

Assemblage – 3.82 acres – Parcel 1 of 4
27 Town Line Rd, Wethersfield, CT
Fee owned office condo



Assemblage – 0.44 acres – Parcel 1 of 4

Corner of 1345 Silas Deane Highway (Retail) and 27
Town Line Rd, Wethersfield, CT

Fee owned office condo and Fee simple retail property



Assemblage – 0.60 acres – Parcel 2 of 4

1345 Silas Deane Highway, Wethersfield, CT 06109



Assemblage – 2.48 acres – Parcel 3 of 4

1341 Silas Deane Highway, Wethersfield, CT 06109



Assemblage – 0.44 acres – Parcel 4 of 4
31 Town Line Road, KFC



Assemblage – 0.44 acres – Parcel 4 of 4
31 Town Line Road, KFC





Assemblage – 0.44 acres – Parcel 1 of 4
27 Town Line Rd, Wethersfield, CT
Fee owned office condo



Assemblage – 0.44 acres – 1 of 4
27 Town Line Road, Office Condominium - REDEV



Assemblage – 0.44 acres – 1 of 4

27 Town Line Road, Office Condominium - REDEV



Assemblage – 0.44 acres – 1 of 4
27 Town Line Road, Office Condominium - REDEV



Assemblage – 0.44 acres – 1 of 4

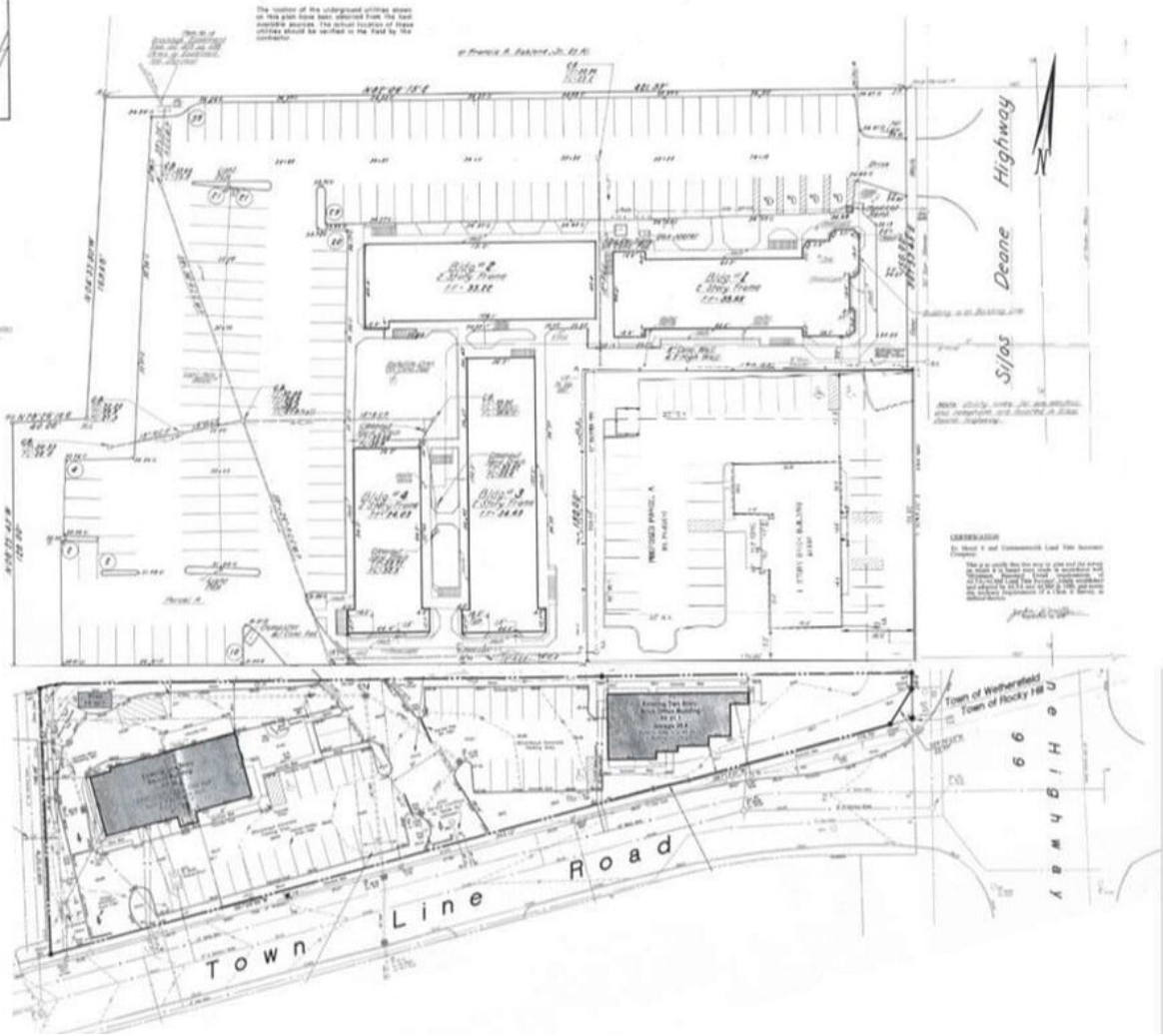
27 Town Line Road, Office Condominium - REDEV



Assemblage – 0.44 acres – 1 of 4

27 Town Line Road, Office Condominium - REDEV

Blended Surveys – 3 Surveys, 1 Exhibit



The location of the underground utilities shown on this plan have been obtained from the local utility agencies. The actual location of these utilities should be verified in the field by the contractor.

GENERAL
 1. This is a preliminary plan and does not constitute a contract.
 2. The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 3. The contractor is responsible for verifying the accuracy of the field data and for obtaining all necessary permits and approvals from the appropriate authorities.

Town Line Road

Sioux Deane Highway

Town of Waterloo
 Town of Rocky Hill

Blended Surveys – 3 Surveys, 1 Exhibit

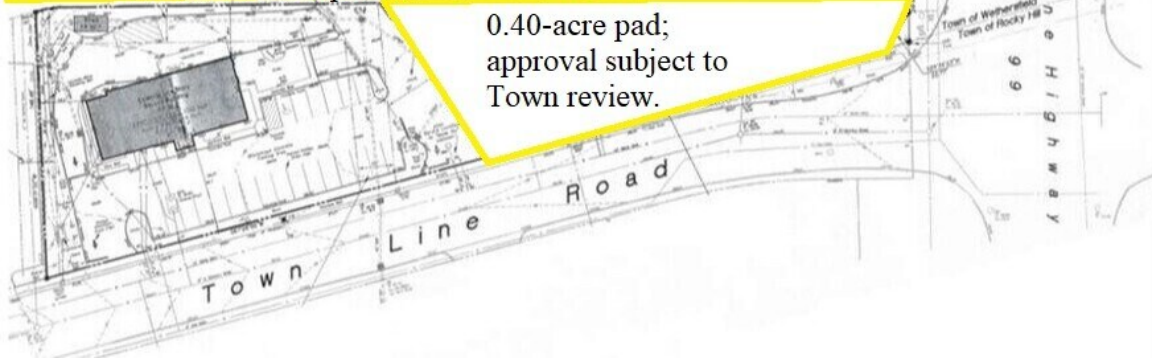


2.48-acre pad; redevelopment approval subject to approval with ground lessee and ground lessor; Base Term - 6/24/2023 end base term plus (6) 5-year options to renew. Current Annual Ground Rent - 6/25/2023-6/24/2028 - \$140,000; 6/25/2028-6/24/2033 - \$150,000; 6/25/2033-6/24/2038 - \$160,000; 6/25/2038-6/24/2043 - CPI adjusted; 6/25/2043-6/24/2048 - CPI adjusted; 6/25/2048 - 6/24/2053 - CPI adjusted; Subordinate Ground Lease could lead to redevelopment.

Ground Lessor to existing Ground Lessee to Ground Sublessee provides for redevelopment negotiations.

0.60-acre pad; approval subject to Town review.

0.40-acre pad; approval subject to Town review.



DISCLAIMER
This is not a contract and does not constitute an offer of insurance. It is intended to be used only as a guide to the general nature of the coverage and is not intended to be a contract. The actual terms and conditions of the policy are set forth in the policy document.



















Silas Deane Highway – View North

