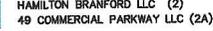
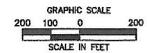


PRE-REDEVELOPMENT PROPERTIES LEGEND

- | | |
|---|---|
|  STATE OF CONNECTICUT (1 & 5) |  RITA ANN SACHS (6) |
|  STATE OF CONNECTICUT HIGHWAY RIGHT OF WAY (4) |  BARONS REALTY LLC (7) |
|  TOWN OF BRANFORD (3) |  NORTH BRANFORD RD LLC (8) |
|  HAMILTON BRANFORD LLC (2) | |
|  49 COMMERCIAL PARKWAY LLC (2A) | |



355 Research Parkway
Meriden, CT 06460
(203) 532-1100
(203) 658-2015 Fax

**OVERALL PROPOSED ROADWAY IMPROVEMENT PLAN
AND MASTER REDEVELOPMENT PLAN
(COMMERCIAL PKWY/EXIT 53)
ROUTE 1 AT SR. 794 (BRANFORD, CONNECTICUT) COMMERCIAL PARKWAY,
AND ROUTE 146, BRANFORD, CONNECTICUT**

REVISED	Date:	
No.	Date	
Designed	J.G.M.	
Drawn	J.M.B.	
Checked		
Approved		
Scale	1" = 200'	
Project No.	2520091	
Date	03/08/2026	
CAD File	FB22009511A	

Title
PRE-REDEVELOPMENT PROPERTIES

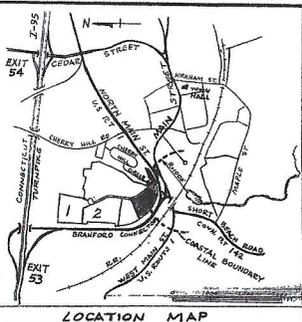
Sheet No.
PB-1A

Date: 03/08/2026 8:10:58 AM
 Project: PB22009511A
 User: JG.M.
 Path: C:\Users\jg.m\OneDrive\Documents\Projects\2520091\Drawings\

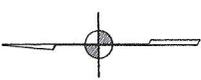
THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE EXPRESS WRITTEN PERMISSION OF BL COMPANIES.

NOTES

1. DUNBAR, DEVELOPER AND APPLICANT IS: SII EQUITIES CORPORATION
ADDRESS: 511 FIFTH AVENUE, NEW YORK, NEW YORK 10017.
2. PROPERTY IS IN B1 ZONING DISTRICT.
3. PROPERTY IS SUBJECT TO UTILITY COMPANIES, STORM WATER, AND SANITARY SEWER EASEMENTS.
(SEE "PLAN & PROFILE-COMMERCIAL PARKWAY" AND "SITE DEVELOPMENT PLAN" AT TOWN PLANNING & ZONING OFFICE)
4. ERROR OF SURVEY CLOSURE IS 1/10,000.
5. SECTION ONE SUBDIVISION AND DESIGN OF COMMERCIAL PARKWAY IS BY GORDON BILDES, P.E. & L.S. N. 4400.
6. REMAINING LAND OF SII EQUITIES CORP DESIGNATED BY LETTERS A, B, C, AND D IS FOR IDENTIFICATION AND DESCRIPTION PURPOSES. PARCEL AREAS: A = 229,154 SQ. FT. (5.261 ACRES); B = 2,130 SQ. FT. (0.049 ACRES); C = 2,700 SQ. FT. (0.062 ACRES); AND D = 829,300 SQ. FT. (19.038 ACRES); TOTAL = 1,063,284 SQ. FT. (24,410 ACRES).
7. () INDICATES EXISTING MONUMENTS; * INDICATES PROPOSED MONUMENTS; * INDICATES PROPOSED SURVEY MARKERS.
8. CURVE DATA: A-CENTRAL DEFLECTION ANGLE; R-RADIUS; T-TANGENT; L-ARC LENGTH.
9. SECTION ONE (LOT 1 AND LOT 2) WAS APPROVED BY TOWN PLANNING & ZONING COMMISSION ON FEBRUARY 21, 1980, AND REVISED NOVEMBER 10, 1981 TO CHANGE ROAD NAME FROM "COMMERCE PARK ROAD" TO "COMMERCIAL PARKWAY".



LOCATION MAP



- Exemption 28
- Courses noted in Legal Description from 579/851.
 - Courses omitted in Legal Description from 579/881.

REMAINING LAND OF
SII EQUITIES CORPORATION
829,300 SQ. FT.
(19.038 ACRES)

LAND TO BE TAKEN BY
THE STATE OF CONNECTICUT
FIRST PARCEL
313,669 SQ. FT.
(7.200 ACRES)

SIGN EASEMENT DETAIL
NOT TO SCALE

SECTION ONE

LOT 1
379,570 SQ. FT.
(8.677 ACRES)

LOT 2
668,027 SQ. FT.

REMAINING LAND OF
SII EQUITIES CORPORATION
229,154 SQ. FT.
(5.261 ACRES)

MAP SHOWING TWO PARCELS OF LAND TO BE TAKEN BY
THE STATE OF CONNECTICUT
IN THE SUBDIVISION OF
"BRANFORD COMMERCE PARK"
NORTH MAIN STREET
BRANFORD, CONNECTICUT

I hereby certify this map to be substantially correct and in accordance with the Class A-2 survey standards of the Connecticut Association of Land Surveyors, Inc.

Gordon Bilbes
CONN. REG. P.E. & L.S. NO. 4400



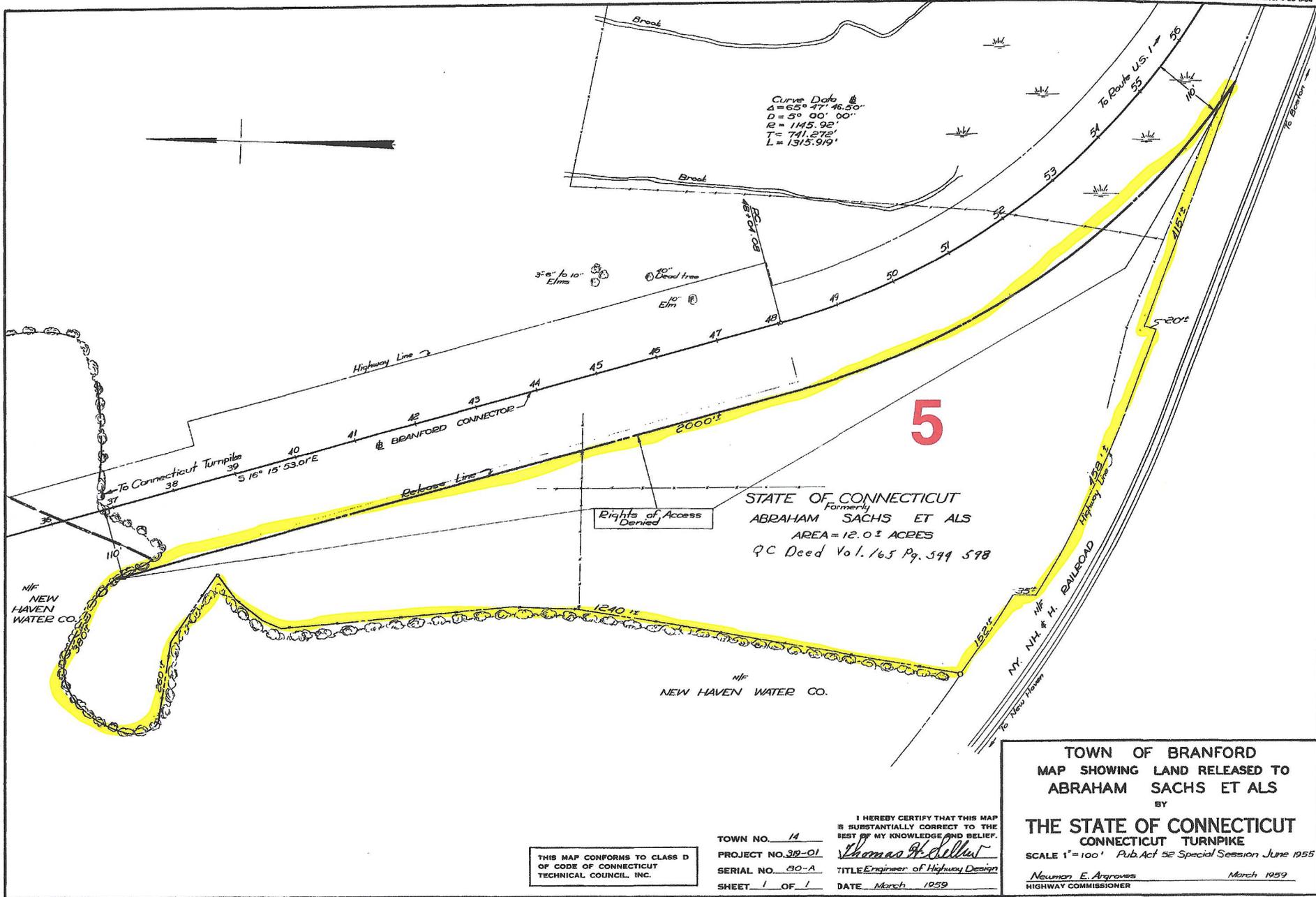
GORDON BILDES, P.E.
Civil Engineer & Land Surveyor
60 Connolly Parkway
HAMDEN, CONNECTICUT

TOWN NO. 14
PROJECT NO. 14-III
SERIAL NO. 1
SHEET NO. 1 of 1

00582

SCALE: 1" = 100'

FEBRUARY 2, 1982



STATE OF CONNECTICUT
 Formerly
 ABRAHAM SACHS ET ALS
 AREA = 12.0 ± ACRES
 QC Deed Vol. 165 Pg. 599 598

Rights of Access
 Denied

TOWN OF BRANFORD
 MAP SHOWING LAND RELEASED TO
 ABRAHAM SACHS ET ALS
 BY
 THE STATE OF CONNECTICUT
 CONNECTICUT TURNPIKE

I HEREBY CERTIFY THAT THIS MAP
 IS SUBSTANTIALLY CORRECT TO THE
 BEST OF MY KNOWLEDGE AND BELIEF.
Thomas H. Sillit
 TITLE Engineer of Highway Design
 DATE March 1959

TOWN NO. 14
 PROJECT NO. 32-01
 SERIAL NO. 50-A
 SHEET 1 OF 1

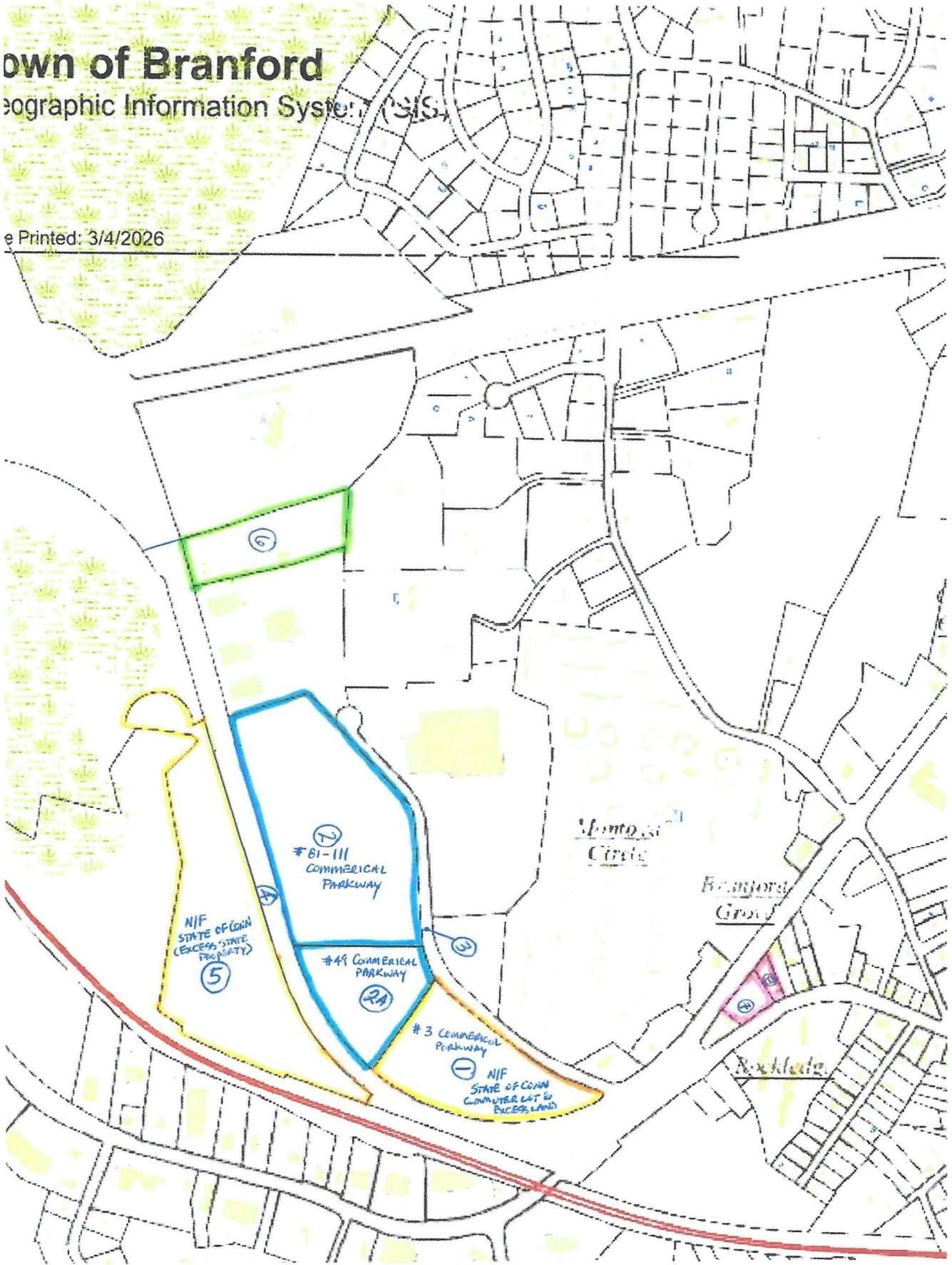
THIS MAP CONFORMS TO CLASS D
 OF CODE OF CONNECTICUT
 TECHNICAL COUNCIL, INC.

SCALE 1" = 100' Pub. Act 32 Special Session June 1955
Neuman E. Argroves
 HIGHWAY COMMISSIONER
 March 1959

Town of Branford

Geographic Information System (GIS)

Printed: 3/4/2026



Town of Branford CT GIS - Tax Assessors Map

Scale: 1" = 400'