The Town of Groton is located in New London County and lies on the Fishers Island Sound between the Thames and Mystic River. The area consists of about 31 square miles and has a population of about 30,000 residents. Groton is home to The Global Research and Development Campus of Pfizer, the US Naval Submarine Base, Electric Boat a division of General Dynamics and the University of Connecticut Marine Sciences Center at Avery Point.

The Town of Groton is comprised of many diverse communities which include Mystic, Noank, Groton Long Point, Mumford Cove, Groton City and Eastern Point. Groton is a regional center for commerce and industry while its shoreline location and its many historical sites have made the region a prime tourist attraction and a wonderful place to call home. Students attending Groton Schools have many educational choices to meet their needs.
Information deemed to be reliable but not guaranteed. Parties are required to verify all information independently as the Owner and Representatives have no liability as to the accuracy or completeness of the material. All images, verbiage, layout and marketing materials herein are protected by copyright law. ©
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Exterior Photo Highlights

Information deemed to be reliable but not guaranteed. Parties are required to verify all information independently as the Owner and Representatives have no liability as to the accuracy or completeness of the material.
Interior Photo Highlights

Information deemed to be reliable but not guaranteed. Parties are required to verify all information independently as the Owner and Representatives have no liability as to the accuracy or completeness of the material.
Utility & Maintenance Sheet

<table>
<thead>
<tr>
<th>Heat Type 1:</th>
<th>Oil - Furnace</th>
<th>Yearly Cost: $ 2,400</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heat Type 2:</td>
<td></td>
<td>Yearly Cost: $</td>
</tr>
<tr>
<td>Description:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electric: (Summer Cost):</td>
<td>$ 125/month</td>
<td>Winter Cost: $ 75/month</td>
</tr>
<tr>
<td>Propane: Tank Size:</td>
<td>Company</td>
<td>Yearly Cost: $</td>
</tr>
<tr>
<td>Water Source:</td>
<td>City</td>
<td>Yearly Cost: $</td>
</tr>
<tr>
<td>Sewer Source:</td>
<td>City</td>
<td>Yearly Cost: $</td>
</tr>
<tr>
<td>Description:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Trash/Recycle Pickup:</td>
<td>City</td>
<td>Yearly Cost: $</td>
</tr>
<tr>
<td>Description - day(s) of the week:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Homeowner’s Insurance:</td>
<td>Yes</td>
<td>Yearly Cost: $ 570.0</td>
</tr>
<tr>
<td>Subdivision: Y/N Covenants &amp; Restrictions:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Home Owners Association Dues:</td>
<td>$ 50.0 voluntary</td>
<td>Yearly Cost: $</td>
</tr>
<tr>
<td>Shared Driveway? N</td>
<td>Maintenance Agreement:</td>
<td></td>
</tr>
<tr>
<td>Winter Costs:</td>
<td>Summer Costs:</td>
<td></td>
</tr>
</tbody>
</table>

**Waterfront:**
- Dock? Y/N: Y
- Water to Dock? Y/N: Y
- Electricity to Dock? Y/N: Y
- Length: 40’

- Low tide depth: 20”
- High tide depth: 30”
- Maximum boat size: 36’

- Flood Insurance: Yes
- Yearly Cost: $ 1,400.0

- Flood Zone: ______
- Mooring? Y/N: Y
- Size of Mushroom: ______ lbs.
- Location: ______

Property faces: (Direction) East
- Ft above Sea level: ______

**Maintenance Information**
- How old is your roof: Unknown
- What is the size of your septic tank: NA
- How old is your furnace: > 20 years
- How old is your A/C Unit: < 8 years
- When was your furnace serviced: 2015
- When was your A/C Unit serviced: ______

Additional Notes: ______
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement
Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller’s possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller’s Disclosure
(a) Presence of lead-based paint and/or lead-based paint hazards *(check (i) or (ii) below):
   (i) ___ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
   (ii) ___ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller *(check (i) or (ii) below):
   (i) ___ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing *(list documents below):

   Name of Document(s) | Author | Date

   (ii) ___ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser’s Acknowledgment (initial)
(c) ___ Purchaser has received copies of all information listed above.
(d) ___ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*
(e) ___ Purchaser has *(check (i) or (ii) below):
   (i) ___ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
   (ii) ___ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent’s Acknowledgment (initial)
(f) ___ Agent has informed the seller of the seller’s obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy
The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller  Date  Seller  Date
Purchaser  Date  Purchaser  Date
Agent  Date  Agent  Date

Address of Property/Unit

_Sarah S. Ackley  3/26/15_
SCHEDULE A

That certain tract or parcel of land with all buildings and improvements thereon, located on the westerly side of River Road and the southerly side of Mary Hall Road, so-called, in the Town of Stonington, County of New London and State of Connecticut, being shown and delineated as Lot Number 3 on that certain plan or plat entitled, "SUBDIVISION FOR RSK-KELLCO, INC. RIVER & MARY HALL ROAD VILLAGE OF PAWCATUCK TOWN OF STONINGTON COUNTY OF NEW LONDON STATE OF CONNECTICUT. 186 RIVER ROAD VILLAGE OF PAWCATUCK TOWN OF STONINGTON COUNTY OF NEW LONDON STATE OF CONNECTICUT ASSESSORS MAP 7 BLOCK 1 LOT 41 ZONE: RA-20 & RM-20. DATE: 05-30-09 SCALE 1" = 40' DRAWN BY: A.H. Hayward, Jr., PLS CHECKED BY: Eliha L. Gallup, P.E. 3 9-15-09 FINAL STAFF COMMENTS 2 9-10-09 REV. PER STIPULATIONS 2 7-14-09 REV. STAFF COMMENTS. Hayward Holbrook, ENGINEERS SURVEYORS, P.O. BOX 581 MYSTIC CT 06355. SHEET 2 OF 3."

Together with an undivided one-quarter (1/4) interest in a certain tract or parcel of land located adjacent to the Pawcatuck River in Pawcatuck, Town of Stonington, County of New London and State of Connecticut together with the improvements thereon, shown as Stonington Assessors Map 6 Block 4 Lot 24B. Said parcel is conveyed together with and subject to a certain Declaration of Easements Covenants and Restrictions dated 10/30/09 and recorded in the Stonington Land Records.
Groton, Connecticut
CERC Town Profile 2013

Demographics

<table>
<thead>
<tr>
<th>Population (2011)</th>
<th>Town</th>
<th>County</th>
<th>State</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>39,907</td>
<td>259,088</td>
<td>3,405,565</td>
</tr>
<tr>
<td>2010</td>
<td>40,254</td>
<td>272,360</td>
<td>3,545,837</td>
</tr>
<tr>
<td>2011</td>
<td>40,190</td>
<td>272,891</td>
<td>3,558,172</td>
</tr>
<tr>
<td>2020</td>
<td>38,172</td>
<td>279,893</td>
<td>3,699,997</td>
</tr>
</tbody>
</table>

'11-'20 Growth / Yr -0.6% 0.3% 0.4%

Land Area (sq. miles) 31 666 4,845

Pop./ Sq. Mile (2011) 1,284 410 734

Median Age (2011) 33 40 40

Households (2011) 15,691 107,115 1,360,115

Med HH Inc. (2011) $59,887 $67,010 $69,243

Age Distribution (2011)

<table>
<thead>
<tr>
<th></th>
<th>0-4</th>
<th>5-17</th>
<th>18-24</th>
<th>25-49</th>
<th>50-64</th>
<th>65+</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Male</td>
<td>1,532</td>
<td>3,006</td>
<td>4,354</td>
<td>6,691</td>
<td>3,131</td>
<td>2,071</td>
<td>272,891</td>
</tr>
<tr>
<td>Female</td>
<td>1,316</td>
<td>3,062</td>
<td>2,147</td>
<td>6,648</td>
<td>3,320</td>
<td>2,912</td>
<td>15,032</td>
</tr>
<tr>
<td>County Total</td>
<td>20,785</td>
<td>4,354</td>
<td>6,691</td>
<td>3,131</td>
<td>2,071</td>
<td>272,891</td>
<td></td>
</tr>
</tbody>
</table>

Economics

Business Profile (2012)

<table>
<thead>
<tr>
<th>Sector</th>
<th>Units</th>
<th>Employment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total - All Industries</td>
<td>1,047</td>
<td>25,754</td>
</tr>
<tr>
<td>Construction</td>
<td>48</td>
<td>192</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>158</td>
<td>2,052</td>
</tr>
<tr>
<td>Professional, Scientific, and Technical</td>
<td>142</td>
<td>2,259</td>
</tr>
<tr>
<td>Health Care and Social Assistance</td>
<td>101</td>
<td>1,830</td>
</tr>
<tr>
<td>Accommodation and Food Services</td>
<td>121</td>
<td>2,175</td>
</tr>
<tr>
<td>Total Government</td>
<td>53</td>
<td>3,594</td>
</tr>
</tbody>
</table>

Top Five Grand List (2012)

<table>
<thead>
<tr>
<th>Top Five Major Employers (2012)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pfizer Inc.</td>
</tr>
<tr>
<td>Electric Boat Corp</td>
</tr>
<tr>
<td>LCOR Groton Apartments LLC</td>
</tr>
<tr>
<td>Exit 88 Hotel LLC</td>
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<tr>
<td>Groton Devel Assoc LTD</td>
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</tr>
</tbody>
</table>

Education

2010-2011 School Year

| Total Town School Enrollment | 5,222 | 548,313 |

Most public school students in Groton attend Groton School District, which has 4,965 students.

Connecticut Mastery Test Percent Above Goal

<table>
<thead>
<tr>
<th>Grade 4</th>
<th>Grade 6</th>
<th>Grade 8</th>
</tr>
</thead>
<tbody>
<tr>
<td>Town</td>
<td>State</td>
<td>Town</td>
</tr>
</tbody>
</table>

Reading 64 63 76 76 75
Math 63 67 67 72 66 67
Writing 66 67 62 65 72 65

Average SAT Score

<table>
<thead>
<tr>
<th>Average Class Size</th>
<th>Average SAT Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>High School</td>
<td>18.9</td>
</tr>
<tr>
<td>Math</td>
<td>504</td>
</tr>
<tr>
<td>Writing</td>
<td>506</td>
</tr>
</tbody>
</table>

For more education data see:
### Groton, Connecticut

#### Government

**Council-Manager Government Form:**
- **Tax Revenue:** $123,214,945
- **Non-tax Revenue:** $78,333,574
- **Intergovernmental:** $44,881,371
- **Per Capita Tax (2011):** $1,949
- **As % of State Average:** 77.2%
- **Annual Debt Service (2011):** $7,036,684
- **As % of Expenditures:** 5.7%
- **Eq. Net Grand List (2009):** $5,973,519,503
- **Per Capita:** $148,632
- **As % of State Average:** 77.2%
- **Total Expenditures (2011):** $122,663,093
- **As % of Expenditures:** 77.2%
- **As % of State Average:** 77.2%
- **Intergovernmental:** $42,525,983
- **Other:** $37,090,280
- **Education:** $42,525,983
- **Per Capita:** $1,949
- **As % of State Average:** 69.9%
- **Date of Last Revaluation (2011):**
- **Moody's Bond Rating (2011):** Aa2
- **Actual Mill Rate (2011):** 18.42
- **Equalized Mill Rate (2011):** 12.77
- **% of Grand List Com/Ind (2009):** 25.5%

#### Housing/Real Estate

**Housing Stock (2012):**
- **Existing Units (total):** 18,153
- **% Single Unit:** 54.4%
- **New Permits Auth. (2012):** 20
- **As % Existing Units:** 0.11%
- **Demolitions (2012):** 5
- **House Sales (2010):** 208
- **Median Price:** $204,998
- **Built Pre 1950 share (2011):** 23.7%
- **Owner Occupied Dwellings (2011):** 8,092
- **As % Total Dwellings:** 45%
- **Owner Occupied Dwellings (2012):** 3,666
- **Subsidized Housing (2012):** 12,166
- **Distribution of House Sales (2010):**
  - Less than $100,000: 37
  - $100,000-$199,999: 69
  - $200,000-$299,999: 49
  - $300,000-$399,999: 20
  - $400,000 or More: 33

#### Labor Force

**Place of Residence (2012):**
- **Labor Force (Residence):** 18,741
- **Employed:** 17,092
- **Unemployed:** 1,648
- **Unemployment Rate:** 8.8%
- **Place of Work (2012):**
  - **# of Units:** 1,047
  - **Total Employment:** 25,754
  - **2000-12 AAGR:** -0.3%
  - **Mfg Employment:** NA
- **Connecticut Commuters (2010):**
  - **Commuters into Town from:**
    - Groton: 4,821
    - Stonington: 1,652
    - New London: 1,403
    - Waterford: 1,407
    - Montville: 1,062
    - Norwich: 1,211
    - East Lyme: 1,113
    - Griswold: 486
    - North Stonington: 472
  - **Town Residents Commuting to:**
    - Groton: 4,821
    - Stonington: 1,652
    - New London: 1,403
    - Waterford: 1,407
    - Montville: 1,062
    - Norwich: 1,211
    - East Lyme: 1,113
    - Griswold: 486
    - North Stonington: 472

#### Other Information

**Library (2011):**
- **Public web computers:** 84
- **Circulation per capita:** 11.6

**Crime Rate (2011):**
- **Per 100,000 Residents:** 1,923

**Distance to Major Cities (Miles):**
- Hartford: 45
- Boston: 86
- New York City: 110
- Providence: 46

**Families Receiving (2013):**
- **Temporary Assistance:** 295
- **Population Receiving (2013):** 3623

**Distance to Major Cities (Miles):**
- Hartford: 45
- Boston: 86
- New York City: 110
- Providence: 46

**Residential Utilities:**
- **Electric Provider:** Groton Utilities Electric Division (860) 446-4000
- **Gas Provider:** Yankee Gas Company (800) 989-0900
- **Water Provider:** Groton Utilities Water Division (860) 446-4000
- **Cable Provider:** Comcast/Groton-Thames Valley Communicat (860) 446-4039

No representation or warranties, expressed or implied, are given regarding the accuracy of this information.