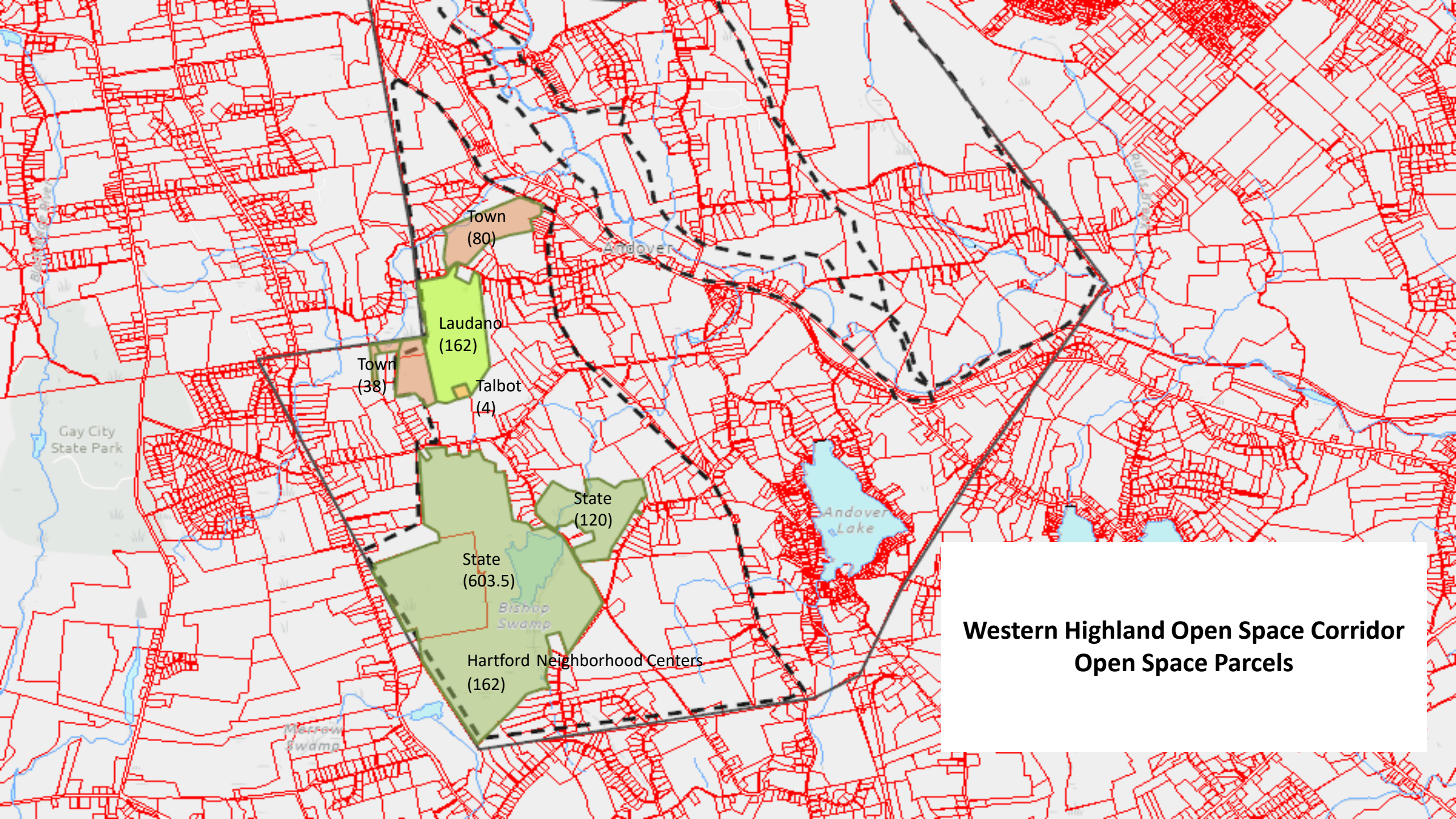


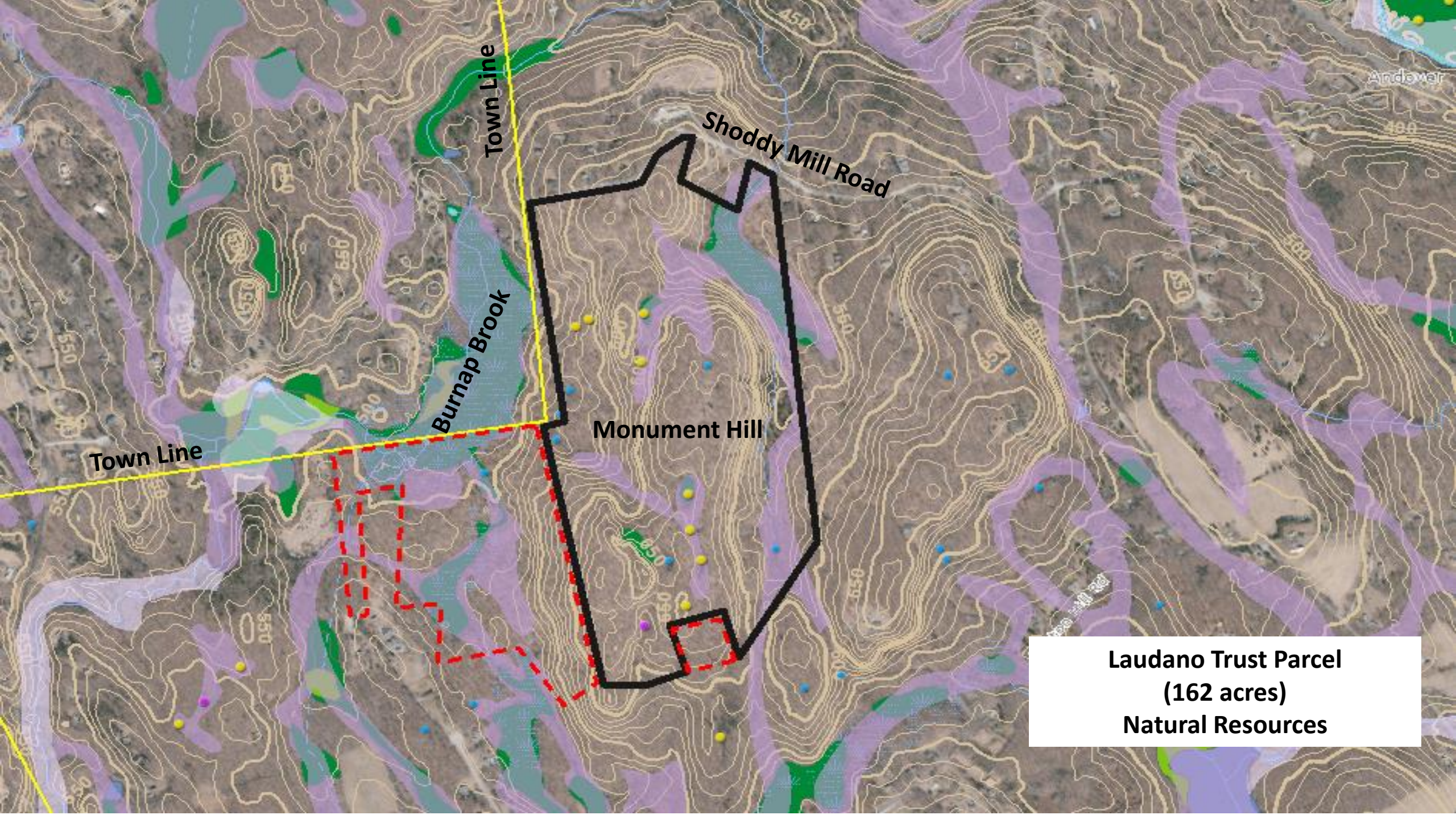
**Town of Andover
Board of Selectmen
Special Meeting**
Monday, September 8th 2022 at 6:30 P.M.
Location: Andover Town Hall Community Room

Special Meeting Agenda

1. Call to Order/Pledge of Allegiance
2. Public Speak
3. New Business
Discuss and act upon the following:
 - a. Use of Open space funds to purchase the 162 acre Ladano Property off of Shoddy Mill Rd
 - i. Presentation by Hank Gruener
 - ii. Referral from the Planning and Zoning Commission Letter
 - iii. Process and Possible Motion
4. Public Speak
5. Adjournment



**Western Highland Open Space Corridor
Open Space Parcels**



Town Line

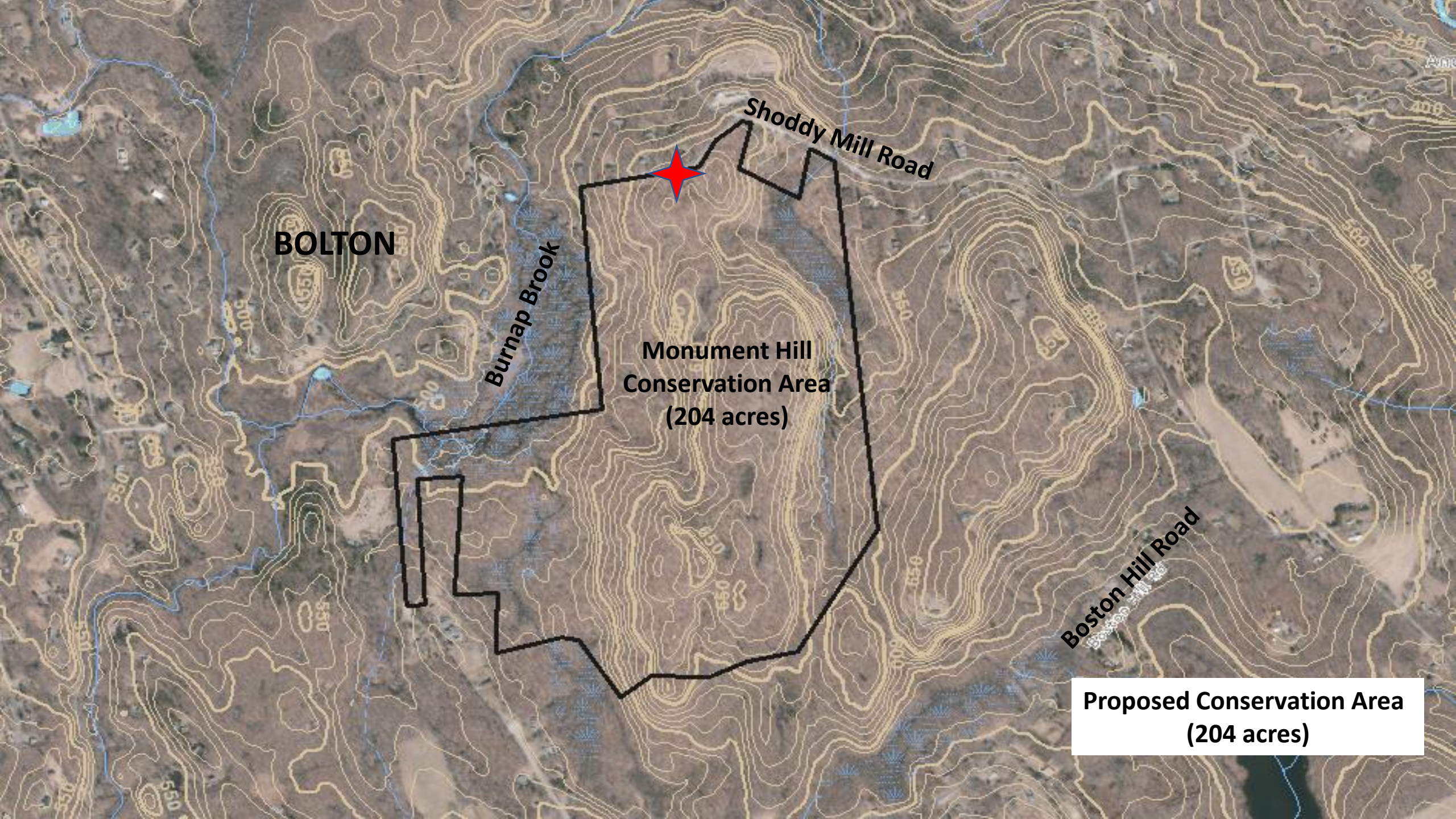
Shoddy Mill Road

Burnap Brook

Monument Hill

Town Line

**Laudano Trust Parcel
(162 acres)
Natural Resources**



BOLTON

Burnap Brook

Shoddy Mill Road

**Monument Hill
Conservation Area
(204 acres)**

Boston Hill Road

**Proposed Conservation Area
(204 acres)**

Where we are.....

- Conservation Commission recommended purchase at June P&Z meeting
 - P&Z approved the concept and funding for an appraisal
- \$486,000 appraised value
 - \$549,500 asking price
 - Proposed \$500,000 offer to purchase*
 - \$238,000 in town open space fund
 - CT DEEP open space grant up to 65% of appraisal
- There is a pending private offer on the parcel
- P&Z at special meeting in August approved using the open space funds towards match with CT DEEP for purchase

** Purchase contingent on DEEP grant award and approval at town vote*

Next Steps

BOS Resolutions and Approvals:

- Resolution authorizing the expenditure of open space funds
- Approval to enter negotiations with the Laudano Trust's real estate agent
 - Town attorney has prepared a draft sales agreement
- Approval to submit an application to DEEP on behalf of the town
 - Application due September 30th

7 September 2022

To: Andover Board of Selectmen

Eric Anderson, Town Administrator

From: Jed Larson, Planning and Zoning Commission Chair

Subject: Purchase of Laudano property for open space

The Planning and Zoning Commission recommends allowing the Town Administrator to negotiate on behalf of the Town of Andover, the purchase of the Laudano property on Shoddy Mill Road for open space. The 162 acre parcel is for sale with an asking price of \$549,500.

Andover currently has \$238,077 available for open space acquisition. State grants are available through the Connecticut DEEP Open Space Grant Program to cover a minimum of 50% of the purchase price. If Andover is successful in obtaining a grant, this property could be purchased with no new cost to taxpayers.

Andover's current Plan of Conservation and Development (POCD) states that when asked what the people of Andover are willing to pay for with increased taxes, they indicated open space, education, and protecting the environment. Purchase of this property fulfills two of those three top priorities.

As of the last POCD, Andover had 18% of the land designated as open space. The state goal for open space is 21%. The POCD established a goal of meeting the state goal of 21% by 2023. While Andover has added a couple of small lots to open space over the last few years, the town would have had to preserve an additional 284 acres of open space to meet the 21% goal. This 162 acre purchase would represent significant progress in meeting more than 50% of that goal.

The Laudano property provides town access to a landlocked parcel of town property by connecting it to Shoddy Mill Road.

The Laudano property is also located in one of the three conservation corridors included in the POCD. These corridors specify where Andover should be looking for open space property.

Given the reasons cited above, the Planning and Zoning Commission unanimously and enthusiastically supports this recommendation to the Andover Board of Selectmen.

Sincerely,

Jed Larson

APPRAISAL REPORT

ACQUISITION OF 162.06 ACRES OF LAND
SHODDY MILL ROAD
ANDOVER, CONNECTICUT 06232

PREPARED FOR:

JAMES HALLISEY
ZONING AGENT, TOWN OF ANDOVER
ANDOVER TOWN HALL
17 SCHOOL ROAD
ANDOVER, CT 06232

PREPARED BY:

BUCKLEY APPRAISAL SERVICES, INC.
338 MAIN STREET
NIANTIC, CT 06357
(860) 739-3060
manager@buckleyappraisal.com

EFFECTIVE DATE OF APPRAISAL

AUGUST 10, 2022

Buckley Appraisal Services, Inc.
Real Estate Appraisers and Consultants
338 Main Street, Niantic, CT 06357 (860) 739-3060
manager@buckleyappraisal.com

August 23, 2022

Mr. James Hallisey
Zoning Agent, Town of Andover
Andover Town Hall
17 School Street
Andover, CT 06232

RE: Acquisition of 162.06 Acres of Land
Shoddy Mill Road, Andover, Connecticut 06232
Lot 28 in Block 15 on Andover Assessor Map 27
Property owned by Anthony A. Laudano, Nicholas J. Laudano, and Sueann L. Malinconico

Dear Mr. Hallisey:

Based upon your request, we have examined the above-captioned property for the purpose of providing an opinion of the market value of the fee simple interest of the surface rights. The effective date of the opinion of market value is August 10, 2022, the date of the physical inspection of the property.

The attached appraisal report contains a description of the subject property and the property rights appraised, a definition of market value, an analysis of market data, the reasoning underlying my conclusions and the assumptions and limiting conditions upon which we have based this report. This appraisal report has been prepared in accordance with the Uniform Appraisal Standards for Federal Land Acquisitions.

Briefly, the acquisition consists of an entire parcel of undeveloped/raw land in the west-central portion of the Town of Andover. It is irregularly shaped and has an area of 162.06 acres, per a formal A-2 survey entitled "*Boundary Survey Prepared for Anthony Laudano, Shoddy Mill Road, Andover, Connecticut*", dated April 12, 1999, by Anchor Engineering Services, Inc. It has 1,382.02 feet of contiguous frontage along the southerly side of Shoddy Mill Road, and another 229.74 feet of contiguous secondary frontage along the southerly side of Shoddy Mill Road. It is in the "ARRD" Andover Rural Residential zoning district. The topography of the parcel is rolling and there is a central ridgeline or spine containing vernal pools and ledge. The highest elevation in the central portion of the site is 661 feet and is known as Monument Hill. The site slopes downward to the southern and eastern boundaries. The northeastern portions of the site are impacted by inland wetlands. Overall, however, sufficient uplands remain available for development.

Buckley Appraisal Services, Inc.

LETTER OF TRANSMITTAL (Continued)

Available utilities consist of electricity, telephone, and cable television. Water would have to be via on-site wells and sanitary sewer would be via on-site septic systems.

Flood Zone - According to Flood Insurance Rate Map Community Panel No. 0901610010A, revised February 3, 1982, the parcel is located in Zone “C” (areas of minimal flooding).

10-Year Listing History - The subject property is currently listed for sale at an asking price of \$549,500 (or \$3,391 per acre) with Lyman Real Estate. This is a new listing as of August 1, 2022. There is an expired listing with a list price of \$690,000 (\$4,258 per acre). This expired listing entered the Multiple Listing Service (MLS) on January 1, 2021 and the property was marketed for 364 days. The parcel was also actively listed for sale on September 10, 2012 for \$990,000 (\$6,109 per acre) and this listing expired on June 30, 2014.

Coronavirus (COVID-19) Pandemic - On or about the effective date of this appraisal the United States was still being impacted by the outbreak of the COVID-19 Virus. As part of its efforts to contain the spread of the virus, federal, state, and local governments have recommended and, in many cases, mandated restrictions, closures, cancellations, and suspensions on daily/routine activities. This included certain air travel/transportation, public gatherings (social and business), public school and college/university closings, closure of non-essential business operations, and the like. It is noted that these containment measures varied widely throughout the country and the world and changed often. While initially expected to be temporary in nature, the length and scope of the containment efforts lasted well into 2021 and the full effects on the world’s financial markets and local real estate markets have yet to be fully realized. As of this writing, it is too soon to accurately assess the impact on local real estate values. Guidance on a phased re-opening of state and local economies had been issued by the federal government that initiated the process. Each state evaluated this process and implemented an appropriate phase-in as the health crisis eased. The State of Connecticut initiated the first phase of re-opening of its economy on May 20, 2020; however, the final decision to re-open was subject to several conditions. The second phase commenced on June 17, 2020. The third phase, initially scheduled for mid-July, commenced on October 8, 2020. It was partially rescinded on November 6, 2020. Per the Governor’s orders, significant portions of the economy re-opened on March 19, 2021, including restaurants, offices, theaters, churches/houses of worship, and the like. Several restrictions, including the mask mandate and closure of bars/drinking establishments continued. In June 2021, most of the remaining restrictions were ended by the Governor and now, the economy has essentially re-opened in full.

LETTER OF TRANSMITTAL (Continued)

Based upon all of the pertinent data set forth in the body of the attached report, it is our opinion that the market value of the *fee simple* interest in the subject property (entire parcel), as of **August 10, 2022**, is:

FOUR HUNDRED EIGHT-SIX THOUSAND DOLLARS (\$486,000)

It is noted that the appraiser provides opinions of value. As such, this appraisal does not guarantee that the property is free of defects or environmental problems.

Respectfully submitted,



Digitally Signed on 8/23/2022

George W. Sherwood
CT Cert. General Real Estate Appraiser Cert. No. RCG836



Digitally Signed on 8/23/2022

Christopher S. Buckley
CT General Certified Real Estate Appraiser No. RCG.88

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CERTIFICATION

I certify that, to the best of my knowledge and belief,

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Appraisal Foundation's Uniform Standards for Professional Appraisal Practice, except to the extent that the Uniform Standards for Federal Land Acquisitions required invocation of USPAP's Jurisdictional Rule, as described in Section 1.2.7.2 of the Uniform Appraisal Standards for Federal Land Acquisitions.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Appraisal Standards for Federal Land Acquisitions.
- the use of this report is subject to the requirements of the Appraisal Institute and the Appraisal Foundation relating to review by its duly authorized representatives.
- I have made a personal inspection of the property that is the subject of this report and the property owner or his/her representative was given the opportunity to accompany the appraiser on the property inspection.

CERTIFICATION (Continued)

- the appraisal assignment and final opinion of value are not based on a requested minimum valuation or a valuation within a given range or approval of a loan.
- no one provided significant professional assistance to the person signing this report.
- I certify that I am appropriately certified to appraise the subject property in the state in which it is located.

The opinion of market value of the subject property, as described in this report, is certified as follows:

Market Value: \$486,000

Effective Date of Valuation: August 10, 2022



Digitally Signed on 8/23/2022

GEORGE W. SHERWOOD
CT CERTIFIED GENERAL APPR. LIC. NO. RCG836

CERTIFICATION

I certify that, to the best of my knowledge and belief,

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
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- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Appraisal Standards for Federal Land Acquisitions.
- the use of this report is subject to the requirements of the Appraisal Institute and the Appraisal Foundation relating to review by its duly authorized representatives.
- I have not made a personal inspection of the property that is the subject of this report and the property owner or his/her representative was given the opportunity to accompany the appraiser on the property inspection.

CERTIFICATION (Continued)

- the appraisal assignment and final opinion of value are not based on a requested minimum valuation or a valuation within a given range or approval of a loan.
- no one provided significant professional assistance to the person signing this report.
- I certify that I am appropriately certified to appraise the subject property in the state in which it is located.

The opinion of market value of the subject property, as described in this report, is certified as follows:

Market Value: \$486,000

Effective Date of Valuation: August 10, 2022



Digitally Signed on 8/23/2022

CHRISTOPHER S. BUCKLEY
CT CERTIFIED GENERAL APPR. LIC. NO. RCG88

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

PROPERTY LOCATION:	Shoddy Mill Road, Andover, CT
ACQUISITION:	Entire parcel consists of 162.06 acres with 1,382.02 feet of contiguous frontage along the southerly side of Shoddy Mill Road, and another 229.74 feet of contiguous frontage along the southerly side of Shoddy Mill Road.
OWNER OF RECORD:	Anthony A. Laudano, Nicholas J. Laudano, and Sueann L. Malinconico
ASSESSOR MAP ID:	Lot 28 in Block 15 on Andover Assessor Map 27
EFFECTIVE DATE OF APPRAISAL:	August 10, 2022
DATE OF INSPECTION:	August 10, 2022
APPRAISAL DATE:	August 23, 2022 – Transmitted to the Client
PROPERTY TYPE:	Undeveloped land
PROPERTY RIGHTS APPRAISED:	Fee simple estate of the surface rights
ZONING:	“ARRD” Agricultural Rural Residential Development
ASSESSMENT:	\$44,250 and as of October 1, 2021. This is a reduced assessment under the provisions of CT Public Act 490 regarding the assessment of farms, forests, and open space.
LAND AREA:	162.06 acres. It has, 1,382.02 feet of contiguous frontage along the southerly side of Shoddy Mill Road, and another 229.74 feet of contiguous frontage along the southerly side of Shoddy Mill Road.
IMPROVEMENTS:	None.

SUMMARY OF SALIENT FACTS AND CONCLUSIONS (Continued)

HIGHEST AND BEST USE: Residential development.

Value Indications – Fee Simple	
Cost Approach	n/a
Sales Comparison Approach	\$486,000
Income Capitalization Approach	n/a
Value of Acquired Area	\$486,000

*The attached report constitutes an integral part
of the foregoing valuation summary.*

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is made subject to the assumptions and limiting conditions as follows:

1. No liability is assumed by the appraiser for matters of a legal nature affecting the property, such as title defects, encroachments or liens. The title is assumed to be good and marketable. The property is appraised as being free and clear of any indebtedness or easements, unless otherwise stated.
2. The plots and measurements, while not representing an actual survey of the property, (unless otherwise stated) were derived from reliable records.
3. It is assumed that there are no hidden or inapparent conditions of the property, subsoil or structures which would render it more or less valuable than otherwise comparable property. The appraiser assumes no responsibility for such conditions or for engineering which might be required to discover such things.
4. No specific test for vermin has been made by the appraiser, unless otherwise stated.
5. Unless otherwise stated, it is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that would affect the value. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them. No soil analyses, geological studies or engineering tests were ordered or made in conjunction with this report.
6. **It is assumed that there are no hazardous materials or contaminants of any kind, including lead paint and asbestos, that would adversely affect the value. If any exist, unless otherwise stated, the concluded value is subject to their satisfactory removal or correction.**
7. The information and opinions furnished by others and used in this report are considered reliable and correct, however, no responsibility is assumed as to their accuracy.
8. Possession of this report, or any copy or part thereof, does not constitute the right of publication nor may the same be used for any other purposes by anyone but the recipient without the consent of the appraiser.
9. The appraiser, by reason of this appraisal, is not required to give testimony in court or attendance on its behalf, unless arrangements have been made previously, therefore.
10. This appraisal presumes that all required site plan approvals will be obtained and corresponding legal descriptions as a result of the acquisition.
11. **Coronavirus (COVID-19) Pandemic** - On or about the effective date of this appraisal the United States was still being impacted by the outbreak of the COVID-19 Virus. As part of its efforts to contain the spread of the virus, federal, state, and local governments have recommended and, in many cases, mandated restrictions, closures, cancellations, and

ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

suspensions on daily/routine activities. This included certain air travel/transportation, public gatherings (social and business), public school and college/university closings, closure of non-essential business operations, and the like. It is noted that these containment measures varied widely throughout the country and the world and changed often. While initially expected to be temporary in nature, the length and scope of the containment efforts lasted well into 2021 and the full effects on the world's financial markets and local real estate markets have yet to be fully realized. As of this writing, it is too soon to accurately assess the impact on local real estate values. Guidance on a phased re-opening of state and local economies had been issued by the federal government that initiated the process. Each state evaluated this process and implemented an appropriate phase-in as the health crisis eased. The State of Connecticut initiated the first phase of re-opening of its economy on May 20, 2020; however, the final decision to re-open was subject to several conditions. The second phase commenced on June 17, 2020. The third phase, initially scheduled for mid-July, commenced on October 8, 2020. It was partially rescinded on November 6, 2020. Per the Governor's orders, significant portions of the economy re-opened on March 19, 2021, including restaurants, offices, theaters, churches/houses of worship, and the like. Several restrictions, including the mask mandate and closure of bars/drinking establishments continued. In June 2021, most of the remaining restrictions were ended by the Governor and now, the economy has essentially re-opened in full.

SCOPE OF THE APPRAISAL

The scope of this appraisal consists of an analysis of both general and specific data. An analysis of the town and neighborhood in which the subject is located is presented. The interaction of forces that affect property values, including social, economic, governmental, and environmental are detailed. Primary consideration is given to local market conditions.

Specific data analyzed in this report include the site, municipal land records, and comparable sales. In addition to physically inspecting the subject property, the prior listing agent, the current listing agent/representative of the property owner, municipal land use officials familiar with the subject, and a member of the Andover Conservation Commission have been interviewed at varying times during the process of completing this appraisal assignment. The appraiser has also interviewed the property owner who indicated that the site has been owned by the family for several years and has been historically used for passive recreation (hiking and nature observation) in order to have minimal environmental impact on natural resources. The current listing agent and prior listing agent were interviewed about the list price, listing history, current and past interest in the property, and the physical attributes of the appraised property. The inspection of the subject consisted of entry from Shoddy Mill Road via a gravel road and walking trail, traversing the site to the south through the central portion of the subject. We were escorted on our inspection of the property by a representative of the Town of Andover and a representative of the Andover Conservation Commission. We walked the entire north/south length of the site to the southernmost boundary. We did walk to the east and west of the central trail but extreme eastern and western portions of the site were inaccessible and difficult to access due to overgrowth. Further, we have researched municipal records and interviewed local owners and brokers/agents familiar with the real estate marketplace in southeastern Connecticut at varying times over the past several years. An estimate of the highest and best use of the subject property is also presented. Three approaches to value are considered: namely, the Cost Approach, the Sales Comparison Approach and the Income Capitalization Approach. The Cost Approach is not presented in this analysis. This approach is not applied in the valuation of undeveloped land. The Income Capitalization Approach is also not presented in this report, due to an insufficient supply of comparable land rentals for similar parcels.

As there is an adequate supply of comparable sales, the Sales Comparison Approach is presented herein. All of the comparable sales utilized in this report have been verified with individuals involved in the transactions. The properties will be compared to the subject for such differences as financing terms, sales conditions, property rights transferred, market conditions, location, and physical attributes of the site. From this analysis, will result an adjusted unit value indicator, which will be applied to the subject in order to determine an indication of value.

This appraisal report is intended to conform to the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA) and to the Uniform Standards of Professional Appraisal Practice (USPAP). In instances where the two (2) standards conflict, the UASFLA standard is used and is referenced as a Jurisdictional Exception to USPAP.

PURPOSE AND USE OF THE APPRAISAL

The purpose of this appraisal is to provide an opinion of the “as-is” market value of the surface rights in the subject property in *fee simple* ownership. The effective date of valuation is August 10, 2022, the date of the physical inspection of the property. It is our understanding that this appraisal is to be used by the Town of Andover in conjunction with the acquisition/purchase of the subject and for a grant application to the State of Connecticut Open Space and Watershed Acquisition Program for funding.

DEFINITION OF MARKET VALUE

According to the Uniform Appraisal Standards for Federal Land Acquisitions – 2016, Section 1.2.4, market value is defined as follows:

“Market value is the amount of cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of value, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property.”

SUMMARY OF THE APPRAISAL PROBLEM

The appraisers have been tasked to provide an opinion of the market value of the entire parcel of the surface rights in the subject property in *fee simple* ownership under market conditions existing as of August 10, 2022, the date of the physical inspection of the property.

Briefly, the acquisition consists of an entire parcel of undeveloped/raw land in the west-central portion of the Town of Andover. It is irregularly shaped and has an area of 162.06 acres, per a formal A-2 survey entitled “Boundary Survey Prepared for Anthony Laudano, Shoddy Mill Road, Andover, Connecticut”, dated April 12, 1999, by Anchor Engineering Services, Inc. It has 1,382.02 feet of contiguous frontage along the southerly side of Shoddy Mill Road and another 229.74 feet of contiguous frontage along the southerly side of Shoddy Mill Road. It is in the “ARRD” Andover Rural Residential zoning district. The topography of the parcel is rolling and there is a central ridgeline or spine containing vernal pools and ledge. The highest elevation in the central portion of the site is 661 feet and is known as Monument Hill. The site slopes downward to the southern and eastern boundaries. The northeastern portions of the site are impacted by inland wetlands. Overall, however, sufficient uplands remain available for development. Available utilities consist of electricity, telephone, and cable television. Water would have to be via on-site wells and sanitary sewer would be via on-site septic systems.

Flood Zone - According to Flood Insurance Rate Map Community Panel No. 0901610010A, revised February 3, 1982, the parcel is located in Zone “C” (areas of minimal flooding).

SUMMARY OF THE APPRAISAL PROBLEM (Continued)

10-Year Listing History - The subject property is currently listed for sale at an asking price of \$549,500 (or \$3,391 per acre) with Lyman Real Estate. This is a new listing as of August 1, 2022. The current listing agent indicated that there has been recent interest in the property from an abutting property owner, from an investor interested in developing a small subdivision, and from a sand and gravel/mining operator.

There is an expired listing with a list price of \$690,000 (\$4,258 per acre). This expired listing entered the Multiple Listing Service (MLS) on January 1, 2021 and was marketed for 364 days. The parcel was also actively listed for sale on September 10, 2012 for \$990,000 (\$6,109 per acre) and this listing expired on June 30, 2014. The current and prior listing agents indicated that both of these expired listings yielded minimal interest due to the price.

An ample supply of comparable sales of undeveloped land is presented in the Sales Comparison Approach. The comparable sales presented are residentially zoned parcels with similar highest and best uses when compared to the subject parcel. All of the comparable sales utilized have been verified with individuals involved in the transactions. The properties will be compared to the subject for such differences as financing terms, sales conditions, property rights transferred, market conditions, location, and physical attributes. From this analysis, will result an adjusted unit value indicator, which will be applied to the subject in order to determine an indication of value.

LEGAL DESCRIPTION

The acquisition consists of an entire parcel containing 162.06 acres of land on Shoddy Mill Road, Andover, Connecticut 06232. It is in Tolland County. The property is owned by Anthony A. Laudano, Nicholas Laudano, and Sueann L. Malinconico. It is identified as Lot No. 28 in Block 15 on Andover Assessor Map 27. The most recent legal description was recorded on October 5, 2021 in Volume 139, Page 924 of the Andover Land Records. It is in Census Tract No. 5281.00 and MSA/MD Code 25540. A copy of the legal description is appended to this report.

LARGER PARCEL

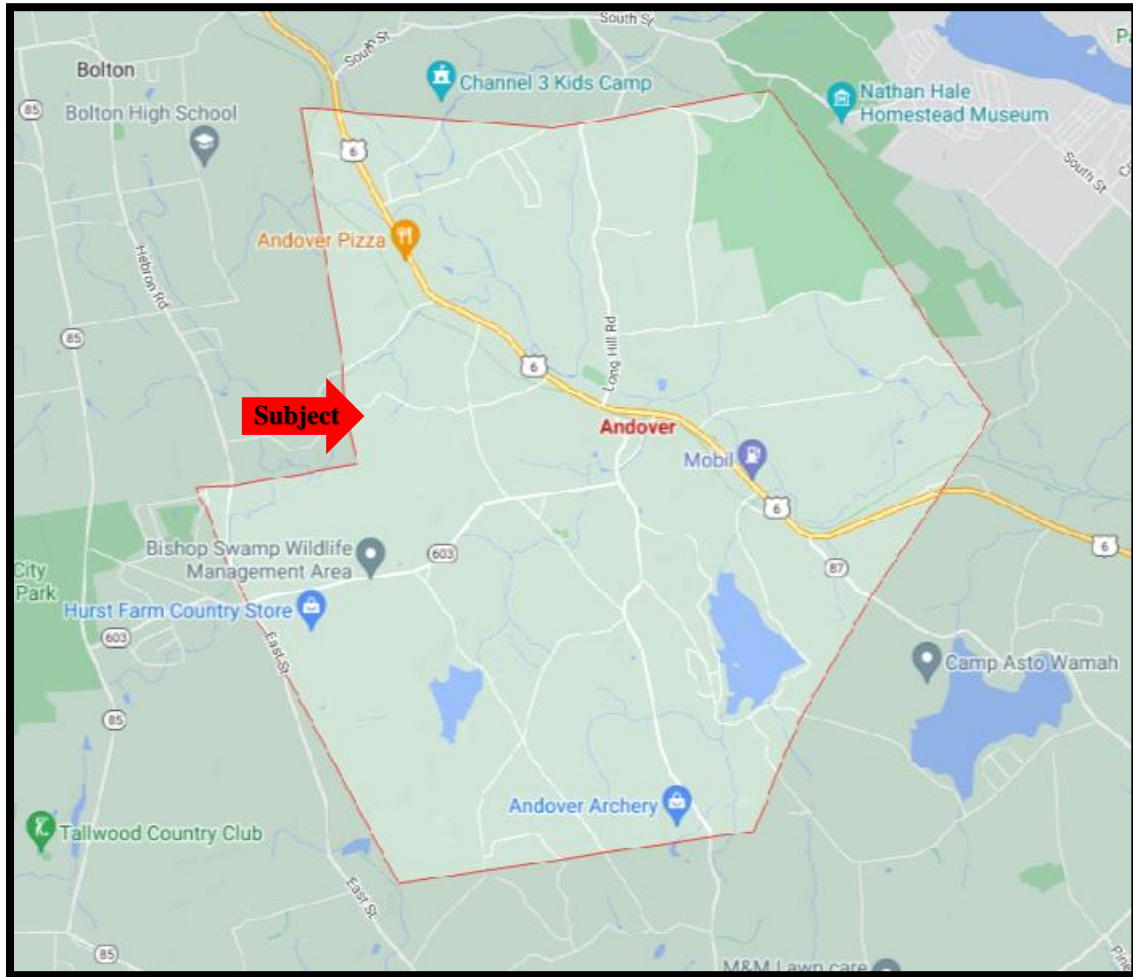
According to the Uniform Appraisal Standards for Federal Land Acquisitions -2016 (6th Edition), the larger parcel is defined as:

“...that tract or those tracts of land that possess a unity of ownership and have the same, or an integrated, highest and best use. Elements of consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use.”

The owners of the appraised property do not own other property in Andover that is contiguous to the subject parcel. The appraised property is one parcel of 162.06 contiguous acres with unity of ownership and does not share unity of use or an integrated highest and best use with any other property. Therefore, the 162.06-acre subject property is the larger parcel.

TOWN MAP

Map of Andover, Connecticut



TOWN DATA

The Town of Andover, which is located in Tolland County, is situated in the northeastern portion of the State of Connecticut. It is generally bounded on the north by the Town of Coventry, on the east by the Town of Columbia, on the south by the Town of Hebron, and on the west by the Towns of Bolton and Hebron. Reference is invited to the “Town Map” which precedes this section of the report.

Incorporated as a town in May of 1848, Andover was originally taken from the Towns of Hebron and Coventry and it now has a land area of 15.6 square miles. Having one voting district, the present form of government is selectman, town meeting and board of finance. The town is served by one United States Post Office. It is located within the Hartford Labor Market Area, and the Capitol Region Planning Area.

In its CERC Town Profile, 2020, the Connecticut Data Collaborative reports that population for the town, as of the 2010 census was 3,303. This results in a density of about 212 persons per square mile. Changes in the population of the town, county and state are projected as follows:

Projected Population			
Population	Andover	Tolland County	State
2000	3,036	136,364	3,405,565
2010	3,303	152,691	3,574,097
2013-2017	3,179	151,596	3,594,478
2020	3,159	158,606	3,604,591

Source: Connecticut Department of Economic and Community Development

Based on these figures, the average density for Andover in 2013-17 was 206. This compares to 370 for the county and 742 for the state. It is noted that the 2017-2020 change rate is -0.2%. The AdvanceCT 2021 Town Profile indicates that the current population of Andover is 3,203. This is a slight increase from 2020. The average Median Household Income from 2015-2019 in the town was \$105,328. This is above the state figure of \$78,444.

The Connecticut Labor Department reports that the labor force in Andover, as of June 2022, was 1,949. The unemployment rate at that time was 2.9%, which is lower than the Hartford Labor Market figure of 4.1% and also lower than the non-seasonally adjusted state figure of 4.1%. Unemployment has ranged from 3.7% to 10.0% in 2020 and averaged 6.6% as a result of the impact on the local economy due to the COVID-19 pandemic. It averaged 3.0% in 2019 prior to the pandemic. As such, the current unemployment rate for Andover appears to have recovered to pre-pandemic levels. Major employers in the town consist of Town of Andover, Channel 3 Kid’s Camp, MTM Corporation, Benjamin Franklin Plumbing, Scott Electrocrafts, Inc., and Andover Fire Department.

TOWN DATA (Continued)

The majority of the town consists primarily of residential land use, agricultural land use, and undeveloped land. Residential land use is primarily of the single family type, with many homes ranging in age from 20 to in excess of 100 years of age. Andover is also the home of several large farms, which contribute to the town's rural nature. Commercial use in Andover generally centers around Connecticut Route 6. The commercial establishments include small retail stores, restaurants, gasoline service stations/convenience stores, branch banks, and small professional office buildings.

Connecticut Route 6 is the major east-west road in Andover. This route begins in the Town of Coventry and runs in a southeasterly direction through Andover to the Town of Columbia. Other state roadways running through Andover are Connecticut Routes 603 and 316. Both of these routes run in a northern direction from Route 6 to the Town of Hebron. These roads are all maintained by the State of Connecticut.

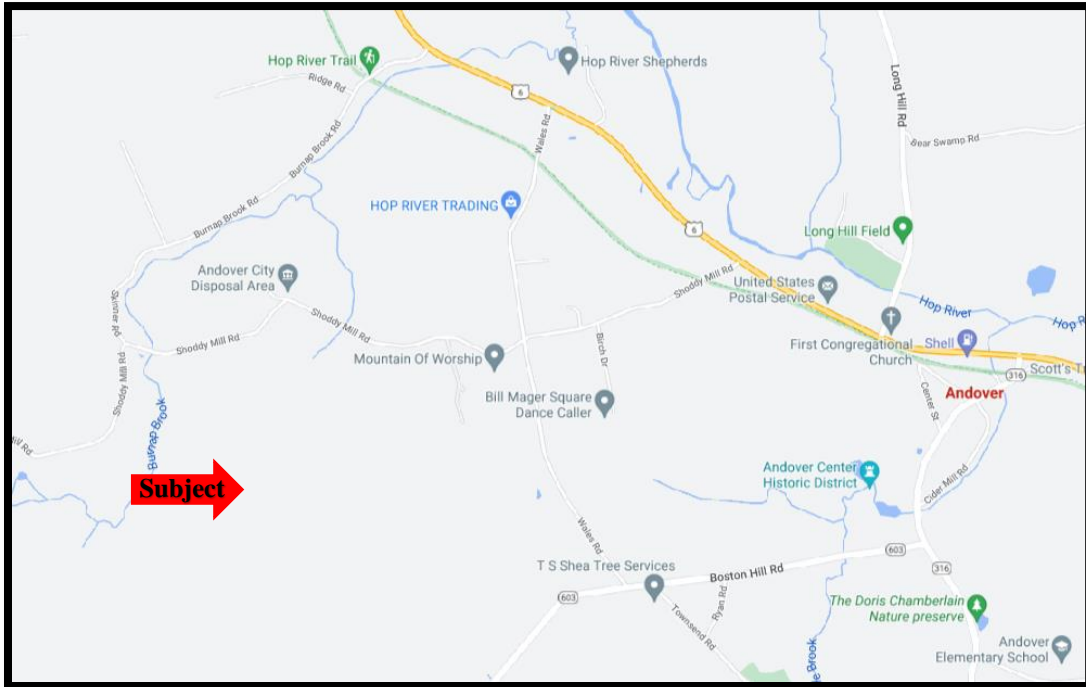
In addition, Andover enjoys many recreational areas, such as Andover Lake, Nathan Hale State Forest, Veteran Memorial Field, Bishop Swamp Pond. Andover Lake was man-made in 1927 and is privately owned. It welcomes members residing in Andover and neighboring communities. It offers swimming, boating and fishing and is managed by the Andover Lake Management Association. Like many towns in the region, there is no public transportation available.

Andover has one elementary school, serving grades kindergarten through fourth grade. The middle school (RHAM Middle School) serves grades five through eight and is located in the bounding Town of Hebron to the south. The regional high school (RHAM High School) serves grades nine through twelve and is also located in Hebron. There are private high schools and vocational high schools available in the nearby municipalities of Manchester and Windham. Colleges are available in Manchester, Norwich, Windham, and Mansfield (Storrs section).

The Andover Volunteer Fire Department provides fire protection, as well as limited emergency medical services. Police protection is provided by a resident trooper of the Connecticut State Police. Public utilities available in Andover consist of electricity and telephone. All of the town is serviced by individual on-site wells and septic systems.

Overall, Andover is an appealing rural residential community. The affordability and supply of homes is adequate, while there is an average balance of newer and older homes. Commercial and industrial development is somewhat limited; however the Hartford and Windham employment centers are accessible. Municipal land use planning appears to be fairly conservative, thus ensuring logical growth and expansion within the town.

NEIGHBORHOOD MAP



AERIAL LOCATOR MAP



NEIGHBORHOOD DATA

The subject neighborhood is located in the western portion of the Town of Andover. This neighborhood is rural in nature and is generally bounded on the west by the Town of Bolton, on the south by Boston Hill Road, on the north by Burnap Brook Road, and on the east by Wales Road. A "Neighborhood Map" precedes this section of the report.

Land use is residential in nature. Uses include single family dwellings and agricultural uses with the homes varying in style and physical condition. Ages of dwellings generally range from two (2) to 125 years of age. A few antique homes are also noted and, generally, occupancy appears to be quite high. Some equestrian and small farms are noted throughout the neighborhood as well. The Andover Transfer Area (transfer station) is located along the northerly side of Shoddy Mill Road.

The neighborhood benefits from convenient access to Connecticut Route 6 located to the east. There are scattered commercial services along Route 6 and the U.S. Post Office. Recreation is limited to the Bishop Swamp Wildlife Management Area and Bishop Swamp Lake located to the south of the neighborhood and Andover Lake located to the southeast.

Roads are paved and gravel surfaced. They are maintained by the State of Connecticut and the Town of Andover. Off-site improvements consist of scattered curbs, storm drains and streetlights. Available utilities consist of electricity, telephone, and cable television. Water is typically provided by on-site wells and sanitary sewer service is provided by on-site septic systems.

The neighborhood has average convenience to local shopping, dining, and employment opportunities. Police and fire protection, along with the availability of public transportation, are also average for the Town. Zoning is varied but is primarily residential in nature. The neighborhood is about 50% developed and is in the growth stage of its life cycle. Several parcels of residentially zoned land remain available for development.

Overall, this is an average location for residential land use. It enjoys convenient access to major roads, ample utilities, and receptive zoning. Future commercial development is likely along Route 6 to the east of the neighborhood with new commercial/light industrial construction ongoing. Residential development has been steady in recent years, most notably along Boston Hill Road. Good recreational opportunities are available, with a pond, lake, and parks (open space) being readily proximate. An average range of commercial uses and services are within a short drive, while many of the region's major employers are accessible via CT Route 6.

TEN YEAR SALES AND PROPERTY HISTORY

No “arm’s length” sales of the subject property during the past ten (10) years are recorded in the Andover Land Records.

The subject property is currently listed for sale at an asking price of \$549,500 (or \$3,391 per acre) with Lyman Real Estate. This is a new listing as of August 1, 2022. There is an expired listing with a list price of \$690,000 (\$4,258 per acre). This expired listing entered the Multiple Listing Service (MLS) on January 1, 2021 and the property was marketed for 364 days. The parcel was also actively listed for sale on September 10, 2012 for \$990,000 (\$6,109 per acre) and this listing expired on June 30, 2014. The current listing is recent and both the prior listing agent and current listing agent have been interviewed for this report. The prior listing agent reports that the subject has been on and off the market over the past ten (10) years. Over the entire listing history, no offers were reported. The current listing agent reported that there has been recent interest in the property from an abutting property owner, an investor interested in a developing a small residential subdivision, and a sand and gravel/mining operator. The property owner has completed some conceptual site plan layouts for a residential subdivision or multi-unit residential development for marketing purposes only. No plans have been submitted to the municipality for approval. Ledge and sloping topography limit the developable areas to the northwestern portions of the site, according to the listing agent. A copy of the current Multiple Listing Service (MLS) Listing is contained in the Addenda.

The property owner indicated that the site has been owned by the family for several years and has been historically used for passive recreation (hiking and nature observation) in order to have minimal environmental impact on natural resources.

It is our understanding that the Town of Andover will be acquiring the entire 162.06-acre parcel for open space/passive recreation purposes. The acquisition price has not yet been negotiated.

RENTAL HISTORY

The subject has not been leased, or marketed for lease, during the ten (10) years prior to the effective date of this appraisal report.

ASSESSMENT AND TAX DATA

The subject property has a current assessed value of \$44,250 for Andover ad valorem taxes. The is a reduced assessment under the provisions of CT Public Act 490, which permits farms, forests, and open space to be assessed at their use value rather than market value. The 100% value established by the Andover Tax Assessor is \$293,500. Said value has an effective date of October 1, 2021, the date of the last applicable revaluation of taxable property in the Town of Andover. The assessment is composed of:

Site	\$44,250
Improvements	0
Total	\$44,250

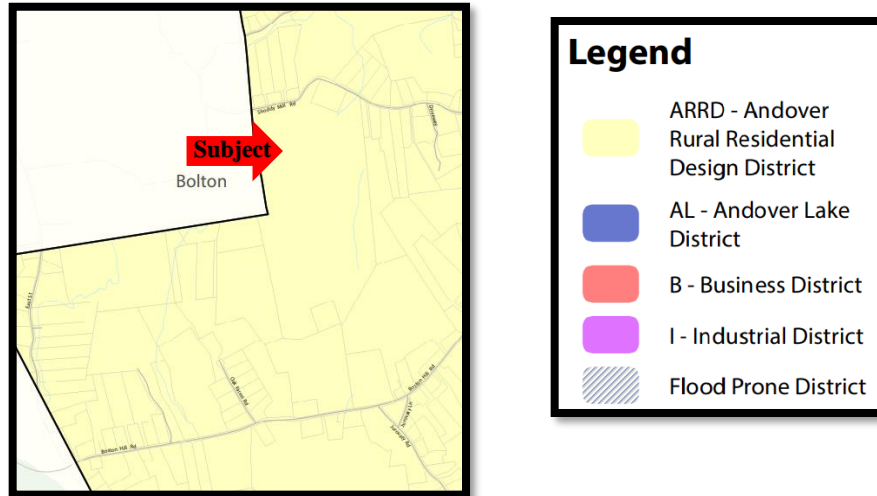
The applicable tax rate for the Town of Andover is 31.91 mills. Therefore, the current annual real estate tax burden is calculated as follows:

\$44,250 x 0.03191	=	\$1,412.02*
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* A copy of the property tax bill is appended to this report. Said bill indicates four (4) payments of \$353.01 each, with the sum being \$1,412.04.

ZONING DATA

Subject property is in the “ARRD” - Andover Rural Residential zoning district of the Town of Andover. Copies of the applicable section of the Andover Zoning Map and bulk/use regulations follow:



Zoning Map

Some of the permitted uses and bulk regulations are listed below:

Permitted Uses:

- Single-family dwellings
- Farming and agriculture
- Public parks, playgrounds, and athletic fields
- Open space subdivisions (10 acres or more)
- Conventional subdivisions (10 acres or more via Special Permit)
- Riding stables (Special Permit)

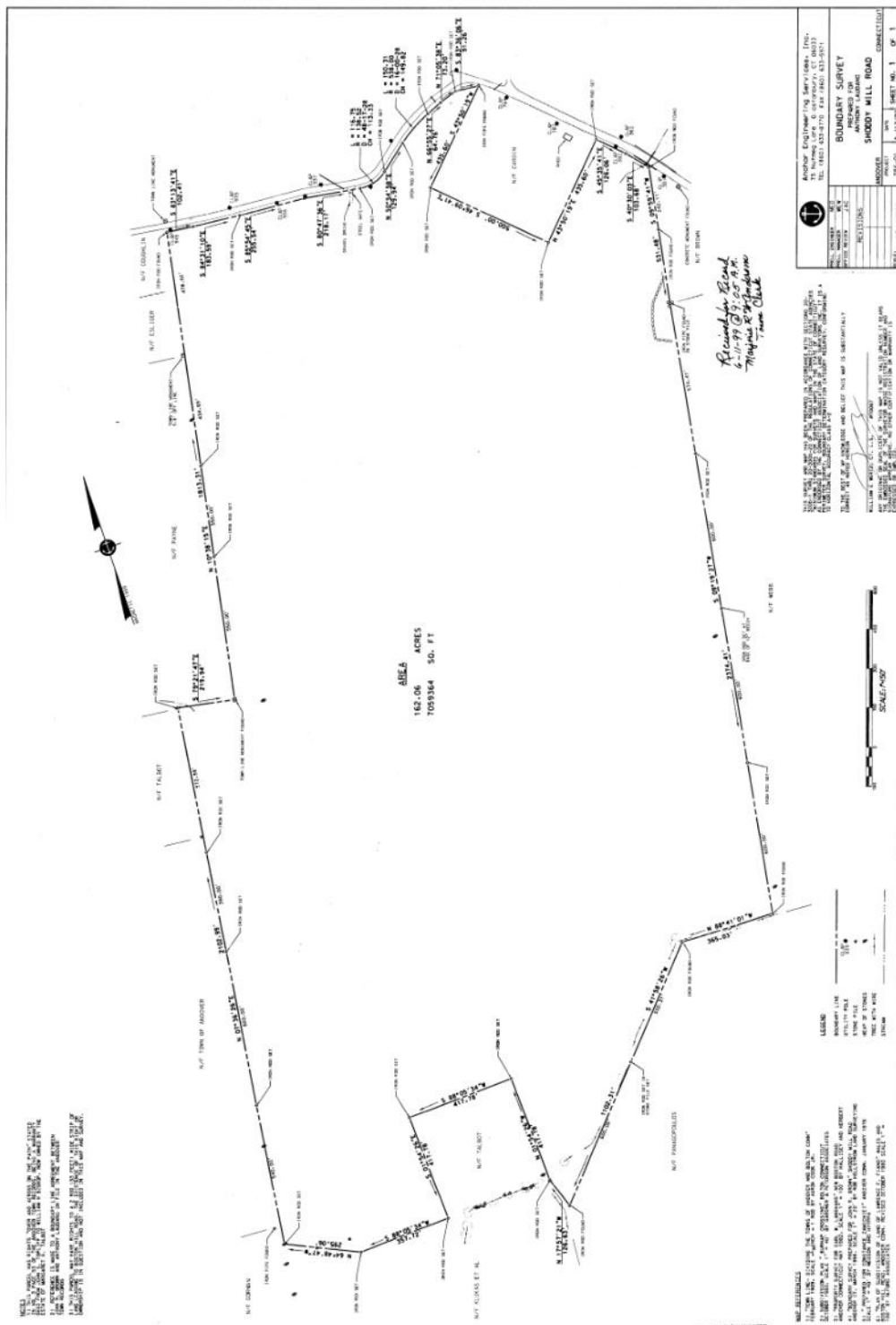
Bulk Regulations:

- Minimum lot area – 60,000 square feet
- Minimum frontage – 200 feet
- Minimum front yard – 50 feet
- Minimum side yard – 25 feet
- Minimum rear yard – 50 feet
- Maximum lot coverage – 10%
- Maximum building height – 35 feet.

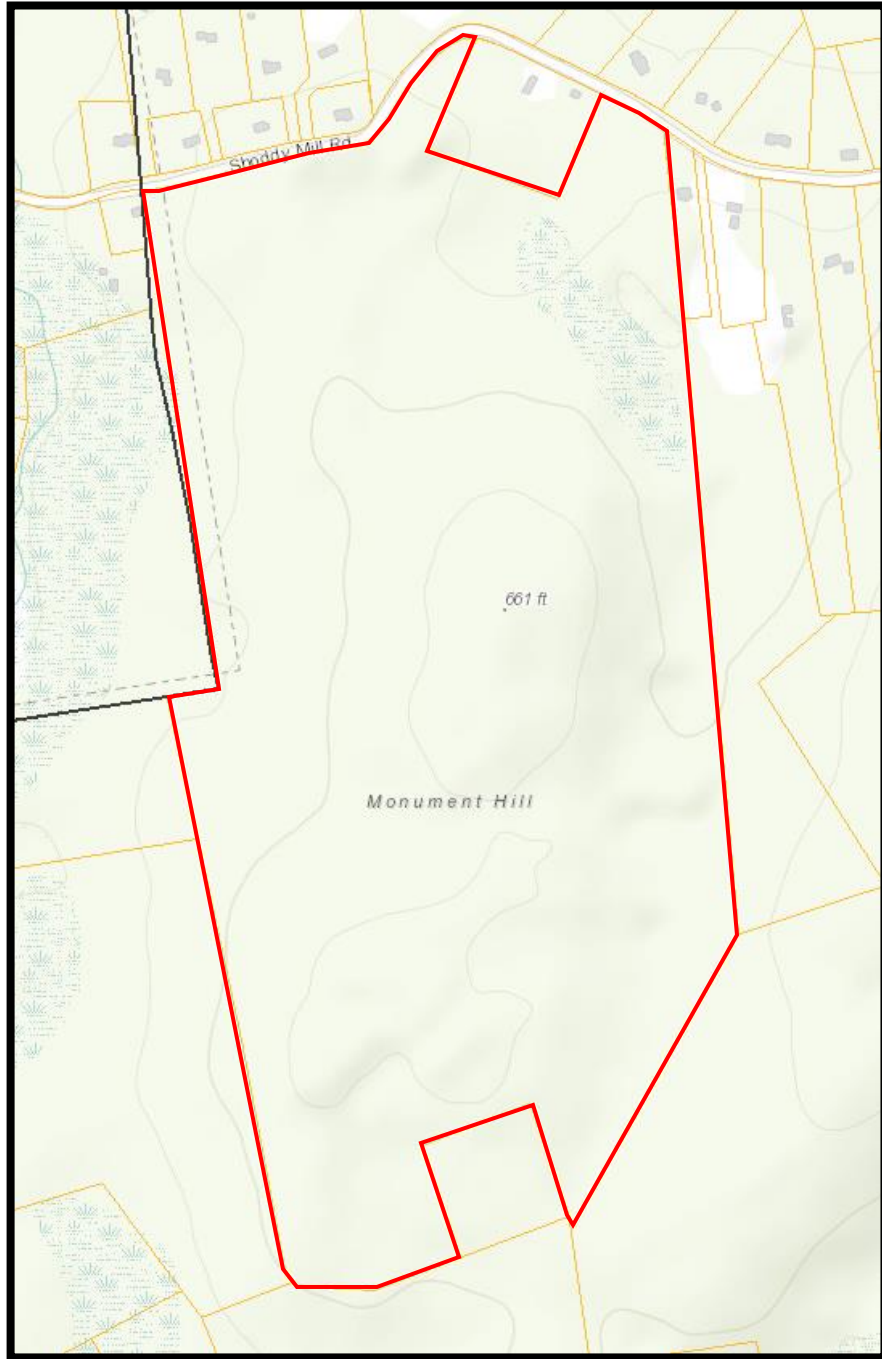
Note: The effective date of the Andover Planning and Zoning Commission Zoning Regulations is 07/15/2019

A more complete listing of the applicable zoning regulations, including the conventional and open space subdivision regulations, is also contained in the Addenda to this report. The subject appears to conform to the bulk regulations of the zone. There are no existing approvals or pending applications for development of the site.

SITE PLAN

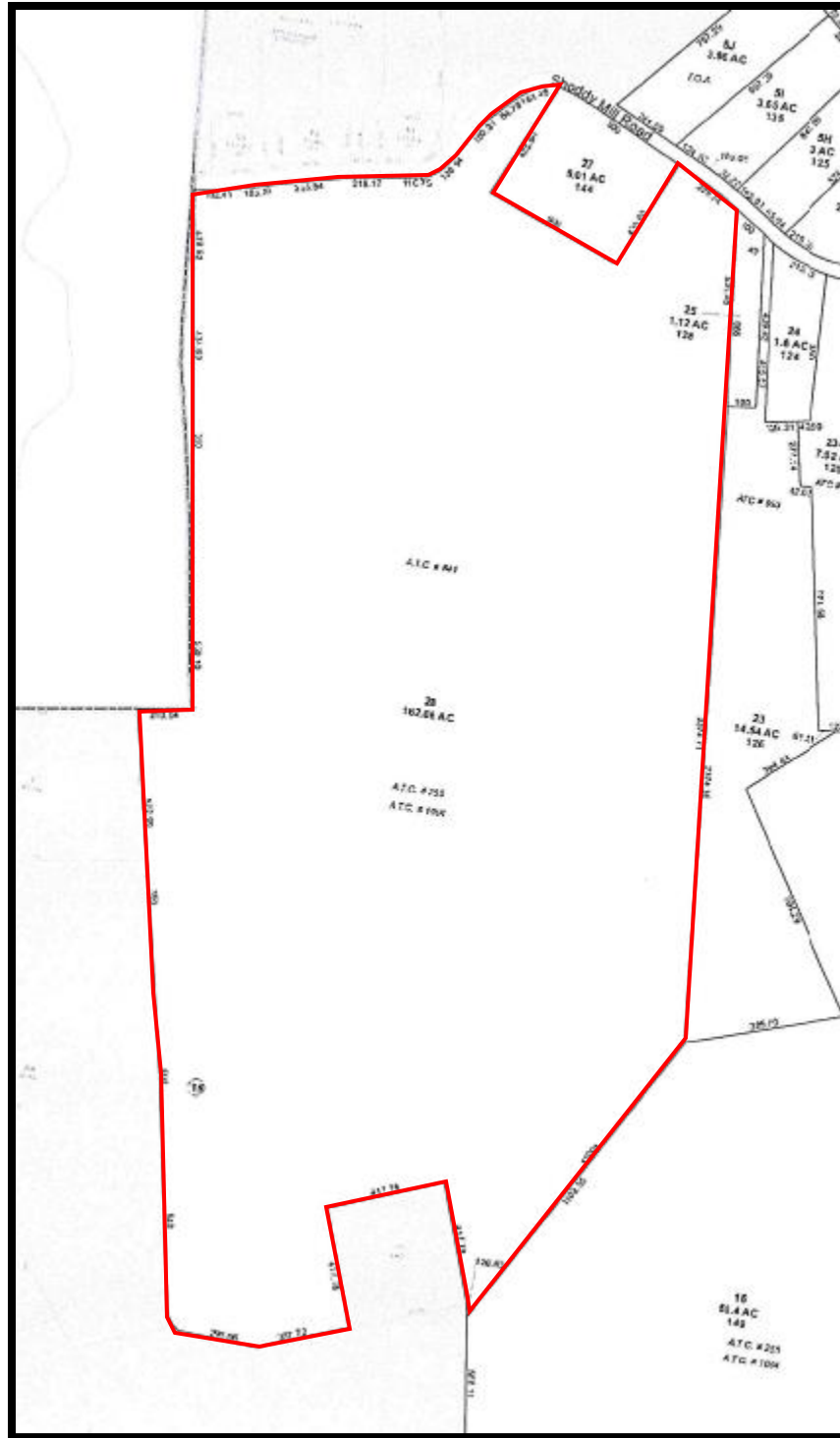


SITE PLAN



Source: Andover G.I.S. with Topography and Wetlands

SITE PLAN



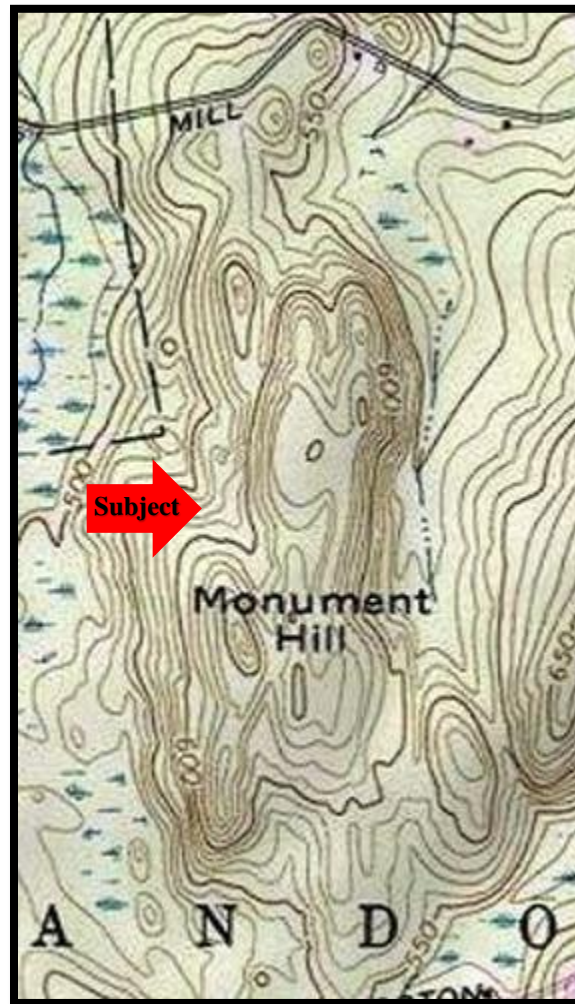
Assessor's Map (Source: Andover Assessor)

SITE DATA

Entire Parcel

*Note: Information regarding the subject site was obtained from a physical inspection, municipal records including the Andover GIS, an interview with the property owner, a representative of the property ownership entity (the listing agent), and municipal officials. A formal boundary A-2 survey has been made available for review entitled “**Boundary Survey Prepared for Anthony Laudano, Shoddy Mill Road, Andover, Connecticut**”, dated April 12, 1999, by Anchor Engineering Services, Inc.*

- SIZE:** 162.06 acres or 7,059,334 square feet, according to a formal A-2 survey.
- FRONTAGE:** 1,382.02 feet of contiguous frontage along the southerly side of Shoddy Mill Road, and another 229.74 feet of contiguous secondary frontage along the southerly side of Shoddy Mill Road. This secondary frontage may be impacted by inland wetland areas.
- ACCESS:** One (1) curb-cut for a gravel and earthen access driveway off Shoddy Mill Road. There is ample road frontage for future access.
- SHAPE:** Irregular. See applicable site plans immediately preceding this section of the report.
- ACQUISITION:** Entire parcel of 162.06 acres or 7,059,334 square feet.
- VIEW:** To the north, Shoddy Mill Road, the Andover Transfer Station, and rural residential land use. To the east, undeveloped land. To the south, undeveloped land. To the west, the Town of Bolton and undeveloped land.
- EASEMENTS AND ENCROACHMENTS:** No adverse easements or encroachments are apparent. A copy of the legal description is appended to this report.
- STREETS:** Shoddy Mill Road is a two-laned, asphalt paved thoroughfare maintained by the Town of Andover. Of adequate width, it is in average physical condition.

SITE PLAN (Continued)**Topography Map****TOPOGRAPHY:**

Sloping upward through the central portion of the site from north to south to the highest elevation (approx. elevation 661 feet) known as Monument Hill. The site slopes downward to the south, east and west (approx. elevations 550-ft to 600-ft.). Areas of ledge and rock outcroppings are noted through most of the central portions of the site.

OFF-SITE IMPROVEMENTS:

Some catch basins, macadam curbs, and a drainage gully.

UTILITIES:

Electricity, telephone, and cable television. Water would have to be via on-site wells and sanitary sewer would be via on-site septic systems.

SITE DATA (Continued)

SOILS:

According to the “*Soil Survey of Tolland County*” published by the U.S. Department of Agriculture, the predominant soil types are:

CrC - Charlton Hollis fine sandy loams, very rocky, 3 to 15 percent slopes.

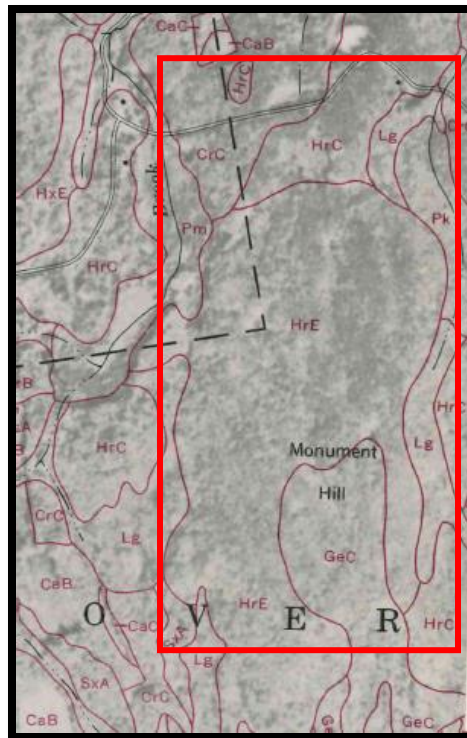
GeC – Gloucester and Charlton very stony soils, 3 to 15 percent slopes.

HrC – Hollis very rocky fine sandy loam, 3 to 15 percent slopes.

HrE – Hollis very rocky fine sandy loam, 15 to 35 percent slopes.

Lg – Leicester-Ridgebury-Whitman stony complex.

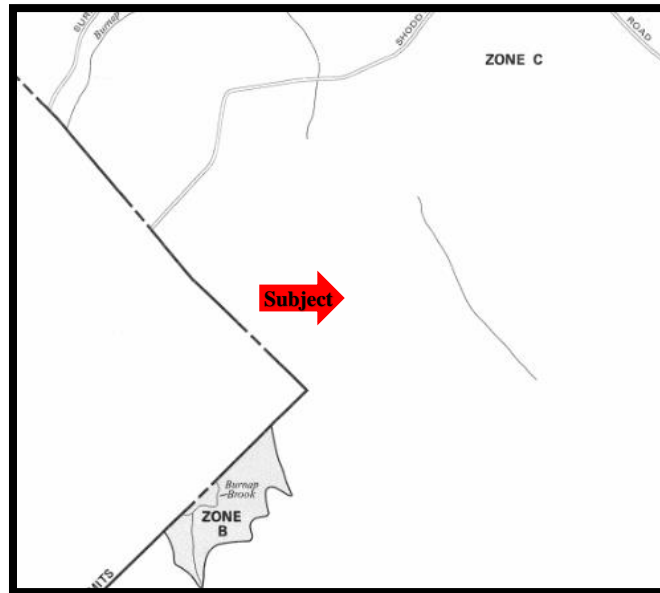
Pk – Peat and muck.



Source: U.S. Dept. of Agriculture – Soil Conservation Service Soils Map

SITE PLAN (Continued)**FLOOD ZONE:**

According to Flood Insurance Rate Map Community Panel No. 0901610010A, revised February 3, 1982, the parcel is located in Zone "C" (areas of minimal flooding). A copy of the applicable sections of the flood maps follows:



Source: F.I.R.M. Panel #0901610010A

WETLANDS:

Wetlands are noted through the northeastern and easterly portions of the site. Vernal pools are noted through the central/spine of the site and the southern portions of the site. Overall, however, sufficient uplands remain available for development.

DRAINAGE:

Drainage appears adequate.

SITE IMPROVEMENTS:

Metal gate and gravel and earthen access road/trail.

PERSONAL PROPERTY:

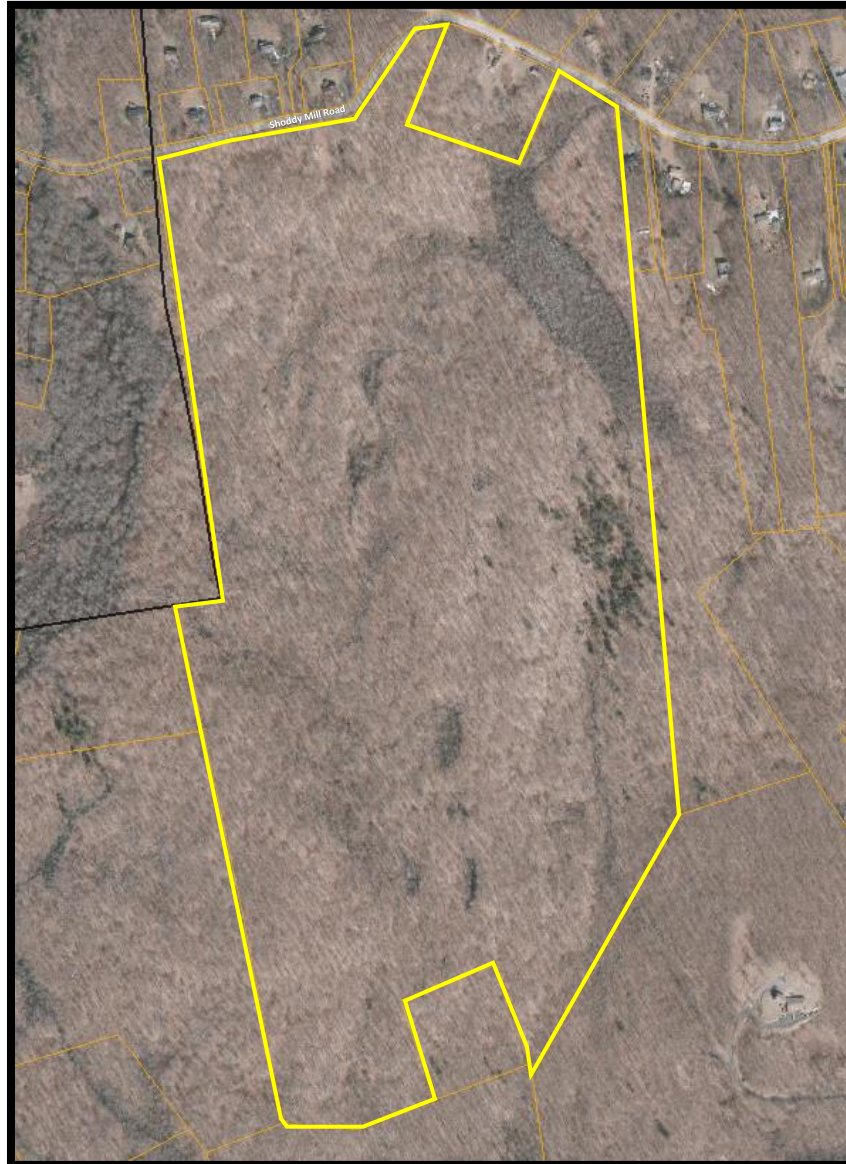
None noted.

SUB-SURFACE TANKS:

No underground storage tanks (UST's) have been reported. *As of this writing, we am unaware of any environmental contamination but reserve the right to revise the findings of this report should an environmental survey reveal any environmental hazards on the site.*

SITE PLAN (Continued)**COMMENTS:**

Overall, this large parcel has abundant street frontage, varying topography, and sufficient uplands. With over 1,300 feet of contiguous frontage along Shoddy Mill Road, single-family residential development appears to be possible on the parcel.



Aerial Locator Map - Source: Capitol Region Council of Governments G.I.S.

HIGHEST AND BEST USE

As defined in the Uniform Appraisal Standards for Federal Land Acquisitions - 2016, highest and best use is:

“The highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future.”

Legally permissible uses must at least satisfy zoning regulations, environmental regulations, private deed restrictions, and building codes. Zoning is “ARRD” – Andover Rural Residential District. Single-family dwellings are permitted. Environmental regulations would also have to be satisfied, due to the presence of inland wetlands. No adverse deed restrictions or adverse easements/rights of way are apparent. Therefore, legally permissible uses consist of those permitted in the “ARRD” zone.

Physically possible uses of the site are a function of its size, shape, topography, soil conditions, and the like. This subject contains 162.06 acres or 7,059,334 square feet. It has, 1,382.02 feet of contiguous frontage along the southerly side of Shoddy Mill Road and another 229.74 feet of contiguous secondary frontage along the southerly side of Shoddy Mill Road. The appraised property is one parcel of 162.06 contiguous acres, has unity of ownership, and does not share unity of use or an integrated highest and best use with any other property. Therefore, the 162.06-acre subject property is the larger parcel. The appraised property has varying topography but, generally, slopes upward through the central portions of the site, and then downward to the southwest and southeast. Surrounding land use is essentially single-family dwellings and undeveloped land, although the Andover Transfer Station is located along the northerly side of Shoddy Mill Road to the north of the subject. Available utilities consist of electricity, telephone, and cable television. Water and sewer service would have to be provided by on-site wells and septic systems. Wetlands are noted in the northeastern, eastern and central portions of the parcel. Ledge and rock outcroppings are noted through most of the central portions of the site associated with the highest elevations. Overall, however, sufficient uplands remain available for development. Access would be via the frontage along Shoddy Mill Road. Physically possible uses of the site, therefore, consist of those that could be placed on an irregularly shaped site containing 162.06 acres that is sensitive to inland wetland areas, sloping topography and ledge/rock outcroppings.

The uses that satisfy the previous two criteria are then analyzed further to determine which are likely to produce a positive rate of return to the equity investor. Financially feasible uses, therefore, include those which are expected to produce a positive rate of return. This step in highest and best use analysis is closely related to the final step: that the highest and best use is the maximally productive use. Further, projecting a rate of return for residential land involves uncertainty. Therefore, the determination of the use which satisfies the final two criteria must be the result of the appraiser’s judgement, familiarity with the marketplace, and analytical skill.

Overall, this is an average, large site, portions of which are suited to residential development. The site has abundant street frontage and adequate public utilities are available. In considering the physical characteristics of the site, the **most probable buyer/user** of the subject would be a developer of an open-space residential subdivision and/or single-family residential homes.

HIGHEST AND BEST USE (Continued)

Based on the location of the subject, applicable zoning, soil types, and all other physical characteristics of the site, it is our opinion that the highest and best use of the site, as currently vacant, is development of an open space, single-family residential subdivision in accordance with all applicable land use controls.

VALUATION PREMISE

There are three generally recognized approaches to value, which may be used in estimating the value of real estate.

"COST APPROACH - That approach in appraisal analysis which is based on the proposition that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility as the subject property. It is particularly applicable when no comparable sale properties can be found."

"SALES COMPARISON APPROACH - That approach in appraisal analysis which is based on the proposition that an informed purchaser would pay no more for a property than the cost of acquiring an existing property with the same utility. This approach is applicable when an active market provides sufficient quantities of reliable data which can be verified from authoritative sources."

"INCOME CAPITALIZATION APPROACH - That procedure in appraisal analysis which converts anticipated benefits (dollar income or amenities) to be derived from the ownership of property into a value estimate. The Income Approach is widely applied in appraising income-producing properties. Anticipated future income and for reversions are discounted to a present worthy figure through the capitalization process."¹

The Cost Approach will not be presented in this analysis, as the subject is vacant, residentially zoned acreage. The Income Capitalization Approach will also not be presented in this report, due to an insufficient supply of comparable land rentals for similar properties.

The Sales Comparison Approach will be presented in this report to analyze the subject (entire parcel). The best available comparable sales will be utilized in this report. All of the comparable sales utilized have been verified with individuals involved in the transactions. The properties will be compared to the subject properties for such differences as financing terms, sales conditions, property rights transferred, market conditions, location, and physical attributes. From this analysis, will result an adjusted unit value indicator, which will be applied to the subject in order to determine indications of value.

The applicable value indications will then be analyzed, with the strengths and weaknesses of each approach being identified. The value indications will then be reconciled into a final opinion of value for the subject.

¹ *Real Estate Appraisal Terminology*, compiled and edited by Byrl N. Boyce, Ph.D., 1984

SALES COMPARISON APPROACH

MARKET SALE NO. 1

LOCATION: 1005 Warrenville Road, 0 Warrenville Road (Lot 1), and 0 Mount Hope Road (Lot 3-1), Mansfield, Connecticut

GRANTOR: John A. Berman, Trustee of the John A. Berman Revocable Living Trust dated June 6, 2006

GRANTEE: Golden Goat Farm, LLC (Alexander Eitland, Member)

DATE OF SALE: August 23, 2021

DEED REFERENCE: Volume 823, Page 319 of the Mansfield Land Records.

TYPE OF INSTRUMENT: Trustee's Deed

SALE PRICE: \$425,000

INTEREST CONVEYED: Fee Simple

VERIFICATION: Trustee's Deed, Multiple Listing Service (MLS) and Mr. Gregory Boyko, Listing Broker.
Verified by: George W. Sherwood of Buckley Appraisal Services, Inc. on 8/16/2022.

CONDITIONS OF SALE: Arm's Length at Market Price

ZONE: "RAR-90" – Rural Agricultural Residence 90

PRESENT USE: As of the date of sale, the property consisted of assembled vacant residential acreage with a pond.

PROPOSED USE: A mix of agricultural/farm and single-family residential development, per the broker.

HIGHEST AND BEST USE: Residential development, per zoning regulations.

SITE DATA: The site contains and assembled 154.20 acres or 6,716,952 square feet, per the Mansfield Assessor's Records. The site is an assemblage of three (3) contiguous sites as follows:

<u>Location</u>	<u>Size (Ac)</u>
1005 Warrenville Road	6.00
Warrenville Road	113.40
Mount Hope Road	<u>34.80</u>
Total	154.20

It has 365 feet and then 44 feet of non-contiguous frontage along the westerly side of Warrenville Road (CT Route 89), and 1,660.32 feet of frontage along the northerly side of Mount Hope Road. The site is

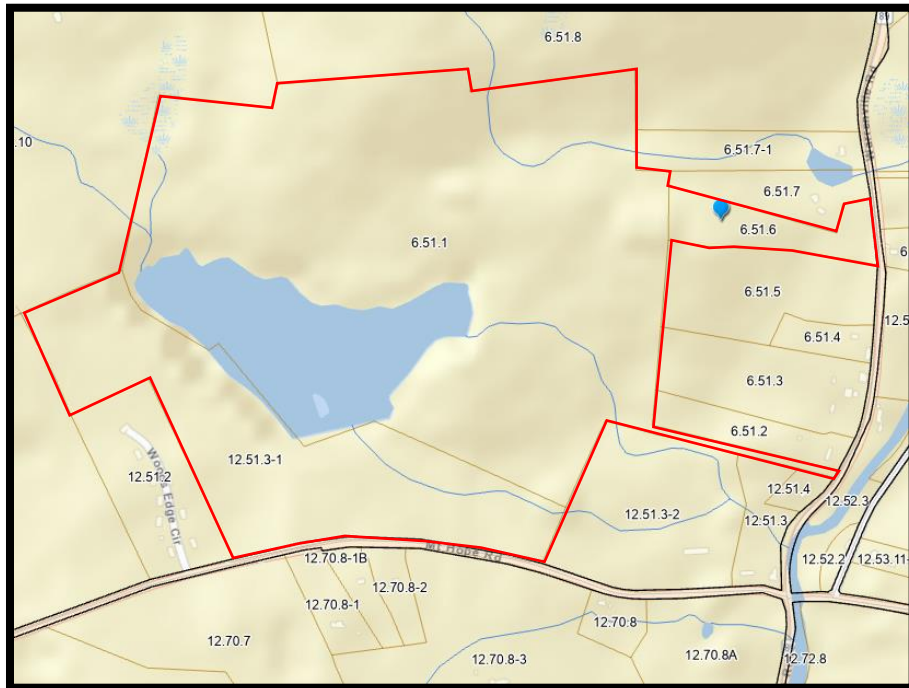
SALES COMPARISON APPROACH (Continued)

irregular in shape and generally sloping upward from south to north. The lowest elevations are along the southern boundary of the site along Mount Hope Road (395-ft) and the highest elevation are along the northern boundary of the site (530 feet). A series of wetlands traverse the southern and central portions of the parcel, including a 16-acre pond (McLaughlin Pond). Available utilities consist of electricity, telephone, and cable television. Water and sanitary sewer service would be provided by an on-site well and septic system. Overall, this is an average rural agricultural residential parcel.

ACCESS:	Off Warrenton Road (CT Route 89) and Mount Hope Road.
IMPROVEMENTS:	None noted.
TEN YEAR SALES HISTORY:	John A. Berman and The John A. Berman Revocable Living Trust have owned the property since March 3, 1989. There have been no transfers of the property in the past ten (10) years.
FINANCING:	None recorded in the Mansfield Land Records. The listing broker reported that this was an all cash transaction.
COMMENTS:	Overall, this is an average site for rural agricultural residential land use. It is impacted by inland wetlands. The site was actively marketed for sale assembled for \$599,000 or \$3,884.57 per acre and was on the market for 591 days.
SALE PRICE/ACRE OF LAND:	\$2,756

SALES COMPARISON APPROACH (Continued)

Site Plan/Photograph – Warrenville Road and Mount Hope Road, Mansfield, CT



Site Plan Source: Town of Mansfield G.I.S.



**Looking West to Sale Frontage and Access from Warrenville Road
Photograph taken by George W. Sherwood
of Buckley Appraisal Services, Inc.
08/17/22**

SALES COMPARISON APPROACH (Continued)

**Aerial Location Map – Warrenville Road and Mount Hope
Road, Mansfield, CT**



Site Plan Source: Town of Mansfield G.I.S.

SALES COMPARISON APPROACH (Continued)**LEGAL DESCRIPTION (Market Land Sale No. 1):**

Book: 823 Page: 319 Page: 1 of 6



Return To:
Golden Goat Farm, LLC
225 Oakwood Road, Suite 401
South Windsor, CT 06074

STATUTORY FORM TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS, that **JOHN A. BERMAN**, as **TRUSTEE** of the John A. Berman Revocable Living Trust dated June 6, 2006, (the "Grantor") for consideration of **FOUR HUNDRED AND TWENTY-FIVE THOUSAND (\$425,000.00) DOLLARS**, received to his full satisfaction of **GOLDEN GOAT FARM, LLC** (the "Grantee"), does hereby grant, bargain, sell and confirm unto the said Grantee, with **TRUSTEE'S COVENANTS**, all such right, title, interest, claim and demand as the Grantor, has or ought to have in and to:

That certain real property, containing four separate tracts and/or pieces or parcels of land, located in Mansfield Connecticut, referred to as 1005 Warrenville Road, 0 Warrenville Road, and 0 Mt. Hope Road, which property is more particularly bounded and described in **Schedule A-1, Schedule A-2 and Schedule A-3**, attached hereto and made a part hereof.

Subject to any and all provisions of any ordinance, municipal regulation or public or private law; declarations, restrictions, covenants, and easements of record; any state of facts which an accurate survey or personal inspection of the Property might reveal provided that none of the above interfere with the present location of any building now located on the Property, prevent the use of the Property as a residence, or render title to the Property unmarketable; and taxes on the Grand List of October 1, 2020, which taxes the grantee(s) herein assumes and agrees to pay as part consideration for this deed

RECEIVED FOR RECORD AT LISBON CT
 ON Oct 28, 2019 09:23A
 ATTEST: LAURIE J. FERROCHI, TOWN CLERK
 INST# 00016051

SALES COMPARISON APPROACH (Continued)

Book: 823 Page: 319 Page: 3 of 6

Schedule A-1

Property Description
1005 Warrenville Road
Mansfield

A certain tract or parcel of land, with the buildings thereon standing, situated in the Town of Mansfield in the County of Tolland and State of Conn. on the west side of the state highway now known as Conn. State Highway Route No. 89, and more particularly bounded and described as follows, to wit:

Beginning at the southeasterly corner of the within described tract, said corner being marked by a state highway bound stone located at a wall corner on the westerly side of said State highway No. 89, the line runs thence northwesterly approximately 1140 feet along the stone wall to the termination of this wall at a cross wall; thence northeasterly approximately 100 feet to the end of said cross wall; thence continuing along the same course approximately 250 feet following a wire fence to a stone wall; thence southeasterly approximately 1085 feet to the westerly line of the above mentioned state highway; thence southerly approximately 115 feet to a state highway bound stone; thence continuing southerly 396.25 feet, more or less, to the place or point of beginning, containing approximately 11 acres, more or less.

SALES COMPARISON APPROACH (Continued)

Book: 823 Page: 319 Page: 4 of 6

Schedule A-2

Property Description
 Warrenville Road
 Mansfield

FIRST PIECE

Said tract is situated in the northeasterly part of the Town of Mansfield, on the westerly side of the highway and westerly of the highway leading from Willimantic to Warrenville, and bounded: Northerly by land formerly of Frank Young and by land formerly of Frank Kudela; westerly by land formerly of Clifton Wright and by land formerly of Frank Grant; southerly by land formerly of Frank Grant and easterly by said Willimantic-Warrenville Highway, containing one hundred twenty-seven (127) acres, more or less.

EXCEPTING AND EXCLUDING from the above described premises, a certain tract or parcel of land with buildings and all other improvements thereon, conveyed by Sheldon M. Childs and Jane G. Childs to Richard W. Perreault and Patricia D. Perreault, dated February 13, 1969, recorded in Mansfield Land Records at Volume 108 Page 598, said tract being bounded and described as follows:

Situated in the northeasterly part of the Town of Mansfield, County of Tolland, State of Connecticut, on the westerly side of the highway leading from Willimantic to Warrenville, and more particularly bounded and described as follows:

Commencing at a Connecticut State Highway Department monument set in the westerly line of the aforementioned highway, also known as Route #89, said point being at the northeasterly corner of the herein conveyed tract and at the southeasterly corner of land now or formerly of Winona Young; thence the line runs southerly in the westerly line of said highway a distance of five hundred seventy-nine feet 2 inches to an iron pin or pipe set in said westerly line, said iron pin also being at remaining land of Sheldon M. Childs and Jane G. Childs; thence the line runs N. 62° 15' W. by land last named a distance of one thousand (1000) feet, more or less, to an iron pin or pipe at other land of Sheldon M. Childs and Jane G. Childs; thence the line runs in a north-westerly direction by land last named a distance of four hundred sixty (460) feet, more or less, to an iron pin or pipe at land now of said Winona Young; thence the line runs S. 67° 30' E. by land last named a distance of eleven hundred and one (1101) feet, more or less, to the first mentioned Connecticut State Highway Department monument in the westerly line of said highway at the point and place of commencement. Said tract contains about ten acres of land.

Being the same premises conveyed to John A. Berman by Warrantee Deed from Sheldon Hills Childs dated January 25, 1972 and recorded on February 16, 1972 in Volume 116, Page 330, of the Town of Mansfield Land Records.

SALES COMPARISON APPROACH (Continued)

Book: 823 Page: 319 Page: 5 of 6

Second Piece

A certain piece or parcel of land situated on the westerly side of the highway leading from Willimantic to Warrenville in the Town of Mansfield, County of Tolland, State of Connecticut, more particularly bounded and described as follows, to wit:

Commencing at a point in the westerly line of said highway, said point marking the southeasterly corner of the herein described tract; thence the line runs northerly in the westerly line of said highway a distance of two (2) feet to a point, said point marking the northeasterly corner of the herein described tract; thence the line runs westerly at a right angle to the last described line and by remaining land of Richard W. Perreault and Patricia D. Perreault a distance of one thousand (1000) feet to a point at other land of this grantor, said point marking the northwesterly corner of the herein described tract; thence the line runs southerly by said other land of this grantor a distance of two (2) feet to a point at other land of this grantor, said point marking the southwesterly corner of the herein described tract; thence the line runs easterly by other land of this grantor a distance of one thousand (1000) feet to the westerly line of the aforementioned highway at the point and place of commencement.

Being the same premises conveyed to John A. Bernan by Warranty Deed from Sheldon Mills Childs dated February 16, 1972 and recorded on February 16, 1972 in Volume 116, Page 338 of the Town of Mansfield Land Records.

SALES COMPARISON APPROACH (Continued)

Book: 823 Page: 319 Page: 6 of 6

Schedule A-3

Property Description
Mount Hope Road
Mansfield

A certain parcel of land situated on the northerly side of Mount Hope Road in the Town of Mansfield, County of Tolland and State of Connecticut and bounded as described as follows:

Commencing at an iron pin on the northerly side of Mount Hope Road at the southeasterly corner of land now or formerly of Delta Mount Hope Limited Partnership; thence N 89° 56' 48" E a distance of 371.83 feet to an iron pin; thence S 84° 21' 34" E a distance of 244.18 feet to an iron pin; thence S 74° 36' 53" E a distance of 383.15 feet to an iron pin; thence S 66° 46' 40" E a distance of 475.93 feet to an iron pin; thence S 62° 03' 17" E to an iron pin at land now or formerly of Charles H. Marakaly (the last five (5) courses and distances being along the northerly side of Mount Hope Road; thence N 35° 55' 03" along said land of Marakaly to an iron pin at a stone wall; thence N 52° 24' 38" W a distance of 1,056.45 feet to an iron pin; thence N 53° 52' 22" W a distance of 57.60 feet to a point; thence S 89° 33' 10" W a distance of 386.00 feet to an iron pin; thence N 29° 43' 21" W a distance of 713.66 feet to an iron pin; thence S 67° 31' 41" W a distance of 63.13 feet to an iron pin; thence N 46° 10' 35" W a distance of 420.59 feet to an iron pin; thence N 21° 13' 13" W a distance of 98.77 feet to an iron pin; thence N 6° 11' 13" W a distance of 140.25 feet to an iron pin at land now or formerly of Helen M. Wright (the last eight (8) courses and distances being along land now or formerly of John A. Berman); thence S 81° 04' 10" W a distance of 234.72 feet to an iron pin; thence S 79° 08' 04" W a distance of 349.07 feet to an iron pin; thence S 15° 05' 13" E a distance of 369.45 feet to an iron pin; thence S 10° 32' 55" E a distance of 235.88 feet to an iron pin at land now or formerly of Delta Mount Hope Limited Partnership (the last four (4) courses and distances being along said land of Wright); thence N 77° 40' 55" E a distance of 452.99 feet to an iron pin; thence S 12° 19' 05" E a distance of 1,065.40 feet to the place and point of beginning.

Excepting:

A certain parcel of land situated on the northerly side of Mount Hope Road in the Town of Mansfield, County of Tolland and State of Connecticut, being a strip of land thirty (30') feet in width with a southerly boundary being the center line of said Mount Hope Road and more particularly bounded and described as follows:

Commencing at a point being N 12° 01' 23" E a distance of 7.0 feet from a spike at the intersection of the northerly side of Mount Hope Road and the westerly side of Connecticut Route 89;

thence N 59° 55' 29" W a distance of 33.87 feet to a point;

thence along the arc of a curve to the left having a radius of 391.69 feet a distance of 128.82 feet to a point;

thence N 78° 37' 48" W a distance of 376.87 feet to a point;

thence N 77° 36' 44" W a distance of 187.55 feet to a point;

thence along the arc of a curve to the right having a radius of 736.05 feet a distance of 247.64 feet to a point;

thence N 58° 20' 08" W a distance of 324.18 feet to a point;

thence N 62° 01' 10" W a distance of 187.99 feet to a point;

thence N 66° 36' 03" W a distance of 477.10 feet to a point;

thence N 75° 28' 08" W a distance of 385.10 feet to a point;

thence N 84° 35' 13" W a distance of 245.58 feet to a point;

thence N 89° 29' 23" W a distance of 375.32 feet to an iron pin at the southeasterly corner of land now or formerly of Delta Mount Hope Limited Partnership;

thence S 12° 19' 05" E a distance of thirty (30.0') feet to the center line of Mount Hope Road;

thence easterly along the center line of Mount Hope Road which line is thirty (30.0') feet southerly and parallel to the first eleven (11) courses and distances to a point at the intersection of Mount Hope Road and Connecticut Route 89;

thence N 12° 01' 23" E a distance of 30.00 feet to the place and point of beginning, for highway purposes.

Being a portion of the same premises conveyed to John A Berman by Warranty Deed dated December 29, 1986 and recorded on December 31, 1986 in Volume 247 at Page 25 of the Town of Mansfield Land Records.

\$ 3,187.50 State Conveyance Tax

\$ 1,062.50 Town Conveyance Tax

Sara Ann Chain
Town Clerk of Mansfield

Received for Record at Mansfield, CT
On 09/23/2021 At 11:07:55 am

Sara Ann Chain

SALES COMPARISON APPROACH (Continued)**MARKET SALE NO. 2**

LOCATION: Pucker Street (Map ID: 52/16),
 Coventry, Connecticut
GRANTOR: Salamanca Girl, LLC (Joanne Solley Hansen,
 Manager)
GRANTEE: Jesse G. Clarke
DATE OF SALE: August 13, 2021
DEED REFERENCE: Volume 1282, Page 704 of the Coventry Land
 Records.
TYPE OF INSTRUMENT: Warranty Deed
SALE PRICE: \$176,500
INTEREST CONVEYED: Fee Simple
VERIFICATION: Amy F. Rio (listing and selling broker), Warranty
 Deed, Multiple Listing Service (MLS) and
 Assessor's Records.
 Verified by: George W. Sherwood of Buckley
 Appraisal Services, Inc. on 08/16/2022.
CONDITIONS OF SALE: Arm's Length at Market Price
ZONE: "GR-80" – General Residential

PRESENT USE: As of the date of sale, the property consisted of
 vacant residential acreage.
PROPOSED USE: Residential development. The broker commented
 that the site was purchased for residential
 development. No current proposals or applications
 have been presented to the Coventry Planning and
 Zoning Commission for subdivision. An application
 for a wetlands crossing and driveway for a single-
 family dwelling has been submitted.
HIGHEST AND BEST USE: Residential development.

SITE DATA: The parcel contains 63.79 acres or 2,778,578 square
 feet, according to a site plan on file in the municipal
 land records. It has 329.71 feet of frontage along the
 westerly side of Plucker Street. Irregular in shape, it
 is rolling in topography and slopes upward from the
 Plucker Street frontage. The site slopes gradually
 upward from the Plucker Street frontage to the
 highest elevation (640-ft). It then gradually slopes
 downward to the west to an Algonquin Gas
 Transmission easement (65 feet wide) along the
 southwesterly corner of the site (elevation 560').

SALES COMPARISON APPROACH (Continued)

Wetlands are noted in the central and eastern portions of the parcel, somewhat limiting developmental potential. Available utilities consist of electricity, telephone, and cable television. Water would be provided by on-site wells and sewer would be provided by on-site septic systems. Some stone walls are noted. Overall, this is an average residential parcel.

ACCESS:	Currently, via a curb cut along Plucker Street and an improved gravel driveway.
IMPROVEMENTS:	A 700 square foot poultry house in poor condition offering no contributory value.
TEN YEAR SALES HISTORY:	No other sales over the past ten (10) years are recorded in the Coventry Land Records.
FINANCING:	None recorded in Coventry Land Records. The listing broker reported that this as an all cash transaction.
COMMENTS:	Overall, this is an average parcel that was actively marketed for sale (Multiple Listing Service) for \$199,900 or \$3,134 per acre. The property was originally listed for \$309,000 or \$4,844 per acre on February 24, 2020. The price was then reduced to \$275,000 or \$4,311 per acre. The property was on the market for 437 days. Wetlands will likely limit development but sufficient uplands remain. The parcel is just south of Coventry Lake and is surrounded by a mix of single-family dwellings and agricultural uses. Eastern portions of the site were cleared fields and most of the central and westerly portions of the site were wooded.
SALE PRICE/ACRE OF LAND:	\$2,767

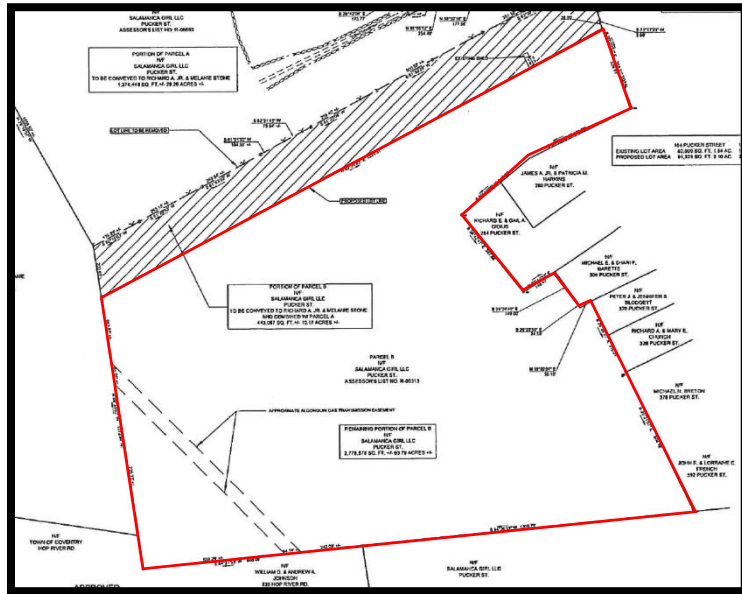
SALES COMPARISON APPROACH (Continued)

Sale No. 2

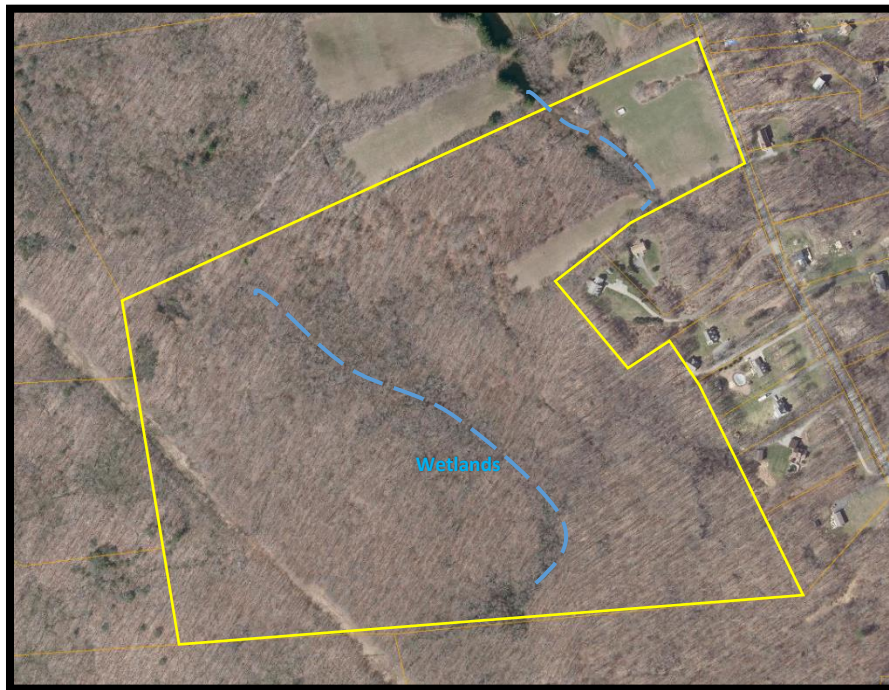


**Looking West to Sale Access off Plucker Street
Photograph Taken by George W. Sherwood on 08/17/22**

SALES COMPARISON APPROACH (Continued)



Formal Site Plan – Source: Coventry Land Records




Aerial Site Plan – Source: Coventry G.I.S.

SALES COMPARISON APPROACH (Continued)

LEGAL DESCRIPTION (Market Sale No. 2):

After Recording Return to:
Jesse Clark
112 Pine Street
Columbia, CT 06237

Receipt # 89279 Instr # 2021-01971

VOL 1282 PG 704
 08/13/2021 11:14:15 AM
 5 Pages
 WARRANTY
 Local Tax \$440.25 Convey Fee \$1.00
 State Tax \$1323.75 Lori Tollmann, Coventry Town Clerk

STATUTORY WARRANTY DEED

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW THAT:

SALAMANCA GIRL, LLC, a Florida limited liability company having an office in Melbourne Beach, Florida (hereinafter the "Grantor") for consideration of ONE HUNDRED SEVENTY-SIX THOUSAND FIVE HUNDRED DOLLARS (\$176,500.00), received to its full satisfaction, hereby grants to **JESSE G. CLARKE** of the Town of Columbia and State of Connecticut (hereinafter the "Grantee"), with WARRANTY COVENANTS, certain piece or parcels of land on Pucker Street known as Lot 1, situated in the Town of Coventry, County of Tolland and State of Connecticut, and being more particularly described in Schedule A attached hereto.

Being a portion of the premises granted to the Grantor herein by virtue of a Trustee's Deed from Joanne S. Hansen, Trustee under the JOANNE SOLLEY HANSEN TRUST DATED NOVEMBER 14, 2000; dated February 17, 2006 and recorded February 27, 2006 in Volume 983 at Page 111 of the Coventry Land Records.

Said premises are also subject to any and all provisions of any ordinance, municipal regulation or public or private law; any state of facts an accurate survey or personal inspection of the property might reveal; provided that none of the above render title to the property unmarketable and the taxes to the Town of Coventry on the list of October 1, 2020, which taxes the Grantee herein assumes and agrees to pay as part consideration for this deed.

SALES COMPARISON APPROACH (Continued)

IN WITNESS WHEREOF, the Grantor has hereunto set its hand this 21st day of July 2021.

Signed and delivered in the presence of:

SALAMANCA GIRL, LLC

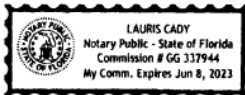
[Signature]
[Signature]

By: [Signature]
Joanne Solley Hansen
Its Manager, Duly Authorized

STATE OF FLORIDA)
COUNTY OF Brevard) ss:

On the 21st day of July, 2021, before me, the undersigned officer, personally appeared Joanne Solley Hansen, who acknowledged herself to be the Manager of SALAMANCA GIRL, LLC, a Florida limited liability company, and that as such Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name as such Manager and as the free act and deed of said Company.

[Signature]
Notary Public
Commission expires: June 8 2023



K: 1282 PG: 705

SALES COMPARISON APPROACH (Continued)

Legal Description

All that certain parcel of land, located on the westerly side of said Pucker Street, containing 74.86 acres, more or less, being bounded and described as follows: Commencing at a point on the westerly side of Pucker Street, which point is the northeasterly corner of land now or formerly of Louis Battiston and Isabelle Battiston; thence running in a northerly direction a distance of 357.72 feet to a point; thence turning at an interior angle of 270° 31' 53" and running a distance of 3.87 feet to a point; thence turning at an interior angle of 90° 00' 00" and running a distance of 171.50 feet to a point; thence turning at an interior angle of 94° 29' 25" and running a distance of 13.13 feet to a point; the last four distances being along the westerly line of Pucker Street; thence turning at an interior angle of 169° 03' 25" and running a distance of 498.36 feet to a point; thence turning at an interior angle of 178° 16' 10" and running a distance of 500.32 feet to a point; thence turning at an interior angle of 179° 29' 40" and running a distance of 259.40 feet to a point; thence turning at an interior angle of 181° 28' 35" and running a distance of 78.84 feet to a point; thence turning at an interior angle of 178° 29' 50" and running a distance of 184.35 feet to a point; thence turning at an interior angle of 179° 22' 00" and running a distance of 243.54 feet to a point; thence turning at an interior angle of 180° 46' 20" and running a distance of 253.15 feet to a point; thence turning at an interior angle of 180° 45' 10" and running a distance of 174.25 feet to a monument; the last eight distances being along land of said decedent, John B. Solley III, being the First Parcel hereinabove described; thence turning at an interior angle of 108° 47' 00" and running a distance of 1271.92 feet to a monument; the last distance being along land now or formerly of Julia S. Moriarty; thence turning at an interior angle of 94° 25' 10" and running a distance of 930.00 feet to a point; thence turning at an interior angle of 177° 17' 50" and running a distance of 623.09 feet to a point; thence turning at an interior angle of 181° 44' 10" and running a distance of 606.11 feet to a point; the last

three distances being along land now or formerly of George W. Johnson Sr. and Margaret A. Johnson and land now or formerly of Edward J. Sullivan, partly by each; thence turning at an interior angle of 69° 49' 05" and running a distance of 605.69 feet to a point; the last distance being along land now or formerly of Stella Metenosky; thence turning at an interior angle of 179° 19' 50" and running a distance of 334.41 feet to a point; thence turning at an interior angle of 169° 42' 00" and running a distance of 149.31 feet to a point; thence turning at an interior angle of 94° 45' 50" and running a distance of 200.85 feet to a point; thence turning at an interior angle of 263° 33' 25" and running a distance of 386.42 feet to a point; thence turning at an interior angle of 269° 05' 50" and running a distance of 343.86 feet to a point; thence turning at an interior angle of 193° 24' 25" and running a distance of 451.92 feet to the point or place of beginning forming an interior angle of 95° 24' 35" with the first mentioned distance; the last six distances being along said land now or formerly of Louis Battiston and Isabelle Battiston.

continued on next page;

BK: 1282 PG: 706

SALES COMPARISON APPROACH (Continued)

Excepting therefrom:

A certain piece or parcel of land located to the west of Packer Street, in the Town of Coventry, County of Tolland and State of Connecticut to the rear of and contiguous with other land of the grantee, Michael E. Barretto and Sheri F. Barretto, being more particularly bounded and described as follows:

Beginning at the northwest corner of land of Michael and Sheri Barretto (said Barretto land being described in a deed from Nathan Hale Construction Company, Inc. to Michael E. Barretto and Sheri F. Barretto dated November 24, 2000 and recorded in Volume 687, at Page 274 of the Coventry Land Records), the line runs S 74° 16' 25" W 50 feet to a point at remaining land of the grantor here; thence running S 19° 07' 46" E 149 feet, more or less, along remaining land of the grantor to a point; thence running S 09° 30' 58" E 26 feet, more or less, along remaining land of the grantor to a point in a line with the southerly line of said Barretto land and fifty feet westerly thereof; thence running N 73° 33' 53" E 50 feet to the southwest corner of said Barretto land; thence running N 09° 50' 58" W 25.78 feet along the westerly line of said Barretto land to a point; thence continuing N 19° 07' 46" W along said Barretto land 148.87 feet to the point and place of beginning.

Intending hereby to convey a strip of land fifty feet in width along the westerly boundary of said Barretto land to be added to said Barretto land.

And Excepting therefrom:

Beginning at a point on the west street line of Packer Street at the northeast corner of the herein described parcel. Thence S-74°-39'-33"-W a distance of 3.14 feet along the west street line of Packer Street to a point and land now or formerly of A Portion Of Parcel A To Be Conveyed To High Fields Farm LLC;

Thence S-63°-37'-18"-W a distance of 498.30 feet, more or less, along land of the said Portion Of Parcel A To Be Conveyed To High Fields Farm LLC and A Portion Of Parcel A To Be Conveyed To Richard A. JR. & Melanie Stone, partly by each, to a point;

Thence S-61°-53'-28"-W a distance of 500.32 feet, more or less, to a point;

Thence S-61°-23'-08"-W a distance of 259.40 feet, more or less, to a point;

Thence S-62°-51'-43"-W a distance of 78.84 feet, more or less, to a point;

Thence S-61°-21'-33"-W a distance of 184.35 feet, more or less, to a point;

Thence S-61°-43'-33"-W a distance of 243.54 feet, more or less, to a point;

Thence S-61°-29'-53"-W a distance of 253.15 feet, more or less, to a point;

Thence S-62°-15'-03"-W a distance of 174.25 feet, more or less, to a point and land now or formerly of Richard A. JR. & Melanie Stone. Said point is also the northwest corner of the herein described parcel. The previous seven (7) courses were along land of the said Portion Of Parcel A To Be Conveyed To Richard A. JR. & Melanie Stone.

Thence S-08°-33'-02"-E a distance of 200.65 feet along land of the said Richard A. JR. & Melanie Stone to a point and land now or formerly of Salamenza Giri LLC (Parcel B). Said point also being the southwest corner of the herein described parcel.

Continued on next page

K: 1282 PG: 707

SALES COMPARISON APPROACH (Continued)

Thence N-62°-24'-23"-E a distance of 2,229.81 feet along land of the said Salamanca Girl LLC (Parcel B) to a point on the west street line of Pucker Street and the southeast corner of the herein described parcel;

Thence N-20°-29'-52"-W a distance of 28.50 feet to a point;

Thence N-71°-17'-23"-E a distance of 3.88 feet to a point;

Thence N-19°-47'-57"-W a distance of 171.58 feet to the point and place of beginning. The previous three (3) courses were along the west street line of Pucker Street.

The above described parcel contains 443,067 SQ. FT., more or less, / 10.17 acres, more or less, of land and is shown as "PORTION OF PARCEL B N/F SALAMANCA GIRL LLC PUCKER ST. TO BE CONVEYED TO RICHARD A. JR. & MELANIE STONE" on a map entitled "PLAN PREPARED FOR SALAMANCA GIRL LLC 168 PUCKER STREET COVENTRY, CT. LOT LINE MODIFICATION PLAN SCALE: 1"=150' DATE: 10/20/2020 FILE NO. 2008-13L SHEET: 1 OF 1 BUSHNELL ASSOCIATES LLC.CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875 REVISIONS:2/3/2021, 2/9/2021, 3/3/2021, 3/29/2021, APPROVAL LETTER" RECORDED IN THE OFFICE OF THE COVENTRY TOWN CLERK AS MAP # 4093.

3K: 1282 PG: 708

SALES COMPARISON APPROACH (Continued)**MARKET SALE NO. 3**

LOCATION: Pine Street (Map ID: 34/20A),
Columbia, Connecticut
GRANTOR: Eugene Wittenberg and Edie Perew, Co-Trustees of
the Basia Wittenberg Second Amended and Restated
Revocable Trust dated July 12, 2012.
GRANTEE: James A. Grasso and Christian T. Grasso
DATE OF SALE: July 21, 2021
DEED REFERENCE: Volume 240, Page 495 of the Columbia Land
Records.
TYPE OF INSTRUMENT: Trustee's Deed
SALE PRICE: \$275,000
INTEREST CONVEYED: Fee Simple
VERIFICATION: Cathyann Schulte (selling agent), Trustee's Deed,
M.L.S. and Assessor's Records.
Verified by: George W. Sherwood of Buckley
Appraisal Services, Inc. on 8/16/2022.
CONDITIONS OF SALE: Arm's Length at Market Price
ZONE: "RA" – Residential Agricultural
PRESENT USE: Residential acreage
PROPOSED USE: Personal use by Grantee – single-family
development per the selling agent.
HIGHEST AND BEST USE: Residential subdivision
SITE DATA: The parcel contains 74.81 acres or 3,258,724 square
feet, per municipal records. It has 295.87 feet and
then 214 feet of non-contiguous frontage along the
westerly side of Pine Street. Irregular in shape, it is
rolling in topography. The northern boundary of the
site is Clarks Hill (el. 600 feet). The site slopes
gently upward to the south to an elevation of 640
feet. Northern and eastern portions of the site are
cleared fields and the westerly portion is wooded.
There is overhead electric transmission line which
traverses the central portion of the site from the
northeast to the southwest. The selling agent
confirmed that this is a deeded easement. This
somewhat limits developmental potential. Available
utilities consist of electricity, telephone, and cable
television. If developed, water would be provided by
on-site wells and sewer would be provided by on-site

SALES COMPARISON APPROACH (Continued)

septic systems. Interior earthen farm roads and stone walls are noted. Overall, this is an average residential parcel. The western boundary of the parcel is land of the State of Connecticut (Mono Pond State Park Reserve).

ACCESS:	Adequate, via the Pine Street frontage.
IMPROVEMENTS:	None noted.
TEN YEAR SALES HISTORY:	No sales in the last ten (10) years noted in the Columbia Land Records.
FINANCING:	None recorded in Columbia Land Records. The listing broker reported that this as an all cash transaction.
COMMENTS:	This property was purchased for single-family residential development and personal use by the Grantee, per the selling agent. Located in the southern portion of Columbia, it has adequate frontage and ingress/egress. It is best suited to residential development. There are overhead transmission lines traversing the site but no adverse inland wetlands. Per the M.L.S., this was actively marketed for sale for \$275,000 and sold for the list price in 97 days.
SALE PRICE/ACRE OF LAND:	\$3,676

SALES COMPARISON APPROACH (Continued)

Sale No. 3

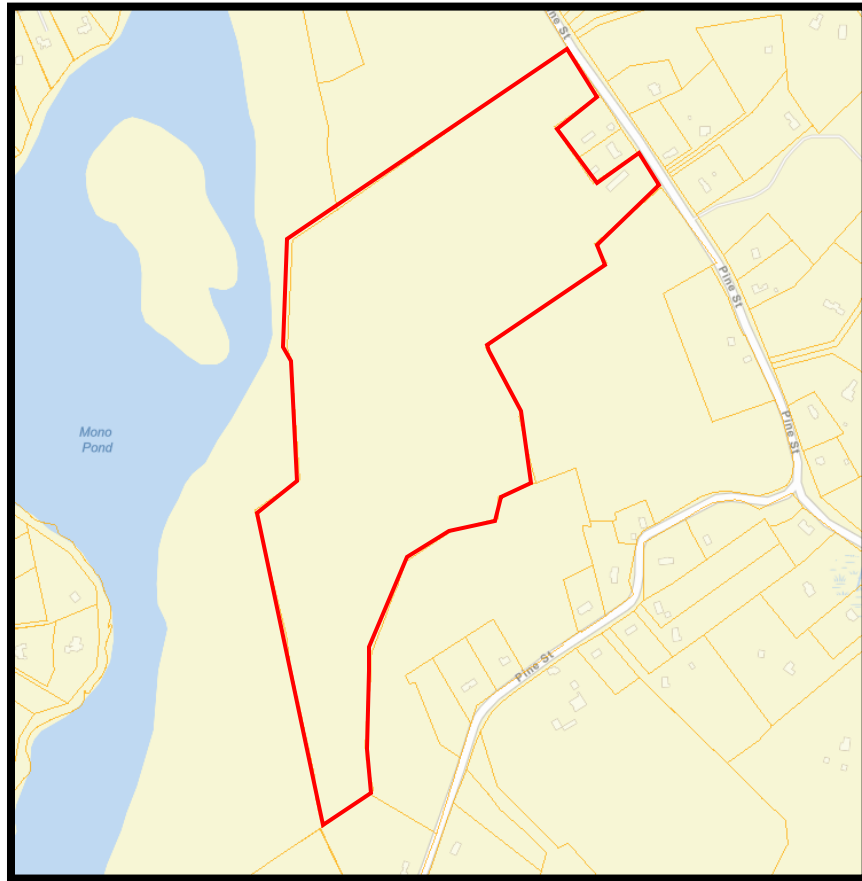
Looking West to the Pine Street Road Frontage



Photograph Taken by George W. Sherwood on 08/17/22

SALES COMPARISON APPROACH (Continued)

G.I.S. Map (Source: Town of Columbia)



SALES COMPARISON APPROACH (Continued)

Aerial Locator Map



Source: Capitol Region Council of Governments G.I.S.

SALES COMPARISON APPROACH (Continued)**LEGAL DESCRIPTION (Market Sale No. 3):**

Page 1 of 3

RETURN TO:
 Grantees
 660 Bald Hill Rd
 Storrs CT 06268

TRUSTEE'S DEED

I, EUGENE WITTENBERG and EDIE PEREW, Successor Co-Trustees of the Basia Wittenberg Second Amended And Restated Revocable Trust dated July 12, 2012, for consideration paid, grant to JAMES A. GRASSO AND CHRISTIAN T. GRASSO of the Town of Columbia, County of Tolland and State of Connecticut, as joint tenants with rights of survivorship, all such right, title and interest which we as Trustees have or ought to have in and to a certain parcel of land located in the Town of Columbia, County of Tolland and State of Connecticut, commonly known as 72 acres Pine Street (MBL 34 020A), Columbia, Connecticut, more particularly, bounded and described on Schedule A attached hereto and made a part hereof.

Said premises are conveyed subject to building lines, if established, building and zoning ordinances, and any and all municipal and state and federal regulations and provisions of any public and private law affecting said premises.

Said premises are further conveyed subject to the balance of taxes due the Town of Columbia on the list of October 1, 2020, which the Grantees herein assumes and agrees to pay as part consideration for this deed.

Being the same premises conveyed by Quit Claim Deed from Basia Wittenberg to Basia Wittenberg as Trustee of the Basia Wittenberg Revocable Trust dated 8/27/2002 and recorded 9/5/2002 in Volume 138 at Page 585 of the Columbia Land Records.

TO HAVE AND TO HOLD, the above granted and bargained premises with the appurtenances thereof unto them, the said Grantees, their heirs and assigns, to them and their own proper use and benefit forever.

And we, the said Co-Trustee of The Basia Wittenberg Second Amended And Restated Revocable Trust do hereby covenant with them, the said Grantees, and their heirs and assigns, that we have full power and authority, as Trustees aforesaid, to grant and convey the above described premises in manner and form aforesaid and for ourselves and our heirs, executors and administrators, do further covenant to warrant and defend the same to them, the said Grantees, their heirs and assigns, against the claims of any person or persons whomsoever, claiming by, from or under us, as Co-Trustees of The Basia Wittenberg Second Amended And Restated Revocable Trust, aforesaid.

CONVEYANCE TAX RECEIVED

State \$ 2062.50 Local \$ 687.50 No -

Paul P. McGrath - ASST TC
 Town Clerk of Columbia

Book: 240 Page: 495 Seq: 1

SALES COMPARISON APPROACH (Continued)

Page 3 of 3

Schedule A

All right, title or interest I may have in and to two (2) certain tracts or parcels of land with all the buildings thereon, situated in the Town of Columbia, County of Tolland, and State of Connecticut, bound and described as follows:

FIRST TRACT: Northerly by land now or formerly of Dena Holbrook; easterly by the highway known as Pine Street; southerly by lands formerly of Joseph Clark and Anson Holbrook; westerly by lands of now or formerly of Peter G. Mono; and being the same premises described in a deed from Helena P. Chappel to John Sirak dated August 6, 1934 and recorded in Columbia Land Records, Volume 18, page 609.

SECOND TRACT: Beginning at a point four hundred (400) feet from the road, being the northwesterly corner of land now or formerly of Cardile; thence southerly or southwesterly along said Cardile land two hundred seventy-seven (277) feet more or less along a stone wall to land now or formerly of Mono; thence by said Mono land in a general westerly and northwesterly direction one thousand six hundred fifty (1,650) feet and two hundred ninety (290) feet more or less; thence along the first tract of land hereinbefore described a further distance of one thousand one hundred seventy (1,170) feet more or less to land now or formerly of Mikolaw; thence in a general easterly direction seven hundred twenty-seven (727) feet along land of said Mikolaw to a fence; thence generally southerly two hundred (200) feet along said fence to a corner; thence easterly one hundred fifteen (115) feet along a fence; thence southerly four hundred (400) feet along a fence to a marker; and thence from said marker in a straight line to point and place of beginning; being a portion of the premises conveyed to John Sirak and Mary Sirak by deed from George A. B. Sulikowski dated May 13, 1940 and recorded in Columbia Land Records, Volume 27, page 142. Together with the right to pass and repass, by vehicle or by foot, to and from the aforesaid Second Tract of land on and over a strip of land twenty (20) feet in width and four hundred (400) feet in length, which strip of land affected by this easement is immediately north of the parcel of land now or formerly owned by Cardile on the highway leading from Pine Street to Leonard Bridge. Said boundaries, commencing on said road at the northeasterly corner of said land now or formerly of Cardile; thence running northerly twenty (20) feet; thence westerly four hundred (400) feet to land of the above-described Second Tract; thence southerly along said Second Tract twenty (20) feet to the northwest corner of said Cardile land; thence easterly four hundred (400) feet along the northerly boundary of said Cardile land to point and place of beginning. Together with and subject to any easement and covenants as of record appear.

EXCEPTING from the premises being conveyed property described in Volume 55, Pages 802 and 803 of the Columbia Land Records.

Further EXCEPTING:

Quit Claim Deed from Basia Wittenberg, Trustee of the Basia Wittenberg Second Amended and Restated Revocable Trust u/a dated July 12, 2012 to Basia Wittenberg, Trustee of the Basia Wittenberg Second Amended and Restated Revocable Trust u/a dated July 12, 2012 dated 5/13/2014 and recorded 5/21/2014 in Volume 212 at Page 210 of the Columbia Land Records.

AND

Warranty Deed from Basia Wittenberg, Trustee of the Basia Wittenberg Second Amended and Restated Revocable Trust u/a dated July 12, 2012 to Edie W. Perew dated 5/13/2014 and recorded 5/21/2014 in Volume 212 at Page 212 of the Columbia Land Records.

Together with Possible Right of Way as stated in note 6 on a map entitled: "Boundary Survey PREPARED FOR BASIA WITTENBERG, SHOWING LOT SPLIT, 92 PINE STREET, COLUMBIA, CONNECTICUT, SHEET 1 OF 1, DATED APRIL 16, 2014" recorded in Map Volume 19, Page 20 of the Columbia Land Records.

The premises conveyed herein consists of 72 acres, more or less. At:

Received: July 21, 2021

Attest: 9:03 AM

Paul R. Hath
Town Clerk/Assistant Town Clerk
Book: 240 Page: 405 Seq: 73

SALES COMPARISON APPROACH (Continued)**MARKET SALE NO. 4**

LOCATION:	West Street (Map ID: 26/11), Columbia, Connecticut
GRANTOR:	Judith Senkbeil
GRANTEE:	Derek High Rudd and Anne Robinson Wiant-Rudd
DATE OF SALE:	June 21, 2021
DEED REFERENCE:	Volume 239, Page 941 of the Columbia Land Records
TYPE OF INSTRUMENT:	Warranty Deed
SALE PRICE:	\$265,000
INTEREST CONVEYED:	Fee Simple
VERIFICATION:	Michele Geragotelis (listing agent), Assessor's Records, M.L.S., and the Warranty Deed Verified by: George W. Sherwood of Buckley Appraisal Services, Inc. on 08/16/22.
CONDITIONS OF SALE:	Arm's Length at Market Price
ZONE:	"LB" – Columbia Lake Watershed B
PRESENT USE:	Vacant residential acreage.
PROPOSED USE:	Purchased for single-family residential development. Grantee may subdivide into two (2) lots. Listing agent indicated the Grantee will be building a single- family dwelling on the site.
HIGHEST AND BEST USE:	Residential subdivision
SITE DATA:	This site contains 60.30 acres or 2,626,668 square feet, per municipal records. It has 202 feet of frontage along the eastern side of West Street and then an additional 1,121.98 feet of frontage along the easterly side of West Street. Irregular in shape, it initially slopes gradually upward to the east to the highest elevation (about 677 feet) in the central portion of the site. The northern and western portions of the site are generally cleared farmland (fields) and only gently sloping upward to the east. Areas of inland wetlands are noted through the southern portions of the parcel but sufficient uplands remain. Available utilities consist of electricity, telephone, and cable television. If developed, water would be provided by on-site wells and sewer would be provided by on-site septic systems. The parcel has good access and abundant frontage off West Street.

SALES COMPARISON APPROACH (Continued)

Overall, this is an average residential parcel impacted by inland wetlands through its southern and central sections.

ACCESS:

Adequate, via the West Street frontage.

IMPROVEMENTS:

None noted.

TEN YEAR SALES HISTORY:

No other sales during the past ten (10) years are recorded in the Columbia Land Records.

FINANCING:

Farm Credit East, ACA provided an open-end mortgage in the amount of \$100,000 (38%LTV) with a term of 25 years and a fixed interest rate of 5.35%.

COMMENTS:

This property was actively marketed for sale for \$280,000 or \$4,643 per acre and was on the market for 70 days. This sale property is just south of Columbia Lake, an established residential and recreational area with a public beach and boat launch areas.

SALE PRICE/ACRE OF LAND:

\$4,395

SALE COMPARISON APPROACH (Continued)

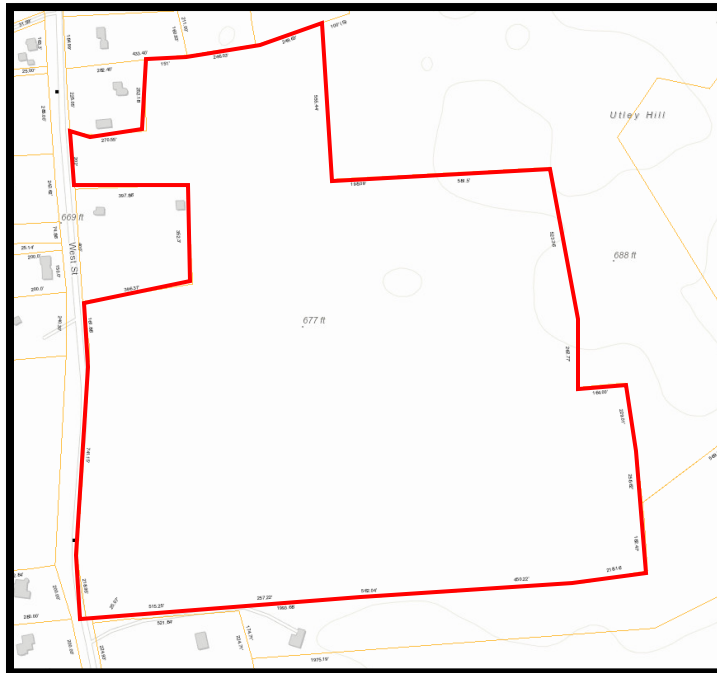
Sale No. 4

Looking East from West Street to the Property



Photograph Taken by George W. Sherwood on 06/17/22

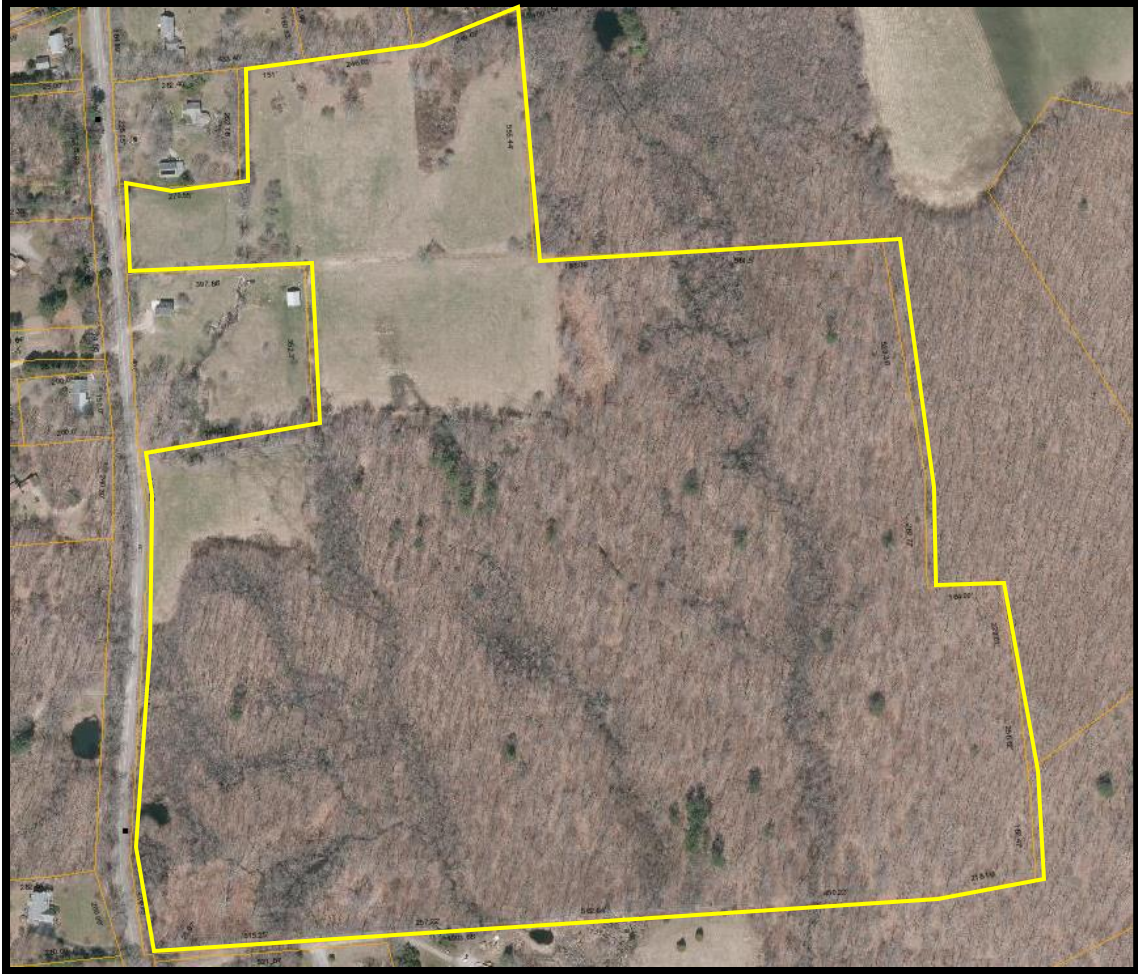
Site Plan



Source: Capitol Region Council of Governments G.I.S.

SALES COMPARISON APPROACH (Continued)

Aerial View



Source: Capitol Region Council of Governments G.I.S.

SALES COMPARISON APPROACH (Continued)

LEGAL DESCRIPTION (Market Sale No. 4):

Page 1 of 2

After Recording, please return to:

Derek Rudd
600 Middle Tpk
Staffs CT 06268

WARRANTY DEED
Survivorship

Know Ye, that I, JUDITH SENKBEIL, of the Town of Windham, County of Windham, and State of Connecticut (hereinafter referred to as the "Grantor") for the consideration of TWO HUNDRED SIXTY-FIVE THOUSAND and 00/100ths DOLLARS (\$265,000.00) received to my full satisfaction of DEREK HUGH RUDD and ANNE ROBINSON WIA NT-RUDD, both of the Town of Mansfield, County of Tolland and State of Connecticut (hereinafter referred to as the "Grantees") do give, grant bargain, sell and confirm unto the said Grantees, their successors heirs and assigns forever, AS JOINT TENANTS with Rights of Survivorship; With WARRANTY COVENANTS

That certain piece or parcel of land, situated in the Town of Columbia, County of Tolland and State of Connecticut, known as M26 L11 West Street, bounded and described as; see Exhibit A attached hereto and made part hereof.

Said premises are conveyed subject to any and all provisions of any ordinance, municipal regulation or public or private law; and to Real Estate Taxes to the Town of Columbia on the List of October 1, 2020, and thereafter, first installment due and payable July 1, 2021, which the Grantees herein assume and agree to pay as part consideration for this deed.

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto them the said Grantees, and unto the survivor of them, and unto such survivor's heirs and assigns forever, to them and their own proper use and behoof.

And also, I, the said Grantor, do for my heirs, executors and administrators, covenant with the said Grantees and with the survivor of them, and with such survivor's heirs and assigns, that at and until the encasing of these presents, I am well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and I have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as above stated.

And Furthermore, I, the said Grantor, do by these presents bind myself and my heirs forever to WARRANT AND DEFEND the above granted and bargained premises to them the said Grantees, and to the survivor of them and to such survivor's heirs and assigns, against all claims and demands whatsoever, except as above stated.

In Witness Whereof, I, JUDITH SENKBEIL, have hereunto set my hand and seal this 21st day of June, 2021.

Signed, Sealed and Delivered in the presence of:

Ryan P. Barry
RYAN P. BARRY Witness

Judith Senkbeil
Judith Senkbeil

Edwin C. Harlow
EDWIN C. HARLOW Witness

State of Connecticut }
County of Windham } ss: Putnam

June 21, 2021

On this 21st day of June, 2021, before me, the undersigned officer, personally appeared JUDITH SENKBEIL, signer and sealer of the foregoing instrument, and acknowledged the same to be her free act and deed before me. In Witness Whereof, I have hereunto set my hand and official seal.

Ryan P. Barry
Ryan P. Barry
Commissioner of the Superior Court

CONVEYANCE TAX RECEIVED
State \$ 1,987.50 Local \$ 662.50 No. —

Michelle M. Mafla - ASST TC
Town Clerk of Colamb

Book: 239 Page: 941 Seq: 1

SALES COMPARISON APPROACH (Continued)

Page 2 of 2

EXHIBIT A

FIRST TRACT

Bounded on the West by the highway; North by land of Mrs. Ella Hutchinson; East by land of Mrs. Emily Cubb and Mrs. Jennie Isham; on the South by land formerly of Charles W. Bailey and contains fifteen (15) acres more or less.

SECOND TRACT

Located on the easterly side of West Street so-called and is bounded on the North by land now or formerly of the Estate of Sanford Yeomans and land of Frank DuToit; on the East by land now or formerly of the Estate of Sanford Yeomans and the estate now or formerly of Simon Jacobs and land of John Germans on the South by land of John Germans and on the West by the highway called West Street and contains sixty (60) acres more or less.

Being the same land described in a deed recorded in the Columbia Land Records, volume 9 Page 569.

Excepting from the above Second and Third Pieces a portion conveyed to Alton E. Lathrop by Warranty Deed dated July 26, 1962 and recorded Volume 38 Page 97 of the Columbia Land Records, Volume 27, Page 452.

Being the same premises conveyed by Warranty Deed from Robert G. Lange to Charles O. Senkbeil and Judith Senkbeil dated May 15, 1981 and recorded in Columbia Land Records, Volume 57 Page 1052.

Being the same parcel as referenced as Second tract and Third Tract in a certain Quit Claim Deed from Charles O. Senkbeil to Judith Senkbeil dated April 9, 2012 and recorded in Columbia Land Records Volume 201, page 738.

Also excepting and excluding from the above parcels and prior deed conveyances as of record may appear.

The above property is also shown as Lot 11 on the 2020 Columbia Assessor's Map #26.

Received: June 21, 2021
 At: 3:27 PM
 Attest: Paul W. Math
 Town Clerk/Assistant Town Clerk TC

Book: 239 Page: 941 Seq: 2

SALES COMPARISON APPROACH (Continued)**Entire Parcel**

Summary of Land Sales					
Sale	Date	Price	Land (Ac)	Zone	Rate
1	08/23/21	\$425,000	154.20	RAR-90	\$2,756
2	08/13/21	176,500	63.79	GR-80	2,767
3	07/21/21	275,000	74.81	RA	3,676
4	06/21/21	265,000	60.30	LB	4,395
Subject	----	----	162.06	ARRD	----

The range of the above cited sales is \$2,756 to \$4,395 per acre of land. The sales utilized are considered the best available evidence of value levels of residentially zoned parcels of land in the region. Adjustments are considered for property rights transferred, financing terms, conditions of sale, market conditions, location, and physical characteristics of the property. A discussion of the adjustments follows:

Property Rights Transferred - No leases were impacting the properties when they transferred. As such, no adjustments are made for dissimilar property rights transferred.

Financing/Conditions of Sale - The financing associated with these sales has been reviewed. No adjustments are necessary, as the financing terms of each sale appear to be in accordance with market norms. No adjustments for atypical conditions of sale are warranted.

Market Conditions (Time) – All of the comparable land sales were transacted after the start of the pandemic and there is no discernible evidence that market conditions were dissimilar. The marketplace for undeveloped residential land has been generally stable during the time-period covered by the comparable sales. As such, no adjustments to the comparable sales for market conditions are warranted.

Location - Attributes including zoning, access to major highways, convenience to employment centers, and neighborhood characteristics including the proximity of nearby homes are all considered.

Sale Nos. 1, 2 and 3 are generally similar to the subject in location and rural residential neighborhood characteristics and no adjustments are warranted. Sale No. 4 is located in a superior neighborhood (Columbia Lake) and proximate to public recreation areas associated with the lake and the surrounding lake community. As such, this sale is adjusted downward (-5%) for superior location when compared to the subject property.

SALES COMPARISON APPROACH (Continued)

Physical Attributes - Attributes such as size, wetlands/uplands, views, easements, frontage, topography, and shape are considered. As larger sites often sell at lower rates (and vice versa), applicable adjustments are made to the comparables for site size. This reflects the principle of economies of scale.

Sale No. 1 is adjusted downward (-5%) for superior topography but upward (+5%) for inferior uplands when compared to the subject property. Accordingly, the resulting net adjustment for physical attributes to Sale No. 1 is zero (0%). Sale No. 2 is adjusted downward (-15%) for smaller site size and superior topography. This sale is also impacted by inland wetlands, warranting an upward adjustment (+5%). Accordingly, the net adjustment to Sale No. 2 for physical attributes is downward (-10%) when compared to the subject property. Sale No. 3 is adjusted downward (-15%) for its smaller site size and superior topography. This sale is impacted by an overhead transmission line, warranting an upward adjustment (+5%). The resulting net adjustment for physical items is downward (-10%) when compared to the subject property. Sale No. 4 is also adjusted downward (-15%) for superior topography and smaller size. This sale is adjusted upward (+5%) for inferior uplands and the resulting net adjustment for physical attributes is downward (-10%) when compared to the subject property.

Application of pertinent adjustments is as follows:

<i>ADJUSTMENT SUMMARY</i>									
Sale	Rate	Prop. Rights	Fin./ Sales Cond.	Mkt Cond.	Adj. Rate	Loc.	Physical	Net	Adj. Rate
1	\$2,756	-0-	-0-	-0-	\$2,756	-0-	-0-	-0-	\$2,756
2	2,767	-0-	-0-	-0-	2,767	-0-	-10%	-10%	2,490
3	3,676	-0-	-0-	-0-	3,676	-0-	-10%	-10%	3,308
4	4,395	-0-	-0-	-0-	4,395	-5%	-10%	-15%	3,736

After completion of the adjustment process, the range of value indicators becomes \$2,490 to \$3,736 per acre of land. The statistical mean is \$3,073 per acre. It is noted that the net adjustments to all of the comparable sales are less than 25%. With equal reliance placed on all of the comparable sales, a value indicator of \$3,000 per acre of land is selected as appropriate for the subject and is applied as follows:

162.06 Acres @	\$3,000/Acre	=	\$486,180
Rounded to			\$486,000

FINAL VALUE ESTIMATE/RECONCILIATION

The results of the three approaches to value are presented as follows:

Value Indications	
Cost Approach	n/a
Sales Comparison Approach Entire Parcel	\$486,000
Income Capitalization Approach	n/a

In processing the Sales Comparison Approach, an ample number of comparable sales have been presented and analyzed. Reasonable adjustments have been considered and the results of this approach are considered to be sound. The value indication is 11.56% below the current listing price (\$549,500). While the appraised property has only been marketed at the current list price since August 4, 2022, said value indication is well supported by several local comparable sales.

The Cost Approach was not presented in this analysis. This approach is typically not applied in the valuation of unimproved acreage. The Income Capitalization Approach was also not presented in this report, due to an insufficient supply of comparable land rentals.

Based upon all of the pertinent data set forth in the body of this report, it is my opinion that the market value of the *fee simple* interest of the surface rights in the subject property (i.e., the entire parcel), as of **August 10, 2022**, is:

<i>FOUR HUNDRED EIGHTY-SIX THOUSAND DOLLARS</i> <i>(\$486,000)</i>
--

The marketing time and exposure time, at the foregoing opinion of value, are both estimated to be nine (9) to 12 months.

QUALIFICATIONS OF THE APPRAISER

George W. Sherwood
Buckley Appraisal Services, Inc.
338 Main Street
Niantic, Connecticut 06357
Phone: (860) 739-3060
manager@buckleyappraisal.com

Connecticut Certified General Appraiser Certification No. RCG836

Education Background and Training

- B.A. (Economics), Syracuse University, Syracuse, NY, 1986
- United States Military Academy Preparatory School, 1982

Mandatory Continuing Education

- National USPAP Course – Update, March 2022 – AQB Approved
- Connecticut Appraisal Law – Update, March 2022 – AQB Approved

Special Education

Appraisal Institute

- Introduction to Appraising Real Property – Course 101
- Applied Residential Property Valuation – Course 102
- Standards of Professional Appraisal Practice Part A – Course 410
- Standards of Professional Appraisal Practice Part B – Course 420
- Basic Income Capitalization – Course I310

American Society of Appraisers

- MTS 201 – Machinery & Equipment Valuation

International Marina Institute

- Marina Appraisal Course

University of Connecticut Continuing Education Program

- Real Estate Appraisal I
- Real Estate Appraisal II

University of Connecticut - Center for Real Estate and Urban Economic Studies

- Various seminars and continuing education courses

Seminars

- Ad Valorem Valuation
- Appraisal Updates
- Limited Appraisals
- Appraising Affordable Multi-Family Housing: Intangible Property Rights – CHFA

Page 2 – Qualifications of George W. Sherwood

Professional Experience

- Actively engaged in the appraisal of real property throughout Connecticut, Rhode Island, and New York since 1991
- Independent Fee Appraiser – Buckley Appraisal Services, Inc., 1993 – Present
- Appraiser Trainee – Buckley Appraisal Services, Inc., 1991 – 1993

Major Clients

Appraisals have been completed for the Federal Deposit Insurance Corporation (FDIC), State of Connecticut Department of Transportation (DOT), various land trusts, Connecticut Housing Finance Authority (CHFA), State of Connecticut Department of Housing (DOH), and various financial institutions including large commercial banks, savings banks, federal savings and loan associations, credit unions, and mortgage companies. Other clients include various attorneys, municipalities, and engineering firms throughout Connecticut and Rhode Island.

Special Assignments

- Tank Farms
- Brewery Properties
- Going-concern Valuations
- Federal Land Acquisition Appraisals (Yellow Book - UASFLA).
- Two (2) high profile pharmaceutical complexes in conjunction with ad valorem taxation purposes.
- A high-profile shipyard (U.S. Defense Contractor) in conjunction with ad valorem taxation purposes.
- Golf courses and private and semi-private country clubs.
- Athletic and fitness centers/Large recreational facilities.
- Regional hospitals and various healthcare and convalescent care facilities.
- Quarries - Sand and gravel removal operations.
- Ferry terminals, CT, RI, and NY.
- Designated oyster beds along with commercial fishing and shell fishing facilities in Connecticut and New Jersey.
- 11 high profile downtown New Haven, Connecticut commercial properties located along College and Chapel Streets (including the Palace Theater) for mediation purposes.
- The New Haven Rail Yard including the locomotive diesel fueling station.
- Low Income Housing Tax Credit (LIHTC) valuation.
- Supportive Housing market studies for the Connecticut Housing Finance Authority.
- Various marinas and private yacht clubs including proposed marina expansion.
- Disposition Appraisals of Affordable Housing Complexes (Owned Real Estate [ORE]) throughout the State of Connecticut for the Connecticut Housing Finance Authority including a presentation before the Board of Directors of CHFA.
- Actively engaged in the valuation of all types of residential properties throughout the States of Connecticut, Rhode Island, and New York since 1991.
- Completed appraisals of properties operated as building materials processing facilities throughout Connecticut.

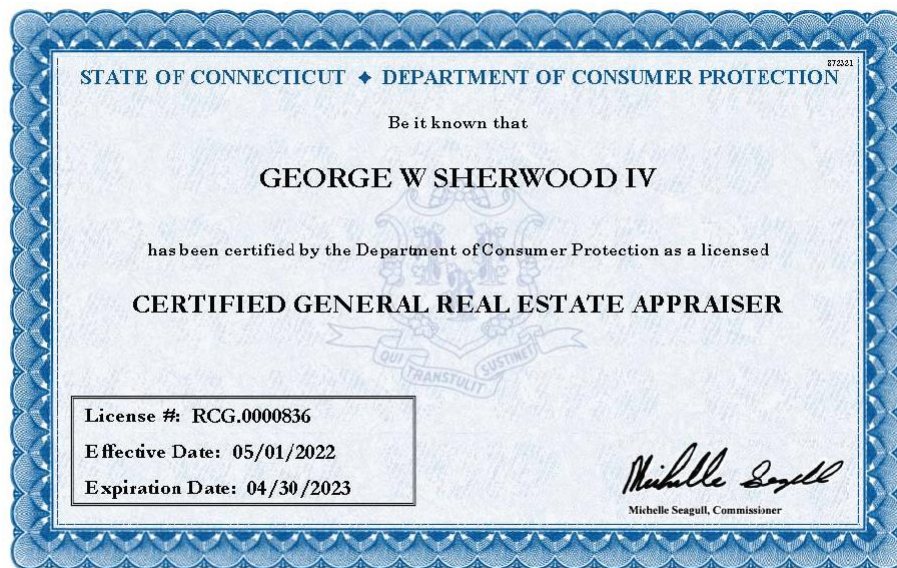
Page 3 – Qualifications of George W. Sherwood

Overview

Property types appraised include single-family and multi-family dwellings, apartment buildings, subsidized housing projects, Low Income Housing Tax Credit (LIHTC) properties, State of Connecticut highway projects, bridge projects, condominiums, professional office buildings, medical office buildings, marinas, hospitals and nursing homes, group homes, mobile home parks, cooperative campgrounds, golf courses and country clubs, municipal land-fills, industrial properties, mini-warehouse storage facilities, residential subdivisions, vacant land, compressed gas service facilities, lumber yards, and other commercial/industrial properties throughout New York, Connecticut and Rhode Island. Appraisals completed and submitted to the United States Federal Bankruptcy Court and Superior Courts throughout Connecticut.

Court Experience

Qualified and testified as an expert witness in the Superior Court of the State of Connecticut and United States Federal Bankruptcy Court.



QUALIFICATIONS OF THE APPRAISER

Christopher S. Buckley
Buckley Appraisal Services, Inc.
338 Main Street
Niantic, Connecticut 06357
Phone: (860) 739-3060
manager@buckleyappraisal.com

Connecticut Certified General Appraiser Certification No. RCG88

Educational Background and Training

- B.S. Business Administration (Finance), Providence College, 1985

Mandatory Continuing Education

- National USPAP Course – Update, April 2022 – AQB Approved
- Connecticut Appraisal Law – Update, April 2022 – AQB Approved

Special Education:

American Institute of Real Estate Appraisers (Now Appraisal Institute)

- Real Estate Appraisal Principles (June, 1985)
- Basic Valuation Procedures (August, 1985)
- Residential Valuation (June, 1987)
- Capitalization Theory and Techniques, Part A (March, 1988)
- Capitalization Theory and Techniques, Part B (October, 1988)
- Case Studies in Real Estate Valuation (March, 1989)
- Report Writing and Valuation Analysis (October, 1989)
- Standards of Professional Practice (March, 1988)
- Standards of Professional Practice, Parts A & B (March, 1994)
- Standards of Professional Practice, Part C (April, 1999)
- Uniform Standards for Federal Land Acquisitions: Practical Applications (Yellow Book)

International Association of Assessing Officers (IAAO)

- Course 300 - Fundamentals of Mass Appraisal (March, 1997)
- Course 100 - Fundamentals of Real Property Appraisal (January 1998)
- Course 112 - Income Approach to Valuation II (March 1998)

American Society of Appraisers

- MTS 201 - Intro. to Machinery & Equipment Valuation, Chicago, IL (October, 1994)

Building Owners and Managers Institute (BOMI)

- Real Estate Investment and Finance (January, 1988)
- Administration of Real Property (September, 1988)
- Asset Management (September, 1996)

Page 2.

Qualifications of Christopher S. Buckley

University of Connecticut Continuing Education Program

- Real Estate Principles and Practices (December 1987)
- Real Estate Appraisal II, Introduction to Income Property Appraisal (March, 1988)
- Connecticut Association of Assessing Officers (CAAO)
- Course II-A, Real Estate Appraisal Principles (November, 1986)
- Course I-A, Assessment Administration (June, 1987)

Seminars Attended:

- Subdivision Analysis - Appraisal Institute
- Discounted Cash Flow Analysis - A.I.R.E.A.
- Appraising Troubled Properties - Appraisal Institute
- Mock Trial - Appraisal Institute
- R41b and the Appraiser - Society of Real Estate Appraisers
- Adjusting for Financing Differences - S.R.E.A.
- Complete series by Marshall and Swift
- Mortgage and Current Financing - University of Hartford
- Real Estate Development (3 nights) - Harvard University Graduate School of Design
- Hotel/Motel Valuation - Appraisal Institute
- Appraisal of Retail Properties - Appraisal Institute
- Dynamics of Office Building Valuation - Appraisal Institute
- Appraisal of Nursing Facilities - Appraisal Institute

Professional Experience

- Vice President - Buckley Appraisal Services, Inc., January 1989 - Present
- Independent Fee Appraiser - Buckley Appraisal Services, June 1984 - December 1988

Major Clients

Appraisals have been completed for various financial institutions including savings banks, credit unions, federal savings and loan associations, and mortgage companies, REITS, pension funds, and the Federal Deposit Insurance Corporation. Other clients include various attorneys and municipalities throughout Connecticut.

Special Assignments

Feasibility and market studies, appraisals for probate court, appraisals for arbitration, condemnation appraisals, condominium conversion appraisals, appraisals for portfolio valuation, appraisals for open space acquisition, and appraisals for ad valorem taxation purposes.

Property types appraised include single and multi-family dwellings, condominiums, vacant land, subdivisions, apartment complexes, various commercial and industrial properties, a regional hospital, an aquarium, marinas, banks, professional office buildings, golf courses, a steel mill, gravel pits, sanitary landfills, residential apartments with Federal Low Income Housing Tax Credits, mini-warehouses, hotels/motels, strip/neighborhood shopping centers, super-regional shopping mall, and a vineyard. Expert witness testimony for local zoning boards. Appraisals

Page 3.

Qualifications of Christopher S. Buckley

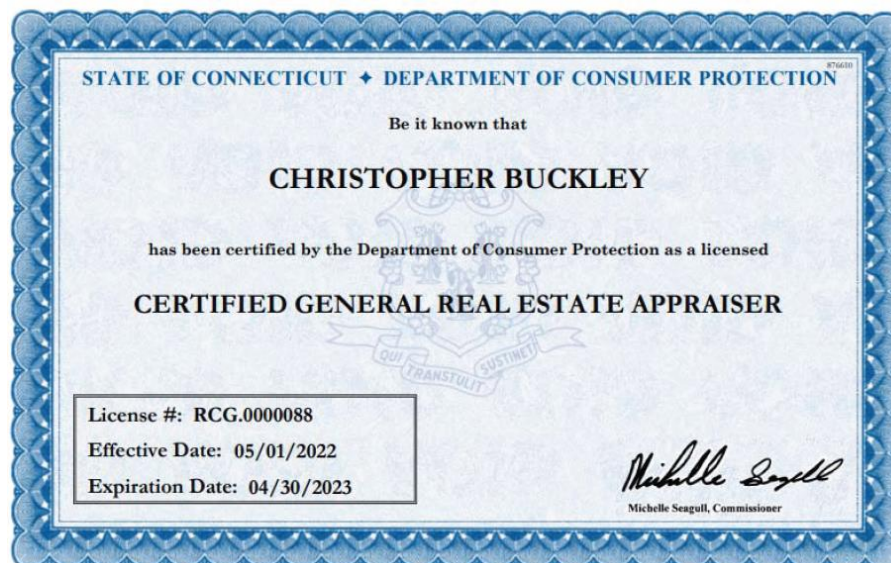
completed on properties in Connecticut, Rhode Island, New York, Iowa, Pennsylvania, and Michigan.

Court Experience

Qualified and testified as an expert witness in the Superior Court of the State of Connecticut.

Memberships and Other Activities

- Member - Connecticut Association of Assessing Officers
- Member - Greater New London County Association of Assessing Officers
- Member - Southeastern Connecticut Chamber of Commerce
- Alternate Member - East Lyme Zoning Commission, December 1987 to November 1988
- Member - East Lyme Zoning Commission, December 1988 to December 1989
- Lecturer at the 1995 and 1997 Connecticut Association of Assessing Officers School at the University of Connecticut
- Speaker at the April 1997, 32nd Annual Conference of the Society of Professional Assessors, Newport
- Rhode Island. "Impact of Casino Gaming on Southeastern Connecticut"
- Regular Member - International Association of Assessing Officers
- Candidate for "CAE" Designation - Certified Assessment Evaluator
- Certified by the State of Connecticut to perform revaluation functions (Land/Residential Commercial/Industrial and Supervisor). Certified to April 30, 2018. Certificate No. 498
- Approved Instructor for the Connecticut Association of Assessing Officers (CAAO).
- Co-Instructor of CCMA Course III - "Income Approach to Value", 1998 - 2019
- Board of Directors - Lymes Youth Services Bureau, 2012 - 2017
- Lymes Youth Services Bureau - Vice Chairman - 2014 - 2015
- Lymes Youth Services Bureau - Chairman - 2015 – June 2017



**SUBJECT PROPERTY
PHOTOGRAPHS**

SUBJECT PHOTOGRAPHS

All Photographs Taken by George W. Sherwood on 8/10/22

Looking South to Site Access off Shoddy Mill Road
From About the Center of the Frontage



Looking East along Shoddy Mill Frontage
From the North-Central Portion of the Site



Interior of Subject along Interior Woods Road
Looking to the South



Ledge Outcropping in the Central Portion of the Site



Vernal Pool Areas – Central Portion of the Site
(Pools are Dry from Lack of Rain)



Shoddy Mill Road Frontage – View West
from the Middle of the Site's Frontage



ADDENDA

LEGAL DESCRIPTION – DEED REFERENCE

924

VOL 139

Return to:
The Pellegrino Law Firm
475 Whitney Avenue
New Haven, CT 06511
PBG

QUIT-CLAIM DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETINGS:

KNOW YE, that ANTHONY A. LAUDANO and NICHOLAS J. LAUDANO, Trustees of THE ANTHONY B. LAUDANO FAMILY TRUST dated July 15, 2015, (the Releasor), for one (\$1.00) Dollar, and other valuable consideration, received to my full satisfaction of ANTHONY A. LAUDANO, of Branford, Connecticut, NICHOLAS J. LAUDANO, of Chester, New Jersey and SUEANN L. MALINCONICO, of Old Saybrook, Connecticut (the Releasees), do remise, release and forever QUIT-CLAIM unto the said ANTHONY A. LAUDANO, NICHOLAS J. LAUDANO and SUEANN L. MALINCONICO and their respective heirs, executors, administrators and assigns an equal One-Third (1/3) Share each in all the right, title, interest, claim and demand whatsoever, as the said Releasor has or ought to have in or to:

All those two (2) certain tracts or parcels of land with the improvements thereon, situated in the northwestern part of the Town of Andover, County of Tolland and State of Connecticut on the road leading to the OLD SHODDY MILL, so called, and bounded and described as follows:

FIRST TRACT:

NORTHERLY: by said Road;
EASTERLY: by land now or formerly of Catherine Hunt;
SOUTHERLY: by land now or formerly of E.A. Standish; and
WESTERLY: by the town line between the Towns of Andover and Bolton and land now or formerly of Andrew Magnessia.

SECOND TRACT:

Northerly, Easterly, Southerly and Westerly by land now or formerly of Harold Lanz and Arthur Lanz (Being the same land conveyed to said Harold Lanz and Arthur Lanz by deed of C.E. White dated January 25, 1927 and recorded in the Andover Land Records Volume 6 at Page 250).

Excepting from the within-described premises approximately thirty (30) acres conveyed by deed recorded in the Andover Land Records, Volume 6 at Page 450 and certain premises conveyed by deed recorded in the Andover Land Records, Volume 6 at Page 418 in the amount of approximately five (5) acres, making the remaining land one hundred seventy-six (176) acres more or less.

Said premises are also known as Shoddy Mill Road, Andover, Connecticut.

TO HAVE AND TO HOLD the premises, with the appurtenances thereof, unto them the said Releasees and unto their respective heirs, executors, administrators and assigns forever, to them and their own proper use and behoof, so that neither the said Releasor nor any other person or persons in the Trust's name and behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 9th day of September 2021.

Page 1 of 2

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LEGAL DESCRIPTION – DEED REFERENCE

VOL 126

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Return to:
The Pellegrino Law Firm
475 Whitney Avenue
New Haven, CT 06511
FBG

QUIT-CLAIM DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETINGS:

KNOW YE, that I, ANTHONY B. LAUDANO, of the Town of North Branford, County of New Haven and the State of Connecticut, (the Releasor), for one (\$1.00) Dollar, and other valuable consideration, received to my full satisfaction of ANTHONY A. LAUDANO and NICHOLAS J. LAUDANO, Trustees of THE ANTHONY B. LAUDANO FAMILY TRUST dated July 15, 2015, (the Releasees), do remise, release and forever QUIT-CLAIM unto the said ANTHONY A. LAUDANO and NICHOLAS J. LAUDANO, Trustees of THE ANTHONY B. LAUDANO FAMILY TRUST dated July 15, 2015, and their successors, and assigns, all the right, title, interest, claim and demand whatsoever, as I, the said Releasor has or ought to have in or to:

See Schedule "A" attached hereto and made a part hereof.

Said premises are also known as Shoddy Mill Road, Andover, Connecticut.

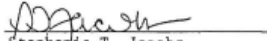
TO HAVE AND TO HOLD the premises, with the appurtenances thereof, unto them the said Releasees and unto their successors and assigns forever, to them and their own proper use and behoof, so that neither I, the said Releasor nor any other person or persons in my name and behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 15th day of July, 2015.

Signed, Sealed and delivered
in the presence of:



Christine Bonet

 L.S.
ANTHONY B. LAUDANO


Stephanie T. Jacobs

STATE OF CONNECTICUT)
) ss. New Haven July 15, 2015
COUNTY OF NEW HAVEN)

Before me, the undersigned officer, personally appeared, ANTHONY B. LAUDANO, signer and Sealer of the foregoing instrument, and acknowledge the same to be his free act and deed, before me.


Frances B. Granquist
Commissioner of the Superior Court

372

LEGAL DESCRIPTION – DEED REFERENCE

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Schedule A

all those two (2) certain tracts or parcels of land with the improvements thereon, situated in the northwestern part of the Town of Andover, County of Tolland, and State of Connecticut, on the road leading to the OLD SHODDY MILL, so-called, and bounded and described as follows:

FIRST TRACT:

Northerly: by said Road;
 Easterly: by land now or formerly of Catherine Hunt;
 Southerly: by land now or formerly of E.A. Standish; and
 Westerly: by the town line between the Towns of Andover and Bolton and land now or formerly of Andrew Magnessia.

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Conveyance Tax Received
 State \$ 0
 Town \$ 0

RECEIVED FOR RECORD
 7-27-15 @ 5:00 pm
 [Signature]
 ASST. TOWN CLERK

ZONING REGULATIONS

SECTION 5 ARD – Andover Rural Design District (ARD)

The following uses are permitted in ARD District subject to the stated requirements:

5.0 Permitted Uses and Use Categories Use Permitted as of Right. The following uses are permitted upon the issuance of a Certificate of Zoning Compliance, per Section 21.3 of these Regulations:

ZONING REGULATIONS

5.0.1 Dwelling, single-family. (Revised effective 8/1/89).

5.0.2 Farming and agriculture. As defined by these regulations (See Section 24.3 Definitions) and in accordance with Section 20 (Keeping of Animals). i. Accessory uses and buildings

5.0.3 Accessory Apartments (4.11) * added 11/17/03 effective 12/17/03 *

5.0.4. Public parks, playgrounds, and athletic fields.

5.0.5 Home Occupations (4.12A) * added 11/17/03 effective 12/17/03 *

5a -Special Permit Uses. The following uses and use categories require a Special Permit with design review approval by the Town Planning and Zoning Commission, per Section 23 of these Regulations, in addition to any other review required by these Regulations: (effective 5/31/01) revised 01/01.18

5a.0.1 Schools

5a.0.2 Churches, libraries and cemeteries

5a.0.3 Golf courses

5a.0.4 Hospitals.

5a.0.5 Convalescent homes.

5a.0.6 Riding Stables, provided such uses shall be on Lots not less than three (3) acres (See Section 20, Keeping of Animals)

5a.0.7. Veterinarian and Small Animal Hospitals, provided such uses shall be on Lots not less than three (3) acres, and no dogs shall be kept in any building or enclosure within 150' of a side or rear lot line. (See Section 19, Kennels, and Section 20, Keeping of Animals)

5a.0.8 Child care centers.

5a.0.9 Wayside stands for the sale of agricultural or horticultural products, the major portion of which is raised on the premises.

5a.010 Rear Lots (See Section 4.9).

5a.0.11 Private Recreational Areas.

5a.0.12 Bed & Breakfast Establishments

ZONING REGULATIONS

5b.0 Requirements for subdivision/re-subdivision based on initial parcel size. See section 11.2 for lot requirements.

5b.0.1 On parcels greater than 10 acres, Andover Rural Design (ARD) regulation to produce Open Space / Cluster Subdivisions (See Section 5.5) is permitted As of Right.

5b.0.2 On Parcels greater than 10 acres ARD Standard Conventional Subdivisions having minimum lot sizes of 60,000 sq. ft. is permitted by Special Permit.

5b.0.3 On parcels less than or equal to 10 acres ARD, Standard Conventional Subdivision/Re-subdivision of land having minimum lot sizes of 60,000 sq. ft. is permitted As of Right.

5b.0.4 On parcels less than or equal to 10 acres (ARD) regulation to produce Open Space / Cluster Subdivisions (See Section 5.5) is permitted by Special Permit.

5b.0.5 On all parcels in the ARD an applicant may present an alternative open space proposal by Special Permit

5.1 Space Requirements (See Section 11.2) [from former Section 5.2, renumbered but not revised effective 8/1/89]

SECTION 5.2 Parking Requirements (See Section 12) [from former Section 5.3, renumbered but not revised effective 8/1/89]

SECTION 5.3 Rear Lots (See Section 4.9) [from former Section 5.4, renumbered but not revised effective 8/1/89]

SECTION 5.4 Accessory Uses (See Section 14) [added effective 8/1/89] * amended 11/17/03 effective

SECTION 5.5 Andover Rural Design (ARD) regulations to produce Open Space / Cluster Subdivisions

5.5.1 Purpose - Without increasing overall density, the purpose of ARD is to ensure that residential development in Andover, to the extent reasonably possible, preserves the natural features of the land including agricultural soils, wetlands and watercourses, wooded areas and the rural character of the community. In the interest of promoting these objectives, development shall be permitted on lots of lesser dimensions than would otherwise be required by this zone if the conditions set forth in this section are met.

5.5.2A Applicability and Suitability - The ARD is the as of right method of subdivision and re-subdivision in the ARD zone. The requirements and criteria of an ARD apply to any application for development in the ARD zone in which the parcel or contiguous parcels of land that are part of the subdivision, comprise a total area of ten (10) or more acres. For parcels less than 10 acres the elements of the ARD are strongly encouraged, but require a special permit.

ZONING REGULATIONS

5.5.2B Special Permit Conditions: The Planning and Zoning Commission may grant a special permit to the ARD subdivision requirements if the following criteria are met.

The applicant shall present a conceptual design sketch of the property showing both an as of right subdivision as well as the proposed subdivision for comparison. This shall include enough detail for the commission to understand how the development would occur.

The applicant must show any remaining undeveloped land and discuss future plans for it.

The applicant may present an alternative plan, including fee in lieu of open space

The applicant shall provide a narrative describing why the proposed design constitutes the best use of the land.

The commission will evaluate the applicant's proposal by comparing it to the as of right subdivision method.

The commission will use criteria established in sections 5.5.8, as well as section 23 to evaluate the proposal as well as:

The degree of the developments impact on immediate abutters and the surrounding neighborhood in comparison to the impacts of an as of right development.

Maintenance of agricultural activity on the site.

The Planning and Zoning Commission will grant the special permit if the commission determines the proposal is a better use of the land than an as of right subdivision.

5.5.3 Pre-Application Conference

The applicant is strongly encouraged to initiate a pre-application conference with the Commission and its staff pursuant to CGS Section 7-159b

The purpose of the conference is to discuss the conceptual aspects of the proposed development and to present a conceptual plan, for informal consideration by the Commission. The conceptual plan shall be designed to allow the Commission to make a general comparison between the ARD open space development, a conventional development plan, or any other alternative proposal. During the pre-application conference, the informal review of neither the conceptual plan nor the Commission's suggestions shall be deemed to constitute approval of any portion of the application.

5.5.4 Application

The applicant for approval as an ARD subdivision shall file with the Commission, in the Land Use Office, the following:

ZONING REGULATIONS

5.5.4.1 A completed subdivision application form and fees in accordance with these Regulations and the Subdivision Regulations.

5.5.4.2 Twelve (12) hard copies, and an electronic copy, of the proposed development plan showing the information required by the Subdivision Regulations.

5.5.4.3 Any and all information necessary to demonstrate compliance with these Regulations and the information regarding site plans set forth in these Regulations.

5.5.4.4 As applicable, a summary or general description of the proposed bylaws, rules and regulations of any association or corporation of lot owners within the proposed ARD; the proposed method by which all site utilities will be provided; the manner of ownership and maintenance of any private or public facilities and any commonly owned real property rights, including Open Space, and a description of the proposed Open Space, including the method of proposed protection of each of those areas.

5.5.5 An ARD shall consist of parcels of land containing no less than ten (10) contiguous acres. Smaller parcels may be allowed by special permit, see section 5.5.2.a.

5.5.6 An ARD must provide for the preservation of Open Space in accordance with the requirements of these Regulations.

5.5.7 Open Space and Development Densities.

5.5.7.1 In all ARD's open space/cluster subdivisions a minimum of 40% of the parcel being subdivided shall be preserved as open space. At least 30% of the property preserved as open space must be free of wetlands, watercourses, water bodies, 100-year flood plain, and slopes in excess of 25% that extend 50 linear feet or more. The subdivision is exempt from the 30% requirements where the applicant can demonstrate that the percentage of wetlands, watercourses, water bodies, flood plain, and excessive slopes that exist on the total property is equal to or greater than the percentage of such areas that is proposed for the open space area.

5.5.7.2 For the purposes of Section 5.5, Open Space is an area covered by a restriction, which permanently prohibits development in a manner consistent with the conditions and requirements set forth in Section 5.5.

5.5.7.3 The Commission, in its sole discretion, may permit non-commercial recreational uses within the open space, provided that such uses are not inconsistent with or harmful to the preservation of the restricted area or to the character of the neighborhood. The Commission may also permit activities and accessory structures necessary to support open space and agricultural uses or historic or archaeological preservation.

5.5.7.4 The Commission may modify any application so as to designate Open Space in locations other than those proposed if such modification will further the conditions and requirements set forth in Section 5.5.8.

ZONING REGULATIONS

5.5.7.5 To determine the maximum number of lots permitted in a ARD, the total area to be developed shall be reduced by subtracting 75% of the wetlands, watercourses, water bodies and flood plain, 100% of slopes in excess of 25% or more that extend 50 linear feet or more, 10% of the total area for roadways and 10% for required open space. The remaining area shall be divided by the minimum lot size permitted in the zone in which the subdivision is proposed.

Example

Total acreage minus 75% of wetlands, watercourses, waterbodies and flood plain, 100% of qualifying slopes, and 20% of the total acreage for roads and required open space = "X".

"X" divided by the minimum lot size = number lots permitted.

Notwithstanding the number of lots produced by this formula, an ARD must not result in the creation of more lots than would occur in a standard subdivision. A conceptual standard design plan must be prepared for this purpose. The final lot count shall be determined by the Commission.

5.5.7.5A Density Bonus - A density bonus may be granted for the provision of excess high quality open space, meaning the amount of any open space acreage that is greater than the minimum amount that would be required. The additional open space may be within the parcel to be subdivided or elsewhere within the Town of Andover. For each three acres of excess open space accepted by the Commission, one additional building lot shall be allowed. An additional density bonus may be allowed by the Commission for the construction of "starter homes" less than 1,500 sq. ft. in size (as defined in section 11), which floor area maximum shall be maintained for forty (40) years by a declaration of covenants and restrictions to the satisfaction of the Commission's attorney. For each 5 homes meeting this requirement the development shall be entitled to one (1) additional building lot in excess of the density calculation in 5.5.7.5.

5.5.7.6 Minimum Lot Area, Frontage and Yard Requirements for ARD development.

Lot Area ARD zone - 30,000 sq. feet

Minimum Lot Frontage - 50 feet

Minimum Front Yard - 20 feet

Minimum Side Yard - 10 feet

Minimum Rear Yard - 20 feet

For the purpose of this Section, frontage means frontage on a public street that either exists currently or is proposed as part of the subdivision.

ZONING REGULATIONS

5.5.7.6.1 There shall be a maximum of one curb cut per 100 ft. of frontage on existing town roads. Rear lots with adjacent frontage shall have a single curb cut and combined driveway for at least the first 50 ft.

5.5.7.6.2 On new streets there shall be a maximum of one curb cut per 100 ft. of frontage unless there is a 2/3rds majority affirmative vote of the commission to allow closer curb cuts.

5.5.7.7 Community wells and community septic systems may be permitted within the Open Space, provided that they are in accordance with the guidelines set forth in Section 5.5.8, section 23.2F and provided that they are in accordance with the State of Connecticut Department of Health Regulations and the State Department of Energy and Environmental Protection, as applicable.

5.5.8 Design Guidelines - The development shall be laid out to protect and preserve the open space and to protect adjoining property owners. The development shall also be laid out to achieve any one, or a reasonable mix, of the following objectives:

5.5.8.1 That all or part of any existing forests, fields, pastures and other land in agricultural use be preserved and maintained, especially the preservation of land mapped as prime or statewide significant farmland soils, together with sufficient buffer areas, of not less than 50 feet, to minimize conflict between residential and agricultural use. The commission, by a ¾ majority vote, may waive the minimum buffer requirement where the Commission determines that existing features such as topography and vegetative screening exist which provide an acceptable buffer at less than the required minimum.

5.5.8.2 That consideration be given to the preservation, creation, and connection of areas used for wildlife habitat, recreational corridors and trails within subdivision open space.

5.5.8.3 That a provision be provided for pedestrian access between properties and for a perimeter design concept intended to facilitate the networking of trails for pedestrian and/or equine use to ensure recreational access to resource lands as provided for in the Subdivision Regulations.

5.5.8.4 That the location of the open space areas be primarily in areas, which are contiguous to existing open space areas, or in areas of the site with the highest probability of connecting with future open space areas.

5.5.8.5 That the scenic views and vistas, particularly as seen from public or scenic roads, as well as the Hop River Rail trail be preserved.

5.5.8.6 That historic and prehistoric sites; and their environs, insofar as needed to protect the character of the site, be preserved.

5.5.8.7 That the visual integrity of hilltops and ridge lines be maintained by siting development so that building silhouettes will be below the ridgeline or hilltop or, if the area is heavily wooded, the building silhouettes will be at least ten (10) feet lower than the average canopy height of trees on the ridge or hilltop.

ZONING REGULATIONS

5.5.8.8 That consideration be given to the protection of existing residential areas, which shall include the creation of sufficient buffer areas, of not less than 50 feet to any existing residential dwelling, to minimize conflict between existing residential use and the proposed ARD. The Commission may require that the buffer area be kept in its natural state or suitably landscaped. The Commission, by a $\frac{3}{4}$ majority vote, may waive the minimum buffer requirement where existing features exist which provide an acceptable buffer at less than the required minimum or where the proposed lots which abut the existing residential use are at least 60,000 sf.

5.5.8.9A **Right of Review:** The Commission reserves the right to seek professional opinion and review from independent experts without limitation in the areas of traffic engineering, environmental impact and design, planning and zoning law, historic and agricultural preservation, soil erosion and sediment control, and similar areas of specialized knowledge.

5.5.9.2 The permanent preservation of open space shall be accomplished by deeding the property, granting preservation easements or any other method which accomplishes irrevocable preservation in accordance with the requirements set forth in this Section to one of the following entities:

- The Town of Andover;
- The State of Connecticut;
- An approved Home Owners Association;
- At the option of the applicant, The Nature Conservancy or other similar land conservation organization reasonably acceptable to the Commission;

5.5.9.3 The preservation as outlined in Sections 5.5.9.2 regardless of the method used, shall be completed within one year of the date of approval.

5.5.9.5 In determining which of the entities should own or control the proposed Open Space, or whether to require Open Space in locations different from those proposed, the Commission shall consider the following factors:

- The ownership of any existing open space on adjacent properties or the proximity to non-adjacent open space, which might reasonably interconnect, with the proposed Open Space in the future.
- The proposed use of Open Space for active or passive uses and the extent of maintenance, supervision, or management required.
- The potential benefits which the Open Space might provide to residents of the Town or the State, if it were accessible to them.
- The size, shape, topography and character of the Open Space.
- The recommendations, if any, of the Andover Plan of Conservation and Development.

ZONING REGULATIONS

- The reports or recommendations of any State or Town agencies, including, but not limited to, the Andover Recreation Commission, the Connecticut Capitol Regional Council of Governments and the Connecticut Department of Energy and Environmental Protection.

5.5.9.6 Regardless of the manner of ownership of the Open Space, the instrument of conveyance must include provisions satisfactory in form and substance to the Commission to ensure:

- The continued use of such land for the intended purposes;
- The continuity of proper maintenance for those portions of the Open Space requiring maintenance; and
- When appropriate, the availability of funds required for such maintenance.
- Commonly Owned Land and Facilities;

5.5.10.1 If dedicated open land or community recreation facilities are to be owned jointly or in common by the owners of lots or dwelling units, maintenance of the common land or facilities shall be permanently guaranteed through the establishment of an incorporated homeowners' association. The documents creating such homeowners' association shall be to the satisfaction of the Commission's attorney; shall be fully executed prior to the endorsement of final subdivision mylar plans; and shall be filed in the office of the Town Clerk simultaneously with the filing of the endorsed subdivision mylar.

5.5.11 Boundary Lines - To prevent trespassing on adjacent lands, the boundary lines of all Open Space shall be identified and marked in such reasonable manner as may be required by the Commission to insure the identification of the Open Space.

5.5.13 Approval - The Commission shall approve the ARD proposal or approve it with conditions necessary to protect the public health, safety, convenience and property values, if it finds that the development plan on balance will better serve the Town of Andover and the neighborhood surrounding the development than a conventional subdivision development.

5.5.14 Conditions - The Commission may establish additional conditions, including but not limited to the following:

5.5.14.1 Granting of a covenant or easement to ensure that existing fields or pastures will be plowed or mowed periodically with attention given to the requirements of existing animal and plant species.

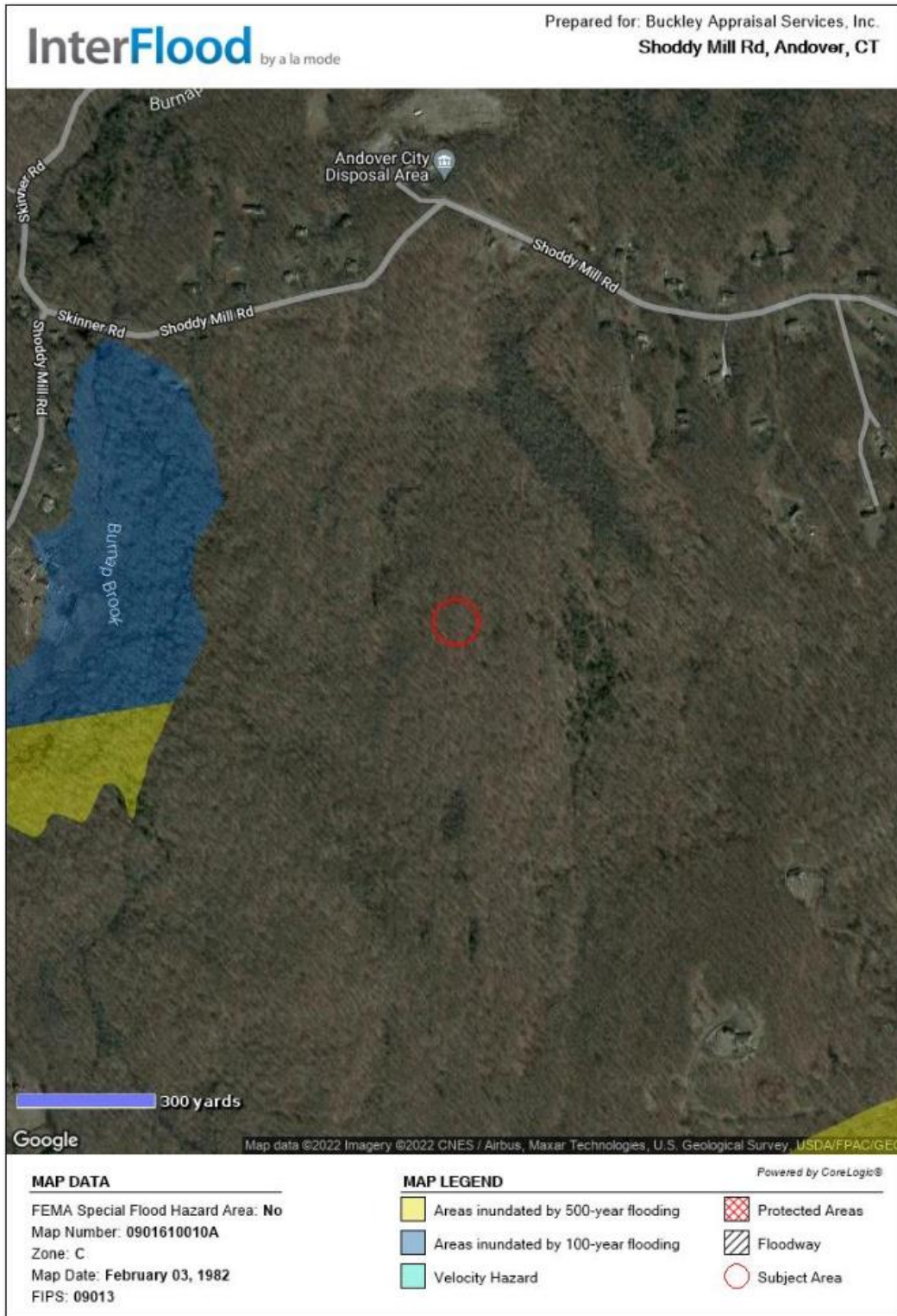
5.5.14.2 Granting of an easement providing and defining rights of public access.

5.5.14.3 Designation of no-cut or limited-clearing areas on lots.

5.5.14.5 Requiring written evidence that at least two (2) organizations are willing to accept the responsibility for the preservation and maintenance of the Open Space.

5.5.15 Recording

FLOOD MAP



CURRENT MLS LISTING

Listing	
<hr/>	
<p><u>0 Shoddy Mill Road, Andover, CT 06232</u> Status: Active County: Tolland MLS#: 170514263 Land For Sale</p>	Tax Parcel#: 1598921 List Price: \$549,500 Last Update: 08/04/2022 Orig. List Price: \$549,500 Days On Market: 22



[Walkscore: Get More Info](#)

Lot & Land Information

Potential Short Sale: No	
Location: Rural	Fronts On: Municipal Street
Lot Description: May be Subdividable, Dry, Lightly Wooded	# of Lots: 37 Subdividable: Yes
Road Frontage: 2,000	Zoning: R-40
Acres: 162.06 (Public Records)	Dir. Waterfront: No
Property Tax: \$1,412	Mil Rate: 31.91 Assessed Value: \$44,250 Tax Year: July 2022-June 2023
Utilities Available: Electric Available, Phone Available	Sewer Service: Septic Required
Water Service: Well Required	Sewer Assessment Info:
Annual Sewer Fee: No	Septic Plan Approved: No
Septic Plan Avail: No	
Documents Avail: Appraisal, Building Plan, Photo/Survey, Plot Plan/Survey, Soil Survey, Topographical Survey	
Improvements: None	
Waterfront Feat: Brook	

Home Owners Association Information

Home Owner's Association: No	Association Fee:	Fee Payable:
Special Assoc. Assessments: No		

School Information

Elem: Per Board of Ed	Interm:	Middle:	High: Per Board of Ed
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Public Remarks

-Acres: 162.06, ~65 useable -Multiple proposed concept plans showing various ways to develop a subdivision -30 to 37 lots proposed, each range in size -75 homes proposed -Well & Septic Required -Frontage: 2,000 Ft. -Zone: ARD -Taxes: \$1,412/year -Perc tests and soil studies done at property -Owner open to subdividing 165 acres if looking to purchase less than 165 acres, please contact to discuss -20 mins to Hartford, 13 mins to Manchester/Vernon, 8 mins to I-384

Marketing History

Current List Price: \$549,500	Last Updated: 08/04/22	DOM: 22
Previous List Price: \$549,500	Entered in MLS: 08/04/22	CDOM: 872
Original List Price: \$549,500	Listing Date: 08/01/22	Expiration Date:

Showing & Contact Information

Showing Inst: Contact Sam Lyman via cell at 860-876-0359 or email at saml@lymanre.com	Date Available: Immediate	Bank Owned: No
Lockbox: None/	Owners Phone:	Occupied By:
Owner: Anthony A Laudano		
Directions: GPS Friendly		

Listing & Compensation Information

Listing Contract Type: Exclusive Right to Sell/Lease	Service Type: Full Service	Sign: Yes
(Subject to a Dual or Variable Rate Commission) (Subject to Reserved Prospect)		
Buyer's Agent Comp.: 2.5% of sale price		

Listing Distribution Authorizations

The List Office has authorized distribution to: **RPR, Homes.com, Homesnap, IDX Sites, Realtor.com, immoviewer**
 The List Agent has authorized distribution to: **Homes.com, Homesnap, IDX Sites, Realtor.com**

** NOTE: This listing will only appear on those locations authorized by BOTH the List Office AND the List Agent. **

Listing Agent/Broker Information

List Agent: Samuel Lyman (841299) Lic.#:	Phone: (860) 876-0359
Website:	Email: saml@lymanre.com
List Office: Lyman Real Estate (LYMAN50)	Phone: (860) 887-5000
Website:	

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