

THIS IS TO CERTIFY that the following is a true and attested copy of a resolution adopted by the Council of the City of Norwich at a meeting held on July 21, 2025 and that the same has not been amended or rescinded:

WHEREAS, Norwich Community Development Corporation (NCDC) is the developer of a certain subdivision of land approved by the Commission of the City Plan of the City of Norwich, said subdivision being known as the Occum Industrial Center (“OIC”), and shown on a subdivision plan entitled: “Proposed 12 Lot Subdivision for Norwich Community Development Corporation, Bohler Engineering, Revision 08/14/24”; and

WHEREAS, the subdivision contemplates the discontinuance of a portion of Lawler Lane, a public highway within the limits of the City of Norwich; and

WHEREAS, pursuant to Connecticut General Statutes §13a-49, the council of the City of Norwich discontinued a portion of Lawler Lane from the Northwest corner of 185 Lawler Lane to the Southeast corner of 256 Lawler Lane, the Notice of Discontinuance being recorded in Volume 3538 Page 211 of the Norwich Land Records; and

WHEREAS, a description of the discontinued portion of Lawler Lane being bounded and described on the attached Schedule A (“Discontinued Portion”); and

WHEREAS, NCDC is the owner of the land on the west side and east side of the Discontinued Portion of the Lawler Lane, and as a result of the discontinuance of Lawler Lane by the City of Norwich, NCDC is the owner of the Discontinued Portion of Lawler Lane; and

WHEREAS, NCDC plans to incorporate the Discontinued Portion as part of development of the Occum Industrial Center; and

WHEREAS, until NCDC commences construction of the infrastructure for the Occum Industrial Center, it wishes to grant to the City an easement over the Discontinued Portion for use by the City as a public right of way providing the use of Lawler Lane similar to its use prior to the discontinuance of Lawler Lane; and

WHEREAS, the Council of the City of Norwich finds it to be in the best interest of the City of Norwich to accept the easement over the Discontinued Portion for use by the City as a public right of way.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that City Manager John Salomone, on behalf of the City of Norwich is authorized and directed to enter into, accept, receive and cause to be recorded on the land records a Right of Way as described herein acceptable to him and the Corporation Counsel.

SCHEDULE A

LAWLER LANE – DISCONTINUED PORTION

A certain piece or parcel of land shown as Lawler Lane on a plan entitled “Property Survey, Subdivision Plan prepared for Occum Industrial Center, 180 Lawler Lane, 432 Canterbury Turnpike, 145 Taftville-Occum Road, Norwich, Connecticut”, Date: September, 2023, last revised 2/27/24, Scale 1” = 100’, Boundaries, LLC, Sheet C-207, and bounded and described as follows:

Beginning at rebar set at the corner of a stone wall on the easterly side of Lawler Lane, being the northwesterly corner of land n/f Nola Oldfield & Jeffery Porter; thence along the easterly line of Lawler Lane the following courses and distances: N30° 52’ 57” W 95.57’ to a monument to be set; thence along the arc of a curve with a radius of 1075.00’ and a chord bearing of N 27° 00’ 57” W and a distance of 145.09’ to a monument to be set; thence N 23° 08’ 58” W 92.53’ to a rebar to be set; thence N 21° 41’ 25” W 87.61’ to a rebar to be set; thence N75° 29’ 30” W to a monument to be set; thence N75° 29’ 30” W 110.67’ to a monument to be set; thence along an arc of a curve with a radius of 186.05’ and a chord bearing of N 61° 16’ 43” W a distance of 184.15’ to a monument to be set; thence N 26° 53’ 26” W 28.61’ to a monument to be set; thence along the arc of a curve with a radius of 215.53’ and a chord bearing of N 29° 15’ 19” W a distance of 225.78’ to a monument to be set; thence N 68° 56’ 08” W 269.66’ to a point; thence N 53° 51’ 09” W 16.96’ to a point; thence N 51° 44’ 21” W 147.51’ to a monument to be set; thence along the arc of a curve with a radius of 525.00’ and a chord bearing of S 54° 31’ 08” E a distance of 50.94’ to a drill hole in a stone wall recovered;

thence westerly across Lawler Lane S 25° 16’ 33” W 44.68’ to an iron pipe recovered;

thence along the westerly line of Lawler land the following courses and distances: along the arc of a curve with a radius of 475.00’ and a chord bearing of S 54° 07’ 32” E a distance of 39.57’ to a point; thence S 51° 44’ 21” E 148.44’ to a point; thence S 53° 51’ 09” E 9.02’ to a point; thence S 50° 40’ 54” E 98.81’ to a point at the end of a stone wall; thence S 51° 08’ 41” E 191.19’ along a stone wall to a point; thence S 46° 43’ 35” E 66.31’ to a point; thence S 42° 44’ 26” E 64.02’; thence S 61° 24’ 31” E 19.34’; thence S 36° 21’ 05” E 95.60’ to a point; thence S 75° 14’ 17” E 91.98’ to a point; thence along the arc of a curve with a radius of 425.00’ and a chord bearing of S 70° 02’ 27” E a distance of 80.87’ to a point; thence S 75° 29’ 30” E 119.11’ to a point; thence along the arc of a curve with a radius of 132.00’ and a chord bearing of S 49° 19’ 00” E 120.59’ to a point; thence S 23° 08’ 58” E 92.53’ to a point; thence along the arc of a curve with a radius of 1125.00’ and a chord bearing of S 24° 34’ 50” E a distance of 56.50’ to a point; thence along the arc of a curve with a radius of 1125.00’ and a chord bearing of S 28° 26’ 50” E a distance of 56.20’ to a point; thence S 30° 52’ 37” E a distance of 84.29’ to a point;

thence easterly across Lawler Lane N 71° 50’ 06” E a distance of 42.31’ to a rebar set in a stone wall and the point and place of beginning.

The above described premises being the discontinued portion of Lawler Lane.

Dated at Norwich, Connecticut this 24th day of July, 2025

ATTEST:   
Roseanne Muscarella  
City Clerk

THIS IS TO CERTIFY that the following is a true and attested copy of a resolution adopted by the Council of the City of Norwich at a meeting held on July 21, 2025 and that the same has not been amended or rescinded:

WHEREAS, Trianon Group LLC has offered to convey to the City of Norwich by a deed in lieu of foreclosure a parcel of land carried on the land records of the City's Tax Assessor's office as Map 94, Block 1, Lot 75 (Oakridge Street), consisting of approximately .15 acres and more particularly described in Schedule A attached hereto; and

WHEREAS, Trianon Group LLC has offered said deed in lieu of foreclosure in full and final satisfaction of all real estate taxes due the City of Norwich assessed with respect to Oakridge Street; and

WHEREAS, the taxes due as of July 31, 2025 are \$32,853.17 and said property is appraised at a value of \$29,800.00 and assessed at a value of \$20,900.00.

NOW THEREFORE BE IT RESOLVED, that the City of Norwich hereby accepts the tender of the deed in lieu of foreclosure by Trianon Group, LLC, conveying to the City of Norwich title to Oakridge Street in full and final satisfaction of said taxes assessed with respect to said property; and

BE IT FURTHER RESOLVED, that City Manager John Salomone be and hereby is authorized to accept said deed on behalf of the City of Norwich, subject to the approval of the Corporation Counsel, and to cause it and any other necessary documents to be filed or recorded.

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certain parcel of land on the Northerly side of Oakridge Street and bounded as follows: Beginning at the Southeast corner of land now or formerly of Newman and thence running Easterly by the Northerly line of said Street 50 feet; thence running Northwesterly about 140 feet to a corner of land of these grantees; thence southwesterly by the grantees' said land 50 feet to land of said Newman; thence southeasterly by said Newman land about 115 feet to the place of beginning. Being all and the same premises conveyed to this grantor by Gilbert S. Raymond, Administrator of the Estate of Henry F. Palmer, by deed dated April 23rd 1925 and recorded in Norwich Land Records, Volume 176, Page 317.

Dated at Norwich, Connecticut this 24th day of July, 2025

ATTEST:

Roseanne Muscarella  
City Clerk

THIS IS TO CERTIFY that the following is a true and attested copy of a resolution adopted by the Council of the City of Norwich at a meeting held on July 21, 2025 and that the same has not been amended or rescinded:

**WHEREAS**, the City of Norwich, is utilizing the services of Signature Properties as a realtor, which has listed the property at 29 Division Street and received an offer to purchase.

**WHEREAS**, the Council has resolved that upon receipt of a Purchase and Sales Agreement containing an offer to purchase on such terms and conditions as are satisfactory to the City Manager, he was to notify the Council of the proposed Purchase and Sales Agreement for its consideration and possible approval; and

**WHEREAS**, City Manager John Salomone has received a Purchase and Sales Agreement from Signature Properties containing an offer to purchase 29 Division Street, the offer being the sum of \$120,000 with property to be conveyed in “as is” condition.

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH**, that City Manager John Salomone be and hereby is authorized and directed to enter into a Purchase and Sales Agreement on behalf of the City of Norwich to sell said property at a price of \$120,000 to Treehouse Family Properties LLC pursuant to the terms of said Purchase and Sales Agreement and, upon timely tender of the purchase price subject to standard adjustments, to execute and deliver a deed of conveyance to Treehouse Family Properties LLC or his/her designee for the property known as 29 Division Street and to execute, deliver, and receive such other documents as are necessary to complete the transfer of title in keeping with the terms and conditions of the Purchase and Sales Agreement.

Dated at Norwich, Connecticut this 24th day of July, 2025

ATTEST:   
Roseanne Muscarella  
City Clerk