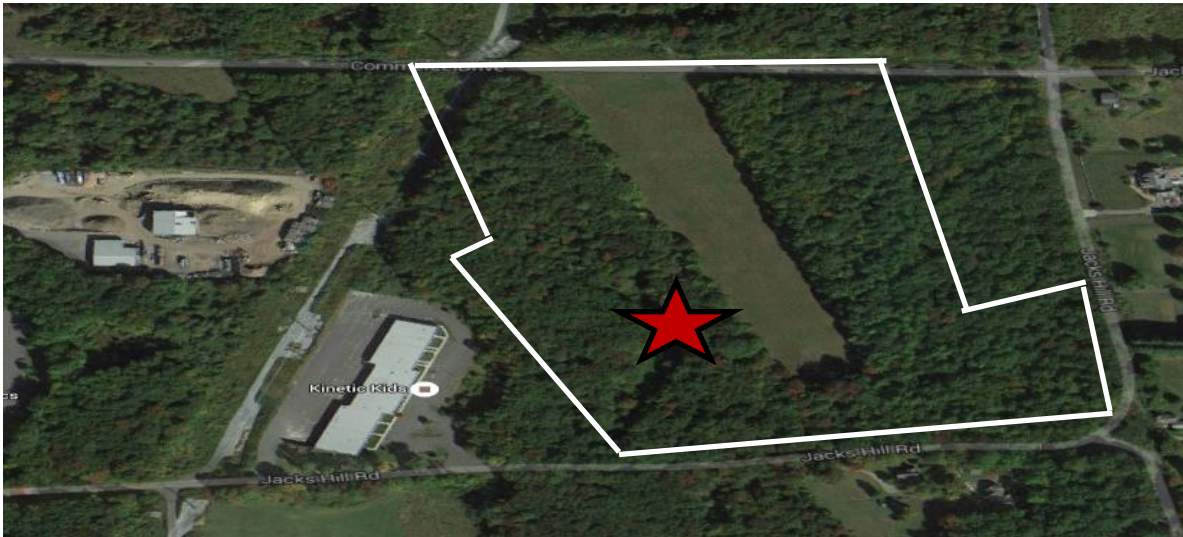


FOR SALE

***8 Commerce Drive / Parcel A Lot 5
Oxford, CT***



21.65

(Approximately 12.7 dry contiguous acres)

Industrial zoned land.

Preliminary feasibility shows up to 150,000 S/F

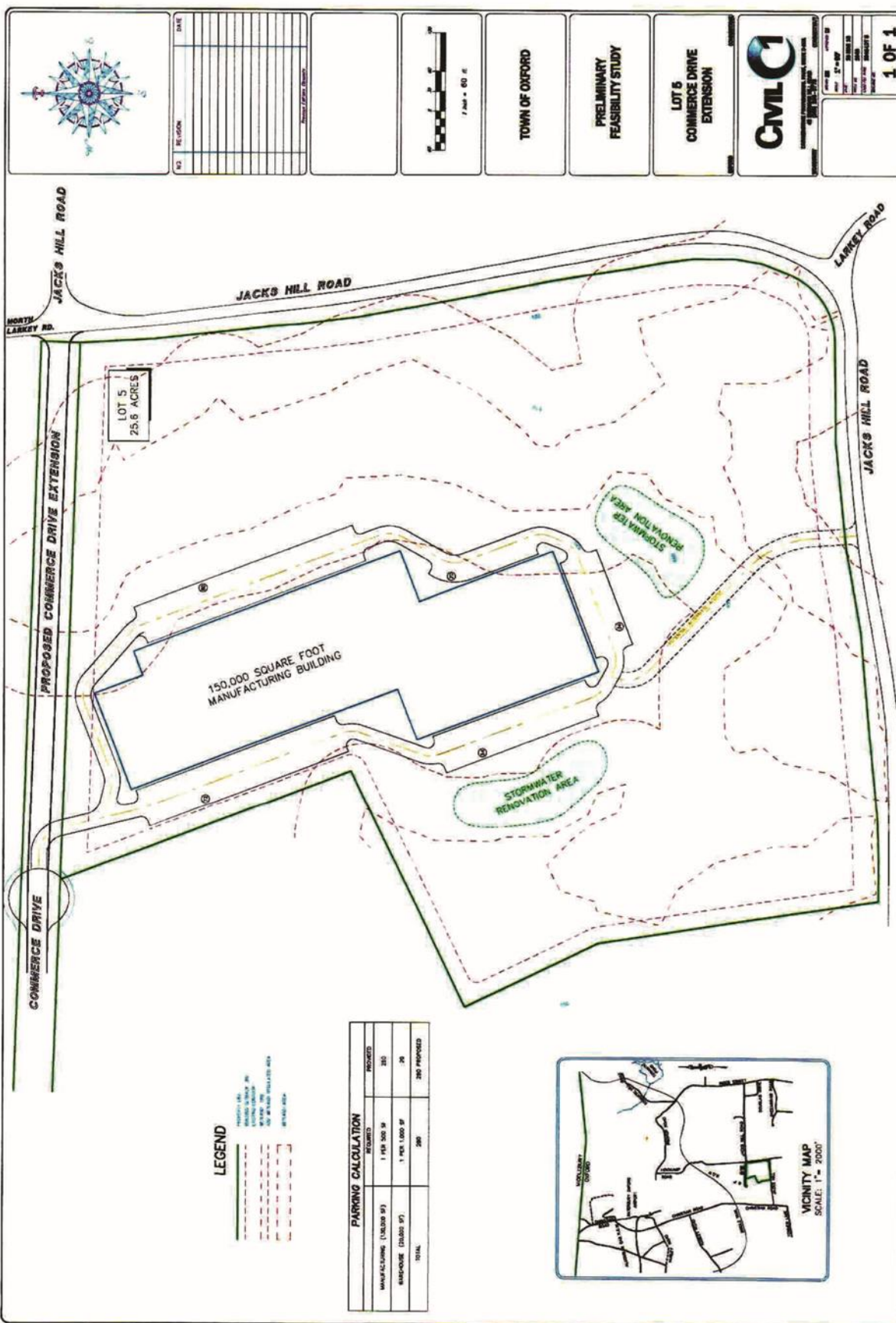
Great Business Park location in high growth business friendly community.

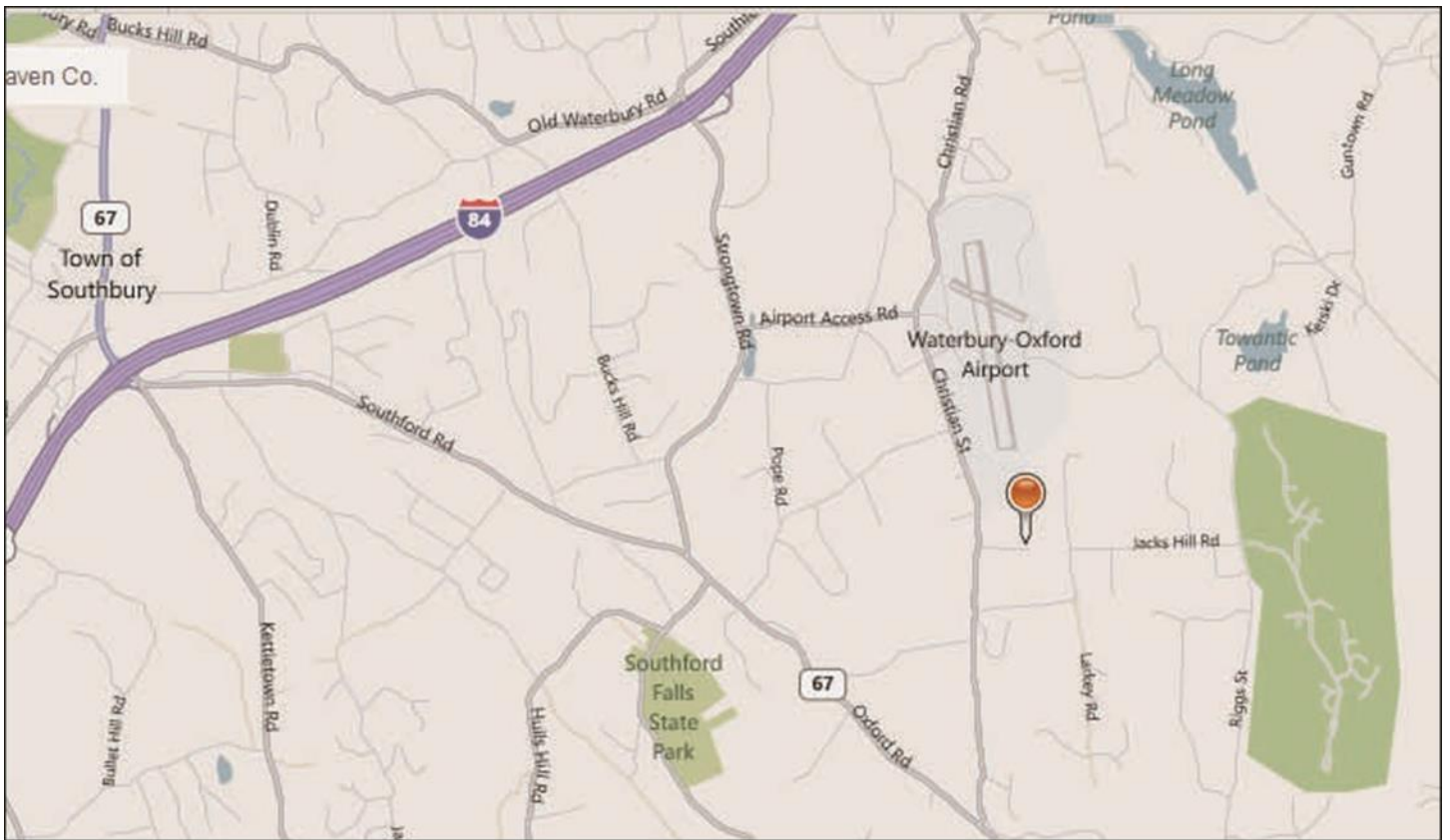
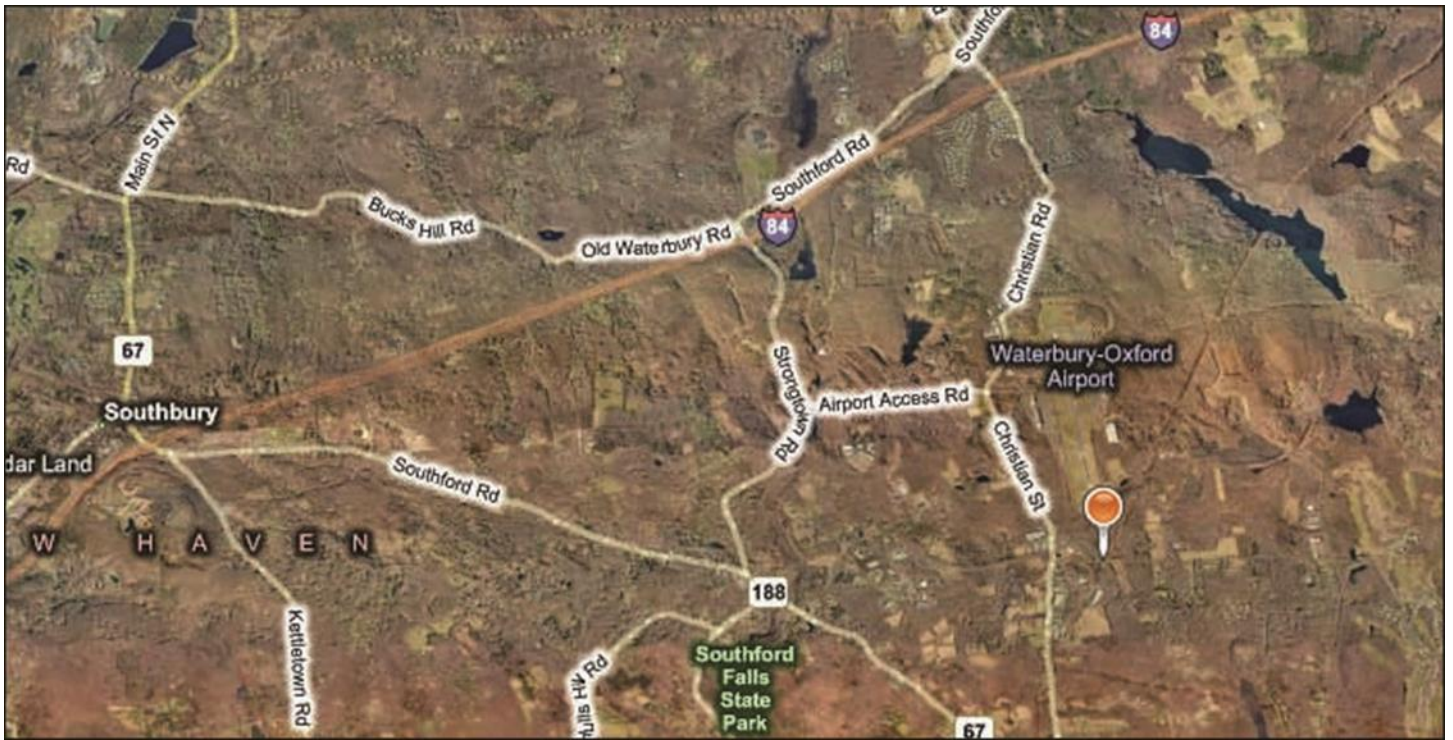
New airport enterprise zone offers numerous potential tax incentives.

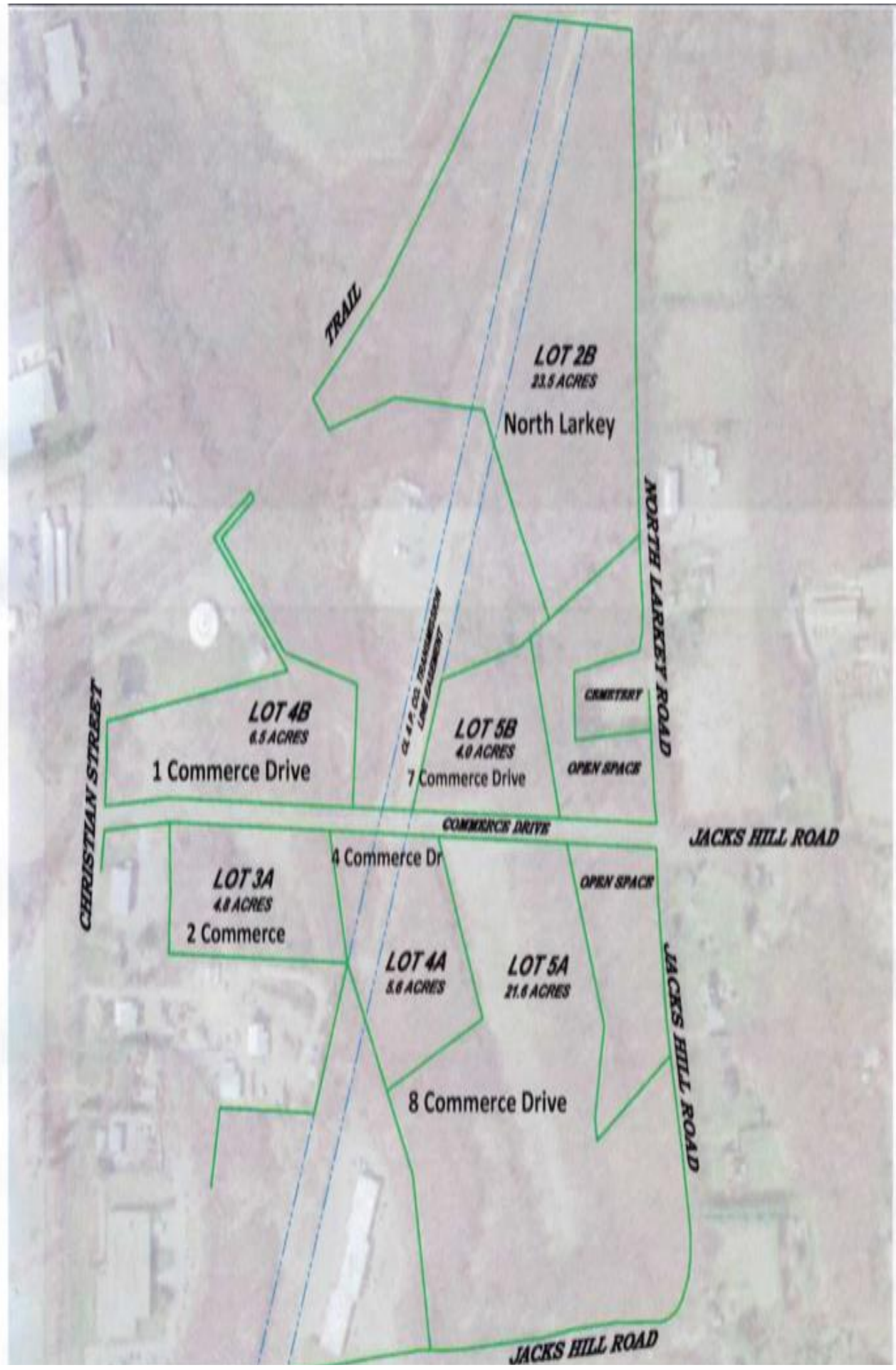
All municipal utilities available. Very good highway access to I-84 and Route 8

Contiguous 5.57 acres also available (4 Commerce Dr. Parcel A/Lot 4)

Offered at \$1,595,000.00







NO.	REVISION



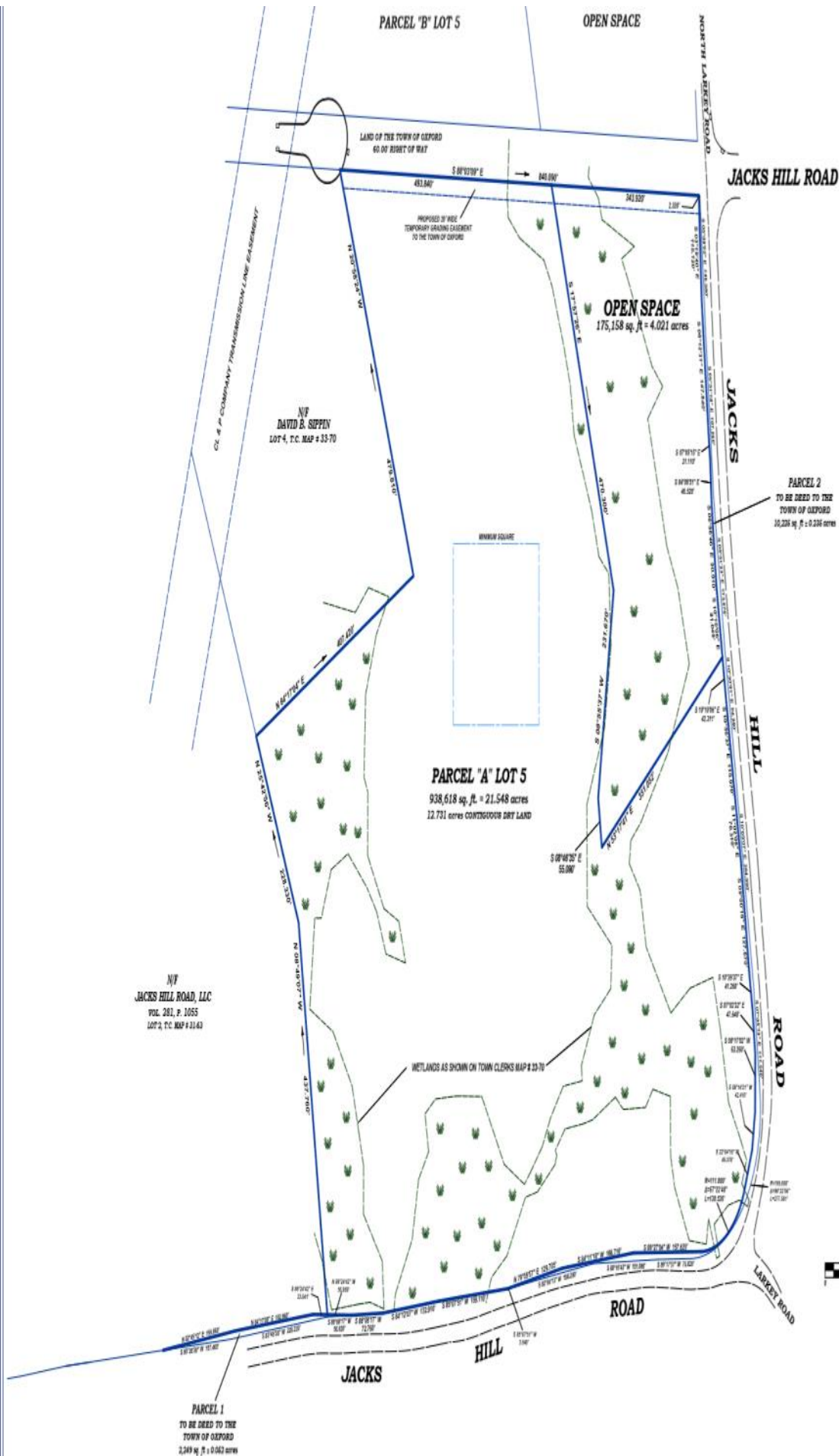
DAVID
234 MAIN
MONROE

AERIAL LOC

COMMERC

Civil
CORNERSTONE PROFESSIONAL
435 BAYVIEW
WOODBRURY





APPROVED BY THE OXFORD PLANNING & ZONING COMMISSION

SIGNATURE

DATE

MAP SHOWING PROPOSED LOT 5

SHOWN AS 'OTHER LANDS OF SIPPIN' T.C. MAP # 33-70

PREPARED FOR

DAVID B. SIPPIN

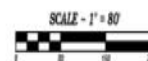
NORTH LAKSEY ROAD
OXFORD, CONNECTICUT

TOTAL AREA = 1,113,783 sq. ft. = 25.569 acres

TAX MAP 25, LOT 1A (SOUTH)

ZONE - I - INDUSTRIAL

JAN 18, 2011



THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 36-300-1 THROUGH 36-300-10 OF THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1986.

TYPE OF SURVEY - "ZONING LOCATION SURVEY"

BOUNDARY DETERMINATION CATEGORY - "DEPENDANT RE SURVEY"

CLASS OF ACCURACY - "A"

T.C. MAP # 33-70

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AS NOTED HEREON.

MICHAEL J. RIORDAN
LICENSED LAND SURVEYOR, REG. # 14444
RIORDAN LAND SURVEYING
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WOODBURY, CT. 06798
203-953-0707, FAX 203-953-0708