

| ZONING TABLE (AS TO PARCEL 1) | | | |
|------------------------------------|----------|------------|--|
| ZONE GC | REQUIRED | PROVIDED | |
| LOT AREA | 10000 SF | 15612.7 SF | |
| MIN. WIDTH | 50 FT | 80 FT | |
| MIN. FRONT YARD | 20 FT | 69.25 FT | |
| MIN. SIDE YARD | 10 FT | 10.30 FT | |
| MIN. REAR YARD | 20 FT | 68.90 FT | |
| MAX. HEIGHT | 3 ST | 1 ST | |
| MAX. LOT COVERAGE | 25% | 15.6% | |

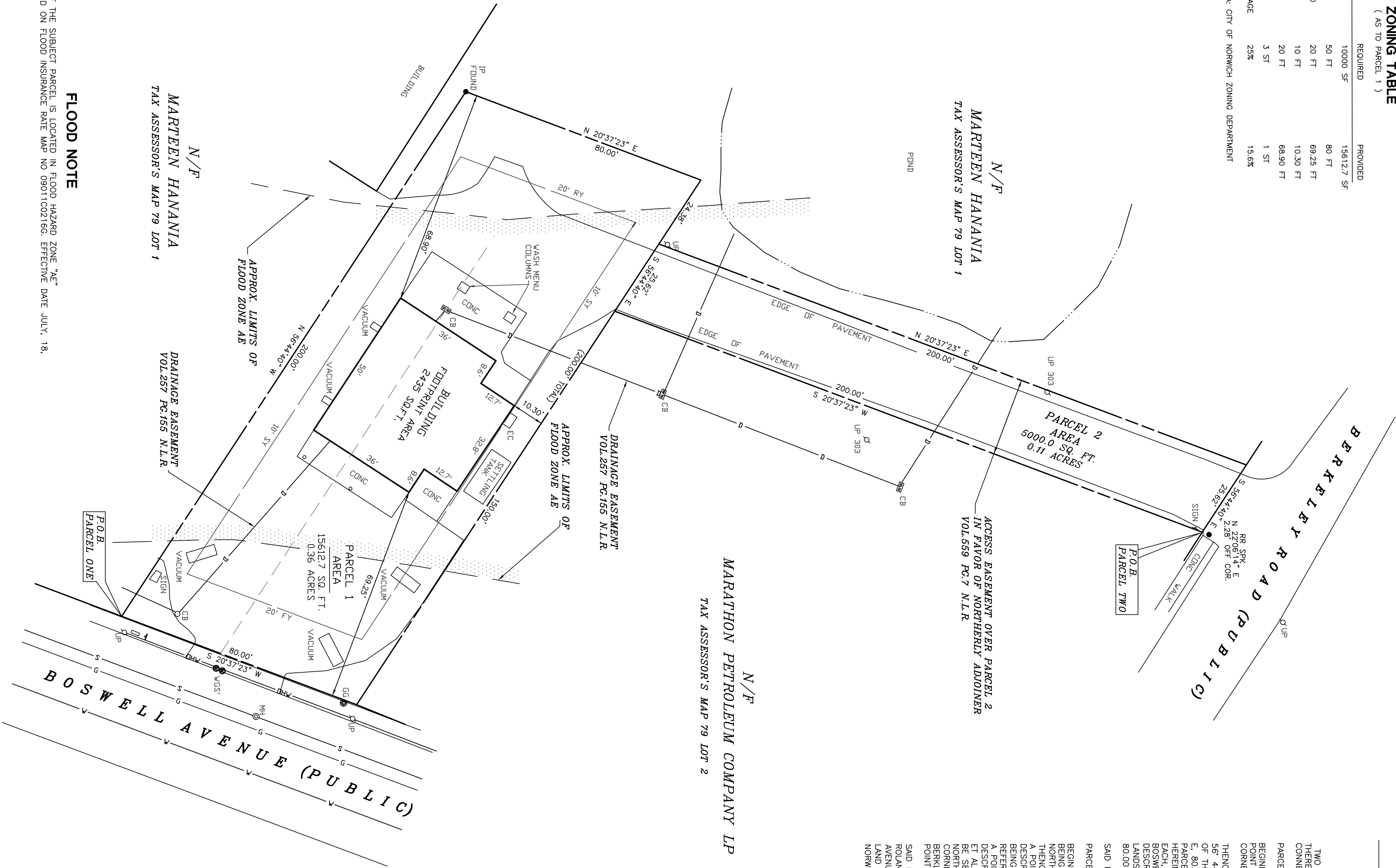
SOURCE OF DATA: CITY OF NORWICH ZONING DEPARTMENT



| LEGEND | |
|--------|---------------------|
| | PROPERTY LINE |
| | EASEMENT |
| | OVERHEAD WIRES |
| | STORM DRAINAGE PIPE |
| | CATCHBASIN |
| | UTILITY POLE |
| | FRONT YARD |
| | SIDE YARD |
| | REAR YARD |
| | IRON PIN |
| | RR SPR |
| | RAILROAD SPIKE |
| | LIGHT |
| | ELECTRIC CABINET |
| | GAS GATE |
| | WATER GATE |

FLOOD NOTE

PORTION OF THE SUBJECT PARCEL IS LOCATED IN FLOOD HAZARD ZONE "AE" AS DEPICTED ON FLOOD INSURANCE RATE MAP NO 09011002165, EFFECTIVE DATE JULY, 18, 2011.



PARCEL DESCRIPTION

CONNECTICUT ATTORNEYS TITLE INSURANCE COMPANY
COMMITMENT FILE NO. : NCSP 18-10370 EFFECTIVE DATE: JANUARY 19, 2018
"EXHIBIT A"

TWO CERTAIN CONTIGUOUS PARCELS OF LAND, WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, LOCATED IN THE TOWN OF NORWICH, COUNTY OF NEW LONDON AND STATE OF CONNECTICUT MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL ONE:

BEGINNING AT A POINT TO BE SET ON THE WESTERN STREETLINE OF BOSWELL AVENUE, SAID CORNER OF THE SOUTHERLY CORNER OF THE PARCEL HEREIN DESCRIBED, THE NORTHEAST CORNER OF LANDS OF BENJAMIN FERRMAN ET AL.

THENCE FOLLOWING SAID FERRMAN LANDS FOR THE FOLLOWING COURSES AND DISTANCES: N 0° 44' 40" E, 200.00' TO A POINT TO BE SET, SAID POINT BEING THE WESTERN CORNER OF THE PARCEL HEREIN DESCRIBED, THENCE FOLLOWING SAID FERRMAN LANDS S 20° 37' 23" E, 80.00' TO A POINT TO BE SET, SAID POINT BEING THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, THENCE FOLLOWING SAID FERRMAN LANDS, PARCEL #2 ON THE HEREIN REFERENCED SURVEY PLAN, AND LANDS OF HESS REALTY CORPORATION, IN PART BY EACH, S 56° 44' 40" E, 200.00' TO A POINT TO BE SET ON THE WESTERN STREETLINE OF BOSWELL AVENUE, SAID CORNER OF THE SOUTHERLY CORNER OF SAID HESS REALTY CORPORATION LANDS, THENCE FOLLOWING THE WESTERN STREETLINE OF BOSWELL AVENUE S 20° 37' 23" W, 80.00' TO A POINT, SAID POINT BEING THE POINT AND PLACE OF BEGINNING.

SAID PARCEL CONTAINS 0.36 ACRES, MORE OR LESS.

PARCEL TWO:

BEGINNING AT A POINT SET ON THE SOUTHERLY STREETLINE OF BERKLEY ROAD, SAID POINT BEING THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED AND FURTHER BEING THE NORTHWEST CORNER OF LANDS OF HESS REALTY CORPORATION, THENCE FOLLOWING SAID LANDS OF HESS REALTY CORPORATION S 20° 37' 23" W, 200.00' TO A POINT TO BE SET, SAID POINT BEING THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, THENCE FOLLOWING SAID LANDS OF HESS REALTY CORPORATION, PARCEL #1 ON THE HEREIN REFERENCED SURVEY PLAN, THE POINT BEING THE SOUTHERLY CORNER OF SAID HESS REALTY CORPORATION LANDS, THENCE FOLLOWING SAID PARCEL #1 N 56° 44' 40" W, 25.62' TO A POINT TO BE SET, SAID POINT BEING THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED AND FURTHER BEING THE SOUTHEAST CORNER OF LANDS OF BENJAMIN FERRMAN ET AL., THENCE FOLLOWING SAID FERRMAN LANDS, PARCEL #2 ON THE HEREIN REFERENCED SURVEY PLAN, AND LANDS OF HESS REALTY CORPORATION, IN PART BY EACH, S 56° 44' 40" E, 200.00' TO A POINT TO BE SET ON THE WESTERN STREETLINE OF BOSWELL AVENUE, SAID CORNER OF THE SOUTHERLY CORNER OF SAID HESS REALTY CORPORATION LANDS, THENCE FOLLOWING THE WESTERN STREETLINE OF BOSWELL AVENUE S 20° 37' 23" W, 80.00' TO A POINT, SAID POINT BEING THE POINT AND PLACE OF BEGINNING.

SAID PARCEL ONE AND PARCEL TWO ARE MORE PARTICULARLY SHOWN ON A SURVEY PLAN BY ROLAND J. HARRIS U.S. ENTITLED "SURVEY PLAN PREPARED FOR CARLOS VILELAS BOSWELL, AVENUE NORWICH, CONN. SCALE 1"=20' DATED OCTOBER 1987, ROLAND J. HARRIS & ASSOC., INC. ENGINEERS NEW HAVEN, CONN. MAP IS ON FILE IN THE RECORDS OF THE NORWICH TOWN CLERK'S OFFICE AS MAP VOLUME 11, PAGE 227.

QUINEBAUG RD

SAINT REGIS AVE

LOUIS ST

MARGERIE ST

BERKLEY RD

BOSWELL

ME MAIN ST

SITE

VICINITY MAP

NOT TO SCALE

GENERAL NOTES

1. BASIS OF BEARING: MAP REFERENCE NO.1
2. PARCEL IS SUBJECT TO AN ACCESS EASEMENT OVER PARCEL TWO AS DEFINED IN VOLUME 559 AT PAGE 7 OF THE NORWICH LAND RECORDS.
3. PARCEL IS SUBJECT TO AND TOGETHER WITH A DRAINAGE EASEMENT IN FAVOR OF THE WESTERN ADJOINER AS DESCRIBED IN VOLUME 257 AT PAGE 155 OF THE NORWICH LAND RECORDS.

MAP REFERENCES

THE FOLLOWING MAPS WERE USED IN THE PREPARATION OF THIS SURVEY.

- (1) "SURVEY PLAN PREPARED FOR CARLOS VILELAS BOSWELL AVENUE NORWICH, CONN. SCALE 1"=20' DATED OCT. 1987 IDENT. NO. 87-1027 BY ROLAND J. HARRIS & ASSOC. INC.
- (2) "HESS OIL & CHEMICAL CORP. NORWICH, CONN. SCALE 1"=10' MARCH 1968" BY CAHN ENGINEERS NEW HAVEN, CONN.
- (3) "PILOT PLAN ROBO-WASH OF NORWICH, INC. BOSWELL AVE SCALE 1"=10' MAY 1968" BY CHANDLER & PALMER, ENGRS.
- (4) "PLAN OF POTTER MANOR #2 OWNED BY ALBERT L. POTTER SCALE 1"=50' SEPT. 6, 1909" BY CHANDLER & PALMER ENGRS

NOTE #1:

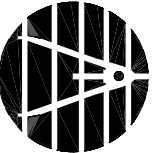
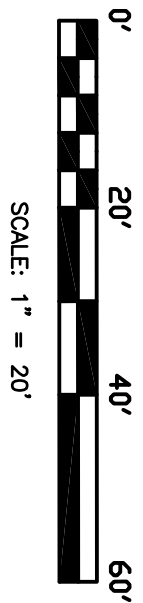
THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-308B-1 THRU 20-308B-20, THE MINIMUM STANDARD PRACTICES FOR SURVEYING, AND THE STANDARDS AND PRACTICES OF THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS PROPERTY/BOUNDARY. THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY, AND THE HORIZONTAL ACCURACY CONFORMS TO A-2.

DECLARATION:

NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION THE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND ADDRESS ARE SHOWN HEREON. ANY ALTERATION OF THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

I HEREBY DECLARE TO 1852 CT OPCO, LLC, WEBSTER BANK, N.A. AND CONNECTICUT TITLE INSURANCE COMPANY TO BE THE TRUE AND CORRECT OWNER OF THE LANDS HEREIN AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

RICHARD MEEHAN, L.L.S. 12330



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PLAN PREPARED FOR

1852 CT OPCO, LLC

680 BOSWELL AVENUE

PROPERTY/BOUNDARY SURVEY

NORWICH, CONN.



THIS DRAWING IS AN INSTRUMENT OF THE PROFESSION OF MECHAN & GOODIN, INC. ENGINEERS - SURVEYORS, P.C. ANY ALTERATION OF THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES ALL SIGNATURES AND BECOMES VOID. ANY ALTERATION OF THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES ALL SIGNATURES AND BECOMES VOID.

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|-----------------|-------------|-----------------|------------------|
| SCALE: 1" = 20' | DESIGN: RED | PROJECT: 180068 | ACAD: 180068.DWG |
| DATE: 2-1-2018 | DRAWN: EJU | DISK NO.: | SHEET NO. 1 OF 1 |