

# OFFERING MEMORANDUM

\$500,000.00



16/22 Courthouse Square  
Norwich, CT



**Kyle Schrader**

860.333.3242  
kyle@seaportre.com  
www.seaportre.com



**Dylan LaGrandeur**

401.692.0773  
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# Confidentiality Agreement

In consideration of a disclosure of information relating to the above subject matter, to be made by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant hereby agrees that the information is proprietary to Seller/Landlord, that such disclosure will be confidential, and that the disclosed information shall not be used nor duplicated nor disclosed to others, other than Purchaser's/Tenant's attorney, accountant, inspectors and other professionals retained by Purchaser/Tenant to investigate the Subject Matter without first obtaining Seller's/Landlord's written permission. Seller/Landlord may enforce this agreement by injunction or by an action for damages resulting from the breach of this agreement in any court of competent jurisdiction.



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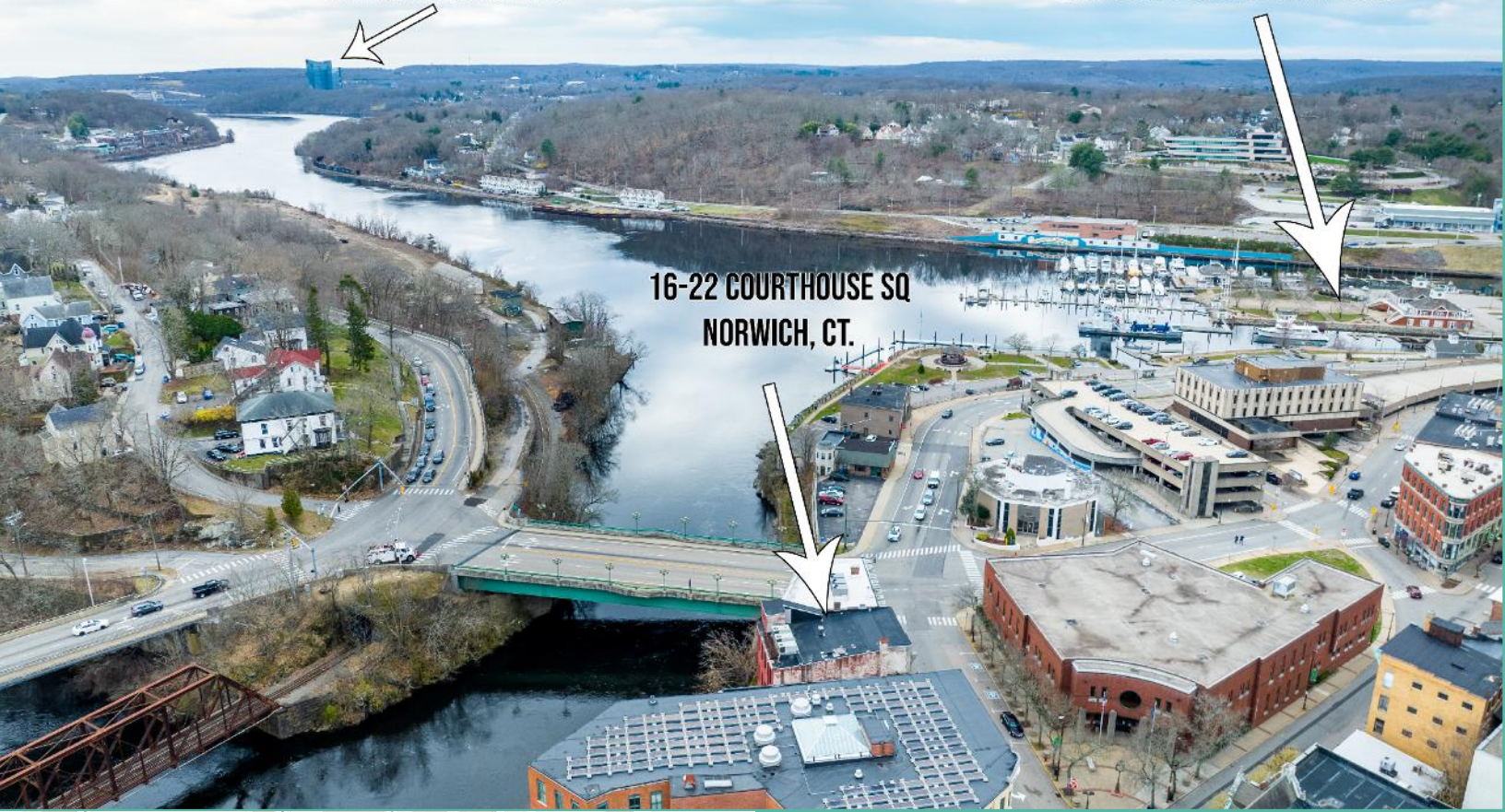
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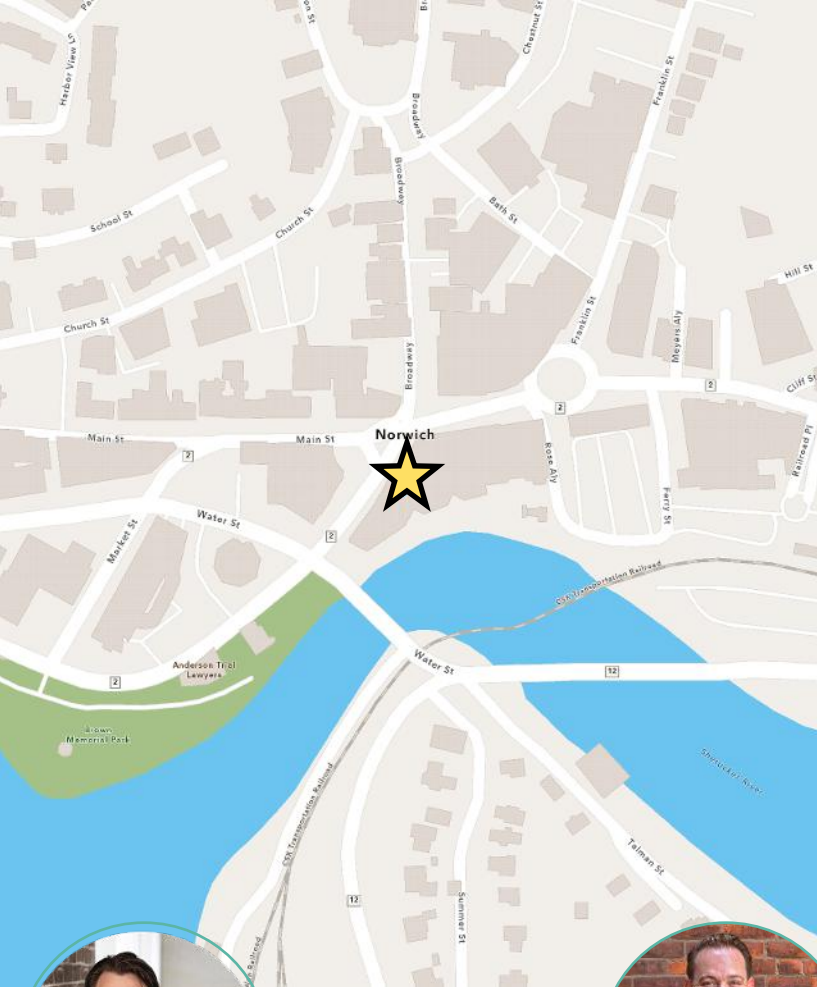


MOHEGAN SUN CASINO

MARINA AT AMERICAN WHARF



16-22 COURTHOUSE SQ  
NORWICH, CT.



## Key Facts

- Year Built ~ 1900
- Total Gross Area ~ 23,020 sqft
- Total Living Area ~ 14,875 sqft
- Lot Size ~ .19 AC
- Zoning District ~ CC (Chelsea Central District)
- Flood Zone ~ Yes, 1% Annual Chance
- Opportunity Zone ~ Yes
- Downtown Revitalization Zone ~ Yes



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# 16 COURTHOUSE SQ

**Location** 16 COURTHOUSE SQ

**Mblu** 102/ 6/ 23/ /

**Acct#** 0115130001

**Owner** TWENTY-TWO SHETUCKET REALTY LLC

**Assessment** \$334,400

**Appraisal** \$477,500

**PID** 11351

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$415,000	\$62,500	\$477,500

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$290,600	\$43,800	\$334,400

## Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

## Owner of Record

**Owner** TWENTY-TWO SHETUCKET REALTY LLC  
**Address** 22 COURTHOUSE SQUARE  
NORWICH, CT 06360

**Sale Price** \$0  
**Certificate**  
**Book & Page** 1532/0174  
**Sale Date** 12/06/2000  
**Instrument** 1F

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TWENTY-TWO SHETUCKET REALTY LLC	\$0		1532/0174	1F	12/06/2000
TWENTY-TWO SHETUCKET REALTY	\$0		0400/0121		03/01/1974

## Building Information

## Building 1 : Section 1

**Year Built:** 1900  
**Living Area:** 7,300  
**Replacement Cost:** \$2,023,764  
**Building Percent Good:** 20  
**Replacement Cost Less Depreciation:** \$404,800

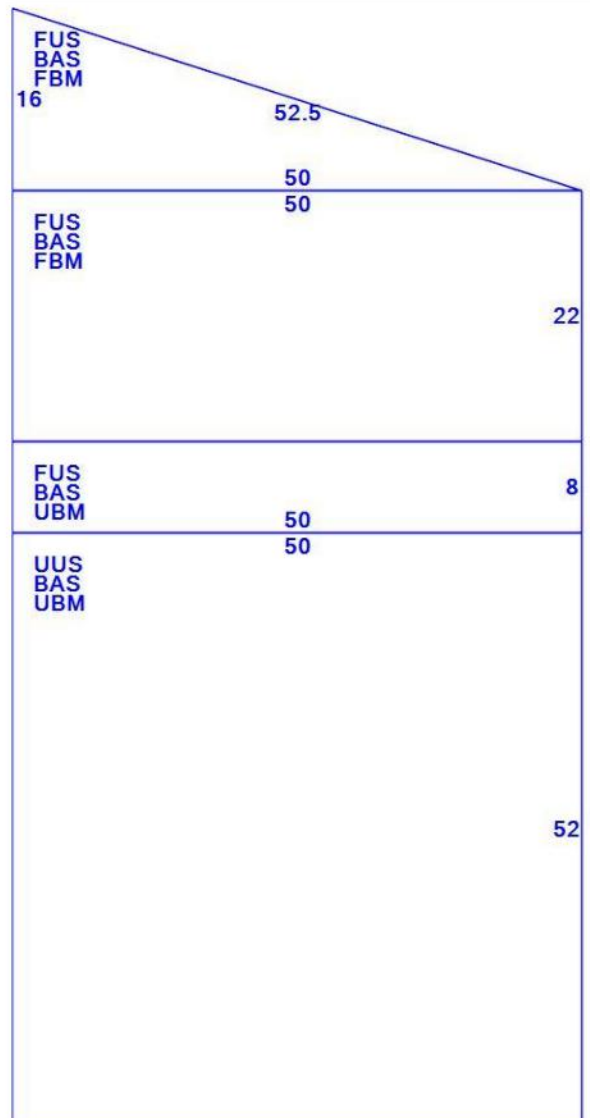
Building Attributes	
Field	Description
Style:	Office Bldg
Model	Commercial
Grade	Superior
Stories:	2
Occupancy	1.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	Stone/Masonry
Roof Structure	Gable/Hip
Roof Cover	T&G/Rubber
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior 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/0002\80\87.jpg>)

## Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	4,500	4,500
FUS	Upper Story, Finished	1,900	1,900
FBM	Basement, Finished	1,500	900
UBM	Basement, Unfinished	3,000	0
UUS	Upper Story, Unfin	2,600	0
		13,500	7,300

### Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
VLT1	Vault Avg.	320.00 S.F.	\$6,400	1
VLT1	Vault Avg.	192.00 S.F.	\$3,800	1

### Land

#### Land Use

**Use Code** 3400  
**Description** OFFICE BLD M-94  
**Zone** CC  
**Neighborhood** C050  
**Alt Land Appr** No  
**Category**

#### Land Line Valuation

**Size (Acres)** 0.12  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$43,800  
**Appraised Value** \$62,500

### Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

### Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$378,200	\$60,000	\$438,200
2021	\$378,200	\$60,000	\$438,200
2020	\$378,200	\$60,000	\$438,200

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$264,800	\$42,000	\$306,800
2021	\$264,800	\$42,000	\$306,800

## 22 COURTHOUSE SQ

**Location** 22 COURTHOUSE SQ

**Mblu** 102/ 6/ 22/ /

**Acct#** 0115120001

**Owner** TWENTY-TWO SHETUCKET  
REALTY LLC

**Assessment** \$309,800

**Appraisal** \$442,500

**PID** 11350

**Building Count** 1

### Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$383,800	\$58,700	\$442,500

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$268,700	\$41,100	\$309,800

### Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

### Owner of Record

**Owner** TWENTY-TWO SHETUCKET REALTY LLC  
**Address** 22 COURTHOUSE SQUARE  
NORWICH, CT 06360

**Sale Price** \$0  
**Certificate**  
**Book & Page** 1532/0174  
**Sale Date** 12/06/2000  
**Instrument** 1F

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TWENTY-TWO SHETUCKET REALTY LLC	\$0		1532/0174	1F	12/06/2000
TWENTY-TWO SHETUCKET REALTY	\$0		0393/0012		10/03/1973

### Building Information

## Building 1 : Section 1

**Year Built:** 1900  
**Living Area:** 7,575  
**Replacement Cost:** \$1,404,547  
**Building Percent Good:** 25  
**Replacement Cost Less Depreciation:** \$351,100

Building Attributes	
Field	Description
Style:	Office Bldg
Model	Commercial
Grade	Class A/B
Stories:	3
Occupancy	1.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	Stone/Masonry
Roof Structure	Gable/Hip
Roof Cover	T&G/Rubber
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Hardwood
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

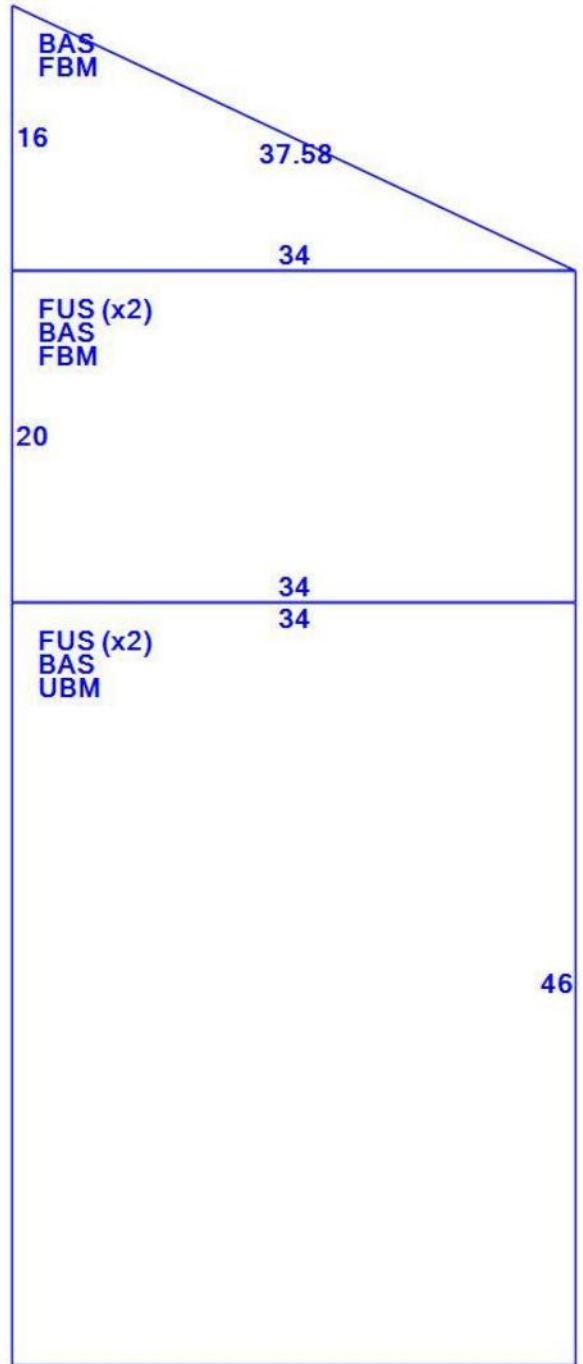
## Building Photo



(<https://images.vgsi.com/photos/NorwichCTPhotos/100\02\80\86.jpg>)



## Building Layout



(ParcelSketch.ashx?pid=11350&bid=11350)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	4,488	4,488
BAS	First Floor	2,516	2,516
FBM	Basement, Finished	952	571
UBM	Basement, Unfinished	1,564	0
		9,520	7,575

**Extra Features**

Extra Features				Legend
Code	Description	Size	Value	Bldg #
SPR2	Sprinklers Conc.	9520.00 S.F.	\$2,900	1
ELEV	Elevator	4.00 STOPS	\$25,000	1
VLT1	Vault Avg.	192.00 S.F.	\$4,800	1

**Land**

Land Use		Land Line Valuation	
Use Code	3400	Size (Acres)	0.07
Description	OFFICE BLD M-94	Frontage	0
Zone	CC	Depth	0
Neighborhood	C050	Assessed Value	\$41,100
Alt Land Appr	No	Appraised Value	\$58,700
Category			

**Outbuildings**

Outbuildings		Legend
No Data for Outbuildings		

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$351,900	\$56,400	\$408,300
2021	\$351,900	\$56,400	\$408,300
2020	\$351,900	\$56,400	\$408,300

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$246,300	\$39,500	\$285,800
2021	\$246,300	\$39,500	\$285,800
2020	\$246,300	\$39,500	\$285,800



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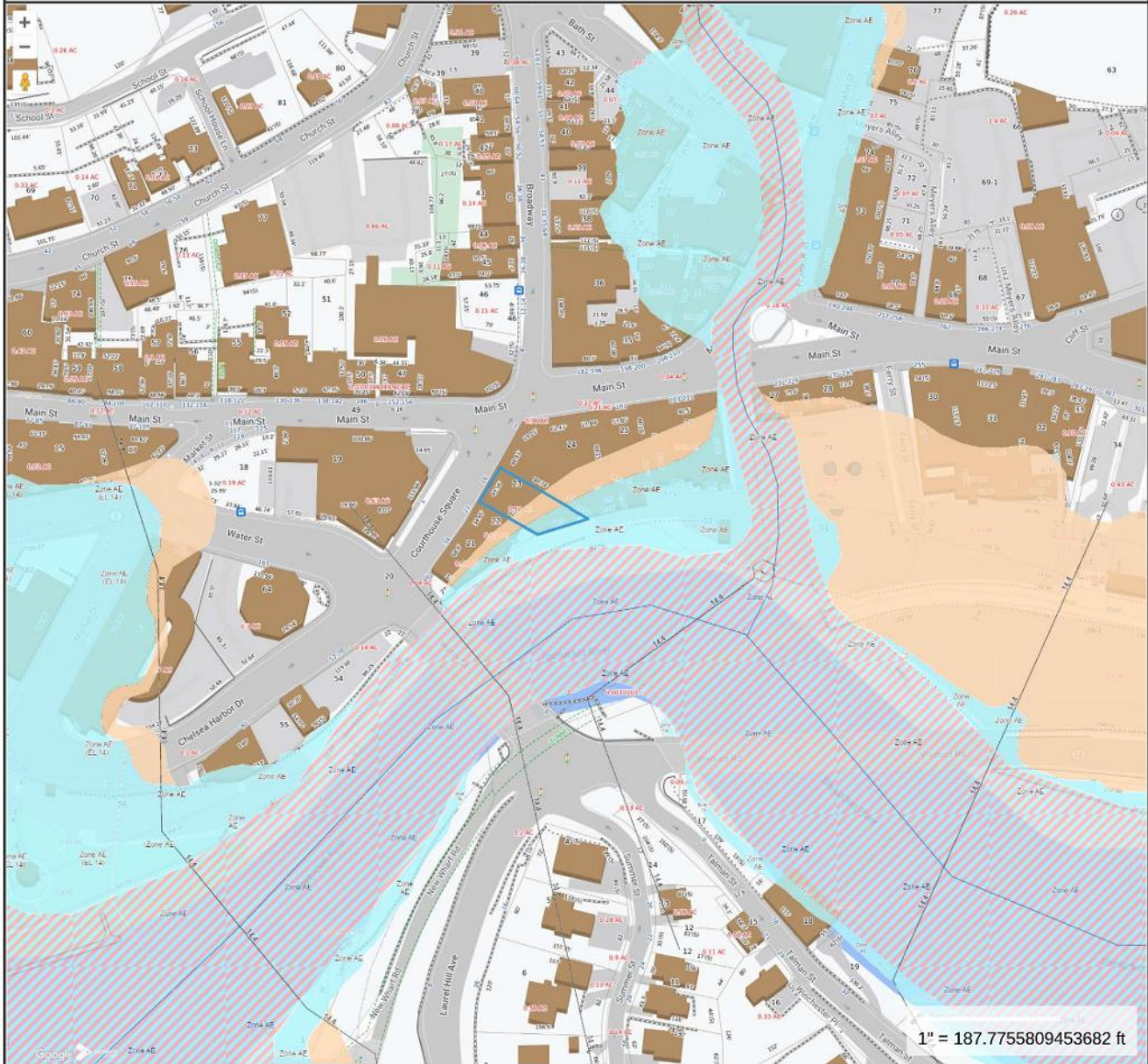
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# Flood Zone Map



### Property Information

**Property ID** 102-006-023.000-0000  
**Location** 16 COURTHOUSE SQ  
**Owner** TWENTY-TWO SHETUCKET REALTY LLC



### MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

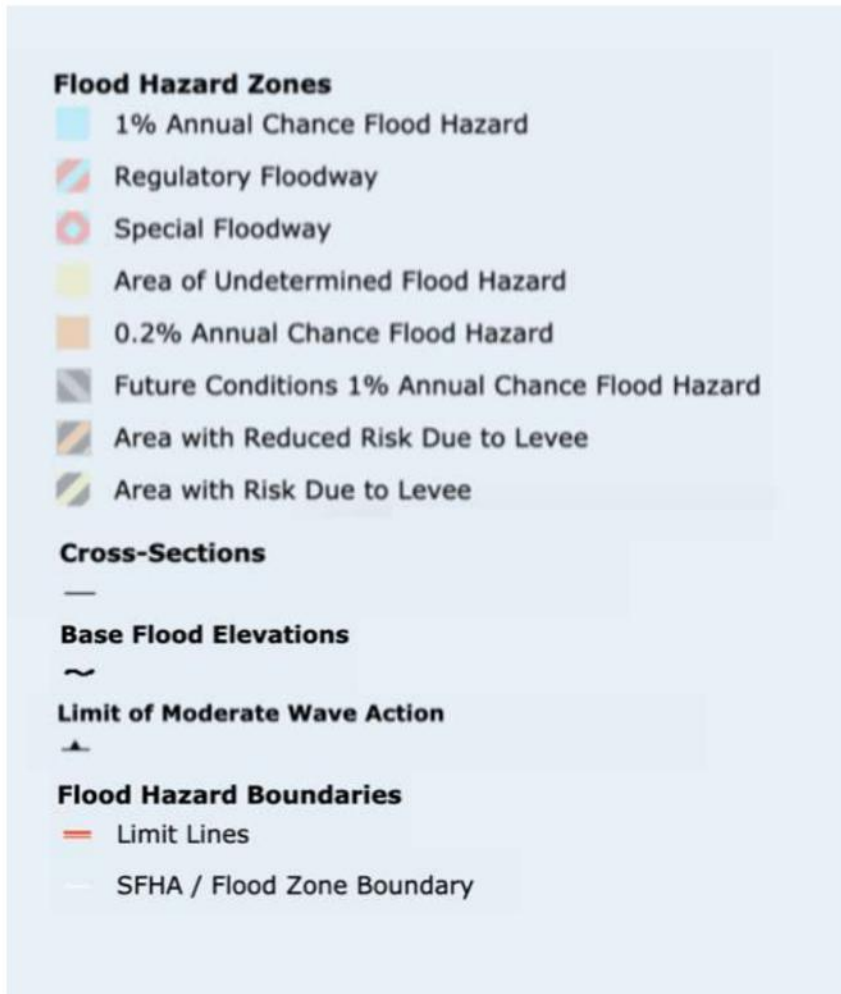
City of Norwich, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 05/31/2022  
 Data updated on a daily basis

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

## Map Theme Legends

### FEMA Flood Zones



FEMA Map Service Center, Effective Date 7/16/2014

### Opportunity Zone Map



**Property Information**

**Property ID** 102-006-023.000-0000  
**Location** 16 COURTHOUSE SQ  
**Owner** TWENTY-TWO SHETUCKET REALTY LLC



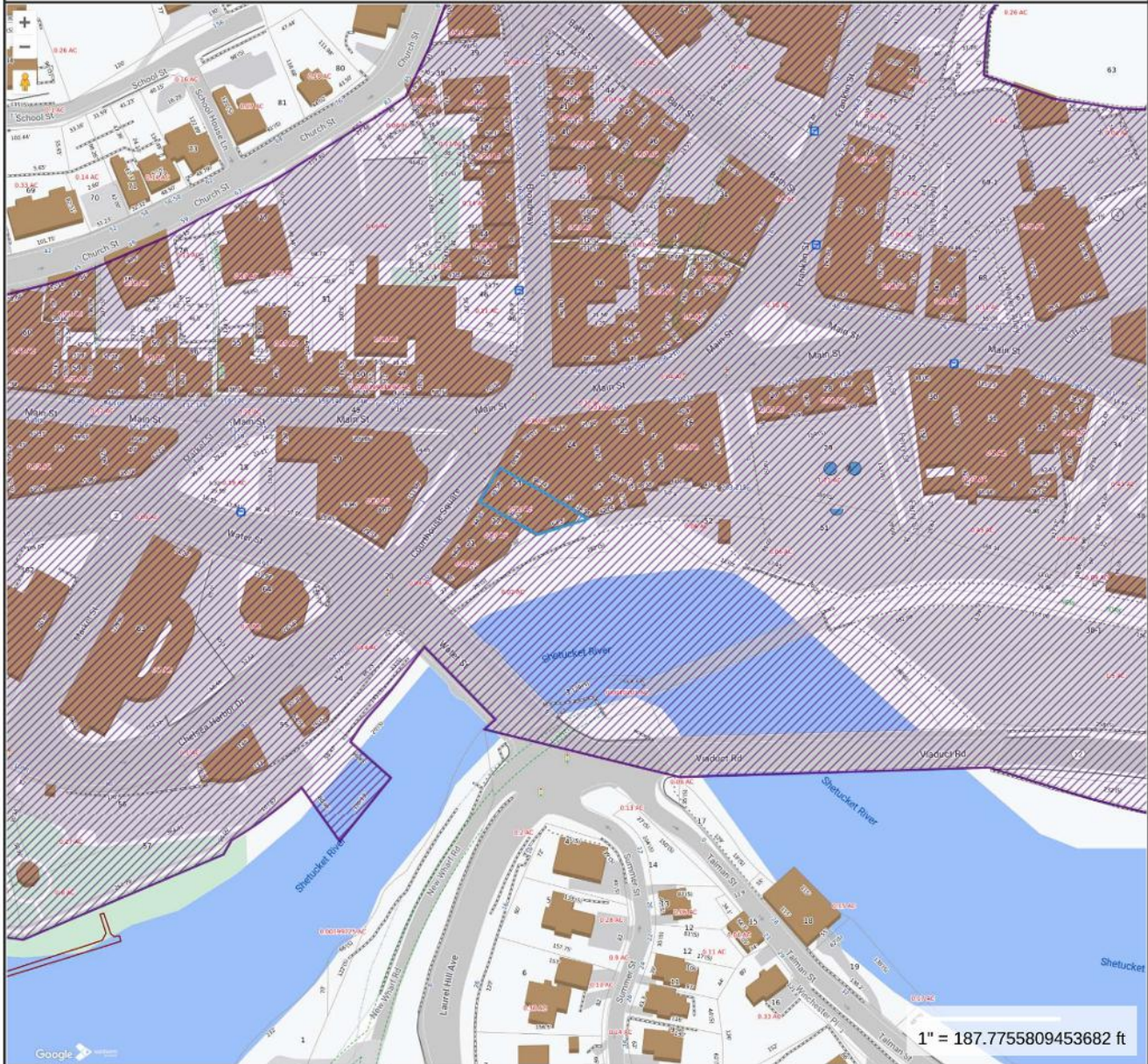
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### Downtown Revitalization Map



**Property Information**

**Property ID** 102-006-023.000-0000  
**Location** 16 COURTHOUSE SQ  
**Owner** TWENTY-TWO SHETUCKET REALTY LLC



**MAP FOR REFERENCE ONLY  
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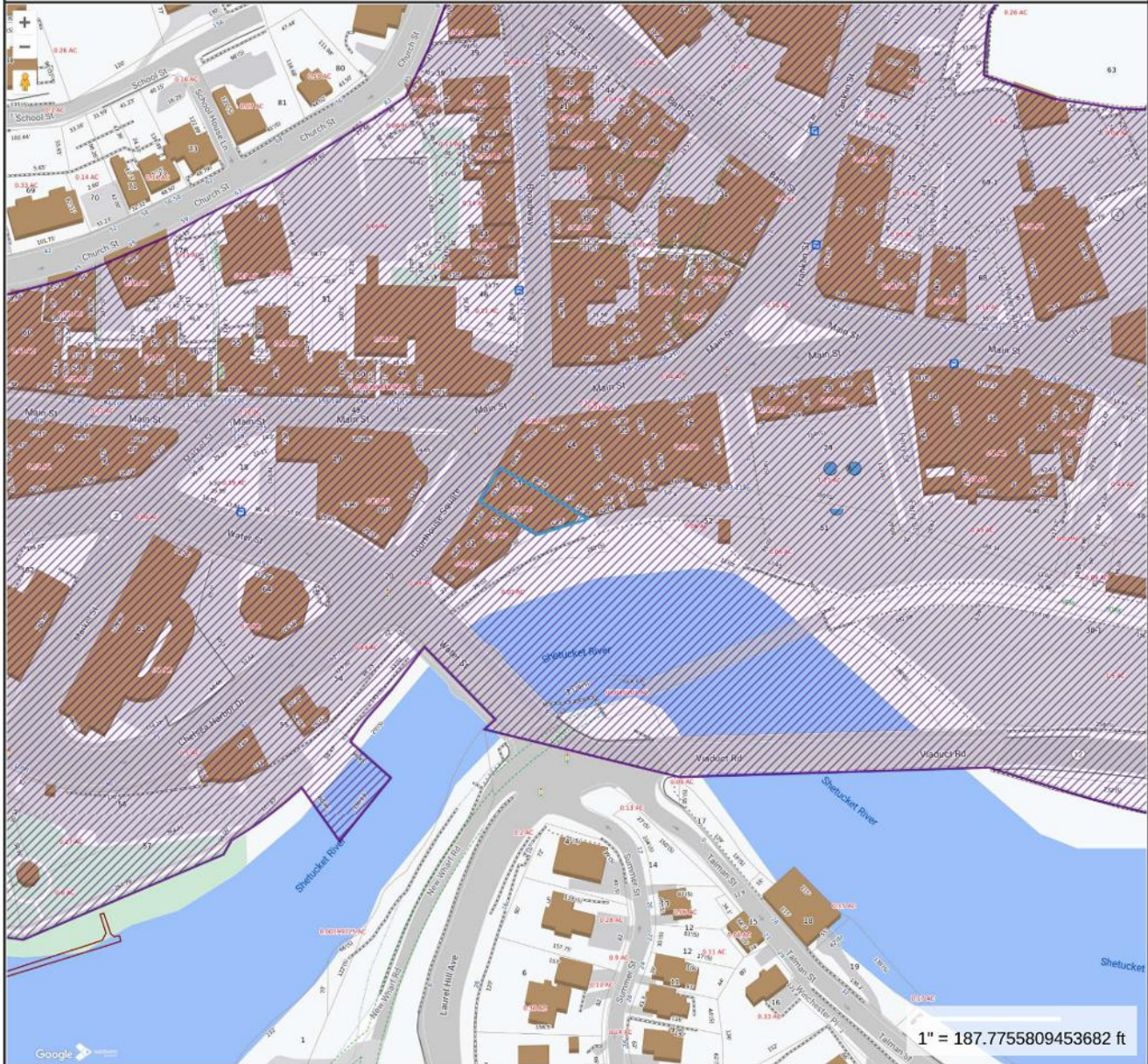
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### Downtown Revitalization Map



**Property Information**

**Property ID** 102-006-023.000-0000  
**Location** 16 COURTHOUSE SQ  
**Owner** TWENTY-TWO SHETUCKET REALTY LLC



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MORTGAGE DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT TWENTY TWO SHETUCKET REALTY, a Connecticut partnership with an office at 22 Shetucket Street, Norwich, Connecticut, herein referred to as the "Grantor", for the consideration of ONE HUNDRED TWENTY THOUSAND (\$120,000.00) DOLLARS received to its full satisfaction of THE CHELSEA GROTON SAVINGS BANK, a mutual savings bank organized pursuant to the laws of the State of Connecticut, with its principal office in the Town of Groton, County of New London and State of Connecticut, herein referred to as the "Grantee", do give, grant, bargain, sell and confirm unto THE CHELSEA GROTON SAVINGS BANK, its successors and assigns forever, a certain piece or parcel of land, with the buildings thereon, situated in the Town of Norwich, County of New London and State of Connecticut. Said premises being more fully described on Exhibit "A" attached hereto and made a part hereof by reference.

Together with all the buildings and improvements now or hereafter placed thereon and all appliances, machinery and equipment, now or hereafter installed.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, its successors and assigns forever, to its and their own proper use and behoof. And also the said Grantor does for itself, its heirs and assigns, covenant with the said Grantee, its successors and assigns, that at and until the ensembling of these presents, it is well seized of the premises as a good indefeasible estate in FEE SIMPLE, and has good right to bargain and sell the same in manner and form as is above written, and that the same are free from all encumbrances whatsoever except as herein mentioned.

And furthermore, the said Grantor does by these presents bind itself and its heirs and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to the Grantee, its successors and assigns, against all claims and demands whatsoever.

THE CONDITION OF THIS DEED IS SUCH that whereas Grantor is justly indebted to the Grantee in the sum of ONE HUNDRED TWENTY THOUSAND (\$120,000.00) DOLLARS as evidenced by a Promissory Note for said sum attached hereto as Exhibit "B" and made a part hereof.

AND WHEREAS, Grantor further agrees to:

(1) Pay promptly before the same shall become delinquent, all taxes and assessments of any kind that may be levied upon said premises or any part thereof, or upon the interest of the Grantee in said premises, or upon the Note or debt secured by this mortgage for which provisions shall not otherwise be made herein and any governmental or municipal charges for which lien rights exist; and further promptly pay the cost of emergency repairs needed to protect the property; keep all buildings on said premises insured against loss by fire to an amount that shall be satisfactory to the Grantee and against such other hazards (including, if available, war risk) as may reasonably be required by the Grantee with insurance companies approved by the Grantee, with loss, if any, first payable to the Grantee; keep the buildings and other improvements on said premises and all appliances and equipment in good repair and condition as at this time, ordinary wear and tear only excepted; perform all of the conditions and covenants herein and in the Note secured hereby contained.

(2) The Grantor will not sell, encumber, suffer change in title or ownership of, or otherwise transfer, or vest title in anyone other than the Grantor to all or any part of the mortgaged property while any part of the indebtedness secured hereby remains unpaid, except with the Grantee's prior written consent.

LAW OFFICES OF  
BROWN,  
JACOBSON, JEWETT  
AND LAUDONE, P.C.  
UNCAS MERCHANTS  
NATIONAL BANK BUILDING  
22 SHETUCKET STREET  
NORWICH, CONNECTICUT  
06360  
JURIS F 06837  
12031 888-3221

RELEASE RECORDED IN VOL 918 PAGE 271

(3) At its option the Grantee may pay any expense or item (including, but not limited to, taxes, rates, assessments, other charges, insurance premiums, maintenance and repair expenses, expenses incurred in protection of the lien of this mortgage, etc.) which the Grantor herein agrees to pay in case the Grantor shall fail to pay the same when due, and may add the same, and the expense thereof, including, but not limited to, counsel fees and other costs, charges and disbursements incurred by the Grantee in connection therewith, to the indebtedness secured hereby.

(4) As further and additional security for the performance of the terms and conditions of this mortgage and for the payment of the amounts stipulated in the Note secured hereby, the Grantor hereby agrees that it will not assign the rents accruing from said premises, except to the Grantee, and that in case of default in any of the payments stipulated in said Note and so long as such default continues, the Grantee is hereby authorized and empowered by its servants, agents or attorneys to enter upon the mortgaged premises and collect and receive the rents therefrom, and to apply the same to the payment of amounts due upon said Note.

(5) Upon the occurrence of an event of default hereunder, the whole of the principal sum, interest accrued thereon, and any and all indebtedness secured hereby shall become due and payable forthwith at the option of the Grantee. Each of the following events shall be deemed to be an "event of default" hereunder.

(a) Failure to promptly observe, perform or comply with any obligation, condition or covenant of this mortgage, or: [i] default under the Note secured hereby; or [ii] defaults in the payment of any taxes, water rates, sewer rents, municipal assessments, liens or charges, or insurance premiums when the same shall become due and payable; or [iii] failure to exhibit to the Grantee, within ten (10) days of demand, receipts showing payment of all taxes, water rates, sewer rents, municipal assessments and insurance premiums; or [iv] failure to keep in force any insurance required herein; or [v] in the event of the passage of any law, federal, state, or local, or in the event of the rendition of a decision of any court, in any way changing or affecting the mortgage debt or lessening the net income on the indebtedness secured by this mortgage; or [vi] the actual or threatened waste, removal or demolition of, or structural alteration to, any part of the mortgaged property except as permitted herein; or [vii] assignment by the Grantor of the whole or any part of the rents, income or profits arising from the mortgaged property; or [viii] if the Grantor shall sell, encumber, suffer change in title or ownership of, or otherwise transfer, or vest title in anyone other than the Grantor to all or any part of the mortgaged property while any part of the indebtedness secured hereby remains unpaid; or [ix] if the Grantor should default on any term, condition or obligation of any mortgage which is superior to this mortgage, or any security agreement between Grantor and Grantee.

(b) If the Grantor shall cease to legally exist, or be deprived of title, possession or control of the mortgaged property by process or operation of law or order of any court, or if any foreclosure proceeding shall be instituted on any lien or mortgage of any kind affecting the mortgaged property.

(c) The filing by or against the Grantor or any guarantor of any petition, arrangement, reorganization or the like under any insolvency or bankruptcy law, or the adjudication of them or any of them as a bankrupt, or the making of an assignment for the benefit of creditors, or the appointment of a receiver for any part of any of their respective properties.

(6) The Grantor shall pay all costs, expenses and counsel fees incurred by the Grantee in protecting or sustaining the lien of this mortgage.

(7) The word "Grantor", together with any pronoun in connection therewith, shall include the singular and plural and masculine, feminine and

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JACOBSON, JEWETT  
AND LAUDONE, P.C.  
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88 BRISTOL STREET  
HARTFORD, CONNECTICUT  
06180  
JURIS # 08937  
18021 869-2261

neuter, as the context may require. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall include all genders.

(8) Should the Grantee herein obtain a judgment because of a breach of any covenant contained in the within mortgage, or a judgment because of a default in payment under the Note which is a part hereof, then interest shall accrue on said judgment at the interest rate set forth in the Note or as is provided by statute, whichever rate shall be greater at that time.

NOW, THEREFORE, if said Note secured hereby shall be well and truly paid according to its tenor, and if all agreements and provisions contained in said Note are fully kept and performed, then this deed shall become null and void; otherwise to remain in full force and effect.

IN WITNESS WHEREOF the said Grantor has hereunto set its hand and seal this 30th day of June, 1983.

Signed, Sealed and Delivered in the presence of:

TWENTY TWO SHETUCKET REALTY

*Carl D. Anderson*  
CARL D. ANDERSON

*Allyn L. Brown, Jr.*  
A partner

*Kathleen D. Starnu*  
KATHLEEN D. STARNU  
STATE OF CONNECTICUT

Allyn L. Brown, Jr.

SS. COUNTY OF NEW LONDON Norwich, June 30, 1983

Then and there personally appeared the within named ALLYN L. BROWN, JR., a general partner, Signer and Sealer of the foregoing instrument, who acknowledged the same to be his free act and deed, before me,

*Kathleen D. Starnu*  
Commissioner of the Superior Court  
Notary Public  
My Commission Expires: 4/1/84  
KATHLEEN D. STARNU

LAW OFFICES OF  
BROWN,  
JACOBSON, JEWETT  
AND LAUDONE, P.C.  
UNCAS MERCHANTS  
NATIONAL BANK BUILDING  
22 SHETUCKET STREET  
NORWICH, CONNECTICUT  
06360  
JUNIS F. DORR  
(203) 886-3261

Two certain pieces or parcels of land with the buildings and improvements thereon, located in the Town of Norwich, County of New London and State of Connecticut, being bounded and described as follows:

TRACT I: BEGINNING on the easterly line of Shetucket Street at the northwesterly corner of land of the City of Norwich, and running thence easterly by land of said City of Norwich to land of the New York, New Haven and Hartford Railroad Company; thence northerly by land of the said New York, New Haven and Hartford Railroad Company to land of The Connecticut Bank and Trust Company; thence westerly along land of said The Connecticut Bank and Trust Company 82.5 feet to the easterly line of Shetucket Street; thence southerly along the said easterly line of Shetucket Street 34.65 feet, more or less, to the point and place of beginning.

Reference is made to deeds recorded in Norwich Land Records, Volume 338, Page 372, Volume 341, Page 160 and Volume 393, Page 12.

Said premises are conveyed subject to certain rights in favor of the owners of the property adjacent on the south which of record appears.

TRACT II: BEGINNING at a point on the southeasterly line of Shetucket Street at the westerly corner of land of the Shannon Building Corporation and running thence southeasterly about 99.7 feet; thence southwesterly at right angles about 3 inches; thence southeasterly at right angles about 24-1/2 feet to land of the Norwich & Worcester Railroad Co., the last three lines abutting northeasterly and southeasterly on land of the Shannon Building Corporation; thence running westerly about 64.3 feet to other land of Twenty-Two Shetucket Realty abutting southerly on said Railroad Co. land; thence running northwesterly about 82-1/2 feet to the southeasterly line of Shetucket Street abutting southwesterly on said other land of Twenty-Two Shetucket Realty; thence north-easterly along the southeasterly line of Shetucket Street about 49.56 feet to the point of beginning. Known as #16 Shetucket Street.

Being the same premises conveyed to Twenty-Two Shetucket Realty by deed of Clement E. Watson, dated March 1, 1974 and recorded in Volume 400 at Page 121 of the Norwich Land Records.

Subject to a covenant and agreement that the above described premises will not be used as a commercial bank, a mutual savings bank, a savings and loan association, a credit union, or a small loan company from the date of this conveyance to date of December 31, 1998. This covenant shall be considered a covenant which runs with the land.

Tract I being known as 22-24 Shetucket Street.

EXHIBIT A

PROMISSORY NOTE

\$120,000.00

Norwich, Connecticut  
June 30, 1983

FOR VALUE RECEIVED, IT, TWENTY TWO SHETUCKET REALTY, a Connecticut partnership promises to pay to the order of THE CHELSEA GROTON SAVINGS BANK the sum of ONE HUNDRED TWENTY THOUSAND (\$120,000.00) DOLLARS with interest thereon at the rate of Twelve (12%) percent per annum, payable monthly upon the unpaid balance of this note, together with all costs of collection, including reasonable attorney's fees incurred by the Holder of this Note seeking to collect the debt due hereunder, or seeking enforcement of any term or condition of this Note by legal proceedings or otherwise, or to foreclose the mortgage securing this Note, or to protect the lien created by said mortgage, and It promises to pay said principal sum and interest in monthly installments as follows: ONE THOUSAND FOUR HUNDRED FORTY AND 30/100 (\$1,440.30) DOLLARS on the 1st of August, 1983 and a like amount on the 1st day of each and every month thereafter for the next Sixty (60) months until July 1, 1988, when said principal sum, with interest, shall be due and payable. It being agreed that each monthly installment shall be applied first to the payment of interest on the unpaid principal of this Note and the balance on account of said principal.

In the event of default in the payment of any of said monthly installments for a period of Fifteen (15) days after any of the same become due and payable, or failure to keep said mortgaged premises insured for the benefit and to the satisfaction of the Holder of this Note, or failure to keep and perform any of the agreements or provisions contained in the mortgage securing this Note, or if legal or equitable title to said premises shall become vested in anyone other than the Maker hereof or without the consent of the Holder of this Note, or upon the failure of the owner of said mortgaged premises to keep the same in good repair to the satisfaction of the Holder of this Note, then at the option of the Holder hereof the whole of this Note shall immediately become due and payable.

In the event of more than one Maker of this Note, the obligation of all Makers shall be joint and several.

Maker may make partial or total repayment at any time without penalty.

TWENTY TWO SHETUCKET REALTY

/s/ Allan L. Brown, Jr.  
A partner  
ALLAN C. BROWN, JR.

*E+M P.*

RECEIVED FOR RECORD AT NORWICH, CONN.  
ON 7-1-83 AT 3:31 P.M.  
Attest: Beverly C. Muldoon, Town Clerk

LAW OFFICES OF  
BROWN,  
JACOBSON, JEWETT  
AND LAUDONE, P.C.  
UNCAS MERCHANTS  
NATIONAL BANK BUILDING  
22 SHETUCKET STREET  
NORWICH, CONNECTICUT  
06360  
JURIS # 06887  
(203) 889-3221

**Know All Men by these Presents;** That the CHELSEA GROTON SAVINGS BANK, a corporation by the laws of the state of Connecticut, located in the towns of Groton/Norwich, county of New London, in said state, acting herein by **Leola S. O'Brien, Asst. Vice President** thereunto empowered does hereby release and discharge a certain mortgage from **22 Shetucket Realty** to the Chelsea Groton Savings Bank. Dated **June 30, 1983** and recorded in the records of the Town of **Norwich** in the County of **New London** and the State of Connecticut. In Book **606** at page **296-300**

NO 0918 PISE 271

In witness whereof, the said Chelsea Groton Savings Bank by **Leola S. O'Brien, Asst. Vice President** has hereunto set its name and seal, this **20th** day of **April**, A.D. 19**89**.  
Signed, sealed and delivered in presence of

*Denise C. Brais* ) CHELSEA GROTON SAVINGS BANK  
Denise C. Brais ) *Leola S. O'Brien*  
Leola S. O'Brien, Asst. Vice President  
*Dorothy R. Lamb*  
Dorothy R. Lamb  
State of Connecticut }  
New London County } ss. Norwich



April 20, 1989

Personally Appeared, the Chelsea Groton Savings Bank by **Leola S. O'Brien, Asst. Vice President**, signer and scaler of the foregoing instrument, and acknowledged the same to be its and his free act and deed, before me.

Witness my hand and seal of office, this **20th** day of **April**, 19**89**.  
*Dorothy R. Lamb* )  
DOROTHY R. LAMB )  
NOTARY PUBLIC )  
BY COMMISSION EXPIRES MARCH 31, 1990.