

Exhibit C-1
(Infrastructure Improvements and Utilities)

1. Isaacs Street. The City shall be responsible for making all improvements to Isaacs Street and the realignment of Isaacs Street from the southwest corner of the Isaacs Street Parking Lot south to Leonard Street as indicated on the Conceptual Master Site Plan. (To be coordinated with construction of the Phase I Improvements.)

1a. The City shall be responsible for installing a new storm drain and required drainage structures as shown on Exhibit C-3.

1b. The City shall be responsible for replacing the existing 12” sanitary main as shown on Exhibit C-3 if it is determined by the Norwalk Department of Public Works to be in unsatisfactory condition.

1c. The City shall be responsible for relocating overhead electrical lines along Isaacs Street into an underground ductbank as shown on Exhibit C-3.

1d. The City shall be responsible for relocating the existing overhead cable television lines along Isaacs Street into an underground ductbank as shown on Exhibit C-3.

2. Wall Street. The City shall be responsible for the reconfiguration of parking on Wall Street and any necessary changes to the traffic flow. (To be coordinated with construction of the Phase I Improvements.)

2a. The City shall be responsible for required upgrades to the existing telephone ductbank as shown on Exhibit C-3.

2b. The City shall be responsible for upgrading the existing 6” water main as shown on Exhibit C-3.

3. Wall Street/West Avenue Islands. The City shall be responsible for the reconfiguration and improvements to the area of and around the traffic islands at the intersection of Wall/West/Mott/Belden to the extent funds are available and at the direction of the Norwalk Department of Public Works Traffic Engineering Division. (To be coordinated with construction of the Phase I Improvements.)

4. Wall Street/New Street #1 Intersection. The City shall be responsible for all necessary traffic improvements to route traffic in and out of the Project Area via New Street #1. (To be coordinated with construction of the Phase I Improvements.)

5. Isaacs Plaza. The City shall be responsible for the improvements to be made to Isaacs Plaza, which is a circular area, at the intersection of Isaacs Street and New Street #1 as indicated on the Conceptual Master Site Plan, to the extent funds are available. (To be coordinated with construction of the Phase II Improvements.)

5a. The City shall be responsible for capping and abandoning the existing cast iron water mains west of Isaacs Plaza at the point where they cross the Redeveloper’s property line as shown on Exhibit C-3.

5b. The City shall be responsible for capping and abandoning the existing natural gas mains west of Isaacs Plaza at the point where they cross the Redeveloper’s property line as shown on Exhibit C-3.

5c. The Redeveloper shall be responsible for removing the existing overhead electrical lines and poles west of Isaacs Plaza.

5d. The Redeveloper shall be responsible for removing the existing overhead telephone lines and poles west of Isaacs Plaza.

5e. The Redeveloper shall be responsible for removing the existing overhead cable television lines and poles west of Isaacs Plaza.

6. Arcade I. The Redeveloper shall be responsible for constructing the Arcade I which is a through-block arcade, providing pedestrian access from Isaacs Street to the Project Area as indicated on the Conceptual Master Site Plan. (To be coordinated with construction of the Phase I Improvements.)

7. Arcade II. (If Redeveloper acquires title to the Globe Theater) The Redeveloper shall be responsible for constructing Arcade II which is a through-block arcade entering the Project Area from the south and west side of 83 Wall Street. (To be coordinated with construction of the Phase II Improvements.)

8. New Street #1. The City shall be responsible for constructing New Street #1 which is a pedestrian plaza and limited access street running southeast from Wall Street to Isaacs Street between the Globe Theatre and 83 Wall Street, as indicated on the Conceptual Master Site Plan. (To be coordinated with construction of the Phase I Improvements.)

8a. The City shall be responsible for installing a new storm drain and required drainage structures as shown on Exhibit C-3. The new system shall connect to the existing 18" RCP in Wall Street. The existing 24" RCP north of New Street #1 shall be capped and abandoned by the City.

8b. The City shall be responsible for installing a new sanitary main as shown on Exhibit C-3.

8c. The City shall be responsible for installing a new underground electrical ductbank from the existing electrical manhole in Wall Street to a new electrical vault in Isaacs Plaza as shown on Exhibit C-3.

9. New Street #2. The Redeveloper shall be responsible for constructing New Street #2, running east from West Avenue to Isaacs Street between 717 West Avenue and 1 Leonard Street as indicated on the Conceptual Master Site Plan. (To be coordinated with construction of the Phase III Improvements.)

9a. The Redeveloper shall be responsible for installing a new storm drain and required drainage structures as shown on Exhibit C-3.

10. Academy Street Extension. Subject to the provisions of Section 4.2 hereof, the City shall be responsible for constructing the Academy Street Extension. (To be coordinated with construction of the Phase II Improvements.)

10a. The City shall be responsible for relocating the existing 30" RCP storm drain north of Leonard Street into the new Academy Street Extension. The existing line shall be capped and abandoned at the points where it crosses the Redeveloper's property line as shown on Exhibit C-3.

10b. The City shall be responsible for installing a new sanitary main that will connect to the existing sanitary main in Isaacs Plaza as shown on Exhibit C-3.

10c. The City shall be responsible for installing a new underground electrical ductbank from Leonard Street to Isaacs Plaza as shown on Exhibit C-3. The ductbank shall terminate at a new electrical vault in Isaacs Plaza.

11. The Redeveloper shall be responsible for connections to the new utilities described above and utility laterals to each building.

12. The Redeveloper shall be responsible for modifications to existing utility services for existing buildings that are proposed to remain and/or temporary services due to project phasing and scheduling.

13. The Redeveloper shall be responsible for the removal of abandoned utilities on its property, if necessary, after they are capped by the City at the property line.

Exhibit C-2
(Tighe and Bond Infrastructure Map)



LEGEND:

- CITY RESPONSIBILITY
- DEVELOPER RESPONSIBILITY

NOTE:
 1. CITY TO RECONSTRUCT ROADWAYS FROM BACK OF CURB TO BACK OF CURB.

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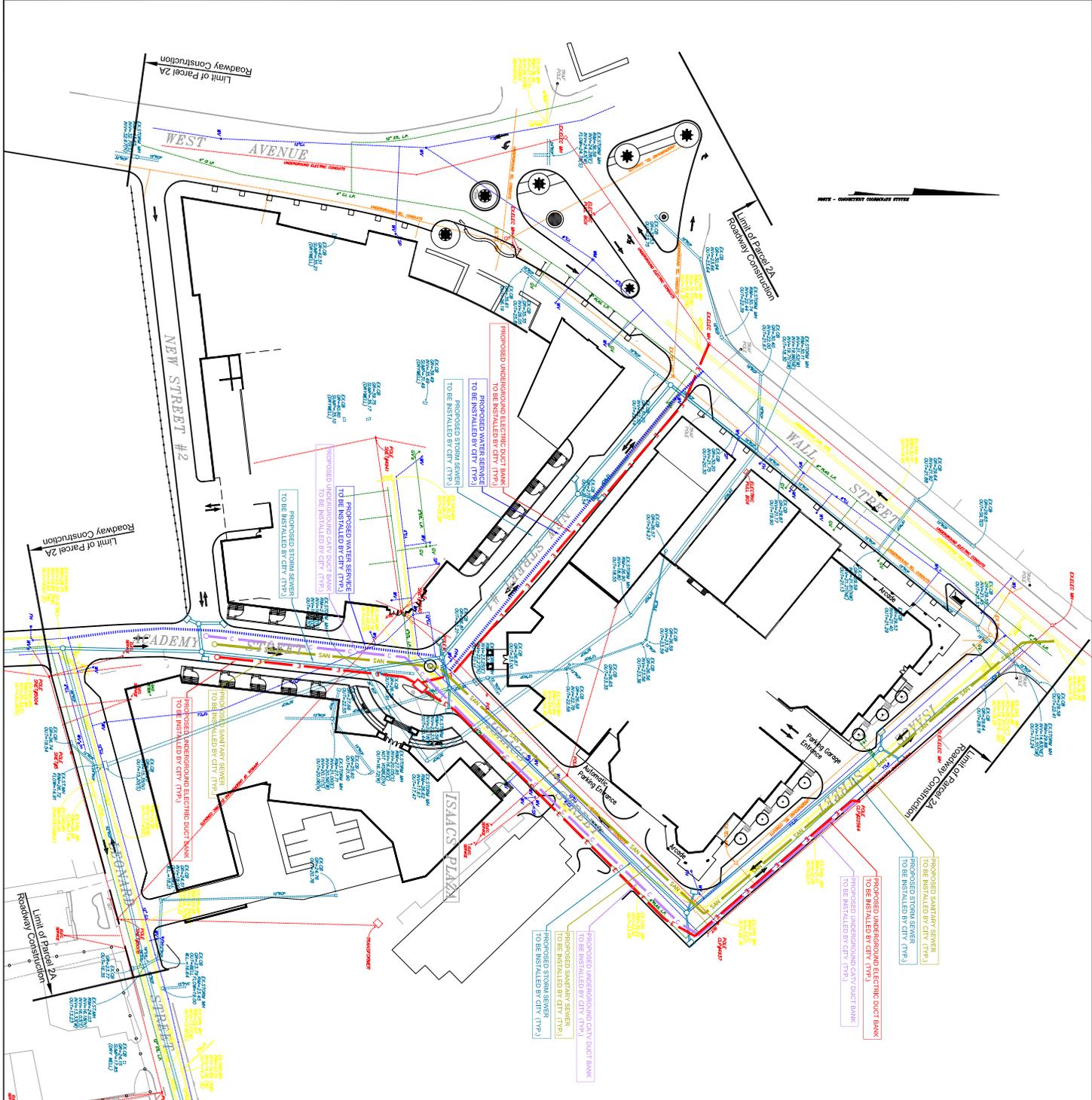
Wall Street /
 West Avenue
 Infrastructure

Nonwalk, Connecticut
 July 25, 2007

PROJECT NO.	12-3432
DATE	07/25/07
SCALE	1" = 30'
DESIGNED BY	AM
CHECKED BY	AM
APPROVED BY	AM
PROJECT TITLE	Wall Street / West Avenue Infrastructure Plan
SCALE	1" = 30'

Figure A

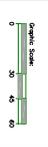
Exhibit C-3
(Tighe and Bond Utility Map)



LEGEND

Utility Type	Existing	Proposed
Public Utilities		
Electric	—	—
Cable	—	—
Telephone	—	—
Water	—	—
Gas	—	—
City Drains	—	—
Sanitary	—	—
Storm	—	—
Storm Manhole	○	○
Catch Basin	□	□
Sanitary Manhole	○	○

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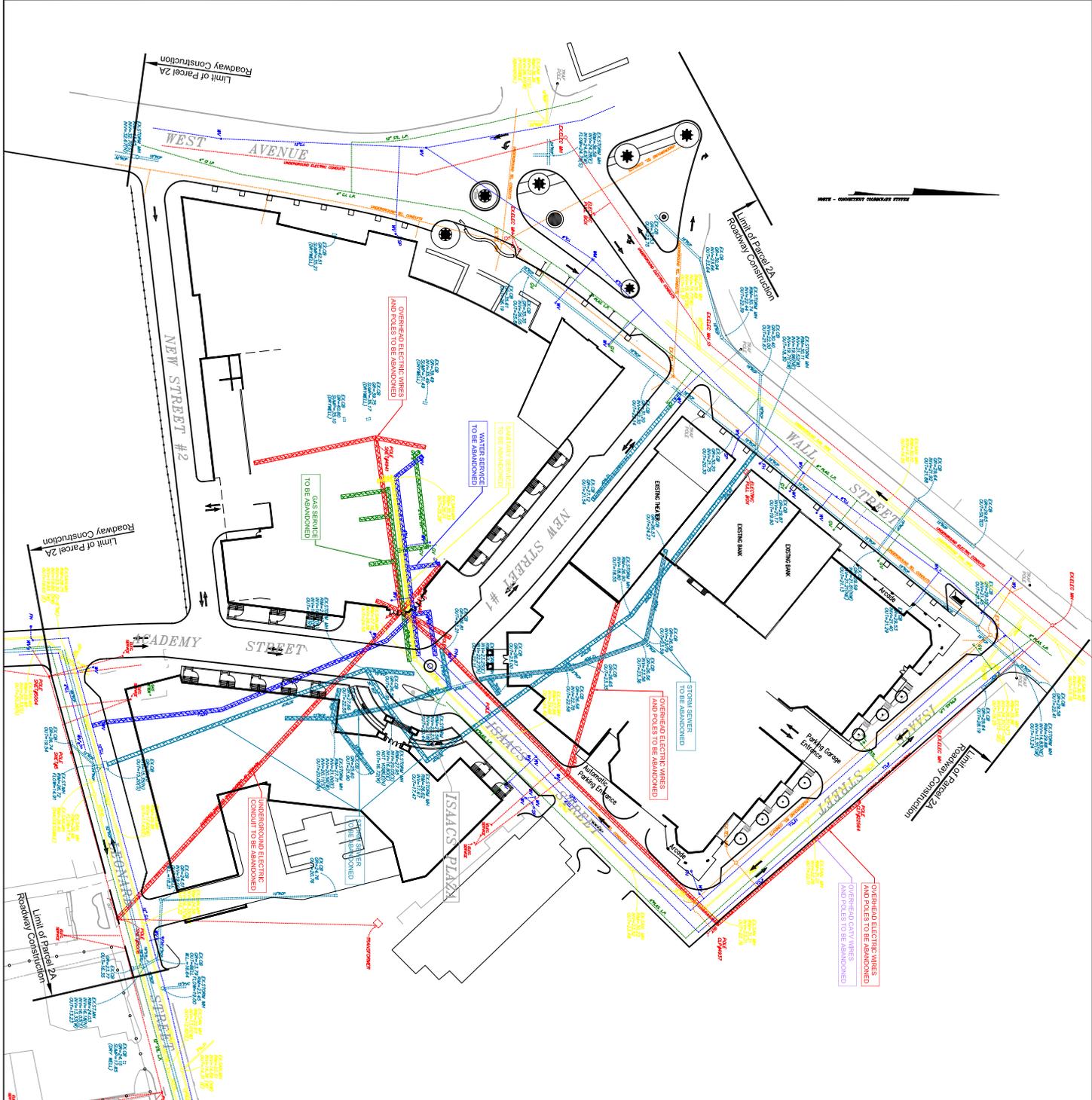


Wall Street /
 West Avenue
 Utility
 Infrastructure

Norwalk, Connecticut
 July 25, 2007

PROJECT NO.	12-3432
DATE	07/25/07
SCALE	1" = 30'
DESIGNED BY	...
CHECKED BY	...
APPROVED BY	...
DATE	07/25/07
PROJECT	Wall Street / West Avenue Utility Infrastructure
FIGURE	Figure B

Exhibit C-4
(Tighe and Bond Utility Abandonment Map)



LEGEND

Public Utilities	Entities
ELECTRIC	— (Red line)
CABLE	— (Purple line)
TELEPHONE	— (Blue line)
WATER	— (Green line)
GAS	— (Yellow line)
CITY UTILITIES	— (Black line)
SANITARY	— (Blue line)
STORM	— (Purple line)
STORM MANHOLE	SMH (Symbol)
CATCH BASIN	CB (Symbol)
SANITARY MANHOLE	SM (Symbol)

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Wall Street /
 West Avenue
 Utility
 Infrastructure

Norwalk, Connecticut
 August 14, 2007

NO.	DATE	DESCRIPTION
1	12-24-03	Final Design
2	02-20-04	Final Design
3	08-20-04	Final Design
4	08-20-04	Final Design
5	08-20-04	Final Design
6	08-20-04	Final Design
7	08-20-04	Final Design
8	08-20-04	Final Design
9	08-20-04	Final Design
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97	08-20-04	Final Design
98	08-20-04	Final Design
99	08-20-04	Final Design
100	08-20-04	Final Design

Figure C

Exhibit D
(Project Site)

1. 65 Wall Street; Tax Parcel 1-29-14
2. 61 Wall Street; Tax Parcel 1-29-13
3. 2 Isaacs Street; Tax Parcel 1-29-18
4. 21 Isaacs Street; Tax Parcel 1-29-28
5. 23 Isaacs Street; Tax Parcel 1-29-25
6. 18 Isaacs Street; Tax Parcel 1-29-24
7. 31 Isaacs Street; Tax Parcel 1-29-23
8. 71 Wall Street; Tax Parcel 1-29-10
9. 77 Wall Street; Tax Parcel 1-29-9
10. 83 Wall Street; Tax Parcel 1-29-8
11. 97 Wall Street; Tax Parcel 1-29-7
12. 20 Isaacs Street; Tax Parcel 1-29-63
13. 731 West Avenue; Tax Parcel 1-29-6
14. 717 West Avenue; Tax Parcel 1-29-4
15. Isaacs Street

Exhibit E
(Redeveloper Property)

1. 61-65 Wall Street; Tax Parcels 1-29-13 and 1-29-14
2. 97 Wall Street; Tax Parcel 1-29-7
3. 21 Isaacs Street; Tax Parcel 1-29-28
4. 31 Isaacs Street; Tax Parcel 1-29-23

Exhibit F
(Form of Progress Reports)

Exhibit G
(Form of Certificate of Completion)

CERTIFICATE OF COMPLETION

KNOW ALL MEN BY THESE PRESENTS:

That the **REDEVELOPMENT AGENCY OF THE CITY OF NORWALK** hereby certifies that **POKO-IWSR DEVELOPERS, LLC** has completed the improvements as shown on a certain map entitled " _____ "; which map was filed in the Norwalk Land Records as Map # _____, in accordance with the conditions and covenants contained in a certain agreement entitled "Land Disposition and Development Agreement by and between the City of Norwalk, Connecticut, The Redevelopment Agency of the City of Norwalk and POKO-IWSR Developers, LLC", which agreement is dated _____, 2007, and recorded in the Land Records of the City of Norwalk, County of Fairfield and State of Connecticut, in Volume ____ at Page __ (the "Land Disposition Agreement").

This certificate shall be conclusive determination of satisfaction and termination of the agreements and covenants in said agreement and in the deed with respect to the obligations of the Redeveloper and its successors and assigns to construct the improvements and the dates for the beginning and completion thereof.

Exhibit H

(Survey Showing Portion of Isaacs Street to be Abandoned)

