

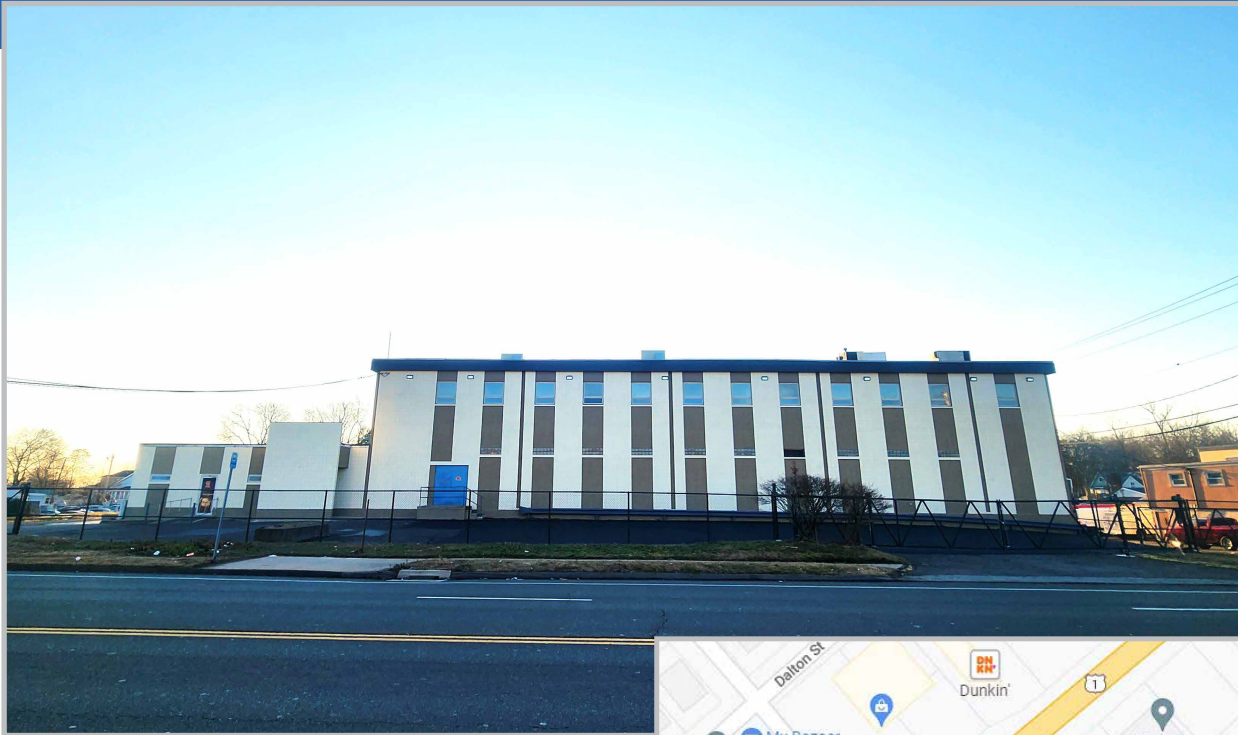
FOR SALE: REDEVELOPMENT SITE

2 +/- ACRE CORNER LOT

958-978 Boston Post Road, West Haven

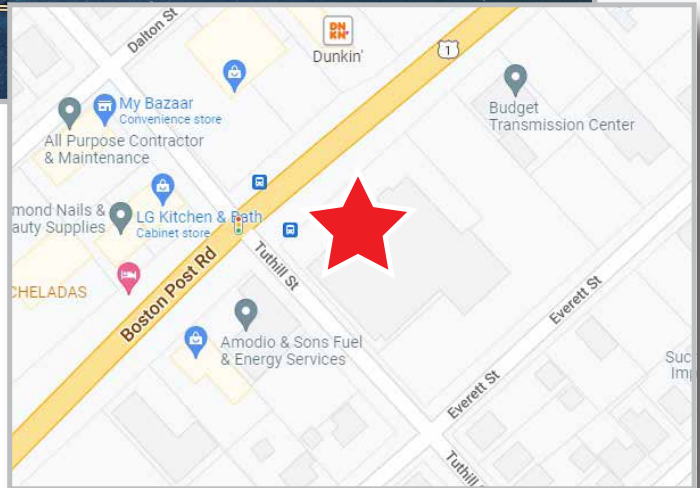


COLONIAL PROPERTIES



PROPERTY INFORMATION

Purchase Price: \$2,975,000
Land Size: 2 +/- Acres
CPD: 26,000 +
Building SF: 56,329 +/-
Zone: RB
RE Taxes: \$45,135.20



PROPERTY HIGHLIGHTS

- New roof in 2024
- (3) Loading docks
- 1.4 Mile from I-95
- Signalized Intersection
- 222,000 Population within 5 miles
- Ideal Retail Site



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



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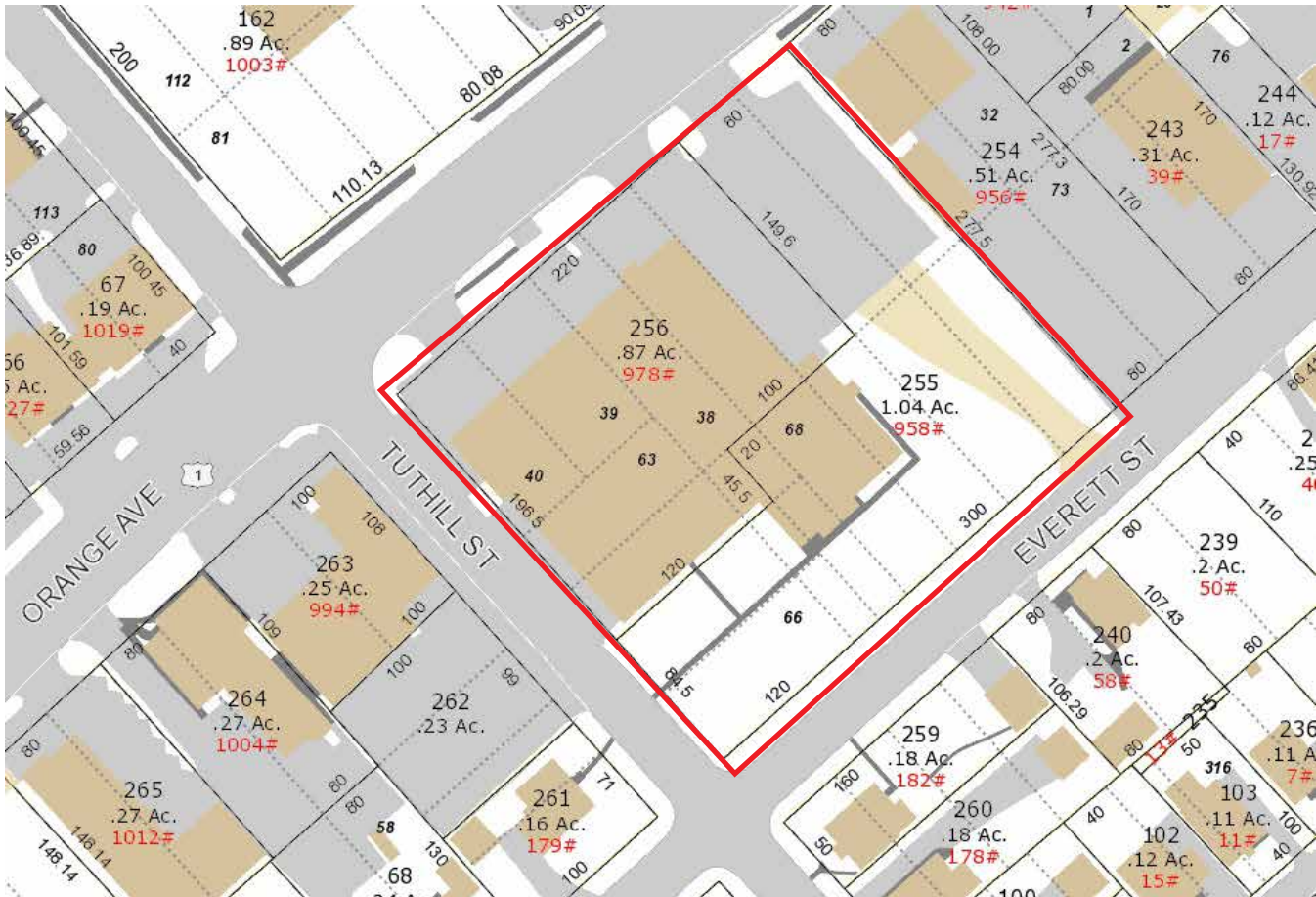
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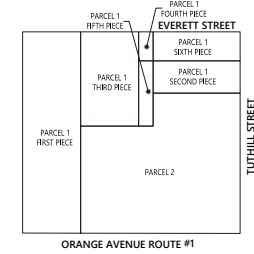


Legend table with symbols for Catch Basin, Downspout, Sewer Manhole, Water Gate, etc., and corresponding line styles for Edge of Pavement, Edge of Gravel/Landscape, etc.

Record Description

PARCEL 1: 958 Orange Avenue. PARCEL 2: 978 Orange Avenue. PARCEL 3: 978 Orange Avenue. Includes detailed descriptions of parcels, easements, and survey data.

Record Description Parcel Index

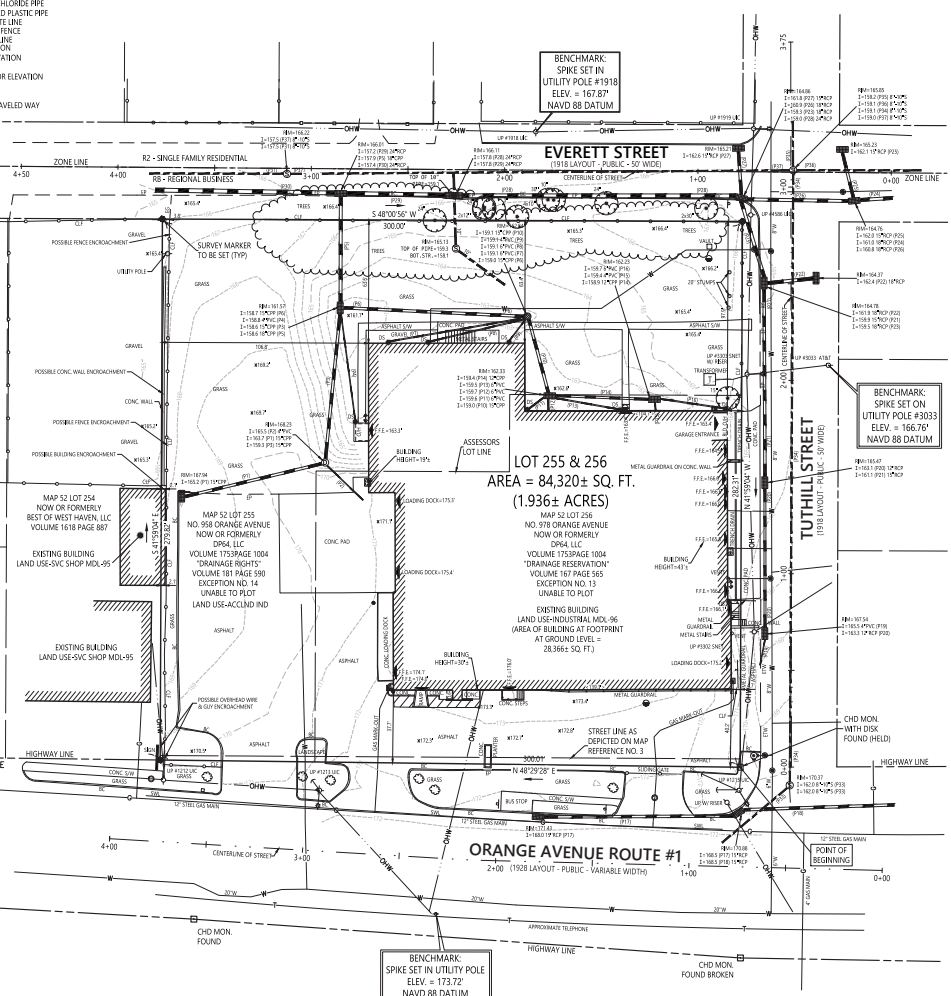


General Notes

- 1. THE PROPERTY MARKERS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. FROM JUNE 24, 2019 THROUGH JULY 1, 2019.
2. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB, INC. FROM JUNE 24, 2019 THROUGH JULY 1, 2019.
3. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
4. HORIZONTAL DATUM AND NORTH AZIMUTH DEPICTED HEREON REFER TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM - NAD 83. ELEVATIONS AND CONTOURS DEPICTED HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BOTH DATUMS WERE COMPUTED AND MEASURED USING AN ADJUSTED REAL TIME NETWORK (RTN) GPS SOLUTION.
5. 958 & 978 ORANGE AVENUE LIES WITHIN "ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD FLOODPLAIN, AS DEPICTED ON THE RRH FLOOD INSURANCE RATE MAP NEW HAVEN COUNTY, CONNECTICUT, PANEL 436 OF 633 MAP NUMBER 09003000C, EFFECTIVE DATE DECEMBER 17, 2010.

Survey Description

BEGINNING AT A CHD MONUMENT WITH DEK FOUND AT THE INTERSECTION OF THE EASTERLY SIDE OF TUTTHILL STREET WITH THE SOUTHERLY HIGHWAY LINE OF ORANGE AVENUE ROUTE NO. 1. THENCE N 48° 22' 28" E ALONG THE SOUTHERLY HIGHWAY LINE OF ORANGE AVENUE ROUTE NO. 1 A DISTANCE OF 300.00' TO A SURVEY MARKER TO BE SET.
THENCE S 41° 59' 04" E BOUNDARY BY LAND NOW OR FORMERLY OF BEST OF WEST HAVEN, LLC A DISTANCE OF 279.82' TO A SURVEY MARKER TO BE SET ON THE NORTHERLY SIDE OF EVERETT STREET.
THENCE S 48° 56' 56" W ALONG THE NORTHERLY SIDE OF EVERETT STREET A DISTANCE OF 300.00' TO A SURVEY MARKER TO BE SET AT THE INTERSECTION OF THE NORTHERLY SIDE OF EVERETT STREET WITH THE EASTERLY SIDE OF TUTTHILL STREET.
THENCE N 41° 59' 04" W ALONG THE EASTERLY SIDE OF TUTTHILL STREET A DISTANCE OF 283.31' TO THE POINT OF BEGINNING.
CONTAINING APPROXIMATELY 84,320± SQUARE FEET (1.936± ACRES).
BEING THE SAME PREMISES AS DESCRIBED IN VOLUME 1753 PAGE 1004 EXCEPTING PARCEL V LOT 262 TUTTHILL STREET.

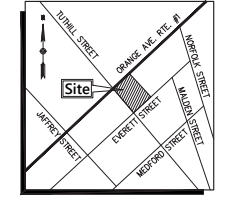


Title Reference

- 1. 'ANY DEFECT, BEN. ENCUMBRANCE', NOT SURVEY RELATED.
2. 'RIGHTS OF THE PRESENT TENANTS', NOT SURVEY RELATED.
3. 'ANY BEN OR RIGHT TO A BEN', NOT SURVEY RELATED.
4. 'ANY ENCUMBRANCE, ENCUMBRANCE', SEE SURVEY.
5. 'REAL ESTATE TAXES', NOT SURVEY RELATED.
6. 'REAL ESTATE TAXES', NOT SURVEY RELATED.
7. 'INTERNATIONALLY DELETED'.
8. 'REAL ESTATE TAXES', NOT SURVEY RELATED.
9. 'WATER USE CHARGES', NOT SURVEY RELATED.
10. 'SEWER USE CHARGES', NOT SURVEY RELATED.
11. 'SEWER USE CHARGES', NOT SURVEY RELATED.
12. 'INTERNATIONALLY DELETED'.
13. 'DRAINAGE RESERVATION' VOLUME 167 PAGE 565, NOTED ON THE SURVEY, UNABLE TO PLOT.
14. 'DRAINAGE RIGHTS' VOLUME 181 PAGE 590, NOTED ON THE SURVEY, UNABLE TO PLOT.
15. 'GRAVEL DRIVEWAY ENCROACHING', SEE REFERENCE PLAN.
16. 'CERTIFICATE OF DECKING', NOT SURVEY RELATED.

Map References

- 1. MAP TITLED "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF WEST HAVEN BOSTON POST ROAD FROM SHARON STREET WESTERLY TO THE ORANGE TOWN LINE ROUTE NO 1" NO. 701 SHEET 2 OF 3, SCALE 1"=40', DATED JUNE 12, 1988.
2. MAP TITLED "PROPERTY & TOPOGRAPHIC MAP DIAMOND PROPERTIES, LLC EXISTING CONDITIONS PROPERTY LOCATED AT #958 978 ORANGE AVENUE WEST HAVEN, CONNECTICUT SCALE 1"=20', DATED 5-8-2016.
3. MAP TITLED "CITY MEW TERRACE, ORANGE, NEW HAVEN COUNTY, CONN. OWNED BY J.W. MILBURN CO. INC. FORMERLY OWNED BY MARGARET C. WELLS AND A SMALL PART BY ROSE P. TUTTHILL, SCALE 1"=100', DATED APRIL 1918.



Map 52 Lot #255 & #256 958 & 978 Orange Avenue West Haven, Connecticut

Table with columns for Date, Revision, and Description. Includes entries for JDD and CCD dated July 9, 2019.

ALTA/NSPS Land Title Survey & Topographic Survey

CFG 02.0

THIS IS TO CERTIFY TO CUMBERLAND FARMS, INC. AND COMMONWEALTH LAND TITLE INSURANCE COMPANY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-5, 7-9, 11(A), 11(B), 13, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 1, 2019. DATE OF MAP: JULY 9, 2019. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AS AMENDED OCTOBER 26, 2018. THIS SURVEY AND MAP IS CONFORMING TO A HORIZONTAL CLASS 2- ACCURACY, THE BOUNDARY DETERMINATION IS A RESURVEY. THIS IS ALSO A TOPOGRAPHIC SURVEY CONFORMING TO A CLASS 1-2 TOPOGRAPHICAL ACCURACY. TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS PLAN IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

CHRISTOPHER C. DANFORTH, L.S. 97018 DATE _____

