimetric information shown on this map is based on the most recent available data, maps, aerial photography, and other sources of information to the best of the surveyor's knowledge. The surveyor does not warrant the accuracy or completeness of the information shown on this map. The information is provided for informational purposes only and is not intended to be used for any purpose other than that for which it was intended. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION DERIVED FROM THIS MAP AND FOR THE RESULTS OF ANY ACTION TAKEN BASED ON THIS INFORMATION. THIS MAP SHOULD BE USED FOR THE TRANSFER OF PROPERTY.  
 Vertical Datum: North American Datum of 1983 (NAD83)  
 Horizontal Datum: North American Datum of 1983 (NAD83)



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TAX BILLS

SEWER/WATER/MISC

Click on Sewer/Water/Misc if you want to search Sewer/Water/Misc bills only.
Click on Tax Bills if you want to search your Real Estate, Personal Property, Motor Vehicle or Supplemental Bills.

SEARCH BY
Name
See Example

Enter the search criteria below:
49-53 WEST MAIN
Search

Enter Last Name then space then 1st Initial (example SMITH J) or Business Name (No comma)

All Due Now Balance Due IRS Payment Records for Year 2023

Table with 4 columns: 01 - REAL ESTATE, 02 - PERSONALPROPERTY, 03 - MOTOR VEHICLE, 04 - MOTOR VEHICLE SUPP, 05 - SEWER ASSESSMENT, 06 - SEWER USAGE, 07 - SEWER USAGE CML - NVY, 08 - WATER ASSESSMENT, 11 - LANDFILL

Both Buildings are taxed together

Table with columns: BILL #, NAME/ADDRESS, PROPERTY/VEHICLE, TOTAL TAX, PAID, OUTSTANDING, OPTIONS, REGISTER ONLY, PAY. Contains 3 rows of bill information.

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TAX BILLS

SEWER/WATER/MISC

TAXPAYER INFORMATION

Bill #	2022-1-0300107 (REAL ESTATE)	Gross Assessment	897,680
Unique ID	261918308883	Exemptions	0
District	District: 3	Net Assessment	897,680
Name	49-53 WEST MAIN LLC	Town Mill Rate	22.13
Care Of		District Mill Rate	2.176
Address		Other Mill Rate	0.36
Property Location	49 WEST MAIN ST	Town Benefit	0.00
MBL	261918308883	Elderly Benefit (C)	0.00
Volume & Page			

BILL INFORMATION AS OF 02/14/2024

<u>Installment</u>	<u>Due Date</u>	<u>Town</u>	<u>District</u>	<u>Other</u>	<u>Total Due</u>	
#1	07/01/2023	\$9,932.83	\$1,953.35	\$161.58	Tax/Princ/Bint Due	\$10,094.41
#2	01/01/2024	\$9,932.83		\$161.58	Interest Due	\$302.83
#3					Lien Due	\$0.00
#4					Fee Due	\$0.00
Adjustment		\$0.00	\$0.00	\$0.00	<b>Total Due Now</b>	<b>\$10,397.24</b>
<b>Total</b>		<b>\$19,865.66</b>	<b>\$1,953.35</b>	<b>\$323.16</b>		
<b>Total payments as of 02/14/2024</b>		<b>\$12,047.76</b>				

<u>PAY DATE</u>	<u>TYPE</u>	<u>TAX/PRINCIPAL</u>	<u>INTEREST</u>	<u>LIEN</u>	<u>FEE</u>	<u>TOTAL</u>
07/13/2023	PAY	\$12,047.76	\$0.00	\$0.00	\$0.00	\$12,047.76

Total Payments made to taxes in 2023: **\$12,047.76**

This is not a tax form, contact your financial advisor for information regarding tax reporting.

[Back To Search Result](#) [Download PDF](#) [View original tax bill](#) [View All Bills](#) [Print This Page](#)

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**REAL ESTATE TAX BILL 2023**

**TAXPAYER COPY**



Make checks payable to:  
**GROTON TAX COLLECTOR**  
 45 FORT HILL RD  
 GROTON, CT 06340-4370

49 WEST MAIN ST  
 261918308883  
 1275-1044

Online Printed

LIST NUMBER	DIST	BANK	ON GRAND LIST		TOTAL TAX DUE	PAYMENT DUE	PAYMENT DUE
2022 01 0300107	3		OCTOBER 1, 2022		22,142.17	July 1, 2023	January 1, 2024
MILL RATE TOWN 22.1300 DISTR 2.1760 SEWER 0.3600	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT			12,047.76	10,094.41
						DELINQUENT AFTER AUG 1, 2023	DELINQUENT AFTER FEB 1, 2024

261918308883

49-53 WEST MAIN LLC



**REAL ESTATE TAX BILL 2023**

**RETURN WITH 2nd PAYMENT B**



Make checks payable to:  
**GROTON TAX COLLECTOR**  
 45 FORT HILL RD  
 GROTON, CT 06340-4370

49 WEST MAIN ST  
 1275-1044  
 261918308883

LIST NUMBER	DIST	BANK	ON GRAND LIST		TOTAL TAX DUE	PAYMENT DUE	PAYMENT DUE
2022 01 0300107	3		OCTOBER 1, 2022		22,142.17	July 1, 2023	January 1, 2024
MILL RATE TOWN 22.1300 DISTR 2.1760 SEWER 0.3600	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT			12,047.76	10,094.41
						DELINQUENT AFTER AUG 1, 2023	DELINQUENT AFTER FEB 1, 2024

261918308883

49-53 WEST MAIN LLC

TOWN OF GROTON 19,865.66  
 MYSTIC 1,953.35  
 GROTON SEWER DIST 323.16



059220103001074010094410000000012047760000000000221421750

**REAL ESTATE TAX BILL 2023**

**RETURN WITH 1st PAYMENT A**



Make checks payable to:  
**GROTON TAX COLLECTOR**  
 45 FORT HILL RD  
 GROTON, CT 06340-4370

49 WEST MAIN ST  
 1275-1044  
 261918308883

LIST NUMBER	DIST	BANK	ON GRAND LIST		TOTAL TAX DUE	PAYMENT DUE	PAYMENT DUE
2022 01 0300107	3		OCTOBER 1, 2022		22,142.17	July 1, 2023	January 1, 2024
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261918308883

49-53 WEST MAIN LLC



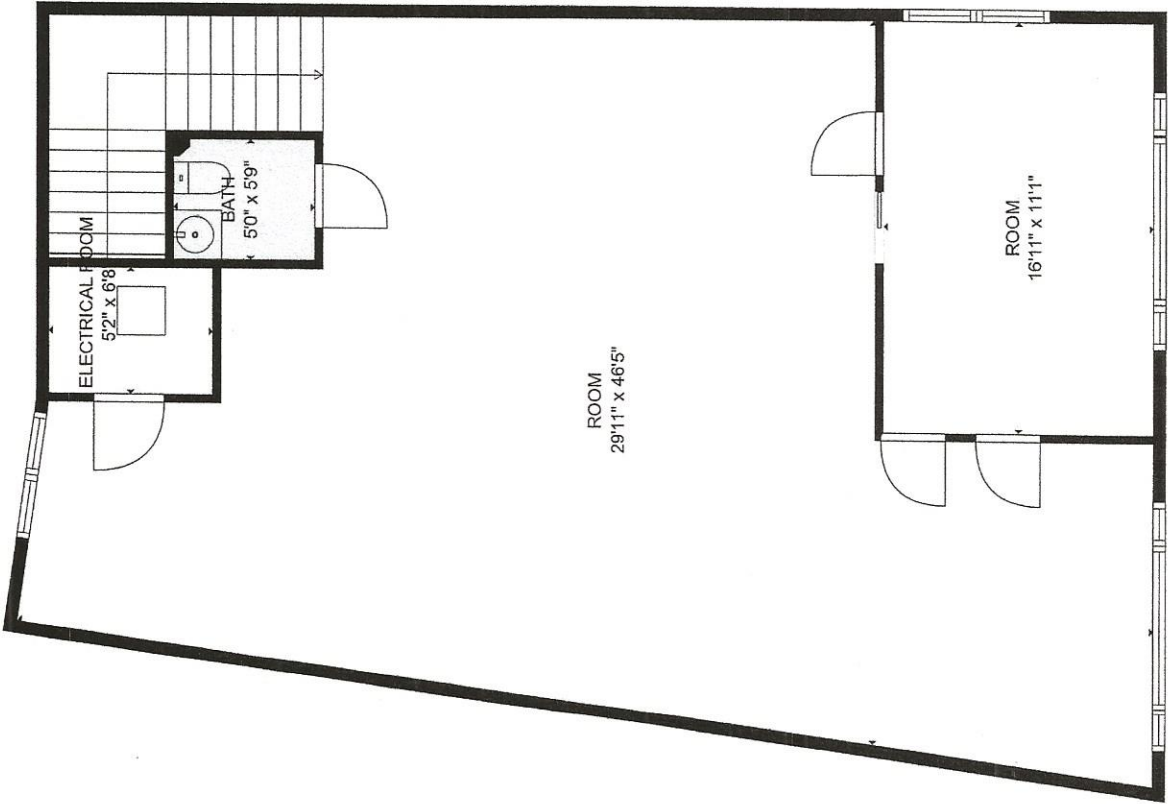
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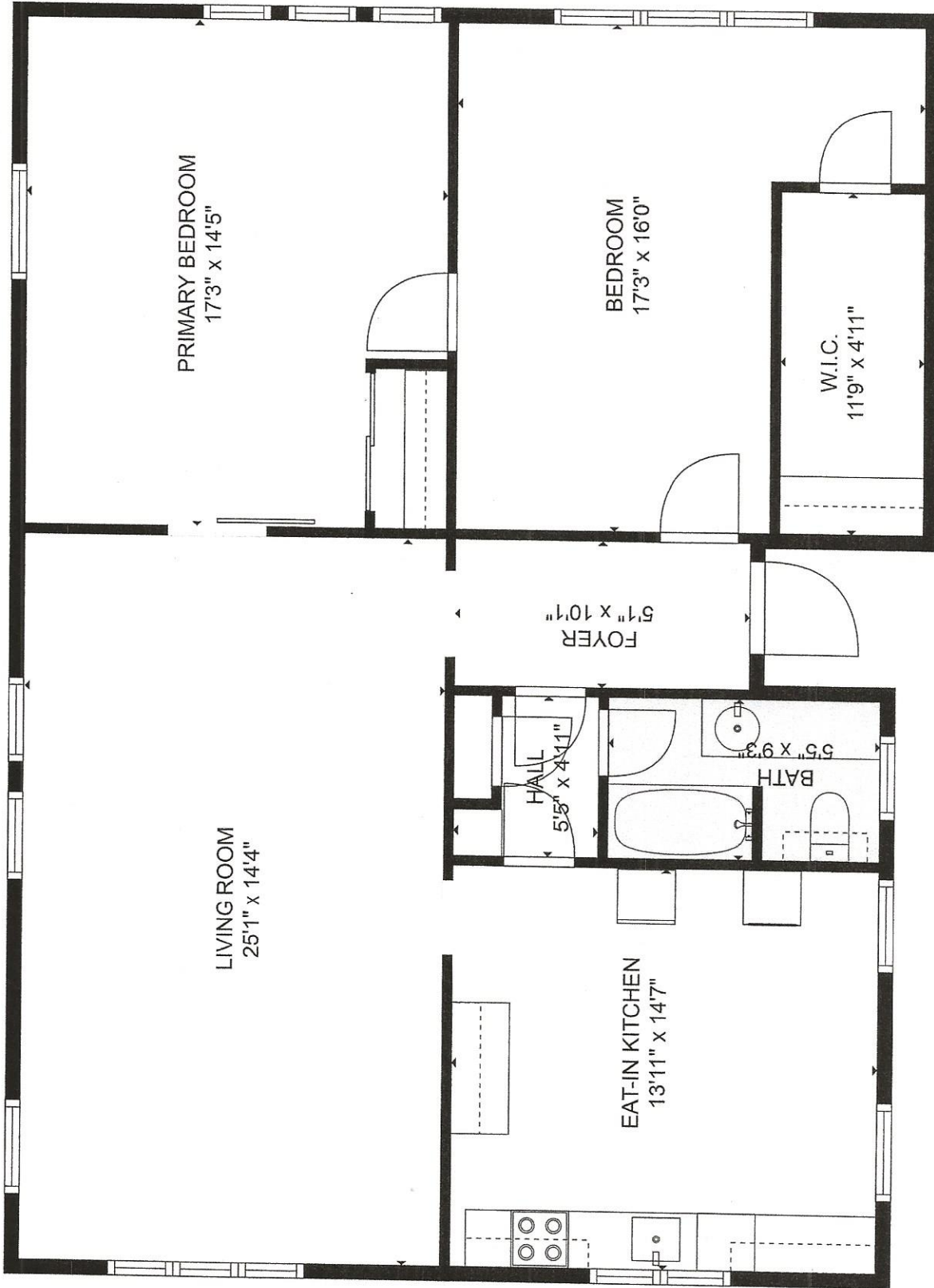
**TOTAL: 5791 sq. ft**  
 FLOOR 1: 4538 sq. ft, FLOOR 2: 1253 sq. ft  
 EXCLUDED AREAS: ELECTRICAL ROOM: 192 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



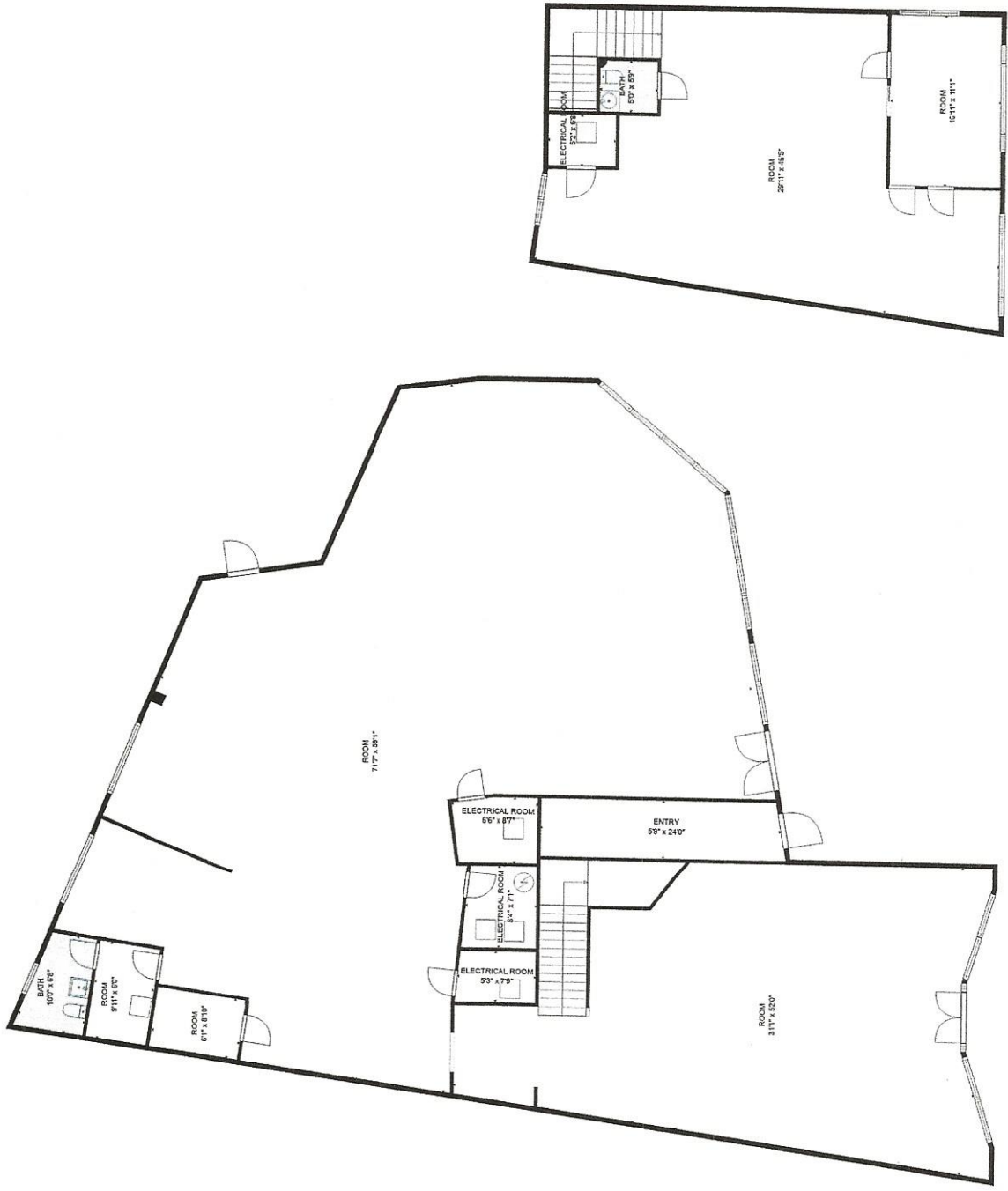
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 EXCLUDED AREAS: ELECTRICAL ROOM: 192 sq. ft.

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



TOTAL: 1250 sq. ft.  
 FLOOR 1: 1250 sq. ft.

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY, DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



**TOTAL: 5791 sq. ft**  
 FLOOR 1: 4538 sq. ft; FLOOR 2: 1253 sq. ft  
 EXCLUDED AREAS: ELECTRICAL ROOM: 192 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY, DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



### PROPERTY INCLUSIONS / EXCLUSIONS RIDER

Connecticut REALTORS®, Inc.



Property Address: 49 WEST MAIN STREET, MYSTIC, CT 06355 Town MYSTIC

THIS IS NOT A WARRANTY BY THE SELLER OF THE CONDITION OF THE PERSONAL PROPERTY ON THIS STATEMENT.

\*Inc = Includes; Ex = Excludes; NA = Not Applicable

Inc	Ex	NA	APPLIANCES
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Air conditioner ___unit(s) <u>HVAC</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clothes dryer
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clothes washer
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dehumidifier
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dishwasher
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garbage Compactor
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garbage Disposal
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hood for oven range
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Microwave
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oven range
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Add'l refrigerators/freezers

Inc	Ex	NA	EXTERIOR ITEMS
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage door opener(s) & Remotes
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gas grill
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hot tub & equipment
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other outbuildings
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Play equipment
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool & pool equipment
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storage shed(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storm door(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storm windows
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fence(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Invisible Pet Fence, Equipment & Collars
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satellite dish
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar Panels*

Inc	Ex	NA	INTERIOR ITEMS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Alarm/Security System
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Blinds & shades
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Curtains/drapes
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Curtain Rods
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Carbon monoxide detector(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Carpeting
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling fans
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heating Stove(s) _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lighting fixtures incl. chandeliers
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke detector(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom Mirrors
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wall Mounted T.V. Brackets
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smart Home Devices

Inc	Ex	NA	MISCELLANEOUS ITEMS
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Firewood
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Generator
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wall Mounted Shelving
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other Shelving
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trees & shrubs
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Softener
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Workbenches

Inc	Ex	NA	OTHER ITEMS
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

\*If you have solar panels this will be addressed on a separate rider.

If there are any known issues with any of the items above, please explain below (attach additional sheets if necessary):

\_\_\_\_\_

Additional Seller Comments (include clarification on any items above):

<i>Nicholas C. Moore</i> Date _____ Seller	<small>desktop verified 04/05/24 11:43 AM EDT CV07-5420-EWEG-NLRD</small>	 Date <u>4/5/24</u> Seller
---	---	-------------------------------

Buyer hereby accepts the above information as presented by the Seller or if there are to be any changes to the above information those changes are to be noted here and would need to be agreed to by Seller(s) initialing below.

_____	_____	_____	_____
Date _____ Buyer	If Changes Made: Date _____ Seller		Date _____ Seller

SALES

### 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)  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.

<i>Nicholas C. Moore</i>	dotloop verified 04/05/24 11:43 AM EDT 4GBX-DP4W-GDVP-OU7H
Seller	Date

	4/5/24
Seller	Date

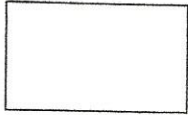
	Date
Purchaser	Date

	Date
Purchaser	Date

<i>Judi Caracausa</i>	dotloop verified 04/02/24 5:03 PM EDT EJ3U-BRIN-EQFN-T40E
Agent	Date

	Date
Agent	Date

49 WEST MAIN STREET, MYSTIC, CT 06355  
Address of Property/Unit



Property Address: 49 WEST MAIN ST., MYSTIC, CT 06355

Usage Year: 2023/2024

\$1,695,000

Please help us market your home by providing the following information regarding your usage for the past 12 months.

Utility	Vendor Name	Vendor Phone	Seller Improvements Made to Property			Date
ELECTRIC	EVERSOURCE		/			
OIL	DENSMORE					
PROPANE	NA					
WATER	AQUARIAN					
INTERNET/TV	COMCAST					
INSURANCE	STARLINE WEATHER & SHIPLEY. BUILDING + FLOOD INS.					
Month	Electric Cost	Oil Cost	Propane Cost	Water Cost	Internet/TV Cost	Insurance Cost
Jan.						
Feb.						
Mar.						
Apr.						
May						
Jun.						
Jul.						
Aug.						
Sept.						
Oct.						
Nov.						
Dec.						
Total						

Indicate location of:

Septic N/A - Municipal Sewer  
 Well N/A - Municipal Water  
 Oil tank ABOVE GROUND REAR  
 Propane tank N/A  
 CO2 Detectors throughout - yes  
 Smoke Detectors throughout - yes

**PLEASE NOTE THAT UTILITIES MUST BE ADJUSTED PRIOR TO CLOSING. PLEASE CONTACT YOUR SERVICE PROVIDERS ONE WEEK PRIOR TO CLOSING TO TRANSFER SERVICE.**

\*\*Attorney Representing you:

Name: Nicole Micklich  
 Office Number: 401-596-7751  
 Email: Nicole.Micklich@ulmlawfirm.com

- Fire Alarm - Consolidated, Hartford, CT Security Light
- Electrical Panel in Utility Room
- Densmae Oil installing a new small portable generator

# Earnings Summary for Annie Philbrick

January 01, 2023 - December 31, 2023

User ID: 8748805

Report Generated: April 09, 2024

## Accounts

Payment Method / Account	Gross Earnings	Airbnb Service Fees	Total Paid
PayPal: c****2@gmail.com (USD)	\$9,377.00	\$281.31	\$9,095.69
49-53 West Main LLC, Checking *****5750 (USD)	\$45,156.76	\$1,211.88	\$43,944.88
<b>Total</b>	<b>\$54,533.76</b>	<b>\$1,493.19</b>	<b>\$53,040.57</b>

## Listings

Listing	Reservations	Nights	Gross Earnings	Airbnb Service Fees	Total Paid
The Book Nook - Apartment Above a Bookstore	74	184	\$45,156.76	\$1,211.88	\$43,944.88
Quintessential Vermont Renovated Farmhouse	10	31	\$9,377.00	\$281.31	\$9,095.69
<b>Total</b>	<b>84</b>	<b>215</b>	<b>\$54,533.76</b>	<b>\$1,493.19</b>	<b>\$53,040.57</b>



53 W. Main St.

**Commercial Property Card**

Print Date: 2/14/2024

**Card 1 of 1**

<b>Parcel ID</b> 261918308883	<b>Location</b> 49 WEST MAIN ST	<b>Zoning</b> MDD	<b>Deed Book/Page</b> 1275/1044	<b>Acres</b> 0.17
<b>District</b> MYSTIC	<b>Use Code</b> MULTI-USE COMMERCIAL			

**Current Owner**

49-53 WEST MAIN LLC  
8 SOUND SHORE DR STE 140  
GREENWICH CT 06830

**Property Picture**



**Building Information**

<b>Building No:</b>	1
<b>Year Built:</b>	1947
<b>No of Units:</b>	2
<b>Structure Type:</b>	MIXED RES/COMM
<b>Building Total Area:</b>	6742 sqft.
<b>Grade:</b>	B+
<b>Identical Units:</b>	1

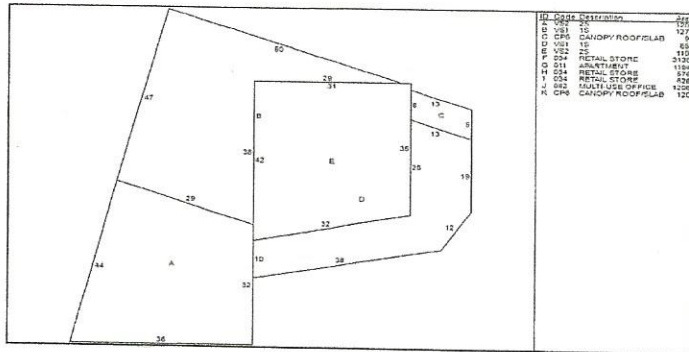
**Valuation**

<b>Land:</b>	\$422,200
<b>Building:</b>	\$860,200
<b>Total:</b>	\$1,282,400
<b>Total Assessed Value:</b>	\$897,680

**Recent Sales**

Book/Page	Date	Price
704/900	2000-01-12 00:00:00.00000000	\$0
818/493	2003-05-15 00:00:00.00000000	\$0
818/494	2003-05-15 00:00:00.00000000	\$0
818/496	2003-05-15 00:00:00.00000000	\$0
818/498	2003-05-15 00:00:00.00000000	\$0

**Building Sketch**



**Sketch Legend**

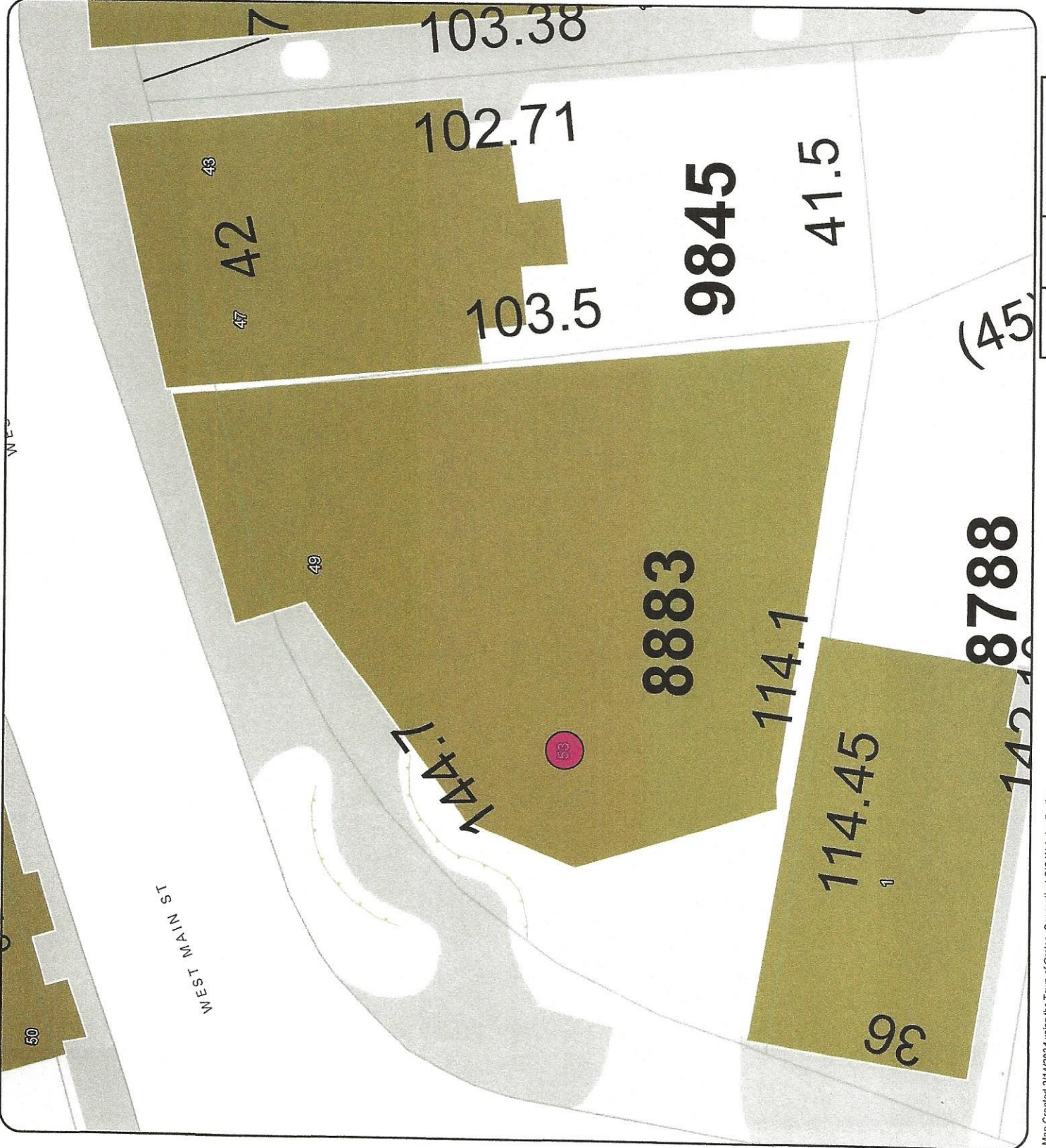
----	Main Living Area	15MA	Masonry	GRHS	Attached Greenhouse
1FR	Frame	OMP	Open Masonry Porch	CAT	Cathedral Ceiling
OFF	Open Frame Porch	EMP	Enclosed Msry Porch	SOP	Screen Open Frame Prch
EFP	Enclosed Frame Porch	MUB	Masonry Utility	SMP	Screen Open Msry Prch
FUB	Frame Utility Building	MB	Masonry Bay	CPAT	Concrete Patio
FB	Frame Bay	MOH	Masonry Overhang	B	Basement
FG	Frame Garage	.5MA	1/2 Story Masonry		
FOH	Frame Overhang	MP	Masonry Patio		
.5FR	1/2 Story Frame	WD	Wood Deck		
A(U)	Attic (Unfinished)	CPY	Canopy		
A(F)	Attic (Finished)				

**Exterior/Interior Information**

Levels	Use Type	Ext. Walls	Const. Type	Heating	A/C	Condition
01 - 01	RETAIL STORE	FRAME	WOOD JOIST	UNIT HEAT	NONE	GOOD
02 - 02	APARTMENT	FRAME	WOOD JOIST	ELECTRIC	NONE	GOOD
01 - 01	RETAIL STORE	BRICK VENEER	WOOD JOIST	HOT AIR	NONE	GOOD
01 - 01	RETAIL STORE	CONCRETE BLOCK	WOOD JOIST	UNIT HEAT	NONE	GOOD
02 - 02	MULTI-USE OFFICE	BRICK VENEER	WOOD JOIST	ELECTRIC	NONE	GOOD



GIS Map



1:244

Disclaimer:

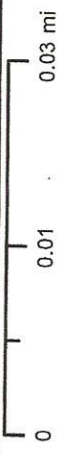
The planimetric and topographic information depicted on this map was compiled by Esri, based on an aerial flight performed in April 2000. The parcel and boundary information shown on this map is derived from a variety of sources, including aerial photography, ground surveys, and other sources of information in the Town of Groton. The information shown on this map is not intended to be used for any purpose other than general information. The Town of Groton does not warrant the accuracy of the information shown on this map. The information is provided "AS IS" and is not intended to be used for the transfer of property. The Town of Groton is not responsible for any errors or omissions in this map. The information is provided for informational purposes only. The information is not intended to be used for the transfer of property. The Town of Groton is not responsible for any errors or omissions in this map. The information is provided for informational purposes only.



GIS Map



1:977

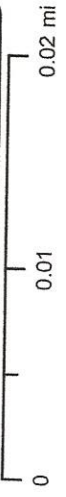
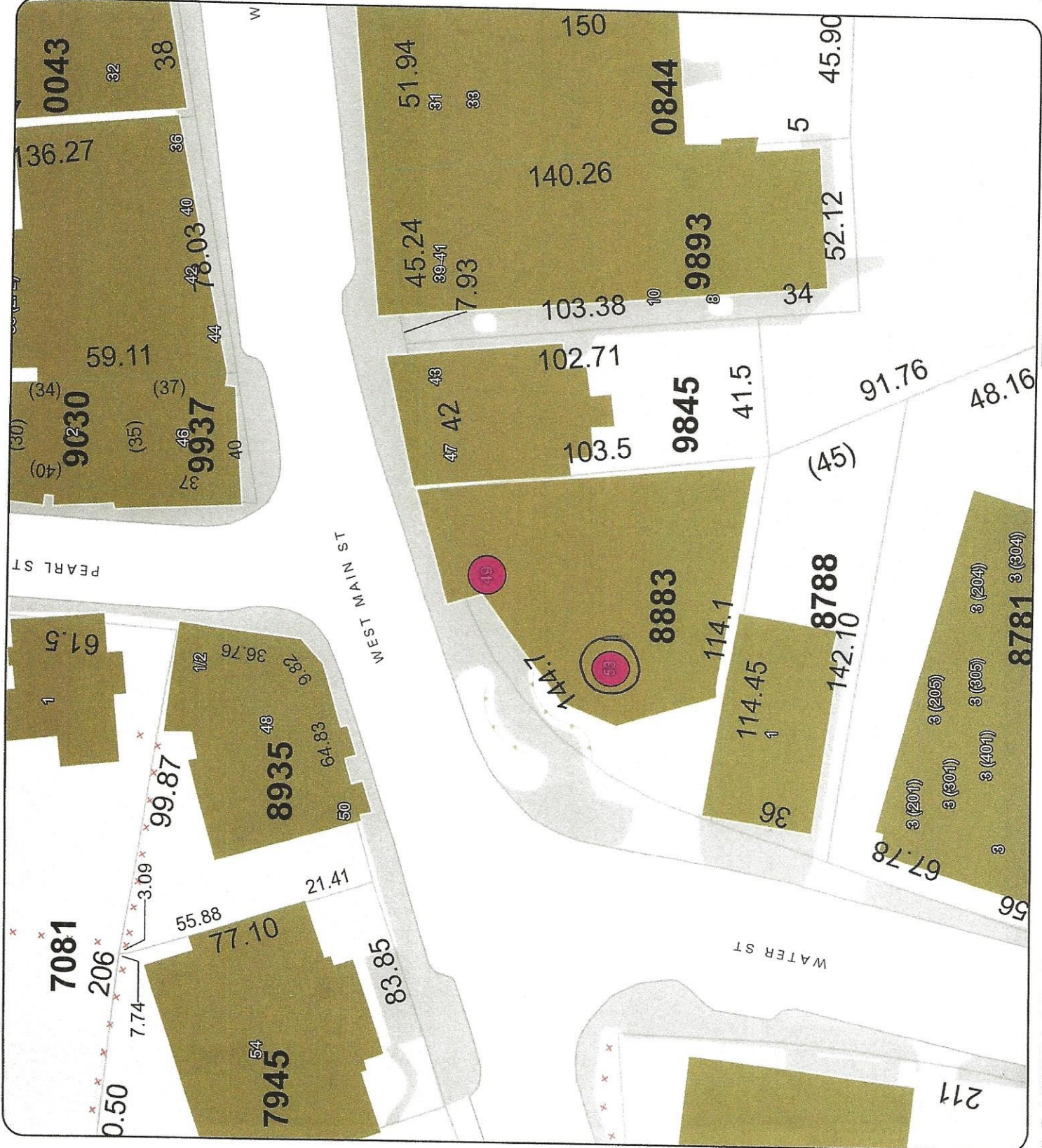


Disclaimer: The planimetric and geographic information depicted on this map was compiled by Fugro based on an aerial flight performed in April 2023. The parcel and boundary information is derived from the Connecticut State Plane Coordinate System (CSPCS) and other records, and other sources of information in the Town of Groton. The information is provided for informational purposes only and does not constitute a warranty of accuracy. The Town of Groton is not responsible for any errors or omissions in this map. The information is provided as a service to the public and is not intended to be used for any other purpose. The Town of Groton is not responsible for any errors or omissions in this map. The information is provided as a service to the public and is not intended to be used for any other purpose. The Town of Groton is not responsible for any errors or omissions in this map. The information is provided as a service to the public and is not intended to be used for any other purpose.

TOWN OF GROTON



GIS Map



1:488

Disclaimer: The planimetric and topographic information depicted on this map was compiled by Esri based on an aerial flight performed in April 2020. The parcel and boundary information is derived from the Connecticut State Plane Coordinate System (NAD83) and other sources of information in the Town of Groton. The information is provided for informational purposes only. The Town of Groton is not responsible for any errors or omissions in this information. The Town of Groton is not liable for any damages, including consequential damages, arising from the use of this information. The Town of Groton is not liable for any damages, including consequential damages, arising from the use of this information. The Town of Groton is not liable for any damages, including consequential damages, arising from the use of this information. The Town of Groton is not liable for any damages, including consequential damages, arising from the use of this information.

# TOWN OF GROTON



## GIS Map

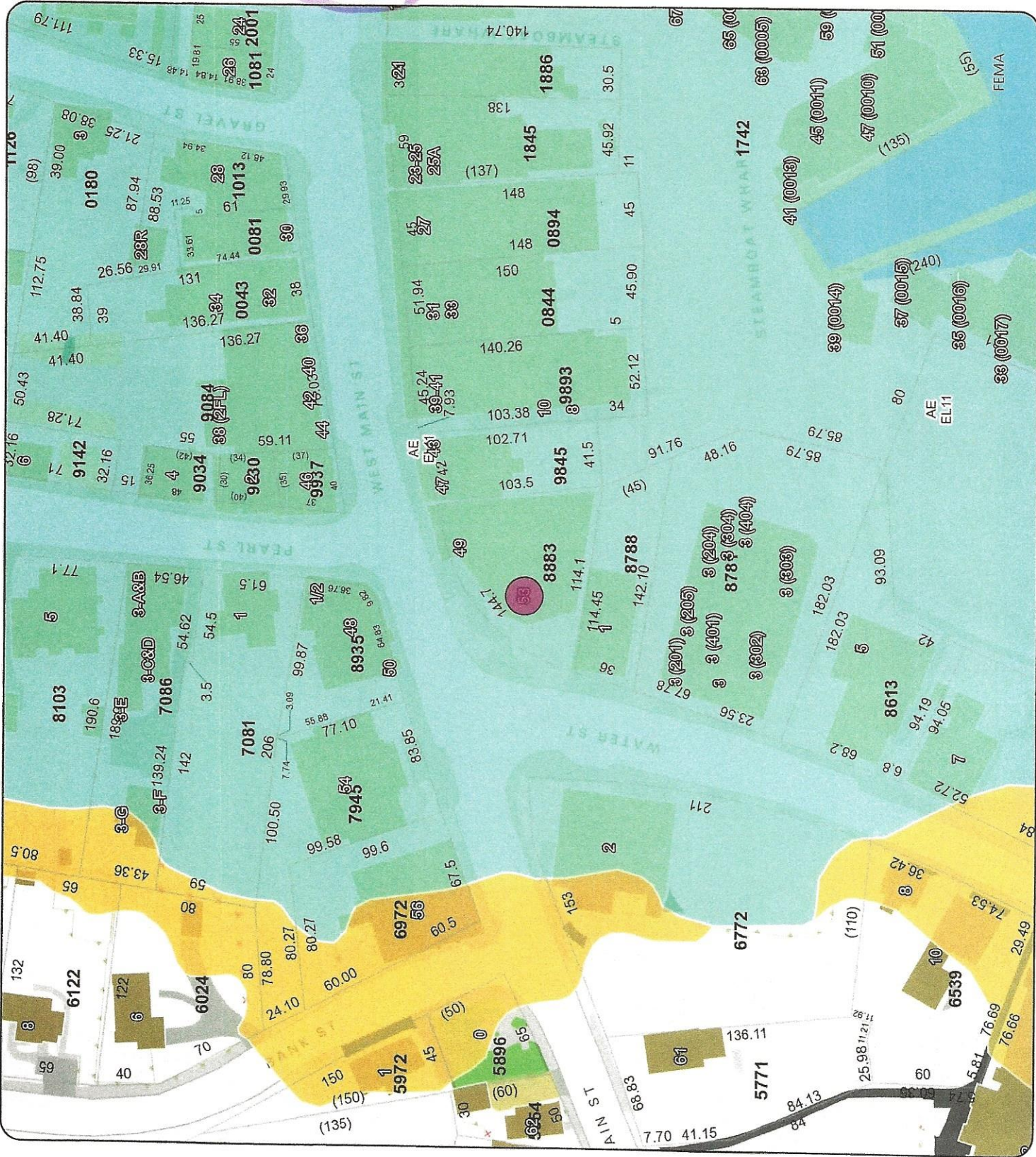
Zones A and AE; 1% annual chance flood hazard



Zone X; 0.2% annual chance flood hazard

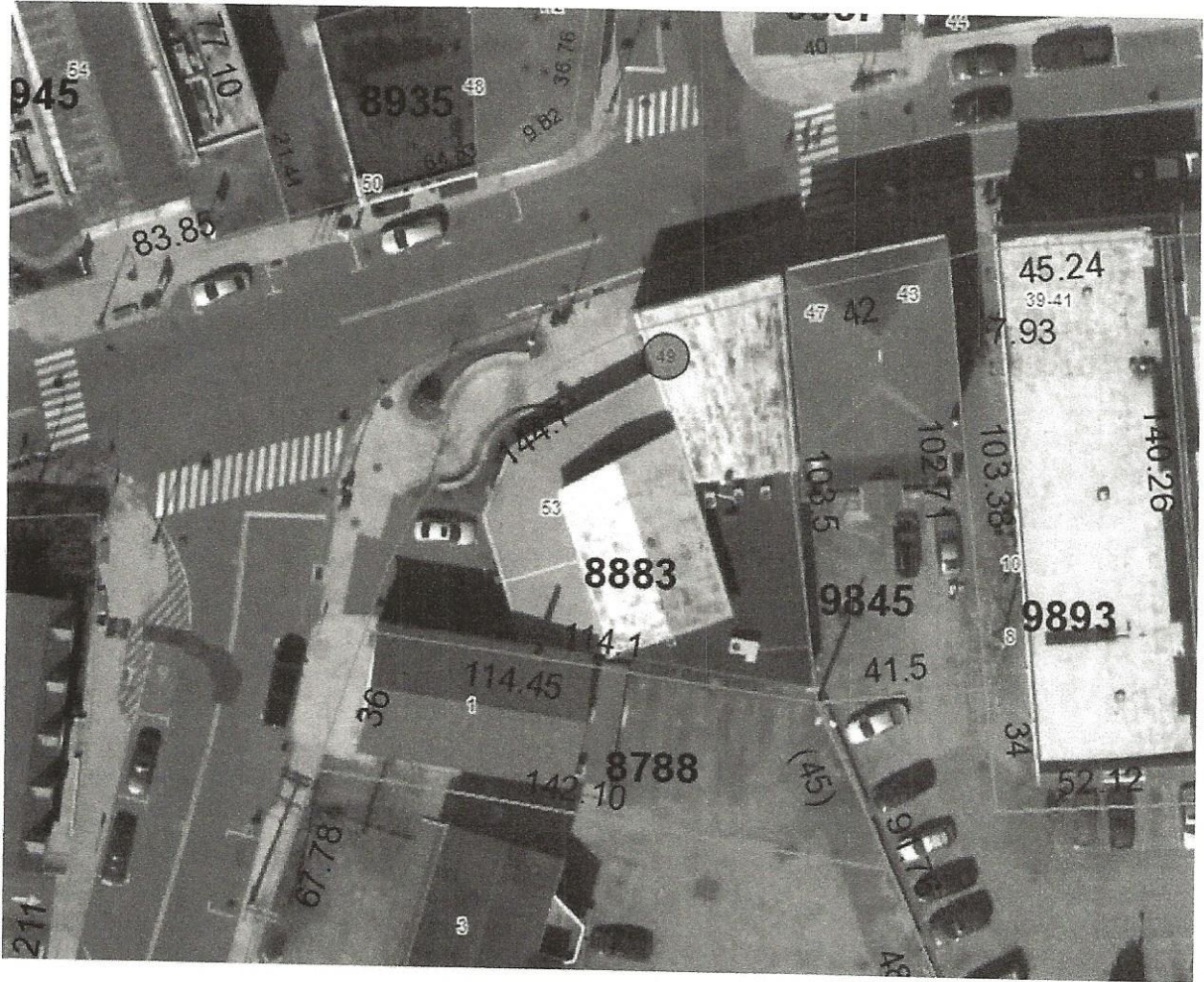


1:977



Disclaimer:  
The geographic and geographic information system data on this map was compiled from various sources and is not guaranteed to be accurate. The Town of Groton is not responsible for any errors or omissions in this map. This map is for informational purposes only and does not constitute a warranty of any kind. The Town of Groton is not responsible for any damages or losses resulting from the use of this map. This map is not to be used for the transfer of property.  
Hazardous Data:  
Connecticut State Plane Coordinate, North American Datum of 1983 (NAD83)  
North American Vertical Datum of 1988 (NAVD88)

# Aerial Photograph



SALES

### 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)  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.

<i>Nicholas C. Moore</i>	dotloop verified 04/05/24 11:43 AM EDT 0188-9GWY-LZ43-L2OQ
Seller	Date
Purchaser	Date
<i>Judi Caracausa</i>	dotloop verified 04/02/24 4:45 PM EDT BUNN-TCIK-MXS-MZ7
Agent	Date

	4/5/24
Seller	Date
Purchaser	Date
Agent	Date

53 WEST MAIN STREET, GROTON, CT 06355  
Address of Property/Unit

Property Address: 53 WEST MAIN ST., MYSTIC, CT 06355

Usage Year: 2023/2024

\$1,895,000

Please help us market your home by providing the following information regarding your usage for the past 12 months.

Utility	Vendor Name	Vendor Phone	Seller Improvements Made to Property	Date
ELECTRIC	EVERSOURCE			
OIL	DENSMORE			
PROPANE	N/A			
WATER	AQUARIAN			
INTERNET/TV	COMCAST			
INSURANCE	<del>POWER (LAND) BROS (QUICK)</del>		BUILDING FLOOD =	STARBUCKS SHIPLEY, RI

Month	Electric Cost	Oil Cost	Propane Cost	Water Cost	Internet/TV Cost	Insurance Cost
Jan.						
Feb.						
Mar.						
Apr.						
May						
Jun.						
Jul.						
Aug.						
Sept.						
Oct.						
Nov.						
Dec.						
Total						

Indicate location of:

Septic N/A Municipal Sewer

Well N/A Municipal Water

Oil tank Above ground Rear of Property

Propane tank N/A

CO2 Detectors throughout Yes

Smoke Detectors " Yes

**PLEASE NOTE THAT UTILITIES MUST BE ADJUSTED PRIOR TO CLOSING. PLEASE CONTACT YOUR SERVICE PROVIDERS ONE WEEK PRIOR TO CLOSING TO TRANSFER SERVICE.**

\*\*Attorney Representing you: Name: Nicole Micklich  
 Office Number: 401-596-7251  
 Email: Nicole.micklich@ulmlawfirm.com

- Fire Alarm - Consolidated, Hartford, CT
- Security Lights
- Electrical Panel in Utility Room
- Densmore Oil installing a new small portable generator





PROPERTY INCLUSIONS / EXCLUSIONS RIDER  
Connecticut REALTORS®, Inc.



Property Address: 53 WEST MAIN STREET, MYSTIC, CT 06355 Town GROTON

THIS IS NOT A WARRANTY BY THE SELLER OF THE CONDITION OF THE PERSONAL PROPERTY ON THIS STATEMENT.

\*Inc = Includes; Ex = Excludes; NA = Not Applicable

Inc	Ex	NA	APPLIANCES	Inc	Ex	NA	EXTERIOR ITEMS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Air conditioner <u>unit(s) HVAC</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage door opener(s) & Remotes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clothes dryer <u>apt</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gas grill
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clothes washer <u>apt</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hot tub & equipment
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dehumidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other outbuildings
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Play equipment
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garbage Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool & pool equipment
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garbage Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storage shed(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hood for oven range <u>apt</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storm door(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Microwave <u>apt</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storm windows
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oven range <u>apt</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fence(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator <u>apt</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Invisible Pet Fence, Equipment & Collars
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Add'l refrigerators/freezers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satellite dish
				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar Panels*

Inc	Ex	NA	INTERIOR ITEMS	Inc	Ex	NA	MISCELLANEOUS ITEMS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Alarm/Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Firewood
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Blinds & shades	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Generator
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Curtains/drapes <u>apt</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wall Mounted Shelving
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Curtain Rods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other Shelving
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Carbon monoxide detector(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trees & shrubs
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Carpeting <u>apt</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Softener
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling fans <u>apt</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Workbenches
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heating Stove(s) _____				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace items				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lighting fixtures incl. chandeliers <u>apt</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke detector(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom Mirrors <u>apt</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wall Mounted T.V. Brackets <u>apt</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smart Home Devices	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**OTHER ITEMS**

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\*If you have solar panels this will be addressed on a separate rider.

If there are any known issues with any of the items above, please explain below (attach additional sheets if necessary):

\_\_\_\_\_

Additional Seller Comments (include clarification on any items above):

\_\_\_\_\_

\_\_\_\_\_

*Nicholas C. Moore*  
 Date \_\_\_\_\_ Seller \_\_\_\_\_

*[Signature]*  
 Date 1/5/24 Seller \_\_\_\_\_

Buyer hereby accepts the above information as presented by the Seller or if there are to be any changes to the above information those changes are to be noted here and would need to be agreed to by Seller(s) initialing below.

\_\_\_\_\_

\_\_\_\_\_

Date \_\_\_\_\_ Buyer \_\_\_\_\_ If Changes Made: Date \_\_\_\_\_ Seller \_\_\_\_\_ Date \_\_\_\_\_ Seller \_\_\_\_\_

Date \_\_\_\_\_ Buyer \_\_\_\_\_

53 West Main St  
and Floor Apartment

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** Second floor apartment

- 1) Name of seller(s): 49-53 West Main LLC  
Investment Property
- 2) Street address, municipality, zip code: 8 Sound Shore Dr  
Ste 140  
Greenwich, CT 06830

**B. GENERAL INFORMATION**

YES NO UNK N/A

- 3) What year was the structure built? 1947
- 4) How long have you occupied the property? April 2022 If not applicable, indicate with N/A.
- 5) Does anyone else claim to own any part of your property, including, but not limited to, any encroachments? If yes, explain: \_\_\_\_\_
- 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: \_\_\_\_\_
- 7) Is the property in a flood hazard area or an inland wetlands area? If yes, explain: Flood Insurance starkweather Shepley RI  
AE Zone

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ACM  
AP

YES NO UNK N/A

**B. GENERAL INFORMATION (Continued)**

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: \_\_\_\_\_

**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: monitoring well in process

Property Address: 53 WEST MAIN ST., MYSTIC, CT 06355

Mystic office

Seller Initials



Buyer Initials



Judi Caracausa

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? Firewood Oil Are you aware of any heating system problems? If yes, explain: \_\_\_\_\_

17) Hot water heater type? Electric Age: ? Are you aware of any hot water problems? If yes, explain: Furnace Room

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

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 1/23 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 \_\_\_\_\_  
Are you aware of any air conditioning problems? If yes, explain: \_\_\_\_\_

22) Plumbing system problems? If yes, explain: \_\_\_\_\_

Property Address: 53 WEST MAIN ST., MYSTIC, CT 06355

Seller Initials

Buyer Initials

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. APPRX 4000/quarter 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: \_\_\_\_\_

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**

30) Sewage disposal system type:  Public;  Septic;  Cesspool; Other: \_\_\_\_\_

Property Address: 53 WEST MAIN ST., MYSTIC, CT 06355

Seller Initials



Buyer Initials



- 
- 
- 
- 
- 
- 

31) If public sewer:

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

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

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

32) If private:

a) Name of service company: Municipal

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**

- 
- 
- 

33) Are asbestos insulation or building materials present? If yes, location: \_\_\_\_\_

34) Is lead paint present? If yes, location: \_\_\_\_\_

35) Is lead plumbing present? If yes, location: \_\_\_\_\_

**YES NO UNK N/A** **H. BUILDING/ STRUCTURE/ IMPROVEMENTS**

- 
- 
- 
- 

36) Is the foundation made of concrete? If no, explain: \_\_\_\_\_

37) Foundation/slab problems or settling? If yes, explain: \_\_\_\_\_

38) Basement water seepage/dampness? If yes, explain amount, frequency and location: \_\_\_\_\_

39) Sump pump problems? If yes, explain: \_\_\_\_\_

40) 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

41) 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:

\_\_\_\_\_

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

\_\_\_\_\_

43) Roof type: Rubber ; Age: ?

44) Roof leaks? If yes, explain: \_\_\_\_\_

45) Exterior siding problems? If yes, explain: \_\_\_\_\_

46) Chimney, fireplace, wood or coal stove problems? If yes, explain: \_\_\_\_\_

47) Patio/deck problems? If yes, explain: \_\_\_\_\_

YES NO UNK N/A

**H. BUILDING/ STRUCTURE/ IMPROVEMENTS (Continued)**

48) If patio/deck is constructed of wood, is the wood treated or untreated? \_\_\_\_\_

49) Driveway problems? If yes, explain: \_\_\_\_\_

50) Water drainage problems? If yes, explain: \_\_\_\_\_

51) Interior floor, wall and/or ceiling problems? If yes, explain: \_\_\_\_\_

52) Fire and/or smoke damage? If yes, explain: \_\_\_\_\_

53) Termite, insect, rodent or pest infestation problems? If yes, explain: \_\_\_\_\_

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Mystic office

Seller Initials



Buyer Initials



Judi Caracausa

54) Rot or water damage problems? If yes, explain: \_\_\_\_\_

55) Is the structure(s) insulated? If yes, type: \_\_\_\_\_; location: \_\_\_\_\_

56) 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

57) Is there a radon control system in place? If yes, explain: \_\_\_\_\_

58) Has a radon control system been in place in the previous 12 months? 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 or Comments? Consumer Problems? Visit the Department of Consumer Protection website at: [www.ct.gov/dcp](http://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.

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Seller Initial



Buyer Initials



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41 Williams Avenue Mystic, CT 06355 860-536-5

Judi Caracausa



**(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) 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 \_\_\_\_\_

**(J) 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 buyer's agents.

Date 04/04/2024 Seller Nicholas C. Moore Signature  dotloop verified 04/05/24 11:43 AM EDT PZQ5-75NP-XHJL-BSAV Seller 49-53 WEST MAIN ST LLC Print Name \_\_\_\_\_

Date 4/5/24 Seller  Signature  Seller 49-53 WEST MAIN ST LLC Print Name \_\_\_\_\_

Property Address: 53 WEST MAIN ST., MYSTIC, CT 06355

Seller Initials

Buyer Initials



SALES

## 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)  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.

<i>Nicholas C. Moore</i>	dotloop verified 04/05/24 11:43 AM EDT 1W7D-LYTH-QNS-0P2M
Seller	Date

Purchaser	Date

<i>Judi Caracausa</i>	dotloop verified 04/02/24 4:45 PM EDT BUNN-TCIK-MOS-M27J
Agent	Date

	4/5/24
Seller	Date

Purchaser	Date

Agent	Date

53 WEST MAIN STREET, GROTON, CT 06355

Address of Property/Unit



Doc ID: 005130340003 Type: LAN

BK 1275 PG 1044-1046

Return to: Nicole Liguori Micklich, Esq, 85 Beach Street Building C Westerly RI 02891

### STATUTORY WARRANTY DEED

GDW, LLC, a Connecticut Limited Liability Company with an address of 1221 Flanders Road Mystic CT 06355

For Consideration Paid in the amount of (\$3,000,000.00) Three Million Dollars grants to:

49-53 West Main LLC, a Connecticut Limited Liability Company with an address at 8 Sound Shore Drive Suite 140, Greenwich, CT 06830

WITH WARRANTY COVENANTS

the following described real estate:

See Legal Description Attached Hereto.

Being known as 49-53 West Main Street Mystic (Groton) CT 06355

Subject to easements restrictions and agreements as of record appear, building and building line restrictions, any and all provisions of any ordinance, municipal ordinances, including planning, zoning, conservation and inland wetland regulations of the Town of Groton and taxes and/or assessments currently in place or to be assessed to the Town of Groton and/or its boroughs, villages and districts hereafter coming due.

\$7,500

LOCAL CONVEYANCE TAX RECEIVED  
BETSY MOUKAWSHER  
TOWN CLERK OF GROTON, CT

\$37,500<sup>00</sup>

\$ STATE CONVEYANCE TAX RECEIVED  
BETSY MOUKAWSHER  
TOWN CLERK OF GROTON, CONNECTICUT

Dated at New London CT this 27<sup>th</sup> day of April, 2022

Witnessed by: GDW, LLC

Witness [Signature]

By: [Signature]  
Wayne Neff, Member and Chief Financial Officer

Witness [Signature]

State of CT)  
SS: April 27 2022  
County of New London)

On April 27 2022 before me, the undersigned officer, personally appeared Wayne Neff, Duly Authorized Member and Chief Financial Officer of GDW, LLC known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

[Signature]  
Notary Public/Commissioner of Superior Court

SCHEDULE A

## PROPERTY DESCRIPTION

Two certain tracts or parcels of land, with the buildings thereon, situated on Main and Water Streets in the Village of Mystic, Town of Groton, County of New London and State of Connecticut, and bounded and described as follows:

## TRACT ONE:

Beginning at the southwest corner of the premises at the intersection of lands now or formerly of Ethel E. Godfrey on Water Street at an iron pipe, thence easterly one hundred fourteen feet ten inches (114'10") to an iron pipe; thence northerly fifty-three feet four inches (53'4") by and with lands now or formerly of Hazel I. Main and lands now or formerly of Fanny Sklarew; thence westerly by and with lands now or formerly of Richard A. Neff, twenty-six feet six inches (26'6") to an iron bolt; thence run in a northwesterly direction forty-five feet eleven inches (45'11") to an iron thence southerly and westerly to the place of beginning, this last line being the Main and Water Streets line as fixed by the Selectmen of the Town of Groton November 27, 1916 and placed on file in the Town Clerk's office by the Town of Groton December 26, 1916, as surveyed by E.E. Bucklin, CE.

## TRACT TWO:

Beginning at the Northwest corner of premises hereby conveyed to an iron bolt driven in the ground, said bolt being nineteen (19) feet and six (6) inches south of the south rail of the Shore Line Electric Ry. Co. tracts, which is also ten (10) feet westerly from the Northwest corner of lands formerly of Charles H. Denison, thence run southerly by and with lands now or formerly of Richard A. Neff forty-five (45) feet, and eleven (11) inches to an iron bolt in the ground which is eleven (11) feet west of the Southwest corner of the premises hereby conveyed, thence run in a Southeasterly direction by and with lands of said Neff twenty-six (26) feet and six (6) inches to the Southeast corner of the premises hereby conveyed to lands now or formerly of Jeffrey Potter, thence run in a Northeasterly direction by and with lands of said Potter fifty (50) feet and two (2) inches to the Northeast corner of the premises hereby conveyed, thence run West with the said Shore Line Electric Ry. Co. thirty-seven (37) feet and seven (7) inches to the place of beginning, said line being the Main and Water Streets line as fixed by the Selectmen of the said Town of Groton, November 27, 1916, as surveyed by E. E. Bucklin, C.E. to which reference is hereby made.