



Town of Wethersfield

505 SILAS DEANE HIGHWAY
WETHERSFIELD, CONNECTICUT 06109

MICHAEL J. O'NEIL
FINANCE DIRECTOR

REQUEST FOR PROPOSALS

CONSULTATION SERVICES KYCIA FARM PROPERTY

#2020-03 – Addendum #1
JANUARY 15, 2020

1. Would concept plans (rather than more detailed site plans or renderings) be adequate to visualize alternative property uses and the preferred development options? **The RFP calls for conceptual plans. The final product should provide residents and elected officials a means to best visualize the re-use. The conceptual plan will not be used by the town or a developer for site plan approval; its purpose is to help aid in community visioning.**
2. Does the referendum which approved the purchase of the property limit the potential uses of the land to only recreational, open space, and municipal purposes – or can portions of the property still be leased or subdivided for residential, commercial, or mixed-used development? **The scope of the RFP is not to provide a final document for the town development. The work produced by the consultant will be used to help residents and elected officials understand what potential re-uses may be available (i.e. what can fit on the site and what the market will support through completed research/data). The language of the referendum is attached. Zoning regulations can be found at https://wethersfieldct.gov/filestorage/295/297/480/5510/Approved_Zoning_Regs_March_23%2C_2018.pdf.**
Additional uses may be allowable based on ZBA, Planning and Zoning and/or other applicable commissions that approve changes of land use. The consultant retained to provide services may be required to provide additional concepts outside of what is currently allowable based on resident/elected official input.
3. Can copies of Phase I and II environmental site assessments be provided? **Copies are attached.**
4. Can a copy of a survey of the site be provided, including the wetland delineation? **Copies are attached. MapGeo may provide assistance as well.**
5. Can a copy of the property appraisal be provided? **Copies are attached.**



Town of Wethersfield

505 SILAS DEANE HIGHWAY
WETHERSFIELD, CONNECTICUT 06109

MICHAEL J. O'NEIL
FINANCE DIRECTOR

6. Is an inventory of existing open space and recreation facilities in Wethersfield available? **Inventory of existing open space is available using the town's GIS, through Wethersfield MapGeo. It is necessary to select "Open Space Data" from the menu. The GIS web interface can be found at <https://wethersfieldct.mapgeo.io/datasets/properties?abuttersDistance=100&latlng=41.699467%2C-72.661839>.**
The town is in the process of reviewing the uses and condition of existing recreation facilities. However, that information for facilities can be found at <https://wethersfieldct.gov/content/398/422/590.aspx>.
7. It would be helpful to know if a budget has been considered for this job. Our proposed scope will largely be based on an anticipated budget, so any guidance would be most appreciated. **As stated in the RFP, "A budget has yet to be approved by the Town Council for this project". We recommend reviewing the RFP to best understand the intent and deliverables named in the scope of work as well as responses to other questions posted relating to the RFP.**
8. Will the Town of Wethersfield consider changing the \$4 million umbrella requirements, in the event that the professional fee for the Kycia Farm RFP exceeds \$100,000? Will the Town accept a \$1 million/\$2 million umbrella policy for general liability? Will the Town of Wethersfield consider changing the \$5 million professional liability policy requirement to a \$1 million (per claim) professional liability policy requirement? **Respondents that are unable or unwilling to meet the Town's insurance and indemnity requirements as detailed in Appendix III of the Request for Proposals may offer alternate terms. Any such terms must be specified in detail, and all other requirements stated in Appendix III shall continue to apply. The Town will not necessarily consider an offer of alternate terms as grounds for disqualification of responses to the Request for Proposal.**

Wethersfield Polling Locations

There are six local voting districts and polling places. Please visit the Town of Wethersfield website at www.wethersfieldct.gov or call the Registrar of Voters Office at 860-721-2819 to find out your voting location.

District	Location	Address
1	Incarnation Church Hall	544 Prospect St.
2	Keeney Cultural Center	200 Main St.
3	United Methodist Church	150 Prospect St.
4	Webb Elementary School	51 Willow St.
5	Emerson-Williams School	461 Wells Rd.
6	Pitkin Community Center	30 Greenfield St.

Town of Wethersfield



EXPLANATORY TEXT

Referendum
November 6, 2018
6:00 AM to 8:00 PM

The Town of Wethersfield in accordance with the Town Charter and the Connecticut General Statutes voted on September 4, 2018 to submit the following question to the electors. This explanatory text was authorized by the Town Council in order to provide information to the voters on the question.

Question No. 3

“SHALL THE TOWN OF WETHERSFIELD APPROPRIATE \$2,470,000 FOR COSTS WITH RESPECT TO THE ACQUISITION OF THE KYCIA FARM PROPERTY ON HIGHLAND STREET FOR RECREATIONAL, OPEN SPACE AND OTHER MUNICIPAL PURPOSES, AND AUTHORIZING THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE SUCH APPROPRIATION?”

The question before the voters is whether the Town of Wethersfield should purchase the Kycia Farm property. A vote “YES” is a vote in favor of purchasing the property and a vote “NO is a vote against the purchase.

BACKGROUND

The Town Council reached an agreement for the potential purchase of the Kycia Farm property on Highland Street subject to voter approval at referendum on November 6, 2018. The land is being purchased for open space, recreational use, including possible future athletic fields, and other municipal purposes.

The Kycia Farm property is made up of four parcels of land totaling approximately 32 acres located at 303 and 310 Highland Street. It includes approximately 26.26 acres on the north side of Highland Street along with the house lot (.87 acres) and approximately 5.33 acres on the south side of Highland Street together with the barn and outbuildings; excluding an approximately 0.5 acre parcel on the northwest corner of the property with frontage on Collier Road. Of the 32 acres, about 5.1 acres contain wetland soils.

Pursuant to Section §8-24 of the General Statutes, the Wethersfield Town Council referred the proposed purchase of the Kycia Farm property to the Planning and Zoning Commission for a Report. The Planning and Zoning Commission issued a favorable or positive recommendation at their meeting on August 7, 2018. Following a public hearing on September 4, 2018, the Wethersfield Town Council voted to approve the bond ordinance and set the referendum date for November 6, 2018. Therefore, the intent and purpose of the Referendum Question is for the voters to decide whether to purchase the Kycia Farm property.

The proposed purchase cost is \$2,400,000. Legal fees, soil and environmental testing, surveying and bond issuance costs are estimated at \$70,000.

Estimated Cost of Bonding

Assumptions:

- The Grand List of October 1, 2017 equals \$2,192,673,313
- One estimated mill equals \$2,192,673
- The Grand List remains constant
- The amount to be financed through bonding is \$2,470,000
- 20 Year term on bonds, level principal payments
- Interest rate on bonds is 3.5%
- Total projected interest costs: \$900,375
- Anticipated issuance of bonds is January 2019

<u>FISCAL YEAR</u>	<u>ANNUAL DEBT PAYMENT</u>	<u>COST PER \$1,000 OF ASSESSMENT</u>	<u>COST PER \$100,000 OF ASSESSMENT</u>
FY 19-20	\$208,250	\$0.095	\$9.50
FY 20-21	\$203,963	\$0.093	\$9.34
FY 21-22	\$199,675	\$0.091	\$9.11
FY 22-23	\$195,388	\$0.089	\$8.91
FY 23-24	\$191,100	\$0.087	\$8.72

An example of the estimated tax impact of the bond financing on a residential property with a current assessed value of \$167,212 is shown below. The assessed value is 70% of the estimated market value.

<u>FISCAL YEAR</u>	<u>ANNUAL DEBT PAYMENT</u>	<u>COST PER \$167,212 OF ASSESSMENT</u>
FY 19-20	\$208,250	\$15.88
FY 20-21	\$203,963	\$15.62
FY 21-22	\$199,675	\$15.23
FY 22-23	\$195,388	\$14.90
FY 23-24	\$191,100	\$14.57

Each succeeding year, the annual debt payment decreases as principal and interest payments are made thus reducing the principal amount upon which interest is paid.



MOVE YOUR ENVIRONMENT FORWARD

PHASE I & PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

Kycia Farms

303 & 310 Highland Street
Wethersfield, Connecticut 06109

Prepared For:

Rome McGuigan, P.C.
c/o: John W. Bradley, Jr., Esq.
One State Street
Hartford, CT 06103

Prepared By:

HRP Associates, Inc.
197 Scott Swamp Road
Farmington, CT 06032

HRP #: ROM6002.P2

Issued On: January 25, 2019



TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY 1

2.0 INTRODUCTION.....4

2.1 Purpose4

2.2 Phase I ESA Scope of Services4

2.3 Phase II Work Plan5

2.4 Significant Assumptions5

2.5 Limitations and Exceptions.....5

2.6 User Reliance6

3.0 SITE AND VICINITY DESCRIPTION7

3.1 Legal Description and Ownership7

3.2 Site Characteristics.....7

3.3 Utilities8

3.4 Adjoining Properties.....8

3.5 Physical Setting9

3.5.1 Geological Characteristics.....9

3.5.2 Hydrogeological Characteristics9

3.5.3 Topographic Characteristics10

3.5.4 Other Physical Setting Information10

4.0 USER PROVIDED INFORMATION12

4.1 Recorded Land Title Records.....12

4.2 Environmental Liens or Activity and Use Limitations (AULs)12

4.3 Specialized Knowledge12

4.4 Valuation Reduction for Environmental Issues12

4.5 Commonly Known or Reasonably Ascertainable Information12

4.6 Degree of Obviousness of the Presence of Contamination12

4.7 Reasons for Performing Phase I13

4.8 Other Questions Asked of the User In Relation to the User Questionnaire13

5.0 ENVIRONMENTAL RECORDS REVIEW14

5.1 Environmental Database Records14

5.2 File Review: Local and State Agencies16

5.2.1 Connecticut Department of Energy and Environmental Protection.....16

5.2.2 Fire Department/Fire Marshal.....16

5.2.3 Building/Engineering Department17

5.2.4 Health Department.....17

5.2.5 Public Works Department.....17

5.2.6 Planning and Zoning Department.....17

5.2.7 Tax Assessor’s Office18

5.3 Tribal Records19

5.4 Previous Environmental Investigations.....19

5.5 Other Environmental Record Sources.....19



6.0	SITE HISTORY	20
6.1	Aerial Photographs	20
6.2	Historical Topographic Maps	21
6.3	Sanborn Fire Insurance Maps	21
6.4	City Directories	21
6.5	Other Historical Sources Reviewed	22
6.6	Summary of Site History and Surrounding Area	22
7.0	SITE RECONNAISSANCE	23
7.1	Methodology and Limiting Conditions	23
7.2	Current Site Operations	23
7.3	Raw Material Storage & Handling	23
7.4	Waste Generation & Handling	23
7.5	Historical Site Operations, Materials Usage, and Waste Generation	23
7.6	Exterior Observations	23
7.7	Interior Observations	25
7.8	Storage Tank Summary	26
7.9	Site Drainage Features	26
7.10	PCB-Containing Equipment	26
8.0	INTERVIEWS	27
9.0	DATA GAPS	28
10.0	CONCLUSIONS OF PHASE I ESA	29
10.1	Recognized Environmental Conditions (RECs)	29
10.2	Historical Environmental Conditions (HRECs)	29
10.3	Significant Data Gaps	29
10.4	CT Transfer Act Applicability	29
11.0	PHASE II SUBSURFACE INVESTIGATION	30
11.1	Methods of Investigation	30
11.2	Description of Subsurface Materials	31
11.3	Soil Results	31
11.4	Data Quality Assessment and Data Usability Evaluation	33
11.5	Regulatory Standards	35
11.6	Discussion of Soil Results and Comparison to RSR Criteria	35
12.0	FINDINGS AND OPINIONS	37
13.0	REFERENCES	39



Figures

Figure 1	Site Location Map
Figure 2	Site Plan with Testing Locations
Figure 3	Inset Map

Appendices

Appendix A	Site Photographs
Appendix B	User Questionnaire
Appendix C	Recorded Land Title Records
Appendix D	Regulatory Database Record Search
Appendix E	Supporting Documentation
Appendix F	Aerial Photographs
Appendix G	Historical Topographic Maps
Appendix H	Sanborn Maps
Appendix I	City Directories
Appendix J	Qualifications of Assessors
Appendix K	Laboratory Analytical Reports

GENERAL INFORMATION

Project/Site Information:

Kycia Farms
303 & 310 Highland Street
Wethersfield, CT 06109

Site Access Contact: David Hoopes

Client Information:

Rome McGuigan, P.C.
c/o: John W. Bradley, Jr., Esq.
One State Street
Hartford, CT 06103

Inspection Date: 12/4/2018

Report Date: 1/25/2019

Consultant Information:

HRP Associates, Inc.
197 Scott Swamp Road
Farmington, CT 06032
Phone: 860-674-9570
Fax: 860-674-9624
E-mail: mike.ainsworth@hrpassociates.com
Project Number: ROM6002.P2

Site Assessor:



Catherine A. Carr
Senior Project Geologist

Project Manager:



Michael R. Ainsworth, LEP
Sr. Project Manager

EP Certification:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Part 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Michael R. Ainsworth, LEP

1.0 EXECUTIVE SUMMARY

HRP Associates, Inc. (HRP) completed a Phase I Environmental Site Assessment (Phase I ESA) and a Phase II Subsurface Investigation (Phase II) of the Kycia Farms property located at 303 & 310 Highland Street in Wethersfield, Connecticut (herein referred to as the "Site").

HRP completed the Phase I ESA in accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM E1527-13. Assessment of Business Environmental Risks (BERs), such as potential hazardous building materials and/or other Non-Scope Considerations as defined in Section 13 of ASTM E1527-13, was not requested and was not included in the scope of work for this Phase I ESA. The conclusions of the Phase I ESA are presented in Section 10.0 of this report.

The Phase II was authorized simultaneous to the Phase I ESA based on the historical agricultural use of the property, which included long-term use of pesticides and herbicides. The sampling methods, subsurface conditions encountered and soil analytical results are discussed in Section 11.0. HRP utilized the Conceptual Site Model (CSM) approach and the Connecticut Department of Energy & Environmental Protection's (CT DEEP) Site Characterization Guidance Document (SCGD) in the preparation of this work plan to identify areas at the Site where releases of oil or hazardous materials could have occurred. These included areas of concern (AOCs) and Recognized Environmental Conditions (RECs) as defined by the ASTM E1527-13. The findings of the entire assessment and subsurface investigation are presented in Section 12.0.

The Site consists of four (4) contiguous parcels of land totaling 32.46 acres, which are identified by the Wethersfield tax assessor as 098/013 (303 Wethersfield Ave), 097/011 (310 Wethersfield Ave), 099/002 (unaddressed parcel 1), and 099/003 (unaddressed parcel 2). A residential house is present on 303 Highland Street, and a barn and shed are present on 310 Highland Street. Historical information indicates that the Site has operated as a farm since at least the 1930s.

Catherine Carr and Melissa Noryk of HRP conducted the initial site reconnaissance on December 4, 2018. HRP personnel interviewed Joseph Kycia, the property owner, during the site inspection. Information obtained through Site interviews and during the reconnaissance is presented in the following sections, and was used in the development of the Site CSM. There were no conditions that limited the site reconnaissance.

The following is a summary of the key findings of this assessment:

- The residential house at 303 Highland Street is serviced by public water and a private septic system for sewage disposal, and is heated using fuel oil stored in an AST located in the basement. A water supply well is located off the southeastern corner of the barn on 310 Highland Street that was used to supply water for the green houses.
- No information was identified for the Site in the regulatory databases or state-maintained files reviewed as part of this assessment.

- No information was identified for the Site in the regulatory databases or state-maintained files reviewed as part of this assessment.
- During the site reconnaissance, waste oil and other waste automotive fluids were observed in open 5-gallon containers inside the barn and inside/around the shed at 310 Highland Street. Some oil staining was observed on the floor inside of the shed.
- Out-of-use farm equipment and vehicles (cars, tractors and other farm implements) were observed inside the barn and the shed, as well as in certain locations throughout the Site. Scrap metal, discarded plastic, asphalt and bricks were observed on the ground surface throughout 310 Highland Street, particularly near the shed and greenhouses. The greenhouses were observed to be in dilapidated condition.
- A Phase II Subsurface Investigation was performed in conjunction with the Phase I ESA to evaluate the following AOCs/RECs: AOC-1: agricultural fields (site-wide), AOC-2: shed containing open containers of oils and oil-stained floor (310 Highland Street), AOC-3: debris-strewn areas located around the shed and greenhouses (310 Highland Street), and AOC-4: mounded soil piles (rear of 310 Highland St). The Phase II consisted of the installation of 14 soil borings and 10 test pits to evaluate these areas.
- Twenty-seven (27) representative soil samples were collected from across the site and analyzed for one or more of the following contaminants of concern: petroleum hydrocarbons, volatile organic compounds, pesticides, herbicides, arsenic and lead. No volatile organic compounds or pesticides were detected.
- No evidence of significant buried debris was observed in the areas of mounded soil around the shed and on the eastern portion of 310 Highland Street. The debris observed in these areas is surficial and does not extend below the surface.
- Low levels of extractable total petroleum hydrocarbons (ETPH), 79-93 mg/kg, were detected in soils in borings and test pits near the shed that indicate minor releases of petroleum products. These concentrations are well below CT DEEP remedial criteria for direct exposure and pollutant mobility. Based on the presence of oil staining inside the shed, it is possible that releases of petroleum may have impacted soils beneath the shed where testing was not conducted.
- There was no evidence of the wide-spread presence of residual banned pesticides in soils in the cultivated fields and no herbicides were detected. Two pesticide compounds, 4,4-DDT and 4,4-DDE, were detected in the shallow soils in the cultivated fields near (north and west) the residential house to depths of 1 to 2 ft. below ground surface. However, the concentrations detected were well below the RSR Residential Direct Exposure Criteria and no leachable pesticides were detected.
- Arsenic was detected at low concentrations that are considered to be indicative of natural background conditions at the Site. None of the arsenic concentrations exceeded the RDEC. Therefore, there is no evidence of the presence of residual arsenic-based pesticides in soils in the agricultural fields.

- Lead was detected at low (background) concentrations (12 to 40 ppm) in soil samples throughout the Site and at slightly elevated concentrations in three locations at 310 Highland Street. All lead concentrations were all below the RDEC of 400 ppm. One soil sample collected from SB-12 in the front/northern field at 310 Highland Street contained a slightly higher concentration of lead at 95 ppm, which is also well below the RDEC. Two soil samples collected from test pits in the rear wooded area of 310 Highland St (AOC-1 and AOC-3; TP-9 and TP-10) contained higher levels of lead, ranging from 160 to 180 mg/kg, but still well below the RSR DEC.

The three soil samples with the highest concentrations of lead (SB-12 and TP-9 and 10) were subsequently analyzed for leachable lead via SPLP for comparison to the GA Pollutant Mobility Criteria (GA PMC). The results indicated that the leachable lead in these samples exceeded the GA PMC of 0.015 mg/L. Based on these results, the lead in these soils theoretically has the potential to leach through infiltration of precipitation to the water table. However, given the low total lead levels, and the fact that public water is available for drinking purposes, these isolated detections of lead above the PMC are not considered to be widespread or significant. The solubility of lead is highly dependent on the physical and chemical properties and other factors in the subsurface environment. The lack of evidence of elevated total lead concentrations throughout the Site suggests that these are isolated occurrences and not evidence of a wide-spread condition.

- There were no substances detected in soils at the Site that exceed the CT DEEP's Residential Direct Exposure Criteria. Based on the testing results, the soils at the Site do not contain any substances that would restrict use of the existing soils, including potential use for the construction of athletic fields.

2.0 INTRODUCTION

2.1 Purpose

HRP completed a Phase I Environmental Site Assessment (Phase I ESA) and Phase II Subsurface Investigation of the Kycia Farms property located at 303 & 310 Highland Street in Wethersfield, Connecticut (herein referred to as the "Site"). See **Figure 1** (Site Location) and **Figure 2** (Site Plan). Photographs of key Site features are contained in **Appendix A**.

This report was prepared for Rome McGuigan P.C. (the "User") in accordance with the American Society for Testing and Materials (ASTM) Standard Practice E1527-13. The U.S. Environmental Protection Agency (EPA) has published a final rule (Final Rule) adopting ASTM E1527-13 as a standard satisfying the "all appropriate inquiries" (AAI) into the previous ownership and uses of a property requirement for landowner liability defenses under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) as specified in 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries (AAI). These include the innocent landowner, contiguous property owner, and bona fide prospective purchaser liability defenses.

In addition, this report is consistent with the form and content recommended for a Phase I ESA described in the Connecticut Department of Energy and Environmental Protection's (CT DEEP) "Site Characterization Guidance Document", dated September 2007 (rev. December 2010).

2.2 Phase I ESA Scope of Services

In accordance with ASTM E1527-13, the scope of services for this assessment included the following components:

- A review of practically reviewable and reasonably ascertainable records from standard environmental sources and other environmental records. Records that may be reviewed as part of this assessment include state, municipal, and federal regulatory agency record sources, standard historical records, recorded land title records, previous environmental reports, and other sources as applicable;
- A Site reconnaissance;
- Interviews with the present and/or past Site owner or operator as available, as well as state and local government officials and others familiar with the Site as necessary; and
- Report preparation.

Assessment of Business Environmental Risks (BERs), such as potential hazardous building materials and/or other Non-Scope Considerations as defined in Section 13 of ASTM E1527-13, was not requested and was not included in the scope of work for this Phase I ESA.

2.3 Phase II Work Plan

The purpose of the Phase II Subsurface Investigation was to evaluate the current environmental conditions on the Site. HRP utilized the Conceptual Site Model (CSM) approach and the Connecticut Department of Energy & Environmental Protection's (CT DEEP) Site Characterization Guidance Document (SCGD) in the preparation of this work plan to identify areas at the Site where releases of oil or hazardous materials could have occurred. These included areas of concern (AOCs) and Recognized Environmental Conditions (RECs) as defined by the ASTM E1527-13.

During the development of the work plan, relevant elements of the CSM were taken into consideration in order to develop the overall sampling strategy and to identify target soil sampling locations and depths. These elements included, among other factors, physical features at the AOC, relevant depth of potential released substances (solid, liquid, etc.), and potential contaminant transport pathways that could affect contaminant distribution and presence in the environment, including the general broadcast process of pesticide application and the historical use of different fields on the Site. Using these elements of the CSM, sampling locations were selected where potential releases were most likely to have occurred and be detected.

Section 11.0 describes the methods, sampling rationale and soil results of the Phase II Investigation.

2.4 Significant Assumptions

No significant assumptions were made during completion of this assessment other than the normal reliance on the validity and/or accuracy of the information obtained from various sources pursuant to ASTM E1527-13.

2.5 Limitations and Exceptions

All work conducted by HRP in connection with the performance of this Phase I ESA, and all work performed under the Terms and Conditions as outlined in the HRP Proposal #P160.PR dated November 19, 2018 and any follow-up work is subject to the following limitations.

- The observations described in this report are made under the stated conditions. The findings, opinions, and conclusions presented in the report are based solely upon the indicated services, and not on scientific tasks or procedures beyond the scope of the described services, including those identified in Section 2.2.
- In preparing Project Reports, HRP relies on certain information provided by state and local officials and information and representations made by other parties referenced therein, and on reasonably ascertainable and practically reviewable information contained in the files and records of state, federal, and local agencies made available to HRP at the time of the Site assessment. To the extent that such files or records are missing, incomplete, or were not provided to HRP, we are not responsible. Although there may be some degree of overlap in the information provided by these various sources, HRP did not attempt to independently verify the accuracy or completeness of all information reviewed or provided during the course of this Site assessment.

- A subsurface investigation of the Site was not completed as part of this Phase I ESA. As such, the geological and hydrogeological characteristics of the Site are based solely on available documentation and information, including published sources pertaining to the area of the Site. The information from these sources may vary from actual Site-specific conditions. Actual data pertaining to the subsurface characteristics of the Site can only be obtained through a subsurface investigation.

2.6 User Reliance

This report has been prepared by the staff of HRP for the User under the professional supervision of the environmental professional whose signature appears here in. Neither HRP, nor any staff member assigned to this investigation has any interest or contemplated interest, financial or otherwise, in the subject or surrounding properties, or in any entity which owns, leases, or occupies the subject or surrounding properties or which may be responsible for environmental issues identified during the course of this investigation, and has no personal bias with respect to the parties involved.

The information contained in this report has received appropriate technical review and approval. The opinions and conclusions represent professional judgments and are founded upon the findings of the investigations identified in the report and the interpretation of such data based on our experience and expertise according to the existing standard of care. No other warranty or limitation exists, either expressed or implied.

The investigation was prepared in accordance with the ASTM E1527-13 Phase I ESA scope of work for the use and benefit of the User. It is based, in part, upon documents, writings, and information owned, possessed, or secured by the User. Neither this report, nor any information contained herein shall be used or relied upon for any purpose by any other person or entity without the express written permission of HRP.

3.0 SITE AND VICINITY DESCRIPTION

The following Site and area description is based on HRP's observations, interviews with knowledgeable parties (including the User), research conducted at pertinent state and local offices, and information provided by the User. Topographic, geologic and hydrogeologic information is based on HRP's review of the sources listed herein.

3.1 Legal Description and Ownership

Site Name	Kycia Farms
Site Address	303 & 310 Highland Street, Wethersfield, CT
Current Site Owner	Kycia Farms LLC owns three of the parcels (IDs 097/011, 099/002, 099/003) and Helen & Cecelia A Kycia Trustee owns the remaining parcel (ID 098/013)
Date of Ownership	Kycia Farms LLC has owned the three above-mentioned parcels since January 20, 2010 and Helen & Cecelia A Kycia Trustee has owned the remaining parcel since May 23, 2016.
Parcel ID No.	303 Highland Street – Parcel ID 098/013 310 Highland Street – Parcel ID 097/011 Unaddressed parcel 1 – Parcel ID 099/002 Unaddressed parcel 2 – Parcel ID 099/003
Zoning	A-1/AA – Single Family Residence Zone
Latitude/ Longitude	41° 41' 1.50" N, 72° 41' 9.21" W

3.2 Site Characteristics

Parcel Area	Total area of four Site parcels – 32.46 acres
Adjoining Roads	Highland Street adjoins 303 Highland Street and the two unaddressed parcels of land (099/002, 099/003) to the south and adjoins 310 Highland Street to the north.
Parking Areas	Unpaved parking areas are present around the structures on the Site.
Site Access	The Site is accessed through driveways from Highland Street.
Buildings and other structures; construction type	Residential house (303 Highland St) – 3,344 gross square feet (built 1957) Barn (310 Highland St) – square footage and construction date not listed on property card. Shed (310 Highland St) – square footage and construction date not listed on property card.

Basement	The residential house (303 Highland St) has a partial basement/garage, which is below the grade of the road and accessed from the rear of the house.
Current Site Use	Residential property, corn farming
Current Occupant(s)	Kycia Farm
Other Pertinent Site Features	NA

3.3 Utilities

Potable Water Source	Public water is supplied by the Metropolitan District Commission for the residential house (303 Highland St). A water supply well is located off the southeastern corner of the barn at 310 Highland Street.
Sewage Disposal	The residential house at 303 Highland Street utilizes a septic system for sanitary sewage disposal, which is located near the garage.
Electricity	Provided by Eversource
Municipal Solid Waste Disposal	Provided by the Town of Wethersfield
Heat Type and Provider	The residential house at 303 Highland Street is heated with fuel oil stored in the basement in an above-ground tank (~300 gallons). The greenhouses were historically heated with fuel oil stored in 55-gallon drums.
Other Pertinent Site Features	NA

3.4 Adjoining Properties

General Area Use	Land use in the vicinity of the Site generally consists of residential properties and open space land.
Adjoining Properties	<p><u>North:</u> 76 Country Club Road (Wethersfield Country Club), residential properties along Collier Road</p> <p><u>South:</u> 95 Highcrest Road (Town of Wethersfield Highcrest School)</p> <p><u>East:</u> Unaddressed land owned by CL&P (Eversource) and 95 Highcrest Road (Town of Wethersfield Highcrest School)</p> <p><u>West:</u> Residential properties along Cricket Knoll, Highland Street, Clovercrest Road, and Collier Road</p>

3.5 Physical Setting

3.5.1 Geological Characteristics

Soils	<p>Soil types on the Site are mostly the Wethersfield loam and the Ludlow silt loam. According to the USDA, these soils have slow infiltration rates and layers impeding downward movement of water. The Wethersfield loam is well draining, and Ludlow is moderately well drained.</p> <p>The wetland area on the northern portion of the Site is comprised of the Wilbraham silt loams, which are classified as clayey soils with very slow infiltration rates and are poorly drained.</p>
Surficial Geology	<p>The portion of the Site south of Highland Street is mapped as thick till. The thick till extends approximately halfway between Highland Street and the northern extent of the Site, where it transitions to thin till. The northeastern corner of the Site is mapped as fines (very fine sand, silt, and clay).</p>
Bedrock Geology	<p>East Berlin Formation – reddish brown silty shale</p>
Bedrock Outcrops	<p>No bedrock outcrops were observed on the Site during the reconnaissance.</p>

3.5.2 Hydrogeological Characteristics

Groundwater Classification	<p>GA (see description in table below)</p>
Estimated Depth to Groundwater	<p>5+ feet below ground surface</p>
Inferred Ground Water Flow Direction	<p>Based on local topography, shallow groundwater is expected to flow generally to the north to northeast, towards Collier Brook and Goff Brook.</p>
Nearest known Water Supply Well	<p>No water supply wells were identified within one-mile of the Site based on information provided by EDR.</p>

*The flow direction and depth to groundwater may vary depending upon seasonal variations in precipitation and other hydrogeological factors. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction on the Site cannot be conclusively determined.

Groundwater Classification	Description
GAA	Groundwater used or which may be used for public supplies of water suitable for drinking without treatment; groundwater in the area that contributes to a public drinking water supply well; and groundwater in areas that have been designated as a future water supply in an individual water utility supply plan or in the Area Wide Supplement prepared by a Water Utility Coordinating Committee pursuant to Title 25 of the Connecticut General Statutes.
GA	Groundwater within the area of existing private water supply wells or an area with the potential to provide water to public or private supply wells. The Department presumes that groundwater in such an area is, at a minimum, suitable for drinking or other domestic uses without treatment.
GB	Groundwater within a historically highly urbanized area or an area of intense industrial activity and where public water supply service is typically available. Such groundwater may not be suitable for human consumption without treatment due to waste discharges, spills or leaks of chemicals or land use impacts.
GC	Groundwater to which the Commissioner has authorized a discharge under Section §22a-430 of the General Statutes. In the course of applying for Section §22a-430 authorization, the Permittee is required to perform all necessary hydrogeologic studies, secure legal rights to all affected groundwaters, and comply with all other requirements of Connecticut's Water Quality Standards and any other applicable law. Groundwaters classified as GC are not suitable for development of public supplies of potable water

3.5.3 Topographic Characteristics

Topographic Map	2012 Hartford South Quadrangle
Approximate Elevation	Approximately 150-200 feet above mean sea level
Slope	Local topography slopes generally to the east-northeast.

A topographic map of the Site and surrounding area is included as **Figure 1**.

3.5.4 Other Physical Setting Information

FEMA Flood Zone	The 500-year FEMA flood zone associated with Collier Brook extends onto the northeastern corner of the Site.
Wetland Inventory Listing	Designated NWI wetland areas are present on the northeastern portion of the Site.

Wetlands	Wetlands are mapped on the northern portion of the Site, near the on-site brook.
Surface Water Bodies On-Site	A small intermittent brook, Two Stone Brook, transects the northern portion of the Site. Water was observed in the channel during the site reconnaissance.
Name / Distance / Direction of nearest surface water body	Collier Brook is located approximately 200 feet to the northeast of the Site boundary.

4.0 USER PROVIDED INFORMATION

ASTM Practice E1527-13 defines the User as “the party seeking to use Practice E 1527 to complete an environmental site assessment of the property. A User may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager.”

Information provided by the User is presented below. This includes information obtained from a representative (John W. Bradley Jr.) of the User dated November 16, 2018 through the User's Questionnaire provided by HRP (**Appendix B**) and recorded land title records (**Appendix C**).

4.1 Recorded Land Title Records

A review of recorded land title records was provided by the User pursuant to ASTM E1527-13 (**Appendix C**). Based on this review, there was no information in the recorded land title records that indicated that any environmental liens, activity and use limitations, or other notices involving environmental conditions have been recorded on land records pertaining to the Site.

4.2 Environmental Liens or Activity and Use Limitations (AULs)

A review of environmental liens and activity and use limitations was provided, or otherwise obtained, via the User pursuant to ASTM E1527-13 (**Appendix C**). Based on this review, no environmental liens or activity or use limitations have been recorded on title records associated with the Site.

4.3 Specialized Knowledge

The User did not indicate the existence of any specialized knowledge or experience that is related to the Site or nearby properties.

4.4 Valuation Reduction for Environmental Issues

The User has no reason to believe that the purchase price for the Site has been reduced in comparison with the fair market value due to contamination known or believed to be present at the Site.

4.5 Commonly Known or Reasonably Ascertainable Information

The User is aware that the Site has historically been used for farming purposes. The User has no knowledge of specific chemicals, spills, or chemical releases or any environmental cleanups having occurred on the Site.

4.6 Degree of Obviousness of the Presence of Contamination

The User has no knowledge or experience related to the Site that indicates the presence or likely presence of releases of hazardous substances or petroleum at the Site.

4.7 Reasons for Performing Phase I

It is HRP's understanding that the User is performing this Phase I ESA as part of completing due diligence on the property.

4.8 Other Questions Asked of the User In Relation to the User Questionnaire

No other questions were asked of the User with respect to the Phase I ESA's User's Questionnaire.

5.0 ENVIRONMENTAL RECORDS REVIEW

HRP obtained and evaluated records from standard environmental record sources and other environmental state, municipal, and federal regulatory agency record sources in accordance with ASTM E1527-13. These sources may include various files and databases concerning the Site, adjoining properties, and/or properties in the surrounding area. Records and information were obtained from a commercial database provider, on-line searches, specific record searches, interviews, and/or inquiries to state, federal, and local agencies, as necessary.

5.1 Environmental Database Records

Standard environmental records sources were obtained via Environmental Database Resources Inc. (EDR), a commercial database provider, for the Site and properties within the applicable ASTM E1527-13 minimum search distance. The following table lists the standard environmental record sources required to be researched in accordance with ASTM E1527-13, and the associated minimum search distances identified for each applicable database.

Source	Search Distance (miles)	Source	Search Distance (miles)
<i>Federal</i>		<i>State and Tribal</i>	
Federal NPL	1.0	Hazardous Waste Sites	1.0
Federal De-listed NPL	0.5	Solid Waste Disposal and/or Landfill Sites (SWD/LF)	0.5
Federal CERCLIS	0.5	Leaking Underground Storage Tanks (LUST)	0.5
Federal CERCLIS NFRAP Sites	0.5	Underground Storage Tanks (UST)	Property and adjoining properties
Federal RCRA CORRACTS Facilities	1.0	Institutional / Engineering Control Registries	Property only
Federal RCRA TSD Facilities	0.5	Voluntary Cleanup Sites (VCS)	0.5
Federal RCRA Generators	Property and adjoining properties	Brownfield Sites	0.5
Federal Institutional / Engineering Control Registries	Property only	Spills	Property and adjoining properties
Federal ERNS	Property only		

EDR's database report also includes database records in addition to the standard environmental records sources listed above. The EP has used all pertinent information compiled in the EDR Radius Map Report (**Appendix D**) to help identify recognized environmental conditions in connection with the Site.



The following summarizes the EPs evaluation of the associated database listings:

The Site is not listed on any Standard Environmental Record sources databases provided by EDR. The following adjoining properties were identified in one or more databases provided by EDR.

Adjoining Properties

Name:	80 Cricket Knoll
Database(s):	SPILLS
Address:	80 Cricket Knoll
Distance (ft/mi.) from Site:	Adjoining
Direction from Site:	West of 310 Highland Street, southwest of the rest of the Site
Elevation relative to the Site	Higher

The spill report associated with this property associated with the removal of a 1,000-gallon leaking underground storage tank (LUST), which was reported to the CT DEEP on May 25, 2006. No free product was observed and the fire marshal was notified. The tank was pumped out and soil was removed. The incident is considered to be "closed" by the CT DEEP. Additional information was identified on-file at the CT DEEP, and is provided in Section 5.2.1.

Name:	Wethersfield Country Club
Database(s):	LUST, RGA LUST, SPILLS, MANIFEST
Address:	76 Country Club Road
Distance (ft/mi.) from Site:	Adjoining
Direction from Site:	North of Parcel 099/003 (and remainder of Site)
Elevation relative to the Site	Lower

A notification of a LUST was identified for this property, dated January 30, 1989. Soils were sampled and removed, although the listing does not provide any detailed information related to these activities. The LUST is considered "completed" by the CT DEEP. This facility was also listed in the Recovered Government Archive (RGA) LUST database, for the year 2012. However, no additional information was provided.

One hazardous waste shipment was reported to be associated with this facility, under temporary EPA ID# CTP000022259. The shipment was 167 gallons of gasohol/gasoline removed from the Site on February 4, 1999 in a tanker truck under Manifest ID CTF0580450.

On December 31, 2007, approximately 50 gallons of raw sewage was released to the ground surface on this property due to a line blockage. The release was terminated and is considered to be "closed" by the CT DEEP.

Based on the relative distance from the Site, area topography, suspected direction of groundwater flow, and/or other factors, the remaining facilities listed in the regulatory database records search are not considered a REC to the Site.

Orphan Database

Orphan sites are properties that, due to an inadequate or incomplete addresses in the government database or base map files, are not able to be geographically located, (i.e., mapped or geocoded). The EDR Radius Map Report identified no orphan sites.

5.2 File Review: Local and State Agencies

To supplement the standard environmental sources identified in Section 5.1, HRP personnel searched practically reviewable and reasonably ascertainable local and state agency records of the various regulatory agencies, as detailed below, to help identify recognized environmental conditions associated with the Site. Copies of pertinent information obtained from agency files are included in **Appendix E**.

5.2.1 Connecticut Department of Energy and Environmental Protection

HRP personnel searched available records in the public central file room of the CT DEEP's Hartford office on December 5, 2018. HRP requested files for the Site address and any files under known current or former occupants and/or owners of that address. HRP also requested available files for any adjoining or nearby properties that were listed on one or more of the standard environmental record sources databases that could represent a recognized environmental condition for the Site.

No pertinent information on environmental issues was on file for the Site. The following is a summary of information obtained for adjoining properties:

- 80 Cricket Knoll – An emergency incident report was filed on 5/25/2006, which was associated with impacted soil near an underground storage tank that was being removed. The leaking tank and approximately 40 cubic yards of impacted soil were removed. This incident is considered to be “closed”.
- 83 Cricket Knoll – An emergency incident report was filed on 6/19/2001, which was associated with impacted soil due to an in-ground tank failure. The tank was removed and soil samples were collected. Additional information regarding soil analytical results or soil removal activities was not available; this incident is considered by the DEEP to be “closed”.
- 76 Country Club Road – An emergency incident report was filed on 12/31/2007 when approximately 50 gallons of raw sewage was released to the ground surface due to a blockage in the line. The release was cleaned up and is considered by the DEEP to be “closed”. Records of three underground storage tanks were reviewed; these tanks were used to store gasoline and heating fuel in the 1980s and 1990s. All USTs were reported to have been removed from this property by 1999.

5.2.2 Fire Department/Fire Marshal

The Wethersfield Fire Marshal informed HRP of a fire that occurred in 1986 at 310 Highland Street, which destroyed a residential house. The Fire Marshal did not have any files or records releases of oil and/or hazardous materials or other environmental concerns at the Site.



5.2.3 Building/Engineering Department

The Wethersfield Building/Engineering Department Office was contacted in an attempt to identify any files associated with the Site. The following records were identified in the files:

- Plot Plan, dated 8/11/1956 – showing the location of the septic tank and leaching field associated with the residential house at 303 Highland Street.
- Certificate of Occupancy, dated 11/29/1957 – for the residential house at 303 Highland Street.
- Building Permit No. 22505, dated 4/26/1984 – to demolish a house at 310 Highland Street, remove debris, and backfill the area. Based on additional conversations with the Wethersfield Fire Marshal, a fire occurred that required the house to be demolished.
- Building Permit Application No. 7617 – to strip and re-roof the barn at 310 Highland Street.
- A handwritten memo, dated 2/22/2012, describes fill materials and mulch being trucked onto the Kycia Farm site (north of Highland Street). The materials were reportedly being used on the Site for farming and their placement did not disturb the wetlands or flood plains, thus no permit was required by the Town.

5.2.4 Health Department

The Central Connecticut Health District was contacted in an attempt to identify any files associated with the Site. The following records were identified in the files:

- Permit to Construct Sewage Disposal System, dated 10/22/1956, accompanied by sketch of the septic tank location and leaching field associated with the residential house at 303 Highland Street.
- Well Drilling Completion Report, dated 5/1/2000 – describes a water supply well (for greenhouse use only) installed to the east of the barn at 310 Highland Street. The report also describes subsurface materials encountered, which were reported to be sand and gravel to 25 feet below grade, and granite from 25 to 205 feet below grade.

5.2.5 Public Works Department

The residential house at 303 Highland Street is connected to the public water supply serviced by The Metropolitan District (MDC).

5.2.6 Planning and Zoning Department

The Wethersfield Planning and Zoning Department Office was contacted in an attempt to identify any files associated with the Site. No records were identified on file for the Site.



5.2.7 Tax Assessor's Office

According to the Tax Assessor's records, the Site consists of four parcels of land, which are described in the table below.

Street address	Wethersfield tax assessor ID	Acreage	Parcel shape, description
303 Highland Street	098/013	0.87	Square parcel around existing house and includes a field directly west of the house. North side of Highland St.
310 Highland Street	097/011	5.33	Rectangular parcel on south side of Highland St improved with several outbuildings (barn, etc.). Elementary school to east.
Unaddressed parcel 1	099/002	3.30	Rectangular parcel on north side of Highland St. Separated from fields at parcel 2 by a woods line. CL&P owns property to east.
Unaddressed parcel 2	099/003	22.96	Parcel north of Highland St. Southern portion is recently cultivated fields. Wetlands associated with stream and woodlands on northern portion of parcel.

Available property cards for the Site were provided to HRP by the User on November 19, 2018 via email. The property cards were sourced by the User from the Wethersfield Tax Assessor's Office on-line database records or via interview with Tax Assessor staff. A preliminary review of available title information is provided below.

Deed Book/Page	Date	Ownership	Parcel associated with ownership transfer
1937/0236	5/23/2016	Helen A & Cecelia Kycia Trustee	098/013
1937/0234	5/23/2016	Joseph E & Helen A Kycia Trustees	098/013
1582/0125	3/18/2010	Joseph E & Helen A Kycia Trustees	098/013
1574/0315	1/20/2010	Kycia Farms LLC	All
0618/0111	6/25/1996	Helen A Kycia	All

Additional information from recorded land title records is provided in Section 4.0. A copy of the title record(s) is attached in **Appendix C**. Title records did not indicate obvious historical ownership or uses that are believed to have adversely impacted the environmental quality of the Site.

5.3 Tribal Records

A comprehensive review of tribal records was not conducted as part of this assessment, other than the records and databases available through EDR (see Section 5.1) and the land records. The Site is not located within a federal or state designated tribal area, according to information reviewed during this assessment.

5.4 Previous Environmental Investigations

No prior environmental reports or investigations were identified associated with the Site during this assessment. Additionally, no prior reports or investigations were provided to HRP by the User of this report.

5.5 Other Environmental Record Sources

No other historical sources or environmental records were identified as part of this Phase I ESA.

6.0 SITE HISTORY

The information sources used to obtain information regarding the Site history and the findings obtained from those sources are discussed in the following sections. Pertinent Site history information obtained from various sources is included in **Appendices F through I**.

6.1 Aerial Photographs

Available aerial photographs showing the Site and surrounding area were obtained from EDR. Copies of the aerial photographs are included in **Appendix F**. Information obtained from review of the aerial photography is discussed below:

Year	Scale	Description of Key Features of Site and Surrounding Area
1934	1"=500'	The Site is comprised mostly of agricultural fields, which appear to be cultivated to the south of Highland Street at this time. Two small structures, possible residential houses, are visible near Highland Street on the southern portion of the Site. Two other structures are visible approximately 700-800 feet south of Highland Street. The land to the north of Highland Street is mostly cleared, with no visible structures. A cultivated field is visible in the northwestern corner of the Site, which is separated from the cleared fields by woodlands. A stream is visible to the northeast of the Site. An orchard is visible to the west-northwest of the Site. The area surrounding the Site is agricultural and wooded land.
1941	1"=500'	The aerial photograph is poor quality, but appears to be similar to the 1934 photograph. The fields to the north of Highland Street appear to be cultivated.
1951	1"=500'	The existing barn is visible on the southern portion of the Site, south of Highland Street. A trail leading from the area near the barn southward to a few structures on the southern portion of the Site is also visible. The use of the structures is unknown. The land south of Highland Street does not appear to be actively cultivated at this time. Cultivated field are visible north of Highland Street.
1957 1962 1965 1970 1972	1"=500"	No significant changes; however, a small residential house is visible on the north side of Highland Street, beginning in the 1957 photograph.
1985 1989 1990 1995	1"=500'	The land area near the barn appears to be cultivated fields that are in use at this time. The fields north of Highland Street still appear to be in use.

Year	Scale	Description of Key Features of Site and Surrounding Area
2005 2008 2012 2016	1"=500'	The Site appears as present day. Two greenhouses are visible to the south of the barn.

6.2 Historical Topographic Maps

Historical topographic maps showing the Site and surrounding area were obtained from EDR. Information obtained from review of historical topographic maps is provided below. Copies of the historical topographic maps are included in **Appendix G**.

Year	Description of Key Features of Site and Surrounding Area
1893 1906	Local topography slopes generally to the east. A stream transects the northern portion of the Site, originating from the reservoir to the west of the Site. Wetlands are mapped near the reservoir and to the south of the Site.
1944 1952 1964 1972 1976 1984 1992 2012	Wetlands are mapped around Two Stone Brook, which is located to the northeast of the Site. The stream transecting the northern portion of the Site is noted as an intermittent stream, draining into Two Stone Brook. No other significant changes were noted.

6.3 Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps were not available for review for the Site. A copy of the "No Coverage" letter is included in **Appendix H**.

6.4 City Directories

City directories provided by EDR at approximate five-year intervals were reviewed by HRP personnel. Information from city directories is summarized below.

Date	Site Address Listings
1936	Unlisted
1941	303: Raymond Chase
1946	303: Kycia A Farm

Date	Site Address Listings
1951	303: Gladys Conrad 310: Kycia A Farm
1960 1965 1971 1977	303: Kycia A Farm 310: Vacant
1982 1987	Unlisted
1992 1995	303: Kycia Farm, Joseph Kycia
2000 2005	303: Helen Kycia
2010	303: Nancy Kycia 310: Fannie Blackwell
2014	303: Cecelia Kycia 310: Fannie Blackwell

Upon HRP's review of the City Directory documents, no neighboring properties were identified that are considered a recognized environmental condition to the Site. A copy of the city directory information is included in **Appendix I**.

6.5 Other Historical Sources Reviewed

No additional information on Site history was reviewed as part of this assessment.

6.6 Summary of Site History and Surrounding Area

The history of the Site and surrounding area was reviewed from 1892 to the present through the sources described in this section and other portions of this report. Based on the available information, the Site has been used for agricultural purposes since at least 1934. The surrounding land area has been used for agricultural or residential purposes.

7.0 SITE RECONNAISSANCE

7.1 Methodology and Limiting Conditions

Catherine Carr and Melissa Noryk of HRP conducted the site reconnaissance on December 4, 2018. HRP personnel interviewed Joseph Kycia, the property owner, during the site inspection. Information obtained through Site interviews and during the reconnaissance is presented in the following sections. There were no conditions that limited the site reconnaissance.

7.2 Current Site Operations

- A residential house is present and occupied (Cecelia Kycia) on 303 Highland Street. The remainder of the Site is farmland and woodlands.

7.3 Raw Material Storage & Handling

- No raw materials were in use at the Site during the inspection.

7.4 Waste Generation & Handling

- Waste oils, and other automotive fluids, were observed in several 5-gallon containers inside the barn and inside/around the shed on 310 Highland Street. Some of these containers were not covered and were exposed to the atmosphere.
- Out-of-use farming equipment was observed inside the barn and the shed, and in some locations on the property.
- Three abandoned vehicles (truck, car, boat) were present behind the shed and greenhouses on 310 Highland Street.
- Scrap metal, discarded plastic and asphalt were observed throughout the property, primarily on 310 Highland Street.
- Compost piles were observed near the mapped wetland areas in the central portion of the northern part of the Site (Parcel ID 099/003).

7.5 Historical Site Operations, Materials Usage, and Waste Generation

The Site has operated as a farm since at least the 1930s.

7.6 Exterior Observations

An inspection was performed of exterior areas of the Site to obtain information that may indicate the presence of recognized environmental conditions or other potential environmental concerns.

- 303 Highland St – A residential house is present on the eastern side of this parcel and a field is present on the western side of the house. Two empty, unlabeled metal drums were observed in the tree line near the residential house.

- 310 Highland St – Four structures are present on this parcel: a barn, an open shed, and two greenhouses. Open containers of oils and other fluids were observed around and inside of the shed. Farm equipment was observed inside and around the shed. Discarded building debris, plastic, and wood materials were observed around the open shed and the greenhouses, particularly to the south of the shed. Mounded soil piles were also observed to the south of the open shed. A 55-gallon drum used for heating oil storage was observed near the greenhouses. One cultivated field is present between the barn and Highland Street. The property is thinly wooded south of the greenhouses. Mounded soil piles and discarded farm equipment and refuse were observed in some areas in the woodlands.
- Unaddressed parcel 1 (099/002) – This parcel primarily consists of three large cultivated fields and dense woodlands on the northern portion of the Site. There are no structures on this parcel, other than a small corn shed on the northern extent of the cultivated fields near the mapped wetland area. A dirt road transects this parcel, providing access from Highland Street to the northern extent of the cultivated fields to the corn shed and compost area. Some pieces of out-of-use farm equipment were observed throughout the fields, as shown on **Figure 2**.
- Unaddressed parcel 2 (099/003) – This parcel primarily consists of the western half of an open field, which is between Unaddressed parcel 1 (to the west) and property owned by the utility company (to the east). The northern portion of this parcel is a continuation of the dense woodlands and wetlands discussed for unaddressed parcel 1.

A summary of specific exterior observations is provided below:

Item	Description
Unidentified Containers	Several unlabeled 5-gallon buckets of fluids (oils) were observed around the shed at 310 Highland St. Two discarded 55-gallon metal drums were present near the open shed at 310 Highland Street and behind the house at 303 Highland St.
Unusual Odors	None observed
Pools of Liquid	None observed
Pits, Ponds, Lagoons	A small pond was observed in the southern portion of 310 Highland St.
Stained Soil or Pavement	None observed
Stressed Vegetation	No obviously stressed vegetation was observed.
Fill/Solid Waste Disposal	General refuse, plastic, and building debris was observed on the ground surface and near mounded piles on 310 Highland Street.

Item	Description
Disturbed Soils, Unusual Topographic Features	Mounded areas were observed around the open shed and in the wooded portion of 310 Highland St.
Wells	A water supply well was observed off the southeastern corner of the barn on 310 Highland Street.
Patched Asphalt/Concrete Areas (large)	None observed
Railroad Spurs	None observed
Other Issues of Environmental Concern	No other issues of concern were identified.

7.7 Interior Observations

An inspection was performed of interior areas of buildings and structures on the Site to obtain information that may indicate the presence of recognized environmental conditions or other potential environmental concerns.

303 Highland St

- The residential house present on this parcel was occupied at the time of this inspection. However, HRP was granted access to the garage and basement. An approximately 300 gallon above ground heating oil storage tank is present in the basement of the house. No leakage or staining was observed around this tank. The garage and basement are used for general storage of household items.

310 Highland St

- Barn: Open buckets of oils and other fluids were observed inside the barn. Farming equipment was also observed inside the barn, some of which appeared to have been out-of-use for some time.
- Shed: Open buckets of oils and other fluids were observed inside the shed, and oil staining was observed on the concrete floor in these areas.
- Greenhouses: The greenhouses contained tables and plastic pots and were observed to be significantly overgrown. Discarded plants, plastic, and other debris was observed around the greenhouses. The greenhouses were observed to be in dilapidated condition.

A summary of specific interior observations is provided below:

Item	Interior Observation
Unidentified Containers	Several unlabeled 5-gallon buckets of fluids (waste oils and transmission fluid) were observed in the barn and the shed at 310 Highland St.
Staining	Oil staining was observed on the plywood boards used as the floor in the shed and barn, where open buckets of fluids were observed.
Unusual Odors	None observed
Pools of Liquid	None observed
Other Issues of Environmental Concern	No other issues of concern were identified.

7.8 Storage Tank Summary

There are no known current or former underground storage tanks (USTs) on the Site. No obvious indicators of USTs (i.e., fill/vent pipes, etc.) were observed during the Site reconnaissance, and there are no state or federally registered USTs listed in available records (see Section 5.0).

One fuel oil aboveground storage tank (AST) is present on the Site in the basement of the residential house at 303 Highland St. The tank and concrete floor of the basement appeared to be in good condition at the time of inspection.

7.9 Site Drainage Features

Item	Description
Oil/Water Separators	None observed or reported
Floor Drains and Sumps	None observed or reported
Catch Basins	None observed or reported
Detention Basins, Outfalls	None observed or reported
Other	A small pond is present in the rear (southern portion) of 310 Highland St.

7.10 PCB-Containing Equipment

This Phase I ESA is not an inventory of polychlorinated biphenyl (PCB) containing equipment and is not designed or intended for such use. A complete inspection of these types of equipment and materials is beyond the scope of this investigation.

8.0 INTERVIEWS

HRP conducted interviews with the following persons during the course of this assessment. Information obtained from the interview(s) is incorporated throughout applicable portions of this Report.

Person Interviewed	Date	Type of Communication	Relationship to Site
David Hoopes	11/28/2018	Phone	Attorney for property owner
Joseph Kycia	12/3/2018, 12/4/2018	Phone, In-person	Property Owner
CT DEEP	12/5/2018	File review	CT DEEP – FOI representative
Fire Marshal	12/4/2018	In-person	Fire Marshal
Building/ Engineering Dept.	12/4/2018	File review	General Staff
MDC	12/5/2018	Phone	General Staff
Planning & Zoning Dept.	12/4/2018	In-person	General Staff
Tax Assessor's Office	11/19/2018	In-person, File review	General Staff

9.0 DATA GAPS

The following table lists key components of the Phase I ESA and whether sufficient information was available to complete and/or evaluate them. It indicates whether information was available, provided, and/or reviewed sufficiently enough to complete the Phase I ESA. Any items not completed represent data gaps that are addressed with comments as indicated. Significant data gaps that may have affected our ability to identify recognized environmental conditions are discussed below.

Requirement	Completed	Comment
Environmental professional involved in planning, review, and interpretation of material	Yes	
Records Review		
Standard Environmental Record Sources	Yes	
Title Records		
On-line or in person review of available basic title information	Yes	
User-provided review of recorded land title records	Yes	Provided by User
Historical Aerial Photographs	Yes	
Historical Sanborn Fire Insurance Maps	Yes	
USGS Topographic Maps	Yes	
Historical City Directories	Yes	
Fire Department / Fire Marshal	Yes	
Building / Engineering Department	Yes	
Health Department	Yes	
Public Works Department	Yes	
Planning and Zoning Department	Yes	
Tax Assessor's Office	Yes	
Tribal Records	Yes	
Environmental Liens/Activity Use Limitations	Yes	Provided by User
Other Historical Sources	Yes	
Site Reconnaissance		
Visual Inspection	Yes	
Limiting Conditions	Yes	
Use(s) of Adjoining Property(s)	Yes	
Interviews		
Current Owner	Yes	
Current Operator / Site Manager	Yes	
Occupants / Employees	No	
Past Owner	No	
Past Operator / Site Manager	No	
Past Occupants / Employees	No	

There were no data gaps or limitations that limited our ability to identify recognized environmental conditions in connection with this Phase I ESA.

10.0 CONCLUSIONS OF PHASE I ESA

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E1527-13 of the Kycia Farm property at 303 & 310 Highland Street in Wethersfield, Connecticut. Any exceptions to, or deletions from, this practice are described in Sections 2.0, 7.0, and 9.0 of this report. The following is a summary of recognized environmental conditions and/or areas of concern identified during the Phase I ESA.

10.1 Recognized Environmental Conditions (RECs)

This assessment has revealed no evidence of recognized environmental conditions in connection with the Site, except for the following:

- Possible historical application of pesticides and herbicides in the cultivated fields on the Site
- Storage of open buckets of waste oil or other automotive fluids and oil staining on portions of the floor in the shed at 310 Highland Street

In addition to the above listed RECs identified during this investigation, the following Areas of Concern (AOCs) were identified at the site. These AOCs may not meet the ASTM definition of a REC, but are considered potential environmental issues associated with the Site as outlined in the CT DEEP's Site Characterization Guidance Document.

- The presence of plastic, general refuse, discarded equipment, empty drums, etc. throughout the 310 Highland Street parcel
- Mounded soil piles on the 310 Highland Street parcel

10.2 Historical Environmental Conditions (HRECs)

This assessment has revealed no evidence of HRECs in connection with the Site.

10.3 Significant Data Gaps

No significant data gaps were identified during this assessment.

10.4 CT Transfer Act Applicability

In HRP's opinion, no information was found to suggest that the Site or business operating on the property meets the definition of an "establishment" pursuant to Connecticut's "Transfer Act" (CGS 22a-134). This opinion should be confirmed by counsel prior to any qualifying transfer of ownership of the property or business.

11.0 PHASE II SUBSURFACE INVESTIGATION

The purpose of the Phase II Subsurface Investigation conducted in conjunction with the Phase I ESA was to evaluate the current environmental conditions on the Site based on the historical and recent use of the property. Based on the Site history and observations made during the Phase I site reconnaissance, the following Areas of Concern were identified and investigated as part of this subsurface investigation:

- AOC-1: Agricultural fields (site-wide)
- AOC-2: Shed containing open containers of oils and oil-stained floor (310 Highland St)
- AOC-3: Debris-strewn areas located around the shed and greenhouses (310 Highland St)
- AOC-4: Mounded soil piles (rear of 310 Highland St)

This section of the report describes the methods employed during the subsurface investigation, a description of the soils encountered in the areas investigated, the laboratory results for the soil data, and comparison of the soil data to regulatory criteria for general evaluation purposes.

11.1 Methods of Investigation

On December 11th, 2018, fourteen (14) exterior soil borings (SB-01 through SB-14) and ten (10) exterior test pits (TP-1 through TP-10) were installed on the Site by Complete Environmental Services (CES) of Bethany, CT using a Geoprobe 7730DT drilling rig and an excavator to evaluate the AOCs listed above.

The testing locations targeted cultivated field areas where pesticides and/or herbicides would have been applied and suspect areas where waste materials could have been dumped, based on historical aerial imagery and observations made during the Phase I site walkover, which was completed on December 4, 2018. The testing locations are depicted on **Figure 2** and **Figure 3** (inset map).

Prior to the drilling, CorBuilt conducted a ground penetrating radar (GPR) survey and used other electromagnetic equipment to screen the proposed drilling locations for evidence of buried pipes and utility lines.

The sampling strategy employed for this investigation targeted surficial and subsurface soils, where residual pesticides and herbicides would be expected to be present and where impact from surficial releases of petroleum or other hazardous substances would have most likely occurred. Soil borings SB-01 through SB-14 and test pits TP-7 through TP-10 were installed in areas that are presently or were historically cultivated fields where pesticide and herbicide application would be expected (AOC-1). Test pits TP-5 and TP-6 were installed near the open shed to evaluate the potential for releases to have occurred from the open containers and evaluate the suspected release of oil to the floor inside the shed (AOC-2). Test pits TP-1 through TP-7 were installed near the shed and greenhouses in the debris-strewn areas (AOC-3). Test pits TP-2, TP-7, TP-8, and TP-9 were installed to investigate the mounded soil piles (AOC-4).

The soil samples were collected in one-foot sampling intervals from each soil boring location in five foot disposable acetate sleeves using a Geoprobe rig. The test pits were installed with a small excavator in each location to evaluate the selected areas for buried debris and evidence of contamination. None of the test pits revealed buried items that would require sampling deeper, and therefore soil samples were generally collected from the test pits at 0-2 ft below grade for laboratory analysis.

11.2 Description of Subsurface Materials

The Phase II was designed to investigate the top five to six feet of materials across the Site in soil boring and test pit locations, which were installed to evaluate the AOCs listed above. The materials encountered during the investigation were primarily reddish-brown silty, loamy soils. Groundwater was encountered at approximately 4 ft. below ground surface in TP-9, but was not encountered in any of the other investigated areas.

The test pits targeted mounded soil piles and other unusual topographic features. Discarded items observed on the ground surface, including an empty oil drum, bricks, plastic, and old farm equipment, did not extend into the subsurface in the areas that were investigated.

No obvious odors or visual indications of contamination were observed in the subsurface materials encountered during this investigation in the test pits or test borings.

11.3 Soil Results

A total of twenty-seven (27) soil samples were submitted to a state-certified independent laboratory (Con-Test Analytical Laboratory of East Longmeadow, MA) for laboratory analysis of one or more of the following contaminants of concern:

- Lead via EPA Method 6020 – mass analysis and leachability (SPLP)
- Arsenic via EPA Method 6020 – mass analysis and leachability (SPLP)
- Volatile organic compounds via EPA Method 8260 – mass analysis
- Pesticides via EPA Method 8081 – mass analysis and leachability (SPLP)
- Herbicides via EPA Method 8151 – mass analysis
- Extractable Total Petroleum Hydrocarbons via CT ETPH – mass analysis

Historically, pesticides commonly used in agricultural settings were based on metals, i.e., lead and arsenic. Later on, organochlorine-based pesticides became widely used, many of which are now banned from production and use in the U.S., such as DDT, chlordane, and dieldrin.

Sample selection in the agricultural fields consisted of collection of samples in no more than 1-ft intervals down to a target depth of the borings (i.e., 5 ft.). Pesticides are generally applied using broadcast spreaders or sprays, thus the uppermost soil horizons are most likely to contain residual pesticides. Samples from the uppermost 1 ft interval were initially submitted for analysis, and the deeper samples were held for possible additional analyses pending the initial results to evaluate the vertical extent of residual pesticides and/or herbicides.

Field observations and soil analytical results are discussed below by contaminant of concern. **Table 1** provides a summary of the soil analytical results obtained during the investigation. Complete laboratory reports are included in **Appendix K**. See **Figure 2** for soil testing locations. The soils results are discussed below by parameter.

Metals

Twenty (20) soil samples were submitted for laboratory analysis of total arsenic and lead. The samples were initially selected from the shallowest sampling interval (0-1 ft or 0-2 ft), and deeper samples were submitted as necessary to evaluate the potential for deeper impacts. Samples were selected from representative locations across the Site.

With the exception of three locations, lead was detected at low levels (12 mg/kg to 36 mg/kg) in the soil samples submitted for laboratory analysis. Lead was detected at 95 mg/kg in SB-12 (0-1 ft), 94 ppm in TP-9 (0-1 ft) and 180 mg/kg in TP-9 (1-2 ft), and 160 mg/kg in TP-10 (0-1 ft). These samples were all collected from 310 Highland Street. Each of these four soil samples were submitted for follow-up analysis of lead by SPLP to evaluate the leachability of the lead detected in these areas. Lead was detected in three of these four samples, at concentrations between 0.018-0.110 mg/l.

Arsenic was detected in seventeen (17) of the soil samples submitted for laboratory analysis, at concentrations between 2.1 ppm to 5.9 ppm.

Volatile Organic Compounds

Nine (9) surficial (0-1', or 0-2') soil samples were selected for laboratory analysis of volatile organic compounds (VOCs) based observed surface conditions (i.e., a discarded empty drum, open storage of oils and other fluids near the shed, mounded soil piles). These samples were collected near the shed and greenhouse on 310 Highland Street, from test pits TP-1, TP-2, TP-3, TP-4, TP-5, TP-6, TP-7 and TP-8. No VOCs were detected above laboratory reporting levels in any of these samples.

Pesticides

Twenty-three (23) soil samples were submitted for laboratory analysis of pesticides. These samples were initially selected from the shallowest sampling intervals (typically 0-1 ft) in cultivated field areas to evaluate the planting horizon for residual pesticides. Deeper samples (1-2 ft) were selected and submitted for laboratory analysis to evaluate the persistence of the pesticides with depth.

Of the 23 samples, only four contained concentrations of pesticides above laboratory reporting levels. Only two pesticide compounds, 4,4-DDT and 4,4-DDE, were detected in the samples; no other pesticides were detected above laboratory reporting levels. Both 4,4-DDT and 4,4-DDE were detected in the surficial (0-1 ft) sample collected from SB-08 at a concentration of 0.023 mg/kg and 0.032 mg/kg, respectively. SB-08 was installed in the field behind the residential house (303 Highland St). No pesticides were detected by laboratory analysis in the deeper sample analyzed from this soil boring.

Samples collected from SB-09, which was installed in the field to the west of the residential house (303 Highland St), also contained 4,4-DDT and 4,4-DDE. The surficial sample (0-1 ft) was reported to contain 0.064 mg/kg of 4,4-DDT and 0.078 mg/kg of 4,4-DDE; a deeper sample (1-2 ft) contained lower concentrations (0.0078 mg/kg of 4,4-DDT and 0.01 mg/kg of 4,4-DDE).

4,4-DDT was also detected in the surficial sample (0-1 ft) collected from test pit TP-8, at a concentration of 0.024 mg/kg. No 4,4-DDE was detected above laboratory reporting levels in this sample. TP-8 was installed in the historically cultivated field area on 310 Highland Street.

Five soil samples in which DDT compounds were detected were submitted for follow-up analysis of pesticides by SPLP to evaluate the leachability of these substances and their potential to affect site groundwater quality. No pesticides were detected by SPLP in any of the samples.

Herbicides

Fifteen (15) soil samples were submitted for laboratory analysis of herbicides. These samples were selected from the most shallow sampling intervals (0-1 ft in soil boring locations, 0-2 ft in test pit locations) to evaluate the planting horizon for residual herbicides. No herbicides were detected above laboratory reporting levels in any of the samples.

Petroleum Hydrocarbons

Eight (8) soil samples were submitted for laboratory analysis of CT ETPH. These samples were selected from shallow soils (0-2 ft) in test pits installed near the shed and areas of suspected dumping in the rear of 310 Highland Street. Low concentrations of ETPH were detected in six of the samples, at concentrations ranging between 15 mg/kg to 93 mg/kg. The highest concentrations of ETPH were reported in samples collected from TP-4 (93 mg/kg), which was installed south of the shed, and TP-5 (75 mg/kg), which was installed on the western side of the shed next to a room containing open containers of oils and other substances where the floor was observed to be stained with oil. No staining was observed in soils in these test pits that would suggest a release of oil that impacted areas outside of the shed.

11.4 Data Quality Assessment and Data Usability Evaluation

HRP reviewed the analytical results and associated quality assurance/quality control (QA/QC) data in accordance with the *Laboratory Quality Assurance and Quality Control Data Quality Assessment and Data Usability Evaluation Guidance Document* (CT DEEP, December 2010) in order to identify deviations from reasonable confidence protocols (RCP) QA/QC performance criteria and their potential impact on the project objectives. The quality of the data is evaluated in quantitative and qualitative terms using parameters including precision, accuracy, representativeness, comparability, completeness, and sensitivity to determine if it meets the data quality objects (DQO).

The data collected through field sampling and laboratory analysis were obtained for the purpose (i.e. DQO) of evaluating the environmental conditions at the Site.

In order to meet the DQO, several QA/QC measures were implemented during field collection, transport, and laboratory methodologies in order to maintain sample quality and allow evaluation of the usability of the analytical results. The QA/QC measures are outlined below:

- Sample collection and handling procedures:
 - All samples were appropriately labeled with specific identifiers and stored on ice pending submittal to the laboratory.
 - The samples were collected into laboratory supplied containers specific for the intended analysis. Containers held the appropriate preservative for the sample analysis, if required.
 - All equipment that was in contact with groundwater being collected for analysis was single-use disposable type.
 - Sampling information was recorded in field notes and on chains of custody, which included the collection date and time, sample identifier, location information, analysis requested, sample temperature, sample containers, volume collected, and preservative.
- Transport procedures:
 - All samples were transferred under chain of custody protocols
- Laboratory procedures:
 - Contaminants of concern were analyzed by the laboratory using RCPs, as applicable.
 - Quality control data meets the requirements of each non-RCP method, as applicable.

The analytical laboratory provided a Laboratory Analysis QA/QC Certification Form with each of the sample delivery groups reported as part of the investigation of the Site. For each Certification Form, Question #1 was answered "Yes", meaning that all specified QA/QC performance criteria were followed for each analytical method referenced in the laboratory report case narrative package. These responses indicate that the laboratory certified that the RCP requirements were met.

The assessment of the data quality and evaluation of its usability with respect to the DQO is documented below. As a result of the sensitivity and broad range of compounds required for analysis, in particular for VOCs and pesticides parameters, and the stringency of the RCP performance acceptance criteria, a limited number of minor non-conformances are anticipated. These non-conformances were further evaluated to determine any biases in the analytical results and if the quality of the data was sufficient to meet the DQO.

This data quality evaluation consisted of a review of the implemented QA/QC procedures, including the Laboratory Analysis QA/QC Certification Forms, case narratives, and batch QA/QC data. After evaluating the non-conformances in the data, HRP determined that there were no issues that would interfere with the integrity of the soil samples collected during this investigation. It is HRP's opinion that the data generated for the Site are of sufficient accuracy to be usable for their intended purposes of evaluating the presence of releases and residual pesticides and herbicides.

11.5 Regulatory Standards

The CT DEEP has developed the Remediation Standard Regulations (RSRs), RCSA 22a-133k, for use in site characterization and remediation conducted on properties subject to Connecticut's "Transfer Act" (CGS Section 22a-134 et seq.), DEEP Orders to Abate Pollution and other enforcement actions, and other state programs such as the Voluntary Remediation Program (VRP).

The RSRs include various remediation criteria (i.e., numerical standards or maximum allowable contaminant levels) for soil, groundwater, and soil vapor as well as provisions for applying these criteria/standards. The RSR criteria are the primary standards used in Connecticut to evaluate whether concentrations of substances present in soil, groundwater, and other environmental media pose any potential risk to human health or the environment. The RSRs do not mandate any actions on the part of responsible parties; rather they describe the conditions that must be met at sites that are required to be in environmental compliance through other statutes or regulatory enforcement actions.

Currently, the site is not in a CT regulatory program where compliance with the RSRs would be required and the Site is not subject to any regulatory enforcement orders or actions. Therefore, the soil data collected as part of this Phase II Subsurface Investigation has been compared to RSR criteria for preliminary evaluation purposes only.

The Site is located in a GA groundwater classification area, as described in Section 3.5.2 of this report. Therefore, the RSR criteria used for evaluation of soils include the Residential Direct Exposure Criteria (RDEC) and the GA Pollutant Mobility Criteria (PMC).

11.6 Discussion of Soil Results and Comparison to RSR Criteria

No VOCs or herbicides were detected above laboratory reporting levels in any of the soil samples. Therefore, there is no evidence of residual herbicides or releases of substances that contain VOCs, such as gasoline or other petroleum products or other organic-based products such as solvents.

Arsenic was detected in most of the soil samples collected from soil borings and test pits installed across the Site at concentrations ranging from 2.1 mg/kg, to 5.9 mg/kg, which are all below Residential Direct Exposure Criteria (RDEC). These arsenic concentrations are attributed to natural background conditions.

Lead was detected mostly at concentrations ranging from 12 to 40 mg/kg in soil samples collected from across the Site, which are below the RDEC of 400 ppm. One soil sample collected from SB-12 in the front/northern field (AOC-1) on 310 Highland Street contained a slightly higher concentration of lead at 95 ppm, which is also well below the RDEC. Two soil samples collected from test pits in the rear wooded area of 310 Highland St (AOC-1 and AOC-3; TP-9 and TP-10) contained higher levels of lead, ranging from 160 to 180 mg/kg, but below the RDEC.

The three soil samples with the highest concentrations of lead (SB-12 and TP-9 and 10) were subsequently analyzed for leachable lead via SPLP for comparison to the GA Pollutant Mobility Criteria (GA PMC). The results indicated that the leachable lead in these samples exceeded the GA PMC of 0.015 mg/L. Based on these results, the lead in these soils theoretically has the potential

to leach through infiltration of precipitation to the shallow water table. However, given the very sporadic concentrations of lead and the low total lead levels and the fact that public water is available for drinking purposes, these isolated detections of lead above the PMC are not considered to be widespread or significant. The solubility of lead is highly dependent on the physical and chemical properties and other factors in the subsurface environment. The lack of evidence of elevated total lead concentrations throughout the Site suggests that these are isolated occurrences and not evidence of a wide-spread condition.

The results of analysis for banned pesticides indicate that there are no significant concentrations of residual pesticides in the cultivated portions of the Site. Only isolated detections of DDT were identified, and all below regulatory standards. Samples collected from soil borings (SB-08, and SB-09) installed in the fields near the residential house (303 Highland St and parcel ID 099/003) contained 4,4-DDT at concentrations from 0.023 to 0.078 mg/kg, which are well below the RSR Additional Polluting Substance RDEC. 4,4-DDE, which is a breakdown product of DDT, was also detected at concentrations slightly higher than DDT in these samples, but still below the APS RSR RDEC. These substances are present mainly in the uppermost 1 foot of soils and decrease or were not present with depth. 4,4-DDT was also detected in a sample collected from a test pit (TP-8) installed approximately in the center of 310 Highland St (rear wooded area) at a concentration below the APS RDEC, 0.024 mg/kg. No 4,4-DDE was detected in this sample.

Low levels of ETPH (73-93 mg/kg) were reported in soil samples collected from test pits (TP-4 and TP-5) installed near the shed. These concentrations are well below the RSR DEC, and may have resulted from the storage and use of petroleum products in the shed, which was observed during this investigation. Trace concentrations (<31 mg/kg) of ETPH detected in other soil samples are likely due to matrix inferences or natural organic matter in the soil samples.

12.0 FINDINGS AND OPINIONS

The following is a summary of the key findings of the Phase I and Phase II assessments:

- HRP completed a Phase I Environmental Site Assessment (Phase I ESA) and Phase II Subsurface Investigation of the Kycia Farms property, i.e. the "Site".
- The Site consists of four (4) contiguous parcels of land totaling 32.46 acres, which are identified by the Wethersfield tax assessor as 098/013 (303 Wethersfield Ave), 097/011 (310 Wethersfield Ave), 099/002 (unaddressed parcel 1), and 099/003 (unaddressed parcel 2). A residential house is present on 303 Highland Street, and farm structures, including a barn, shed, and greenhouses, are present on the 310 Highland Street parcel. Historical information indicates that the Site has been operated by the Kycia family as a farm since at least the 1930s.
- The residential house at 303 Highland Street is serviced by public water and a private septic system for sewage disposal, and is heated using fuel oil stored in an AST located in the basement. A water supply well is located off the southeastern corner of the barn on 310 Highland Street that was used to supply water for the green houses.
- No information was identified for the Site in the regulatory databases or state-maintained files reviewed as part of this assessment.
- During the site reconnaissance, waste oil and other waste automotive fluids were observed in open 5-gallon containers inside the barn and inside/around the shed at 310 Highland Street. Some oil staining was observed on the floor inside of the shed.
- Out-of-use farm equipment and vehicles (cars, tractors and other farm implements) were observed inside the barn and the shed, as well as in certain locations throughout the Site. Scrap metal, discarded plastic, asphalt and bricks were observed on the ground surface throughout 310 Highland Street, particularly near the shed and greenhouses. The greenhouses were observed to be in dilapidated condition.
- A Phase II Subsurface Investigation was performed in conjunction with the Phase I ESA to evaluate the following AOCs/RECs: AOC-1: agricultural fields (site-wide), AOC-2: shed containing open containers of oils and oil-stained floor (310 Highland Street), AOC-3: debris-strewn areas located around the shed and greenhouses (310 Highland Street), and AOC-4: mounded soil piles (rear of 310 Highland St). The Phase II consisted of the installation of 14 soil borings and 10 test pits to evaluate these areas.
- Twenty-seven (27) representative soil samples were collected from across the site and analyzed for one or more of the following contaminants of concern: petroleum hydrocarbons, volatile organic compounds, pesticides, herbicides, arsenic and lead. No volatile organic compounds or pesticides were detected.
- No evidence of significant buried debris was observed in the areas of mounded soil around the shed and on the eastern portion of 310 Highland Street. The debris observed in these areas is surficial and does not extend below the surface.
- Low levels of extractable total petroleum hydrocarbons (ETPH), 79-93 mg/kg, were detected in soils in borings and test pits near the shed that indicate minor releases of petroleum products. These concentrations are well below CT DEEP remedial criteria for

direct exposure and pollutant mobility. Based on the presence of oil staining inside the shed, it is possible that releases of petroleum may have impacted soils beneath the shed where testing was not conducted.

- There was no evidence of the wide-spread presence of residual banned pesticides in soils in the cultivated fields and no herbicides were detected. Two pesticide compounds, 4,4-DDT and 4,4-DDE, were detected in the shallow soils in the cultivated fields near (north and west) the residential house to depths of 1 to 2 ft below ground surface. However, the concentrations detected were well below the RSR Residential Direct Exposure Criteria and no leachable pesticides were detected by SPLP analysis.
- Arsenic was detected at low concentrations that are considered to be indicative of natural background conditions at the Site. None of the arsenic concentrations exceeded the RDEC. Therefore, there is no evidence of the presence of residual arsenic-based pesticides in soils in the agricultural fields.
- Lead was detected at low (background) concentrations (12 to 40 ppm) in soil samples throughout the Site and at slightly elevated concentrations in three locations at 310 Highland Street. All lead concentrations were all below the RDEC of 400 ppm. One soil sample collected from SB-12 in the front/northern field at 310 Highland Street contained a slightly higher concentration of lead at 95 ppm, which is also well below the RDEC. Two soil samples collected from test pits in the rear wooded area of 310 Highland St (AOC-1 and AOC-3; TP-9 and TP-10) contained higher levels of lead, ranging from 160 to 180 mg/kg, but still well below the RSR DEC.

The three soil samples with the highest concentrations of lead (SB-12 and TP-9 and 10) were subsequently analyzed for leachable lead via SPLP for comparison to the GA Pollutant Mobility Criteria (GA PMC). The results indicated that the leachable lead in these samples exceeded the GA PMC of 0.015 mg/L. Based on these results, the lead in these soils theoretically has the potential to leach through infiltration of precipitation to the water table. However, given the low total lead levels and the fact that public water is available in the area, these isolated detections of lead above the PMC are not considered to be significant. The solubility of lead is highly dependent on the physical and chemical properties and other factors in the subsurface environment. The lack of evidence of elevated total lead concentrations throughout the Site suggests that these are isolated occurrences and not evidence of a wide-spread condition.

13.0 REFERENCES

Published Sources

- American Society for Testing and Materials 2013. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process: ASTM, Philadelphia, PA, ASTM E1527-13, 47 pp.
- Site Characterization Guidance Document, September 2007, Revised December 2010, Connecticut Department of Environmental Protection, 48 pp.

Environmental Database Provider

Environmental Database Resources (EDR)

- Aerial Photo Decade Package (see Appendix F)
- Historical Topographic Map Report (see Appendix G)
- Certified Sanborn Map Report (see Appendix H)
- City Directory Image Report (see Appendix I)
- Radius Map Report with GeoCheck (see Appendix D)

Regulatory Agency Files

Connecticut Department of Energy and Environmental Protection

Town of Wethersfield Records and Interviews (as applicable)

- Tax Assessor
- Health Department
- Public Works
- Engineering Department
- Building Department
- Fire Department/Fire Marshal

Other Information Sources, including Web-based Sources

- Google Earth. www.googleearth.com. Accessed date: December 2018
- Wethersfield GIS Source. <https://wethersfieldct.mapgeo.io>. Accessed December 2018
- Federal Emergency Management Administration (FEMA) Flood Map Service Center. <https://msc.fema.gov/portal/home>. Accessed December 2018
- US Department of Agriculture (USDA) Web Soil Survey.
- <https://websoilsurvey.nrcs.usda.gov/app/WebSoil/Survey.aspx>. Accessed December 2018
- CT DEEP Open Data website. <https://data.ct.gov/Environment-and-Natural-Resources/Hazardous-Waste-Manifest-Data-CT-1984-2008/h6d8-qjar/data> Accessed December 2018.
- Connecticut Environmental Conditions Online (CT ECO). Access Date: December 2018. <http://www.cteco.uconn.edu>
- Rogers, J. 1985. Bedrock Geologic Map of Connecticut.



June 7, 2019

Rome McGuigan, P.C.
c/o: John W. Bradley, Jr., Esq.
One State Street
Hartford, CT 06103

**RE: FOLLOW-UP SITE INSPECTION AT 303 & 310 HIGHLAND STREET,
WETHERSFIELD, CONNECTICUT (HRP # ROM6003.RA)**

Dear Attorney Bradley:

HRP Associates is providing this summary of a re-inspection of the above-captioned property. HRP completed a Phase I/Phase II Environmental Site Assessment at the above-referenced site on 1/25/2019. The Phase I assessment resulted in recommendations that included the following:

- Properly remove and dispose waste oils and other fluids contained in 5-gallon buckets in and around the shed and barn at 310 Highland Street.
- Properly remove and/or dispose out-of-use farming equipment and abandoned vehicles on the Site. Following removal, soils underlying the equipment and vehicles should be examined for evidence of leakage of waste oil or other vehicular fluids. Any impacted soil should be evaluated and removed and properly disposed if evidence of impact by petroleum or other substances is identified.
- Remove and dispose of refuse (scrap metal, plastic, etc.) that is present on the ground surface, particularly around the shed and greenhouses.

HRP visited the Site for a follow-up inspection on 5/22/2019 in order to evaluate the conditions of the property subsequent to removal of waste materials, vehicles, and equipment by the current owner of the property. At the time of the inspection, HRP determined that some of the identified materials and equipment had been removed or relocated, such as containers of waste oil and other automotive fluids and old farming equipment that had been located around the shed at 310 Highland Street, two abandoned vehicles (a truck and a boat) and discarded plastics (plant pots) near the greenhouses.

HRP inspected areas formerly below out-of-use vehicles and equipment that had been removed or relocated to evaluate the ground surface for discolored soils or other evidence of a release. No staining or other evidence of leakage was observed in the areas where these vehicles had been located. Some out-of-use equipment and one vehicle remain near the shed on 310 Highland Street.

Containers (5-gallon buckets) of motor oil and other vehicular fluids that were previously observed around the shed at 310 Highland Street had been relocated inside the barn by the

time of the re-inspection. An absorbent material (Speedy-Dri) had been added to some of the containers of waste oil inside the barn, and some of the containers had been covered. Uncovered containers of fluids were still observed in an exterior room (off the northeastern corner) of the barn. No staining or other evidence of leakage was observed on the ground surface near the shed where the containers had previously been located or near their current location in the barn. HRP recommends that these fluids be removed and properly disposed and that some documentation of the disposal be provided.

Based on our observations, no evidence of impacted soils was observed in the areas inspected, and no significant environmental impacts are expected to be encountered during the remainder of the property cleanup. Therefore, no additional soil sampling is recommended at this time. Soils underlying the remaining equipment and vehicle should be examined for evidence of leakage of oil or other vehicular fluids following their removal. Any impacted soils should be evaluated at that time and removed and properly disposed if evidence of impact by petroleum or other substances is identified.

If any of the existing structures are demolished and removed, underlying soils should be examined for evidence of possible releases of oil, particularly in areas where oil staining was observed inside the shed. Any impacted soil should be evaluated and removed and properly disposed if evidence of impact by petroleum or other substances is identified. However, based on the nature of the operations, it is unlikely that significant contamination would be present based on the limited vehicle and equipment maintenance that was conducted at the Site. Additionally, a hazardous materials survey should be performed prior to demolition of any of the existing on-site structures.

If you have any questions or require additional information, please feel free to contact HRP at (860) 674-9570.

Sincerely,



Catherine Carr
Senior Project Geologist



Michael Ainsworth, LEP
Sr. Project Manager



Restricted Appraisal Report

Agricultural Land

Highland Street
Wethersfield, Connecticut 06109

Prepared for:
Town of Wethersfield
Jeff Bridges
505 Silas Deane Highway
Wethersfield, Connecticut 06109

Effective Date of Value:
April 20, 2018

Prepared by:
Ryan Brighindi
David Herbst, MAI



Kerin & Fazio, LLC
1129 Post Road
Fairfield, CT 06824
Tel: (203) 259-9500
Fax: (203) 259-9501
www.kfvg.com



April 26, 2018

Mr. Jeff Bridges
Town of Wethersfield
505 Silas Deane Highway
Wethersfield, Connecticut, 06109

Re: Appraisal of property located at: Highland Street
Wethersfield, Connecticut 06109

Dear Mr. Bridges,

At your request and authorization, Kerin & Fazio, LLC has prepared a Restricted Appraisal Report of the above referenced real property. We have provided the Current Market Value of the Fee Simple interest on an As Is basis. The intended use of this appraisal is The intended use of the appraisal is to assist the client and intended users with an open space acquisition

The subject is comprised of a 26.26 acre site, in Wethersfield, Connecticut, within the A-1 (Single Family Residence) zone. The site's topography is generally level near Highland Street, then begins to gently slope downwards from the middle to the northeast corner of the property. The subject has approximately 4.75 acres of wetlands covering the northeast corner of the property that extend and narrow to the western property line. The subject has access to all public utilities along Highland Street.

The highest and best use of the property is subdivision for residential development. There are currently no applications on file with the Wethersfield Planning and Zoning Department for the subject property.

The property was inspected by and the report was prepared by Ryan Brighindi, under the supervision of David Herbst, MAI. Based upon the results of the analyses contained in the following report, the Current Market Value of the As Is Fee Simple interest as of April 20, 2018 is concluded:

One Million Four Hundred Forty Thousand Dollars
(\$1,440,000)

This appraisal report has been prepared in a restricted format for the purpose of estimating the market value of the property for internal use solely by our client. Reliance on this report is limited to our client

since this report cannot be understood properly by another party without additional information retained in the office of the undersigned.

The market data and analysis in support of this opinion are retained in the office of the undersigned. A full-format, narrative appraisal report in support of the above value conclusion will be prepared at your request. If you have any questions, or if we can be of further service, please feel free to contact us.

Respectfully submitted,

Kerin & Fazio, LLC



Ryan Brighindi
Provisional Real Estate Appraiser,
Connecticut No. RSP.2037
04-30-2018



David Herbst, MAI
State Certified General Appraiser,
Connecticut No. RCG.1252
04-30-2018

Certification of Value

We certify that, to the best of our 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 our personal, impartial and unbiased professional analyses, opinions and conclusions.
- We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results. Furthermore, our engagement was not conditioned upon the appraisal producing a specific value, a value within a given range or the approval of a loan.
- Our 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.
- Our analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute as well as the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- Vincent OBrien provided significant professional assistance to the person(s) signing this report.
- Ryan Brighindi has personally inspected the subject property. David Herbst, MAI did not personally inspect the subject property.
- David Herbst, MAI has completed the requirements of the continuing education program of the Appraisal Institute.
- Ryan Brighindi and David Herbst, MAI have not appraised or otherwise been involved with the subject property within the past three years.



Ryan Brighindi
Provisional Real Estate Appraiser,
Connecticut No. RSP.2037
04-30-2018



David Herbst, MAI
State Certified General Appraiser,
Connecticut No. RCG.1252
04-30-2018

Introduction

Property Identification

Address:	Highland Street Wethersfield, Connecticut 06109
Location Description:	The subject is located on the north side of Highland Street.
Assessor's Parcel Number:	099/002 & 003
Legal Description:	Contained in deed filed in Wethersfield land records in Volume 1574 Page 315 and included in the Addenda of this report.

Dates and Interest Appraised

Inspection Date:	April 20, 2018
Date of the Report:	April 26, 2018
Effective Date of Value:	April 20, 2018
Interest Appraised:	As Is - Fee Simple

Client and Intended Users

Client:	Town of Wethersfield
Intended Use:	The intended use of the appraisal is to assist the client and intended users with an open space acquisition.
Intended Users:	Town of Wethersfield

Ownership and Property History

Current Owner:	Kycia Farms, LLC
Sales History:	The property has not sold in the previous three years.
Current Listing/Contract:	The subject is not currently listed for sale or lease.

Extraordinary Assumptions and Hypothetical Conditions

Extraordinary Assumptions:	There are no extraordinary assumptions.
Hypothetical Conditions:	There are no hypothetical conditions.

Scope of the Appraisal**Elements of Assignment**

The scope of work relates to the type and extent of research and analysis applied in an assignment, based upon the following elements:

- Client and intended users
- Type of value
- Subject property characteristics
- Intended use
- Effective date of value
- Assignment conditions

Summary of Appraisal Problem

The intended use of the appraisal is to assist the client and intended users with an open space acquisition; the current market value of the fee simple interest is concluded. The current use is agricultural land.

Type and Extent of Research

The subject is identified via the postal address, assessor's records, GIS maps, and the legal description contained in the most recent deed. An on-site exterior inspection of the subject, and the surrounding neighborhood was completed on April 20, 2018. The recent sales history of the subject is researched, including identification of any active or expired listings for sale or lease.

Market research includes real estate market trends, property tax data, flood zone status, comparable market data, and zoning regulations. Data sources include public records, local market participants, proprietary databases, and the Kerin & Fazio, LLC transaction database.

Type and Extent of Analysis

The opinion of market value is concluded via the Sales Comparison Approach. The Cost Approach and Income Capitalization Approach are not applicable to the valuation of vacant land.

Vincent OBrien provided assistance in reviewing the report and the valuation analysis.

Type and Extent of Reporting

To convey the opinion of value to the intended users, a Restricted Appraisal Report is developed in accordance with Standard 2 of USPAP.

Sales Adjustment Grid

	Subject	Sale # 1	Sale # 1	Sale # 3	Sale # 4
CompID	6707		6715		6719
Address	Highland Street	Back Lane	76 Field Road, 59R Nooks Hill Road, 10 South Ridge	Loper Street	161 Camp Street & 25 Bradley Street
City	Wethersfield	Wethersfield	Cromwell	Southington	Plainville
Date of Sale	N/A	4/28/2016	9/1/2017	8/11/2016	6/24/2015
Sale Price	N/A	\$640,000	\$3,585,000	\$6,000,000	\$2,105,000
Land Acres	26.26	15.84	107.35	44.58	48.31
Usable Acres	21.50	14.50	88.36	44.58	48.23
Zone	A-1	AA OS	R-25, IND	R20	R-20, R-11
Lots/Acre	N/A	1.26	0.70	1.62	N/A
Proposed Lots	N/A	20	75	72	N/A
Price/Acre	N/A	\$40,404	\$33,395	\$134,590	\$43,573
Price/Lot	N/A	\$32,000	\$47,800	\$83,333	N/A
Property Rights Conveyed		Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjustment		0.0%	0.0%	0.0%	0.0%
Financing Terms		Typical	Typical		Typical
Adjustment		0.0%	0.0%	0.0%	0.0%
Conditions of Sale		Arm's Length	Arm's Length	Arm's Length	Arm's Length
Adjustment		0.0%	0.0%	0.0%	0.0%
Expenditures Immediately After Purchase					
Adjustment		0.0%	0.0%	0.0%	0.0%
Time/Market Conditions (months elapsed)		23.7	7.6	20.3	33.9
Market Conditions Adjustment		0.0%	0.0%	0.0%	0.0%
Subtotal Price/Acre		\$40,404	\$33,395	\$134,590	\$43,573
Location		0.0%	0.0%	-15.0%	25.0%
Access		15.0%	0.0%	0.0%	0.0%
Physical Characteristics- Wetlands/Topography		0.0%	10.0%	-10.0%	-10.0%
Physical Characteristics- Shape		0.0%	0.0%	0.0%	0.0%
Parcel Size		0.0%	15.0%	0.0%	10.0%
Zoning		15.0%	25.0%	5.0%	15.0%
Approvals		-15.0%	-30.0%	-30.0%	0.0%
Net Percent Adjustment		15.0%	20.0%	-50.0%	40.0%
Adjusted Price/Acre		\$46,465	\$40,075	\$67,295	\$61,002

Conclusion

Price/Acre Range and Average			Indicated Subject Value		
Maximum	\$	67,295	Concluded Value per Acre	\$	55,000
Average	\$	53,709	Indicated Value	\$	1,444,300
Minimum	\$	40,075	Rounded	\$	1,440,000

Reconciliation of Value

The value indications from the approaches to value are summarized as follows:

Summary of Value Conclusions	
"As Is" on April 20, 2018	
Cost Approach	N/A
Sales Comparison Approach	\$1,440,000
Income Approach	N/A
Reconciled Value	\$1,440,000

The Sales Comparison Approach is based upon an analysis of actual sales of other similar properties. Comparable sales represent the actions of typical buyers and sellers in the marketplace. When there are an adequate number of sales of truly similar properties with sufficient information for comparison, a range of value for the subject property can be developed. Strengths in the approach include the availability of four recent land sales in the regional market. Overall, the Sales Approach provides the best indication of value.

Based on the foregoing, the "As Is" market value of the subject is concluded as follows:

Value Type	Value Premise	Value Perspective	Interest Appraised	Effective Date	Market Time	Exposure Time	Indicated Value
Market Value	As Is	Current	Fee Simple	04/20/2018	9 months	9 months	\$1,440,000

Assumption & Limiting Conditions

We suggest that anyone using this appraisal read the following limiting conditions and assumptions thoroughly. The acceptance and/or use of the appraisal report constitutes acceptance of the following conditions.

In rendering my opinions, we have made certain assumptions and our opinions are conditioned upon and are subject to certain qualifications including, but not limited to, the following:

Information Used

No responsibility is assumed for accuracy of information furnished by others or from others, including the client, its officers and employees, or public records. I am not liable for such information or for the work of contractors, subcontractors and engineers. The comparable data relied upon in this appraisal has been confirmed with one or more parties familiar with the transaction unless otherwise noted; all are considered appropriate for inclusion to the best of my factual judgment and knowledge.

Certain information upon which the opinions and values are based may have been gathered by research staff working with the appraiser. Names, professional qualifications and extent of their participation can be furnished to the client upon request.

Legal, Engineering, Financial, Structural or Mechanical Nature, Hidden Components, Soil

No responsibility is assumed for matters legal in character or nature, nor matters of survey, nor of any architectural, structural, mechanical or engineering nature. No opinion is rendered as to the legal nature or condition of the title to the property, which is presumed to be good and marketable. The property is appraised assuming it is free and clear of all mortgages, liens or encumbrances, unless otherwise stated in particular parts of this report.

The legal description is presumed to be correct, but I have not confirmed it by survey or otherwise. I assume no responsibility for the survey, any encroachments or overlapping or other discrepancies that might be revealed thereby.

I have inspected, as far as possible by observation, the land and improvements thereon; however, it was not possible to personally observe conditions beneath the soil or hidden structural or other components, or any mechanical components within the improvement; as a result, no representation is made herein as to such matters unless otherwise specifically stated. The estimated market value assumes that no such conditions exist that would cause a loss of value. I do not warrant against the occurrence of problems arising from any of these conditions.

It is assumed that there are no hidden or unapparent conditions to the property, soil, subsoil or structures, which would render them more or less valuable. No responsibility is assumed for any such conditions or for any expense or engineering to discover them. All mechanical components are assumed to be in operating condition standard for the properties of the subject's type. The condition of the heating, cooling, ventilation, electric and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements, unless otherwise stated. No judgment is made as to the adequacy of insulation, engineering or energy efficiency of the improvements or equipment.

Information relating to the location or existence of public utilities has been obtained through verbal inquiry to the appropriate utility authority, or has been ascertained from visual evidence. No warranty has been made regarding the exact location or capacities of public utility systems. Subsurface oil, gas or mineral rights were not considered in this report unless otherwise stated.

Legality of Use

The appraisal is based on the premise that there is or will be full compliance with all applicable Federal, State and local environmental regulations and laws, unless otherwise stated in the report; and that all appropriate zoning, building and use regulations and restrictions of all types have been or will be complied with, unless otherwise stated in the report. It is assumed that all require licenses, consent, permits or other legislative or administrative authority, whether local, State, Federal and/or private, have been or can be obtained or renewed for the use intended and considered in the value estimate.

Component Values

The distribution of the total valuation of this report between land and improvements applies only under the proposed program of utilization. The separate valuations of land and buildings must not be used in conjunction with any other appraisal, and are invalid if so used.

A report related to an estate that is less than the whole fee simple estate applies only to the fractional interest involved. The value of this fractional interest, plus the value of all other fractional interests, may or may not equal the value of the entire fee simple estate considered as a whole.

A report relating to the geographic portion of a larger property applies only to such geographic portion and should not be considered as applying with equal validity to other portions of the larger property or tract. The value for such geographic portions, plus the value of all other geographic portions, may or may not equal the value of the entire property or tract considered as a single entity.

All valuations in the report are applicable only under the estimated program of the highest and best use and are not necessarily appropriate under other programs of use.

Auxiliary and Related Studies

No environmental or impact studies, special market study or analysis, highest and best use analysis study or feasibility study has been requested or made by us unless otherwise specified in this report or in my agreement for services. I reserve the unlimited right to alter, amend, revise or rescind any of these statements, findings, opinions, values, estimates or conclusions upon any subsequent study or analysis or previous study or analysis that subsequently becomes available to us.

Dollar Values, Purchasing Power

The value estimates and the costs used herein are as of the date of the estimate of value. All dollar amounts are based on the purchasing power and price of the United States dollar as of the date of value estimate.

Inclusions

Furnishings and equipment or business operations, except as otherwise specifically indicated, have been disregarded, with only the real estate being considered.

Proposed Improvements Conditioned Value

For the purpose of this appraisal, on- or off-site improvements proposed, if any, as well as any repairs required, are considered to be completed in a good and workmanlike manner according to information submitted and/or considered by us. In cases of proposed construction, the report is subject to change upon inspection of the property after construction is complete. The estimate of value, as proposed, is as of the date shown, as if completed and operating at levels shown and projected.

Value Change, Dynamic Market Influences

The estimated value is subject to change with market changes over time. Value is highly related to interest rates, exposure, time, promotional effort, supply and demand, terms of sale, motivation and conditions surrounding the

offering. The value estimate considers the productivity and relative attractiveness of the property both physically and economically in the marketplace.

The estimate of value in this report is not based in whole or in part upon race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.

In the event this appraisal includes the capitalization of income, the estimate of value is a reflection of such benefits and my interpretation of income and yields and other factors which were derived from general and specific market information. Such estimates are made as of the date of the estimate of value. As a result, they are subject to change, as the market is dynamic and may naturally change over time. The date upon which the value estimate applies is only as of the date of valuation, as stated in the letter of transmittal. The appraisal assumes no responsibility for economic or physical factors occurring at some later date which may affect the opinion stated herein.

An appraisal is the product of a professionally trained person, but nevertheless is an opinion only, and not a provable fact. As a personal opinion, a valuation may vary between appraisers based upon the same facts. Thus, the appraiser warrants only that the value conclusions are his best estimate as of the date of valuation. There are no guaranties, either written or implied, that the property would sell for the expressed estimate of value.

Sales History

Unless otherwise stated, the appraiser has not reviewed an abstract of title relating to the subject property. No title search has been made, and the reader should consult an attorney or title company for information and data relative to the property ownership and legal description. It is assumed that the subject title is marketable, but the title should be reviewed by legal counsel. Any information given by the appraiser as to a sales history is information that the appraiser has researched; to the best of my knowledge, this information is accurate, but not warranted.

Management of the Property

It is assumed that the property which is the subject of this report will be under prudent and competent ownership and management over the entire life of the property. If prudent and competent management and ownership are not provided, this would have an adverse effect upon the value of the property appraised.

Confidentiality

We are not entitled to divulge the material (evaluation or valuation) content of this report and analytical findings or conclusions, or give a copy of this report to anyone other than the client or his designee, as specified in writing, except as may be required by the Appraisal Institute, as they may request in confidence for ethic enforcement, or by a court of law with the power of subpoena.

All conclusions and opinions concerning the analyses as set forth herein are prepared by the appraisers whose signatures appear. No change of any item in the report shall be made by anyone other than the appraiser, and the firm shall have no responsibility if any such unauthorized change is made.

Whenever our opinion herein with respect to the existence or absence of fact is qualified by the phrase or phrases "to the best of our knowledge", "it appears" or "indicated", it is intended to indicate that, during the course of our review and investigation of the property, no information has come to our attention which would give us actual knowledge of the existence or absence of such facts.

The client shall notify the appraiser of any error, omission or invalid data herein within 10 days of receipt and return of the report, along with all copies, to the appraiser for corrections prior to any use whatsoever. Neither our name nor this report may be used in connection with any financing plans which would be classified as a public offering under State or Federal Security Laws.

Copies, Publication, Distribution, Use of Report

Possession of this report, or any copy thereof, does not carry with it the right of publication, nor may it be used for other than its intended use. The physical report remains the property of the firm for the use of the client, with the fee being for the analytical services only. This report may not be used for any purpose by any person or corporation other than the client or the party to whom the report is addressed. Additional copies may not be made without the written consent of an officer of the firm, and then only in its entirety.

Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations effort, news, sales or other media without my prior written consent and approval of the client.

It has been assumed that the client or representative thereof, if soliciting funds for his project, has furnished to the user of this report complete plans, specifications, surveys and photographs of land and improvements, along with all other information which might be deemed necessary to correctly analyze and appraise the subject property.

Trade Secrets

This appraisal was obtained from Kerin & Fazio, LLC or related companies and/or its individuals and consists of "trade secrets and commercial or financial information" which is privileged and confidential. Notify the appraisers signing the report or an officer of Kerin & Fazio, LLC of any request to reproduce this report in whole or in part.

Testimony, Consultation, Completion of Contract for Appraisal Services

A contract for appraisal, consultation or analytical services is fulfilled and the total fee payable upon completion of the report. The appraisers or those assisting in the preparation of the report will not be asked or required to give testimony in court or hearing because of having made the appraisal in full or in part, nor will they be asked or required to engage in post appraisal consultation with client or third parties except under separate and special arrangement and at an additional fee.

Any subsequent copies of this appraisal report will be furnished on a cost plus expenses basis, to be negotiated at the time of request.

Client's Duty to Indemnify Appraiser

Client agrees to defend, indemnify and hold harmless Appraiser from any damages, losses or expenses, including attorneys' fees and litigation expenses at trial or on appeal, arising from allegations asserted against Appraiser by any third party that if proven to be true would constitute a breach by Client of any of Client's obligations, representations or warranties made in this Agreement, or any violation by Client of any federal, state or local law, ordinance or regulation, or common law (a "Claim"). In the event of a Claim, Appraiser shall promptly notify Client of such Claim, and shall cooperate with Client in the defense or settlement of any Claim. Client shall have the right to select legal counsel to defend any Claim, provided that Appraiser shall have the right to engage independent counsel at Appraiser's expense to monitor the defense or settlement of any Claim. Client shall have the right to settle any Claim, provided that Appraiser shall have the right to approve any settlement that results in any modification of Appraiser's rights under this Agreement, which approval will not be unreasonably withheld, delayed or conditioned.

Definitions and Other Terms

Assessed value

Assessed value applies in ad valorem taxation and refers to the value of a property according to the tax rolls. Assessed value may not conform to market value, but it is usually calculated in relation to a market value base.ⁱ

Effective rent

1) The rental rate net of financial concessions such as periods of no rent during a lease term; may be calculated on a discounted basis, reflecting the time value of money, or on a simple, straight-line basis.ⁱⁱ 2) The economic rent paid by the lessee when normalized to account for financial concessions, such as escalation clauses, and other factors. Contract, or normal, rents must be converted to effective rents to form a consistent basis of comparison between comparables.

Excess land

In regard to an improved sit, the land not needed to serve or support the existing improvement. In regard to a vacant site or a site considered as though vacant, the land not needed to accommodate the site's primary highest and best use. Such land may be separated from the larger site and have its own highest and best use, or it may allow for future expansion of the existing or anticipated improvement. See also surplus land

Fee simple estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Full service lease

A lease in which rent covers all operating expenses. Typically, full service leases are combined with an expense stop, the expense level covered by the contract lease payment. Increases in expenses above the expense stop level are passed through to the tenant and are known as expense pass-throughs.

Gross building area (GBA)

The sum of all areas at each floor as measured to the exterior walls.

Insurable value

Insurable Value, is based on the replacement and/or reproduction cost of physical items that are subject to loss from hazards. Insurable value is that portion of the value of an asset or asset group that is acknowledged or recognized under the provisions of an applicable loss insurance policy. This value is often controlled by state law and varies from state to state.

Leased fee interest

An ownership interest held by a landlord with the rights of use and occupancy conveyed by lease to others. The rights of the lessor (the leased fee owner) and the lessee are specified by contract terms contained within the lease.

Leasehold interest

The interest held by the lessee (the tenant or renter) through a lease transferring the rights of use and occupancy for a stated term under certain conditions.

Market rent

The most probable rent that a property should bring in a competitive and open market reflecting all conditions and restrictions of the specified lease agreement including term, rental adjustment and revaluation, permitted uses, use restrictions, and expense obligations.

Market value

Market value is one of the central concepts of the appraisal practice. Market value is differentiated from other types of value in that it is created by the collective patterns of the market. Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions where by: 1) A reasonable time is allowed for exposure in the open market; 2) Both parties are well informed or well advised, and acting in what they consider their own best interests; 3) buyer and seller are typically motivated; 4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and 5) The price represents the normal consideration for the

property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.ⁱⁱⁱ

Marketing period

The time it takes an interest in real property to sell on the market subsequent to the date of an appraisal.

Net lease

Lease in which all or some of the operating expenses are paid directly by the tenant. The landlord never takes possession of the expense payment. In a *Triple Net Lease* all operating expenses are the responsibility of the tenant, including property taxes, insurance, interior maintenance, and other miscellaneous expenses. However, management fees and exterior maintenance are often the responsibility of the lessor in a triple net lease. A Modified net lease is one in which some expenses are paid separately by the tenant and some are included in the rent.

Net rentable area (NRA)

1) The area on which rent is computed. 2) The Rentable Area of a floor shall be computed by measuring to the inside finished surface of the dominant portion of the permanent outer building walls, excluding any major vertical penetrations of the floor. No deductions shall be made for columns and projections necessary to the building. Include space such as mechanical room, janitorial room, restrooms, and lobby of the floor.^{iv}

Occupancy rate

The relationship or ratio between the income received from the rented units in a property and the income that would be received if all the units were occupied.

Surplus land

Land not necessary to support the highest and best use of the existing improvement but, because of physical limitations, building placement, or neighborhood norms, cannot be sold off separately. Such land may or may not contribute positively to value and may or may not accommodate future expansion of an existing or anticipated improvement. *See also excess land.*

Usable area

1) The area actually used by individual tenants. 2) The Usable Area of an office building is computed by measuring to the finished surface of the office side of corridor and other permanent walls, to the center of partitions that separate the office from adjoining usable area, and to the inside finished surface of the dominant portion of the permanent outer building walls. Excludes areas such as mechanical rooms, janitorial room, restrooms, lobby, and any major vertical penetrations of a multi-tenant floor.

Value appraised

During the real estate development process, a property typically progresses from a state of unimproved land to construction of improvements to stabilized occupancy. In general, the market value associated with the property increases during these stages of development. After reaching stabilized occupancy, ongoing forces affect the property during its life, including a physical wear and tear, changing market conditions, etc. These factors continually influence the property's market value at any given point in time.

ⁱ The Appraisal of Real Estate, Twelfth Edition, Appraisal Institute, 2001.

ⁱⁱ The Dictionary of Real Estate Appraisal, Fourth Edition, 2002.

ⁱⁱⁱ The Office of the Comptroller of the Currency, 12 CFR Part 34, Subpart C, §34.42 (f), August 24, 1990. This definition is compatible with the definition of market value contained in *The Dictionary of Real Estate Appraisal*, Third Edition, and the Uniform Standards of Professional Appraisal Practice adopted by the Appraisal Standards Board of The Appraisal Foundation, 1992 edition. This definition is also compatible with the OTS, RTC, FDIC, NCUA, and the Board of Governors of the Federal Reserve System definition of market value.

^{iv} 2000 BOMA Experience Exchange Report, Income/Expense Analysis for Office Buildings (Building Owners and Managers Association, 2000)

Addenda

Ryan C. Brighindi - Outline of Qualifications, Education, and Experience

Biographical Data

Ryan has experience in the commercial appraisal field. A graduate of the University of Connecticut, Ryan holds a Bachelor's degree in Economics and a minor in Real Estate. He is pursuing his Certified General Appraiser License.

Professional Affiliations

Provisional Real Estate Appraiser, State of Connecticut #RSP.2037

Education and Training

Graduate, University of Connecticut, Storrs, CT – Earned BS in Economics with a Minor in Real Estate
Completed courses and seminars offered by the University of Connecticut and the Appraisal Institute, including the following:

- Basic Appraisal Principles
- Appraisal Law
- Real Estate Investments
- Real Estate Finance Statistics and Valuation Modeling
- Basic Appraisal Procedures
- Real Estate Finance
- USPAP
- Commercial Real Estate Appraisal

Representative Property Types

Office, retail centers, industrial, multi-family, commercial land, condominium developments, easements, and auto dealerships

Recent Employment

5/2016-present: Provisional Appraiser - Kerin & Fazio, LLC, Fairfield, CT

Connecticut License



David J. Herbst, MAI - Outline of Qualifications, Education, and Experience

Biographical Data

David has a diverse real estate background that includes commercial leasing and sales, construction management, and appraisal. A graduate of the University of Michigan, David holds a Bachelor's degree in Economics. He has earned the Appraisal Institute's distinguished MAI membership designation, indicating an advanced level of expertise in the valuation of commercial, industrial and other property types.

Professional Affiliations

Appraisal Institute – MAI Designation, Certificate #497388

Certified General Real Estate Appraiser, State of Connecticut # RCG.1252

Certified General Real Estate Appraiser, State of New York # 46000050523

Real Estate Salesperson, State of Connecticut # RES.0775550

Education and Training

Graduate, University of Michigan, Ann Arbor, MI – Earned BA in Economics

Completed courses and seminars offered by the University of Michigan, the Appraisal Institute, as well as other real estate institutions, including the following:

- Appraisal I
- Real Estate Economics
- International Finance
- General Appraiser Income Approach II
- Advanced Applications
- Tenant Credit Analysis
- Report Writing and Valuation Analysis
- Analyzing Distressed Real Estate
- Appraisal II
- Money & Banking
- International Trade Theory
- Real Estate Finance and Statistics
- Market Analysis and Highest & Best Use
- Advanced Income Capitalization
- Advanced Sales Comparison and Cost Approach
- Separating Real Property, Personal Property, and Intangible Business Assets

Representative Property Types

Office, retail centers, industrial, multi-family, single-family residential/subdivisions, commercial land, nursing homes, assisted living facilities, condominium developments, easements, golf courses, marinas, auto dealerships, and hospitality

Expert Witness Background

Qualified as expert witness in Fairfield County and New Britain Superior Courts

Recent Employment

- 1/1/2014-present: Partner of Kerin & Fazio, LLC, Fairfield, CT
- 1/2007-12/13/2013: Commercial Appraiser - Kerin & Fazio, LLC, Fairfield, CT
- 9/2005-12/2006: Commercial Real Estate Agent / Appraiser – John D. Hastings, Inc. Westport, CT

Connecticut License



Vincent O'Brien - Outline of Qualifications, Education, and Experience

Biographical Data

Vincent has experience in the commercial appraisal field. A graduate of the University of Connecticut, Vincent holds a Bachelor's degree in Business Management with a concentration in Entrepreneurship. He has earned his Certified General Real Estate Appraiser license.

Professional Affiliations

General Real Estate Appraiser, State of Connecticut #RCG.1476

Education and Training

Graduate, University of Connecticut, Storrs, CT – Earned BA in Business Management, Entrepreneurship
Completed courses and seminars offered by the University of Connecticut and the Appraisal Institute, including the following:

- Basic Appraisal Principles
- General Appraiser Income Approach I
- General Appraiser Sales Approach
- Appraisal Law
- Real Estate Investments
- Site Valuation & Cost Approach
- Advanced Income Capitalization Approach
- Basic Appraisal Procedures
- General Appraiser Income Approach II
- USPAP
- Real Estate Finance
- Market Analysis and Highest & Best Use
- Report Writing and Case Studies
- Real Estate Finance Statistics and Valuation Modeling

Representative Property Types

Office, retail centers, industrial, multi-family, single-family residential/subdivisions, commercial land, nursing homes, assisted living facilities, condominium developments, easements, golf courses, marinas, auto dealerships, and hospitality

Recent Employment

6/2013-7/2017: Provisional Real Estate Appraiser - Kerin & Fazio, LLC, Fairfield, CT

7/2017-Present: General Real Estate Appraiser - Kerin & Fazio, LLC, Fairfield, CT

Connecticut License





Restricted Appraisal Report

Agricultural Land

310 Highland Street
Wethersfield, Connecticut 06109

Prepared for:
Town of Wethersfield
Jeff Bridges
505 Silas Deane Highway
Wethersfield, Connecticut 06109

Effective Date of Value:
April 20, 2018

Prepared by:
Ryan Brighindi
David Herbst, MAI



Kerin & Fazio, LLC
1129 Post Road
Fairfield, CT 06824
Tel: (203) 259-9500
Fax: (203) 259-9501
www.kfvg.com



April 26, 2018

Mr. Jeff Bridges
Town of Wethersfield
505 Silas Deane Highway
Wethersfield, Connecticut, 06109

Re: Appraisal of of property located at: 310 Highland Street
 Wethersfield, Connecticut 06109

Dear Mr. Bridges,

At your request and authorization, Kerin & Fazio, LLC has prepared a Restricted Appraisal Report of the above referenced real property. We have provided the Current Market Value of the Fee Simple interest on an As Is basis.

The subject is comprised of a 5.33 acre site, in Wethersfield, Connecticut, within the AA zone. The site's topography is generally level throughout with no wetlands. The subject is improved with 1,680 square foot barn and three sheds totaling 48, 64, and 864 square feet. The improvements, however, are in below average condition with substantial deferred maintenance rendering them unusable. The subject has access to all public utilities along Highland Street.

The highest and best use of the property is subdivision residential development. There are currently no applications on file with the Wethersfield Planning and Zoning Department for the subject property.

The property was inspected by and the report was prepared by Ryan Brighindi, under the supervision of David Herbst. Based upon the results of the analyses contained in the following report, the Current Market Value of the As Is Fee Simple interest as of April 20, 2018 is concluded:

**Three Hundred Twenty Thousand Dollars
(\$320,000)**

This appraisal report has been prepared in a restricted format for the purpose of estimating the market value of the property for internal use solely by our client. Reliance on this report is limited to our client since this report cannot be understood properly by another party without additional information retained in the office of the undersigned.

The market data and analysis in support of this opinion are retained in the office of the undersigned. A full-format, narrative appraisal report in support of the above value conclusion will be prepared at your request. If you have any questions, or if we can be of further service, please feel free to contact us.

Respectfully submitted,

Kerin & Fazio, LLC



Ryan Brighindi
Provisional Real Estate Appraiser,
Connecticut No. RSP.2037
04-30-2018



David Herbst, MAI
State Certified General Appraiser,
Connecticut No. RCG.1252
04-30-2018

Certification of Value

We certify that, to the best of our 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 our personal, impartial and unbiased professional analyses, opinions and conclusions.
- We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results. Furthermore, our engagement was not conditioned upon the appraisal producing a specific value, a value within a given range or the approval of a loan.
- Our 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.
- Our analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute as well as the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- Vincent OBrien provided significant professional assistance to the person(s) signing this report.
- Ryan Brighindi has personally inspected the subject property. David Herbst, MAI did not personally inspect the subject property.
- David Herbst, MAI has completed the requirements of the continuing education program of the Appraisal Institute.
- Ryan Brighindi and David Herbst, MAI have not appraised or otherwise been involved with the subject property within the past three years.

Ryan Brighindi
Provisional Real Estate Appraiser,
Connecticut No. RSP.2037
04-30-2018

David Herbst, MAI
State Certified General Appraiser,
Connecticut No. RCG.1252
04-30-2018

Introduction

Property Identification

Address:	310 Highland Street Wethersfield, Connecticut 06109
Location Description:	The subject is located on the south side of Highland Street.
Assessor's Parcel Number:	097/011
Legal Description:	Contained in deed filed in Wethersfield land records in Volume 1574 Page 315 and included in the Addenda of this report.

Dates and Interest Appraised

Inspection Date:	April 20, 2018
Date of the Report:	April 26, 2018
Effective Date of Value:	April 20, 2018
Interest Appraised:	As Is - Fee Simple

Client and Intended Users

Client:	Town of Wethersfield
Intended Use:	The intended use of the appraisal is to assist the client and intended users with an open space acquisition.
Intended Users:	Town of Wethersfield

Ownership and Property History

Current Owner:	Kycia Farms, LLC
Sales History:	The property has not sold in the previous three years.
Current Listing/Contract:	The property is not currently listed for sale or lease.

Extraordinary Assumptions and Hypothetical Conditions

Extraordinary Assumptions:	There are no extraordinary assumptions.
Hypothetical Conditions:	There are no hypothetical conditions.

Scope of the Appraisal**Elements of Assignment**

The scope of work relates to the type and extent of research and analysis applied in an assignment, based upon the following elements:

- Client and intended users
- Type of value
- Subject property characteristics
- Intended use
- Effective date of value
- Assignment conditions

Summary of Appraisal Problem

The intended use of the appraisal is to assist the client and intended users with an open space acquisition; the current market value of the fee simple interest is concluded. The current use is land.

Type and Extent of Research

The subject is identified via the postal address, assessor's records, GIS maps, and the legal description contained in the most recent deed. An on-site exterior inspection of the subject, and the surrounding neighborhood was completed on April 20, 2018. The recent sales history of the subject is researched, including identification of any active or expired listings for sale or lease.

Market research includes real estate market trends, property tax data, flood zone status, comparable market data, and zoning regulations. Data sources include public records, local market participants, proprietary databases, and the Kerin & Fazio, LLC transaction database.

Type and Extent of Analysis

The opinion of market value is concluded via the Sales Comparison Approach. The Cost Approach and Income Capitalization Approach are not applicable to the valuation of vacant land.

Vincent OBrien provided assistance in reviewing the report and the valuation analysis.

Type and Extent of Reporting

To convey the opinion of value to the intended users, a real estate appraisal report is developed in accordance with Standard 2 of USPAP.

Sales Adjustment Grid

	Subject	Sale # 1	Sale # 2	Sale # 3
CompID	6706	6716	6710	6709
Address	310 Highland Street	Back Lane	235 Brook Street	3149 Main Street
City	Wethersfield	Wethersfield	Rocky Hill	Rocky Hill
Date of Sale	N/A	4/27/2016	2/15/2017	2/13/2015
Sale Price	N/A	\$640,000	\$310,000	\$511,000
Land Acres	5.33	15.84	5.75	6.75
Usable Acres	5.33	14.50	5.19	6.07
Zone	AA	AA	R-20	R-20
Lots/Acre	N/A	1.26	0.35	1.33
Proposed Lots	N/A	20	2	9
Price/Acre	N/A	\$40,404	\$53,913	\$75,704
Price/Lot	N/A	\$32,000	\$155,000	\$56,778
Property Rights Conveyed		Fee Simple	Fee Simple	Fee Simple
Adjustment		0.0%	0.0%	0.0%
Financing Terms		Seller Contract	No financing	Construction Loan
Adjustment		0.0%	0.0%	0.0%
Conditions of Sale		Arm's Length	Arm's Length	Arm's Length
Adjustment		0.0%	0.0%	0.0%
Expenditures Immediately After Purchase				
Adjustment		0.0%	0.0%	0.0%
Time/Market Conditions (months elapsed)		23.8	14.1	38.2
Market Conditions Adjustment		0.0%	0.0%	0.0%
Subtotal Price/Acre		\$40,404	\$53,913	\$75,704
Location		0.0%	0.0%	0.0%
Access		15.0%	0.0%	0.0%
Physical Characteristics- Wetlands/Topography		10.0%	20.0%	5.0%
Physical Characteristics- Shape		-15.0%	0.0%	-15.0%
Zoning		0.0%	0.0%	0.0%
Parcel Size		15.0%	0.0%	0.0%
Approvals		-15.0%	0.0%	0.0%
Net Percent Adjustment		10.0%	20.0%	-10.0%
Adjusted Price/Acre		\$44,444	\$64,696	\$68,133

Conclusion

Price/Acre Range and Average		Indicated Subject Value	
Maximum	\$ 68,133	Concluded Value per Usable Acre	\$ 60,000
Average	\$ 59,091	Indicated Value	\$ 319,800
Minimum	\$ 44,444	Rounded	\$ 320,000

Reconciliation of Value

The value indications from the approaches to value are summarized as follows:

Summary of Value Conclusions	
"As Is" on April 20, 2018	
Cost Approach	N/A
Sales Comparison Approach	\$320,000
Income Approach	N/A
Reconciled Value	\$320,000

The Sales Comparison Approach is based upon an analysis of actual sales of other similar properties. Comparable sales represent the actions of typical buyers and sellers in the marketplace. When there are an adequate number of sales of truly similar properties with sufficient information for comparison, a range of value for the subject property can be developed. Strengths in the approach include the availability of three recent sales in the subject market area. Overall, the Sales Approach provides the best indication of value.

Based on the foregoing, the "As Is" market value of the subject is concluded as follows:

Value Type	Value Premise	Value Perspective	Interest Appraised	Effective Date	Market Time	Exposure Time	Indicated Value
Market Value	As Is	Current	Fee Simple	04/20/2018	9 months	9 months	\$320,000

Assumption & Limiting Conditions

We suggest that anyone using this appraisal read the following limiting conditions and assumptions thoroughly. The acceptance and/or use of the appraisal report constitutes acceptance of the following conditions.

In rendering my opinions, we have made certain assumptions and our opinions are conditioned upon and are subject to certain qualifications including, but not limited to, the following:

Information Used

No responsibility is assumed for accuracy of information furnished by others or from others, including the client, its officers and employees, or public records. I am not liable for such information or for the work of contractors, subcontractors and engineers. The comparable data relied upon in this appraisal has been confirmed with one or more parties familiar with the transaction unless otherwise noted; all are considered appropriate for inclusion to the best of my factual judgment and knowledge.

Certain information upon which the opinions and values are based may have been gathered by research staff working with the appraiser. Names, professional qualifications and extent of their participation can be furnished to the client upon request.

Legal, Engineering, Financial, Structural or Mechanical Nature, Hidden Components, Soil

No responsibility is assumed for matters legal in character or nature, nor matters of survey, nor of any architectural, structural, mechanical or engineering nature. No opinion is rendered as to the legal nature or condition of the title to the property, which is presumed to be good and marketable. The property is appraised assuming it is free and clear of all mortgages, liens or encumbrances, unless otherwise stated in particular parts of this report.

The legal description is presumed to be correct, but I have not confirmed it by survey or otherwise. I assume no responsibility for the survey, any encroachments or overlapping or other discrepancies that might be revealed thereby.

I have inspected, as far as possible by observation, the land and improvements thereon; however, it was not possible to personally observe conditions beneath the soil or hidden structural or other components, or any mechanical components within the improvement; as a result, no representation is made herein as to such matters unless otherwise specifically stated. The estimated market value assumes that no such conditions exist that would cause a loss of value. I do not warrant against the occurrence of problems arising from any of these conditions.

It is assumed that there are no hidden or unapparent conditions to the property, soil, subsoil or structures, which would render them more or less valuable. No responsibility is assumed for any such conditions or for any expense or engineering to discover them. All mechanical components are assumed to be in operating condition standard for the properties of the subject's type. The condition of the heating, cooling, ventilation, electric and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements, unless otherwise stated. No judgment is made as to the adequacy of insulation, engineering or energy efficiency of the improvements or equipment.

Information relating to the location or existence of public utilities has been obtained through verbal inquiry to the appropriate utility authority, or has been ascertained from visual evidence. No warranty has been made regarding the exact location or capacities of public utility systems. Subsurface oil, gas or mineral rights were not considered in this report unless otherwise stated.

Legality of Use

The appraisal is based on the premise that there is or will be full compliance with all applicable Federal, State and local environmental regulations and laws, unless otherwise stated in the report; and that all appropriate zoning, building and use regulations and restrictions of all types have been or will be complied with, unless otherwise stated in the report. It is assumed that all require licenses, consent, permits or other legislative or administrative authority, whether local, State, Federal and/or private, have been or can be obtained or renewed for the use intended and considered in the value estimate.

Component Values

The distribution of the total valuation of this report between land and improvements applies only under the proposed program of utilization. The separate valuations of land and buildings must not be used in conjunction with any other appraisal, and are invalid if so used.

A report related to an estate that is less than the whole fee simple estate applies only to the fractional interest involved. The value of this fractional interest, plus the value of all other fractional interests, may or may not equal the value of the entire fee simple estate considered as a whole.

A report relating to the geographic portion of a larger property applies only to such geographic portion and should not be considered as applying with equal validity to other portions of the larger property or tract. The value for such geographic portions, plus the value of all other geographic portions, may or may not equal the value of the entire property or tract considered as a single entity.

All valuations in the report are applicable only under the estimated program of the highest and best use and are not necessarily appropriate under other programs of use.

Auxiliary and Related Studies

No environmental or impact studies, special market study or analysis, highest and best use analysis study or feasibility study has been requested or made by us unless otherwise specified in this report or in my agreement for services. I reserve the unlimited right to alter, amend, revise or rescind any of these statements, findings, opinions, values, estimates or conclusions upon any subsequent study or analysis or previous study or analysis that subsequently becomes available to us.

Dollar Values, Purchasing Power

The value estimates and the costs used herein are as of the date of the estimate of value. All dollar amounts are based on the purchasing power and price of the United States dollar as of the date of value estimate.

Inclusions

Furnishings and equipment or business operations, except as otherwise specifically indicated, have been disregarded, with only the real estate being considered.

Proposed Improvements Conditioned Value

For the purpose of this appraisal, on- or off-site improvements proposed, if any, as well as any repairs required, are considered to be completed in a good and workmanlike manner according to information submitted and/or considered by us. In cases of proposed construction, the report is subject to change upon inspection of the property after construction is complete. The estimate of value, as proposed, is as of the date shown, as if completed and operating at levels shown and projected.

Value Change, Dynamic Market Influences

The estimated value is subject to change with market changes over time. Value is highly related to interest rates, exposure, time, promotional effort, supply and demand, terms of sale, motivation and conditions surrounding the

offering. The value estimate considers the productivity and relative attractiveness of the property both physically and economically in the marketplace.

The estimate of value in this report is not based in whole or in part upon race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.

In the event this appraisal includes the capitalization of income, the estimate of value is a reflection of such benefits and my interpretation of income and yields and other factors which were derived from general and specific market information. Such estimates are made as of the date of the estimate of value. As a result, they are subject to change, as the market is dynamic and may naturally change over time. The date upon which the value estimate applies is only as of the date of valuation, as stated in the letter of transmittal. The appraisal assumes no responsibility for economic or physical factors occurring at some later date which may affect the opinion stated herein.

An appraisal is the product of a professionally trained person, but nevertheless is an opinion only, and not a provable fact. As a personal opinion, a valuation may vary between appraisers based upon the same facts. Thus, the appraiser warrants only that the value conclusions are his best estimate as of the date of valuation. There are no guaranties, either written or implied, that the property would sell for the expressed estimate of value.

Sales History

Unless otherwise stated, the appraiser has not reviewed an abstract of title relating to the subject property. No title search has been made, and the reader should consult an attorney or title company for information and data relative to the property ownership and legal description. It is assumed that the subject title is marketable, but the title should be reviewed by legal counsel. Any information given by the appraiser as to a sales history is information that the appraiser has researched; to the best of my knowledge, this information is accurate, but not warranted.

Management of the Property

It is assumed that the property which is the subject of this report will be under prudent and competent ownership and management over the entire life of the property. If prudent and competent management and ownership are not provided, this would have an adverse effect upon the value of the property appraised.

Confidentiality

We are not entitled to divulge the material (evaluation or valuation) content of this report and analytical findings or conclusions, or give a copy of this report to anyone other than the client or his designee, as specified in writing, except as may be required by the Appraisal Institute, as they may request in confidence for ethic enforcement, or by a court of law with the power of subpoena.

All conclusions and opinions concerning the analyses as set forth herein are prepared by the appraisers whose signatures appear. No change of any item in the report shall be made by anyone other than the appraiser, and the firm shall have no responsibility if any such unauthorized change is made.

Whenever our opinion herein with respect to the existence or absence of fact is qualified by the phrase or phrases "to the best of our knowledge", "it appears" or "indicated", it is intended to indicate that, during the course of our review and investigation of the property, no information has come to our attention which would give us actual knowledge of the existence or absence of such facts.

The client shall notify the appraiser of any error, omission or invalid data herein within 10 days of receipt and return of the report, along with all copies, to the appraiser for corrections prior to any use whatsoever. Neither our name nor this report may be used in connection with any financing plans which would be classified as a public offering under State or Federal Security Laws.

Copies, Publication, Distribution, Use of Report

Possession of this report, or any copy thereof, does not carry with it the right of publication, nor may it be used for other than its intended use. The physical report remains the property of the firm for the use of the client, with the fee being for the analytical services only. This report may not be used for any purpose by any person or corporation other than the client or the party to whom the report is addressed. Additional copies may not be made without the written consent of an officer of the firm, and then only in its entirety.

Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations effort, news, sales or other media without my prior written consent and approval of the client.

It has been assumed that the client or representative thereof, if soliciting funds for his project, has furnished to the user of this report complete plans, specifications, surveys and photographs of land and improvements, along with all other information which might be deemed necessary to correctly analyze and appraise the subject property.

Trade Secrets

This appraisal was obtained from Kerin & Fazio, LLC or related companies and/or its individuals and consists of "trade secrets and commercial or financial information" which is privileged and confidential. Notify the appraisers signing the report or an officer of Kerin & Fazio, LLC of any request to reproduce this report in whole or in part.

Testimony, Consultation, Completion of Contract for Appraisal Services

A contract for appraisal, consultation or analytical services is fulfilled and the total fee payable upon completion of the report. The appraisers or those assisting in the preparation of the report will not be asked or required to give testimony in court or hearing because of having made the appraisal in full or in part, nor will they be asked or required to engage in post appraisal consultation with client or third parties except under separate and special arrangement and at an additional fee.

Any subsequent copies of this appraisal report will be furnished on a cost plus expenses basis, to be negotiated at the time of request.

Client's Duty to Indemnify Appraiser

Client agrees to defend, indemnify and hold harmless Appraiser from any damages, losses or expenses, including attorneys' fees and litigation expenses at trial or on appeal, arising from allegations asserted against Appraiser by any third party that if proven to be true would constitute a breach by Client of any of Client's obligations, representations or warranties made in this Agreement, or any violation by Client of any federal, state or local law, ordinance or regulation, or common law (a "Claim"). In the event of a Claim, Appraiser shall promptly notify Client of such Claim, and shall cooperate with Client in the defense or settlement of any Claim. Client shall have the right to select legal counsel to defend any Claim, provided that Appraiser shall have the right to engage independent counsel at Appraiser's expense to monitor the defense or settlement of any Claim. Client shall have the right to settle any Claim, provided that Appraiser shall have the right to approve any settlement that results in any modification of Appraiser's rights under this Agreement, which approval will not be unreasonably withheld, delayed or conditioned.

Definitions and Other Terms

Assessed value

Assessed value applies in ad valorem taxation and refers to the value of a property according to the tax rolls. Assessed value may not conform to market value, but it is usually calculated in relation to a market value base.ⁱ

Effective rent

1) The rental rate net of financial concessions such as periods of no rent during a lease term; may be calculated on a discounted basis, reflecting the time value of money, or on a simple, straight-line basis.ⁱⁱ 2) The economic rent paid by the lessee when normalized to account for financial concessions, such as escalation clauses, and other factors. Contract, or normal, rents must be converted to effective rents to form a consistent basis of comparison between comparables.

Excess land

In regard to an improved sit, the land not needed to serve or support the existing improvement. In regard to a vacant site or a site considered as though vacant, the land not needed to accommodate the site's primary highest and best use. Such land may be separated from the larger site and have its own highest and best use, or it may allow for future expansion of the existing or anticipated improvement. See also surplus land

Fee simple estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Full service lease

A lease in which rent covers all operating expenses. Typically, full service leases are combined with an expense stop, the expense level covered by the contract lease payment. Increases in expenses above the expense stop level are passed through to the tenant and are known as expense pass-throughs.

Gross building area (GBA)

The sum of all areas at each floor as measured to the exterior walls.

Insurable value

Insurable Value, is based on the replacement and/or reproduction cost of physical items that are subject to loss from hazards. Insurable value is that portion of the value of an asset or asset group that is acknowledged or recognized under the provisions of an applicable loss insurance policy. This value is often controlled by state law and varies from state to state.

Leased fee interest

An ownership interest held by a landlord with the rights of use and occupancy conveyed by lease to others. The rights of the lessor (the leased fee owner) and the lessee are specified by contract terms contained within the lease.

Leasehold interest

The interest held by the lessee (the tenant or renter) through a lease transferring the rights of use and occupancy for a stated term under certain conditions.

Market rent

The most probable rent that a property should bring in a competitive and open market reflecting all conditions and restrictions of the specified lease agreement including term, rental adjustment and revaluation, permitted uses, use restrictions, and expense obligations.

Market value

Market value is one of the central concepts of the appraisal practice. Market value is differentiated from other types of value in that it is created by the collective patterns of the market. Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions where by: 1) A reasonable time is allowed for exposure in the open market; 2) Both parties are well informed or well advised, and acting in what they consider their own best interests; 3) buyer and seller are typically motivated; 4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and 5) The price represents the normal consideration for the

property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.ⁱⁱⁱ

Marketing period

The time it takes an interest in real property to sell on the market subsequent to the date of an appraisal.

Net lease

Lease in which all or some of the operating expenses are paid directly by the tenant. The landlord never takes possession of the expense payment. In a *Triple Net Lease* all operating expenses are the responsibility of the tenant, including property taxes, insurance, interior maintenance, and other miscellaneous expenses. However, management fees and exterior maintenance are often the responsibility of the lessor in a triple net lease. A Modified net lease is one in which some expenses are paid separately by the tenant and some are included in the rent.

Net rentable area (NRA)

1) The area on which rent is computed. 2) The Rentable Area of a floor shall be computed by measuring to the inside finished surface of the dominant portion of the permanent outer building walls, excluding any major vertical penetrations of the floor. No deductions shall be made for columns and projections necessary to the building. Include space such as mechanical room, janitorial room, restrooms, and lobby of the floor.^{iv}

Occupancy rate

The relationship or ratio between the income received from the rented units in a property and the income that would be received if all the units were occupied.

Surplus land

Land not necessary to support the highest and best use of the existing improvement but, because of physical limitations, building placement, or neighborhood norms, cannot be sold off separately. Such land may or may not contribute positively to value and may or may not accommodate future expansion of an existing or anticipated improvement. *See also excess land.*

Usable area

1) The area actually used by individual tenants. 2) The Usable Area of an office building is computed by measuring to the finished surface of the office side of corridor and other permanent walls, to the center of partitions that separate the office from adjoining usable area, and to the inside finished surface of the dominant portion of the permanent outer building walls. Excludes areas such as mechanical rooms, janitorial room, restrooms, lobby, and any major vertical penetrations of a multi-tenant floor.

Value appraised

During the real estate development process, a property typically progresses from a state of unimproved land to construction of improvements to stabilized occupancy. In general, the market value associated with the property increases during these stages of development. After reaching stabilized occupancy, ongoing forces affect the property during its life, including a physical wear and tear, changing market conditions, etc. These factors continually influence the property's market value at any given point in time.

ⁱ The Appraisal of Real Estate, Twelfth Edition, Appraisal Institute, 2001.

ⁱⁱ The Dictionary of Real Estate Appraisal, Fourth Edition, 2002.

ⁱⁱⁱ The Office of the Comptroller of the Currency, 12 CFR Part 34, Subpart C, §34.42 (f), August 24, 1990. This definition is compatible with the definition of market value contained in *The Dictionary of Real Estate Appraisal*, Third Edition, and the Uniform Standards of Professional Appraisal Practice adopted by the Appraisal Standards Board of The Appraisal Foundation, 1992 edition. This definition is also compatible with the OTS, RTC, FDIC, NCUA, and the Board of Governors of the Federal Reserve System definition of market value.

^{iv} 2000 BOMA Experience Exchange Report, Income/Expense Analysis for Office Buildings (Building Owners and Managers Association, 2000)

Addenda

Ryan C. Brighindi - Outline of Qualifications, Education, and Experience

Biographical Data

Ryan has experience in the commercial appraisal field. A graduate of the University of Connecticut, Ryan holds a Bachelor's degree in Economics and a minor in Real Estate. He is pursuing his Certified General Appraiser License.

Professional Affiliations

Provisional Real Estate Appraiser, State of Connecticut #RSP.2037

Education and Training

Graduate, University of Connecticut, Storrs, CT – Earned BS in Economics with a Minor in Real Estate
Completed courses and seminars offered by the University of Connecticut and the Appraisal Institute, including the following:

- Basic Appraisal Principles
- Appraisal Law
- Real Estate Investments
- Real Estate Finance Statistics and Valuation Modeling
- Basic Appraisal Procedures
- Real Estate Finance
- USPAP
- Commercial Real Estate Appraisal

Representative Property Types

Office, retail centers, industrial, multi-family, commercial land, condominium developments, easements, and auto dealerships

Recent Employment

5/2016-present: Provisional Appraiser - Kerin & Fazio, LLC, Fairfield, CT

Connecticut License



David J. Herbst, MAI - Outline of Qualifications, Education, and Experience

Biographical Data

David has a diverse real estate background that includes commercial leasing and sales, construction management, and appraisal. A graduate of the University of Michigan, David holds a Bachelor's degree in Economics. He has earned the Appraisal Institute's distinguished MAI membership designation, indicating an advanced level of expertise in the valuation of commercial, industrial and other property types.

Professional Affiliations

Appraisal Institute – MAI Designation, Certificate #497388

Certified General Real Estate Appraiser, State of Connecticut # RCG.1252

Certified General Real Estate Appraiser, State of New York # 46000050523

Real Estate Salesperson, State of Connecticut # RES.0775550

Education and Training

Graduate, University of Michigan, Ann Arbor, MI – Earned BA in Economics

Completed courses and seminars offered by the University of Michigan, the Appraisal Institute, as well as other real estate institutions, including the following:

- Appraisal I
- Real Estate Economics
- International Finance
- General Appraiser Income Approach II
- Advanced Applications
- Tenant Credit Analysis
- Report Writing and Valuation Analysis
- Analyzing Distressed Real Estate
- Appraisal II
- Money & Banking
- International Trade Theory
- Real Estate Finance and Statistics
- Market Analysis and Highest & Best Use
- Advanced Income Capitalization
- Advanced Sales Comparison and Cost Approach
- Separating Real Property, Personal Property, and Intangible Business Assets

Representative Property Types

Office, retail centers, industrial, multi-family, single-family residential/subdivisions, commercial land, nursing homes, assisted living facilities, condominium developments, easements, golf courses, marinas, auto dealerships, and hospitality

Expert Witness Background

Qualified as expert witness in Fairfield County and New Britain Superior Courts

Recent Employment

- 1/1/2014-present: Partner of Kerin & Fazio, LLC, Fairfield, CT
- 1/2007-12/13/2013: Commercial Appraiser - Kerin & Fazio, LLC, Fairfield, CT
- 9/2005-12/2006: Commercial Real Estate Agent / Appraiser – John D. Hastings, Inc. Westport, CT

Connecticut License



Vincent O'Brien - Outline of Qualifications, Education, and Experience

Biographical Data

Vincent has experience in the commercial appraisal field. A graduate of the University of Connecticut, Vincent holds a Bachelor's degree in Business Management with a concentration in Entrepreneurship. He has earned his Certified General Real Estate Appraiser license.

Professional Affiliations

General Real Estate Appraiser, State of Connecticut #RCG.1476

Education and Training

Graduate, University of Connecticut, Storrs, CT – Earned BA in Business Management, Entrepreneurship
Completed courses and seminars offered by the University of Connecticut and the Appraisal Institute, including the following:

- Basic Appraisal Principles
- General Appraiser Income Approach I
- General Appraiser Sales Approach
- Appraisal Law
- Real Estate Investments
- Site Valuation & Cost Approach
- Advanced Income Capitalization Approach
- Basic Appraisal Procedures
- General Appraiser Income Approach II
- USPAP
- Real Estate Finance
- Market Analysis and Highest & Best Use
- Report Writing and Case Studies
- Real Estate Finance Statistics and Valuation Modeling

Representative Property Types

Office, retail centers, industrial, multi-family, single-family residential/subdivisions, commercial land, nursing homes, assisted living facilities, condominium developments, easements, golf courses, marinas, auto dealerships, and hospitality

Recent Employment

6/2013-7/2017: Provisional Real Estate Appraiser - Kerin & Fazio, LLC, Fairfield, CT

7/2017-Present: General Real Estate Appraiser - Kerin & Fazio, LLC, Fairfield, CT

Connecticut License



RESIDENTIAL APPRAISAL REPORT

Kerin & Fazio, LLC



APPRAISAL OF REAL PROPERTY

Property Location:	303 Highland St Wethersfield, CT 06109-3935 Volume: 2073 Page: 322
Borrower:	N/A
Lender:	Town of Wethersfield 505 Silas Deane Highway Wethersfield, CT 06109
Opinion of Value:	\$295,000
Effective Date:	04/09/2019
Prepared By:	Pamela Aldred 203-259-9500 Admin@kfv.com



23 Sherman St, Suite 201
Fairfield, CT 06824

www.kfv.com

Client	Town of Wethersfield	File No.
Property Address	303 Highland St	
City	Wethersfield	County Hartford State CT Zip Code 06109-3935
Lender/Client	Town of Wethersfield	

TABLE OF CONTENTS

Cover Page 1

FIRREA/USPAP Addendum 2

USPAP Identification 3

GP Residential 4

GP Residential 5

Additional Comparables 4-6 6

GP Residential 7

General Text Addendum 8

Subject Photos 9

Subject Photos 10

GIS Map 11

Location Map 12

Aerial Map 13

Comparable Photos 1-3 14

Comparable Photos 4-6 15

Appraisers License 16

Appraisers License 17

FIRREA / USPAP ADDENDUM

Client Town of Wethersfield
 Property Address 303 Highland St
 City Wethersfield County Hartford State CT Zip Code 06109-3935
 Lender/Client Town of Wethersfield

Purpose
 The purpose of this appraisal is to estimate market value of the subject property as defined in this report. The function of this appraisal is for the client's internal purposes.

Scope
 1. The data contained in this appraisal report has been compiled by the appraiser from sources which may include; interior viewing when available and research of the subject property, research of municipal records and contact with real estate brokers and sales people. This research is used to identify pertinent factors affecting the subject comparable data and neighborhood trends. 2. Estimate reproduction costs when applied and which is based upon the appraiser's knowledge of the local market and builders, contractors, and extraction from sales as well cost manuals. 3. Any form of depreciation specifically affecting this property addressed in this report. 4. Site value is estimated using extraction of improved property sales and analysis of land sales. 5. All data in this report is considered reliable and reasonable. Unreliable data has been disregarded. 6. The income is always considered, but developed only when rental data offers a sufficient consistency to render a accurate indication of the subject's value.

Intended Use / Intended User
 The intended use is to estimate the market value for the subject property for the Town of Wethersfield for internal purposes. The stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form, and definition of market value. No additional intended users are identified by the appraiser.

The intended user of this appraisal report is the client - Town of Wethersfield

History of Property
 Current listing information: Per the SmartMLS the subject has not been listed for sale in the past 12 months.

Prior sale: No transfers of the subject have occurred within the past 3 years. Comparable sale #2 had a prior transfer on 3/27/2018 for \$337,500 - Volume 2034 Page 0285. To the best of our knowledge, no other transfers of the comparable sales or active listing have occurred within the past 12 months.

Exposure Time / Marketing Time
 The Statement of a Reasonable Exposure time is requirement under the 2018-2019 edition of USPAP whenever exposure time is a component of the definition of Market Value and is defined as "the estimated length of the time hat the property interest being appraised would have been affected on the market prior to the hypothetical consumption of a sale at market value on the effective date of the appraisal. " A reasonable exposure time for the subject property is between 3-9 months. This is based on Statistical information about days on market taken from sales the Multiple listing service in the area.

Personal (non-realty) Transfers
 This appraisal was made in regards to the subject's current condition. No personal property is considered in this report. Personal items were not included in the value conclusion indicated in this appraisal report.

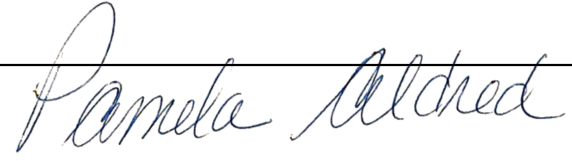
Additional Comments
FIRREA Certification Statement:
 The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

USPAP 3 year disclosure:
 I have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

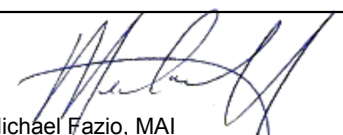
APPRAISERS INDEPENDENCE REQUIREMENTS (A.I.R.)
Appraiser Certification: I certify, as the appraiser, that I have completed all aspects of this valuation, including reconciling my opinion of value, free from influence from the client, client's representatives or any other party to the transaction. I do have proper access to the local MLS, public records to complete this assignment.

Appraisal development and reporting process
 This is an appraisal report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an appraisal report. It presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation that is not provided with the report concerning the data, reasoning, and analysis is retained in the appraiser's file. The depth of the discussion contained in this report is specific to the needs of the client and for the intended use stated in the report. The appraiser is not responsible for unauthorized use of this report.

Certification Supplement
 1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.
 2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.



Appraiser(s): Pamela Aldred
 Effective date / Report date: 4/09/2019



Supervisory Appraiser(s): Michael Fazio, MAI
 Effective date / Report date: 04/09/2019

Client	Town of Wethersfield	File No.
Property Address	303 Highland St	
City	Wethersfield	County Hartford State CT Zip Code 06109-3935
Lender/Client	Town of Wethersfield	

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

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.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, 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 Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

In compliance with the Ethics Rule of USPAP, I hereby certify that I have performed no services, as an appraiser or in any other capacity, regarding the subject property with the 3 year time period immediately preceding acceptance of this assignment.

APPRAISER:
 Signature:
 Name: Pamela Aldred
Provisional Real Estate Appraiser
 State Certification #: _____
 or State License #: RSP.0002057
 State: CT Expiration Date of Certification or License: 04/30/2019
 Date of Signature and Report: 04/22/2019
 Effective Date of Appraisal: 04/09/2019
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): 4/09/2019

SUPERVISORY or CO-APPRAISER (if applicable):
 Signature:
 Name: Michael Fazio, MAI
General Real Estate Appraiser
 State Certification #: RCG.000194
 or State License #: _____
 State: CT Expiration Date of Certification or License: 04/30/2020
 Date of Signature: 04/22/2019
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): _____

File No.:

Property Address: 303 Highland St City: Wethersfield State: CT Zip Code: 06109-3935
 County: Hartford Legal Description: Volume: 2073 Page: 322 Assessor's Parcel #: 098/013
 Tax Year: 2018 R.E. Taxes: \$ 7,605.00 Special Assessments: \$ 0 Borrower (if applicable): N/A
 Current Owner of Record: Kycia Helen a Trustee & Cecelia Occupant: Owner Tenant Vacant Manufactured Housing
 Project Type: PUD Condominium Cooperative Other (describe) HOA: \$ 0 per year per month
 Market Area Name: Wethersfield Map Reference: 25540 Census Tract: 4926.00

The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe)
 This report reflects the following value (if not Current, see comments): Current (the Inspection Date is the Effective Date) Retrospective Prospective
 Approaches developed for this appraisal: Sales Comparison Approach Cost Approach Income Approach (See Reconciliation Comments and Scope of Work)
 Property Rights Appraised: Fee Simple Leasehold Leased Fee Other (describe)
 Intended Use: Market Value
 Intended User(s) (by name or type): Town of Wethersfield
 Client: Town of Wethersfield Address: 505 Silas Dean Highway, Wethersfield, CT 06109
 Appraiser: Pamela Aldred Address: 23 Sherman Street, Fairfield CT 06824

Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	One-Unit Housing PRICE AGE \$(000) (yrs)		Present Land Use One-Unit 75 % 2-4 Unit 5 % Multi-Unit 5 % Comm'l 5 % Vac 10 %	Change in Land Use <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process * * To:
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		100 Low 5 450 High 250 300 Pred 60			
Growth rate: <input checked="" type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow					
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining					
Demand/supply: <input type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply					

Marketing time: Under 3 Mos. 3-6 Mos. Over 6 Mos.

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Bounded to the North by route 175, to the East and South by Route 91 and to the West by Route 5.

Dimensions: Per assessment records Site Area: 0.87ac
 Zoning Classification: A1 Description: RES: Single Family 13,500 square foot
 minimum lot size Zoning Compliance: Legal Legal nonconforming (grandfathered) Illegal No zoning
 Are CC&Rs applicable? Yes No Unknown Have the documents been reviewed? Yes No Ground Rent (if applicable) \$ /
 Highest & Best Use as improved: Present use, or Other use (explain) The location, zoning, site and improvements all support the highest and best use conclusion, both "as if vacant" and "as improved" as single unit residential.
 Actual Use as of Effective Date: Residential Single Family Use as appraised in this report: Residential Single Family
 Summary of Highest & Best Use: The location, zoning, site and improvements all support the highest and best use conclusion, both "as if vacant" and "as improved", as single unit residential. The subject property maybe subdividable only if the current structure is torn down and removed. High demolition and construction costs would have a significant impact on the pricing and marketability of this parcel.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Sloping/Mostly Level
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	Typical
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Curb/Gutter	Curb/Gutter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shape	Mostly Rectangular
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Adequate
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Lights	Street Lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Residential
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: Inside Lot Corner Lot Cul de Sac Underground Utilities Other (describe)
 FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 09003C0516F FEMA Map Date 9/26/2008
 Site Comments: No adverse site conditions observed on the day of inspection. Typical Utility easements. 10% of land Use represents vacant land. The subject property borders a large area of undeveloped land. See attached GIS map.

General Description # of Units 1 <input type="checkbox"/> Acc. Unit # of Stories 2 Type <input type="checkbox"/> Det. <input type="checkbox"/> Att. <input checked="" type="checkbox"/> Design (Style) Colonial <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons. Actual Age (Yrs.) 61 Effective Age (Yrs.) 20	Exterior Description Foundation PouredCon Exterior Walls Alum/Avg Roof Surface Aspht Gutters & Dwnspts. Aluminum/Avg Window Type DbIHng/Avg Storm/Screens Screens/Avg	Foundation Slab Crawl Space Basement Sump Pump <input type="checkbox"/> Dampness <input type="checkbox"/> Settlement Infestation	Basement <input type="checkbox"/> None Area Sq. Ft. 1,120 % Finished 0 Ceiling Walls Floor Outside Entry	Heating Type HW Fuel Oil Cooling Central None Other
Interior Description Floors HdW/Crpt/Vn/Avg Walls Plaster Trim/Finish Wood/Avg Bath Floor Lino/Avg Bath Wainscot Lino/Fibg/Avg Doors Wood/Avg	Appliances Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Fan/Hood <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/>	Attic <input type="checkbox"/> None <input checked="" type="checkbox"/> Stairs <input type="checkbox"/> <input checked="" type="checkbox"/> Drop Stair <input checked="" type="checkbox"/> Patio <input type="checkbox"/> Scuttle <input type="checkbox"/> Deck <input type="checkbox"/> Doorway <input type="checkbox"/> Porch <input type="checkbox"/> Floor <input type="checkbox"/> Fence <input type="checkbox"/> Heated <input type="checkbox"/> Pool <input type="checkbox"/> Finished <input type="checkbox"/>	Amenities Fireplace(s) # 1 Woodstove(s) # 0 None None Open None None	Car Storage <input type="checkbox"/> None Garage # of cars (1 Tot.) Attach. 1 Detach. Blt.-In Carport Driveway Surface Asphalt

Finished area above grade contains: 7 Rooms 3 Bedrooms 1.1 Bath(s) 2,084 Square Feet of Gross Living Area Above Grade
 Additional features: Handicap Ramp at the front of the house attached to front porch, 1 fireplace, enclosed porch.

Describe the condition of the property (including physical, functional and external obsolescence): Extraordinary Assumption: The Appraiser is making an Extraordinary Assumption for the condition of the interior of the property based on the available data and an exterior inspection. An Extraordinary Assumption is defined by the Uniform Standards of Professional Appraisal Practice as "an assumption, directly related to a specific assignment, which if found to be false, could alter the appraisers opinions or conclusions". A curbside inspection of the exterior of the subject was performed as well as on-line assessment records. From the street the subject appears to be in average condition. Field card indicates that a building permit was pulled for a new roof in 2013. The exterior inspection indicates the roof is in good condition. A dumpster was noted at the side and missing siding. See attached photos.



File No.:

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): SmartMLS and Assessment records

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>The subject has not transferred within the last three years. Comparable sale #2 had prior sale transfer on 3/27/2018 for \$337,500 on Volume 2034 Page 0285. All of the other comparables and active listings utilized have not transfer in the last 12 months.</u>
Date: No transfers in the past	
Price: 12 months	
Source(s): SmrMLS and Town Records	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

SALES COMPARISON APPROACH TO VALUE (if developed) The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	303 Highland St Wethersfield, CT 06109-3935	362 Highland St Wethersfield, CT 06109			115 Collier Rd Wethersfield, CT 06109			69 Goff Brook Cir Wethersfield, CT 06109		
Proximity to Subject		0.14 miles SW			0.17 miles NW			0.58 miles S		
Sale Price	\$	\$ 285,000			\$ 330,000			\$ 308,000		
Sale Price/GLA	\$ /sq.ft.	\$ 171.27 /sq.ft.			\$ 144.99 /sq.ft.			\$ 153.69 /sq.ft.		
Data Source(s)	Exterior Inspection	SMLS # 170099789			SMLS #170085958			SMLS #170119677		
Verification Source(s)	Assessment Rcds	SmartMLS/Assessment Records			SmartMLS/Assessment Records			SmartMLS/Assessment Records		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	
Sales or Financing Concessions		Arms Length			Arms Length			Arms Length		
Date of Sale/Time		1/31/2019			11/08/2018			12/06/2018		
Rights Appraised	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Location	Average/Traffic	Average/Traffic			Average/Traffic			Average/Traffic		
Site	0.87 ac	0.46 ac +4,100			0.52 ac +3,500			0.40ac +4,700		
View	Residential	Residential			Residential			Residential		
Design (Style)	Colonial	Split Level +14,300			Colonial			Colonial		
Quality of Construction	Average	Average			Average			Average		
Age	61	42			55			47		
Condition	Average	Average			Above Average -16,500			Average		
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
Room Count	7 3 1.1	7 3 2.0	-4,000	7 3 1.1		7 3 2.1	-8,000			
Gross Living Area	2,084 sq.ft.	1,664 sq.ft. +21,000			2,276 sq.ft. -9,600			2,004 sq.ft.		
Basement & Finished Rooms Below Grade	1220 sq.ft. Unfinished	1488 sq.ft. 960 sq.ft./ 1FB -14,000			1090 sq. ft. 0 Unfinished			1104 sq.ft. 0 Unfinished		
Functional Utility	Average/3Bdrm	Average/3Bdrm			Average/3Bdrm			Average/3Bdrm		
Heating/Cooling	OHW/None	GHW/None			OHW/None			GHA/CA -3,000		
Energy Efficient Items	None	None			None			None		
Garage/Carport	1 Att Garage	2 Att Garage -7,000			2 Att Garage -7,000			2 Att Garage -7,000		
Porch/Patio/Deck	EncP/StPatio	WdDeck			WdDeck			WdDeck		
Fireplace	1FPL	2 FPL -3,000			2 FPL -3,000			1FPL		
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 11,400			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -32,600			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -13,300		
Adjusted Sale Price of Comparables		Net 4.0 % Gross 23.6 % \$ 296,400			Net 9.9 % Gross 12.0 % \$ 297,400			Net 4.3 % Gross 7.4 % \$ 294,700		

Summary of Sales Comparison Approach GLA adjusted at \$50 per square foot. Full baths adjusted at \$8,000 and half baths at \$4,000, full baths below grade adjusted at \$4,000. All other rooms adjusted under GLA. Comp #1 utilized for most recent sales date and location on same street as the subject property, to bracket GLA on the lower side. Comp #2 utilized to bracket square footage on the higher side and similar overall room count and age, as well as proximity. Comp #3 utilized for similar square footage, as well as proximity. Comp #4 is an active listing, utilized for further support. Greatest weight to value given to Comp #1 for most recent sale and proximity and Comp #2 for the most similar room count and proximity.

Comparable Sale #1 & #4 each have a private road / driveway and are subject to a \$500 fee per year. The subject property has 0.87ac. A search was made to find comparable with this acreage, but none were found. Adjustments to the land were made at the rate of \$10,000 per acre.

Indicated Value by Sales Comparison Approach \$ 295,000



ADDITIONAL COMPARABLE SALES

File No.:

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	303 Highland St Wethersfield, CT 06109-3935	16 Whippoorwill Way Wethersfield, CT 06109								
Proximity to Subject		0.76 miles W								
Sale Price	\$	\$ 272,500			\$			\$		
Sale Price/GLA	\$ /sq.ft.	\$ 134.63 /sq.ft.			\$ /sq.ft.			\$ /sq.ft.		
Data Source(s)	Exterior Inspection	SMLS # 170166188								
Verification Source(s)	Assessment Rcds	Active								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	
Sales or Financing Concessions		Active								
Date of Sale/Time		Active	-8,175							
Rights Appraised	Fee Simple									
Location	Average/Traffic	Average/Traffic								
Site	0.87 ac	0.35ac	+5,200							
View	Residential	Residential								
Design (Style)	Colonial	Colonial								
Quality of Construction	Average	Average								
Age	61	49								
Condition	Average	Fair	+50,900							
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
Room Count	7 3 1.1	8 4 2.1	-8,000							
Gross Living Area	2,084 sq.ft.	2,024 sq.ft.		sq.ft.		sq.ft.		sq.ft.		
Basement & Finished Rooms Below Grade	1220 sq.ft. Unfinished	936 sq.ft. 600 sq. ft.	-6,000							
Functional Utility	Average/3Bdrm	Avg/4Bdrm								
Heating/Cooling	OHW/None	GHW/CA	-3,000							
Energy Efficient Items	None	None								
Garage/Carport	1 Att Garage	2 Att Garage	-7,000							
Porch/Patio/Deck	EncP/StPatio	OpP/Pt								
Fireplace	1FPL	2 FPL	-3,000							
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 20,925	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$	
Adjusted Sale Price of Comparables		Net 7.7 %		Net %		Net %		Net %		
		Gross 33.5 %	\$ 293,425	Gross %	\$	Gross %	\$	Gross %	\$	

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach

File No.:

COST APPROACH	COST APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.	
	Provide adequate information for replication of the following cost figures and calculations.	
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): <u>The Cost Approach to value was not developed due to the age of the dwelling and total accrued depreciation.</u>	
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	
	Source of cost data:	OPINION OF SITE VALUE _____ = \$
	Quality rating from cost service: _____ Effective date of cost data: _____	DWELLING Sq.Ft. @ \$ _____ = \$
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):	Sq.Ft. @ \$ _____ = \$
		Sq.Ft. @ \$ _____ = \$
		Sq.Ft. @ \$ _____ = \$
		Sq.Ft. @ \$ _____ = \$
		Sq.Ft. @ \$ _____ = \$
		Sq.Ft. @ \$ _____ = \$
		Sq.Ft. @ \$ _____ = \$
		Sq.Ft. @ \$ _____ = \$
		Garage/Carport Sq.Ft. @ \$ _____ = \$
	Total Estimate of Cost-New _____ = \$	
	Less Physical Functional External _____ = \$(_____)	
	Depreciated Cost of Improvements _____ = \$	
	"As-is" Value of Site Improvements _____ = \$	
	_____ = \$	
	_____ = \$	
Estimated Remaining Economic Life (if required): _____ Years	INDICATED VALUE BY COST APPROACH _____ = \$	



INCOME APPROACH	INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.
	Estimated Monthly Market Rent \$ _____ X Gross Rent Multiplier _____ = \$ _____ Indicated Value by Income Approach
	Summary of Income Approach (including support for market rent and GRM): _____

PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.
	Legal Name of Project: _____ Describe common elements and recreational facilities: _____

RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 295,000 Cost Approach (if developed) \$ _____ Income Approach (if developed) \$ _____
	Final Reconciliation <u>All weight was given to the Sales Comparison Approach. Income Approach was considered but not developed since single family homes are not generally purchased for income purposes. The Cost Approach was not developed due to the age of the dwelling and total accrued depreciation.</u>
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: _____ <input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 295,000 , as of: 04/09/2019 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACHMENTS	A true and complete copy of this report contains <u>17</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.
	Attached Exhibits:
	<input checked="" type="checkbox"/> Maps <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____

SIGNATURES	Client Contact: _____ Client Name: <u>Town of Wethersfield</u>
	E-Mail: _____ Address: <u>505 Silas Dean Highway, Wethersfield, CT 06109</u>
	APPRAISER
	
	Appraiser Name: <u>Pamela Aldred</u>
	Company: <u>Kerin & Fazio, LLC</u>
	Phone: <u>203-259-9500</u> Fax: _____
	E-Mail: <u>Admin@kfv.com</u>
	Date of Report (Signature): <u>04/22/2019</u>
	License or Certification #: <u>RSP.0002057</u> State: <u>CT</u>
Designation: <u>Provisional Real Estate Appraiser</u>	
Expiration Date of License or Certification: <u>04/30/2019</u>	
Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> None	
Date of Inspection: <u>04/09/2019</u>	
SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)	
	
Supervisory or Co-Appraiser Name: <u>Michael Fazio, MAI</u>	
Company: <u>Kerin & Fazio LLC</u>	
Phone: <u>203 259-9500 x301</u> Fax: <u>203-259-9501</u>	
E-Mail: <u>mike@kfv.com</u>	
Date of Report (Signature): <u>04/22/2019</u>	
License or Certification #: <u>RCG.000194</u> State: <u>CT</u>	
Designation: <u>General Real Estate Appraiser</u>	
Expiration Date of License or Certification: <u>04/30/2019</u>	
Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	
Date of Inspection: _____	



Supplemental Addendum

File No.

Client	Town of Wethersfield				
Property Address	303 Highland St				
City	Wethersfield	County	Hartford	State	CT
Zip Code	06109-3935				
Lender/Client	Town of Wethersfield				

Scope of Work

The scope of the appraisal involves valuation of the property based upon an exterior inspection, information obtained by public records, town hall records, multiple listing services (MLS), and from the appraisers files. Where possible data obtained from MLS is confirmed from a second source. Pertinent information and data developed is presented in this report as descriptive information or as market data in the applicable approaches to value. All three approaches to value, the cost approach, the sales comparison approach and the income approach have been considered. The final opinion of value is made after the completion of all information gathering and data analysis.

An Exterior-Only Inspection was completed but the subject could not be fully viewed from the street. The appraiser has made an Extraordinary assumption based on other credible and reliable resources to identify relevant property characteristics. The client is aware of this method and assumption.

SINGLE FAMILY PROPERTY VALUES: According to the local CMLS, the Warren Group and Empirical Data the market appears to have stabilized for the subjects sub market and price point over the past six months. The town of Wethersfield and surrounding towns overall appear to be stable over the past 12 months. See the Market Conditions Addendum for further support.

ACTIVE LISTINGS: Comp #4 is an active listing and was given a downward adjustment to represent the estimated difference between the list price and potential sale price.

SIX MONTH: Comparables utilized are within 6 months of the effective date of this report whenever possible. If, at the appraisers's discretion, a more comparable property/Comp was available that sold over 6 months ago, then that sale may be utilized.

1 MILE: An attempt was made to utilized comparable sales within one mile of the subject property. Given the lack of truly comparable sales in closer proximity and the unique nature of Wethersfield, as well as larger lot size requirements due to town zoning regulations there may arise an instance where the one mile rule is considered inapplicable for this report. Active listing #4 exceed FNMA 1 mile guidelines and was utilized for similar characteristics to the subject property. This Comps are located outside the subject's immediate neighborhood boundaries. This Comp is considered to be within the subject's greater market area with no adjustments warranted for these location other than those discussed below.

AGE ADJUSTMENTS: No age adjustments were warranted or applied as all are similar in renovation, updates and utility.

CONDITION ADJUSTMENTS: Comps were adjusted for condition based on CMLS information, visual exterior observation, updating or lack thereof, and overall general appearance. Adjustments are made based on analysis of sales and paired sales within this report.

ADJUSTMENTS: Adjustments are derived from differing appraisal practices including paired sales analysis, market reaction and regional appraisal formulas. All methods are reliable methods when deriving an adjustment for the differences noted. This is typical and has no negative impact on final opinion of value.

LEAD PAINT: The subject was built prior to 1978 and may contain lead based paint. Appraiser is not an environmental expert and has not performed any lead testing. Appraiser takes no responsibility no liability for the potential presence of lead based paint.

OIL STORAGE TANK: This is an exterior-only inspection appraisal. The appraiser is not qualified to make any determination concerning the condition of the tank or its operation.

This appraisal is made under the assumption that there has been no soil contamination from seepage. If it is determined otherwise this appraisal is NULL and VOID.

• **URAR :** Sales Comparison Analysis - Summary of Sales Comparison Approach.
Comparable sales utilized are similar to the subject in characteristics, GLS, location and amenities. The Comparables presented are assumed to be reasonable purchase alternatives to the subject and as adjusted, correlate to an estimate of Market Value.

COMPARABLE SEARCH CRITERIA: Comparable search criteria include but was not 100% limited to the following:

Initial search criteria of the subjects street and the street history.

2nd search criteria for comparable properties: similar in location, sq ft +/- 500 sf, age +/- 10 years, site area +/- 10%, style, bedroom counts +/- 1 bedroom, amenities, quality 7 features, proximity & date of sale. Sales dated back 12 months and 1 mile.

3rd search criteria utilized narrowing the comparable sales down to the comparable sales provided in the analysis, the sales utilized are deemed the best available as of the effective date.

COMPARABLE SALES ARE CLOSED SALES AND THE BEST AVAILABLE AT TIME OF INSPECTION.
Equal consideration was given to all Comparables.

COMPARISON:

Comparable sales adjusted at \$50.00 per square foot.
Full bath above grade adjusted at \$8,000. Full baths below grade adjusted at \$4,000.
Garage bay differences adjusted at \$7,000.
Fireplace differences adjusted at \$3,000.

Subject Photos

Client	Town of Wethersfield			
Property Address	303 Highland St			
City	Wethersfield	County Hartford	State CT	Zip Code 06109-3935
Lender/Client	Town of Wethersfield			



Subject Front

303 Highland St
 Sales Price
 Gross Living Area 2,084
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 1.1
 Location Average/Traffic
 View Residential
 Site 0.87 ac
 Quality Average
 Age 61



Subject Side



Subject Street

Subject Photo Page

Client	Town of Wethersfield			
Property Address	303 Highland St			
City	Wethersfield	County Hartford	State CT	Zip Code 06109-3935
Lender/Client	Town of Wethersfield			



Subject Front

303 Highland St
 Sales Price
 Gross Living Area 2,084
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 1.1
 Location Average/Traffic
 View Residential
 Site 0.87 ac
 Quality Average
 Age 61

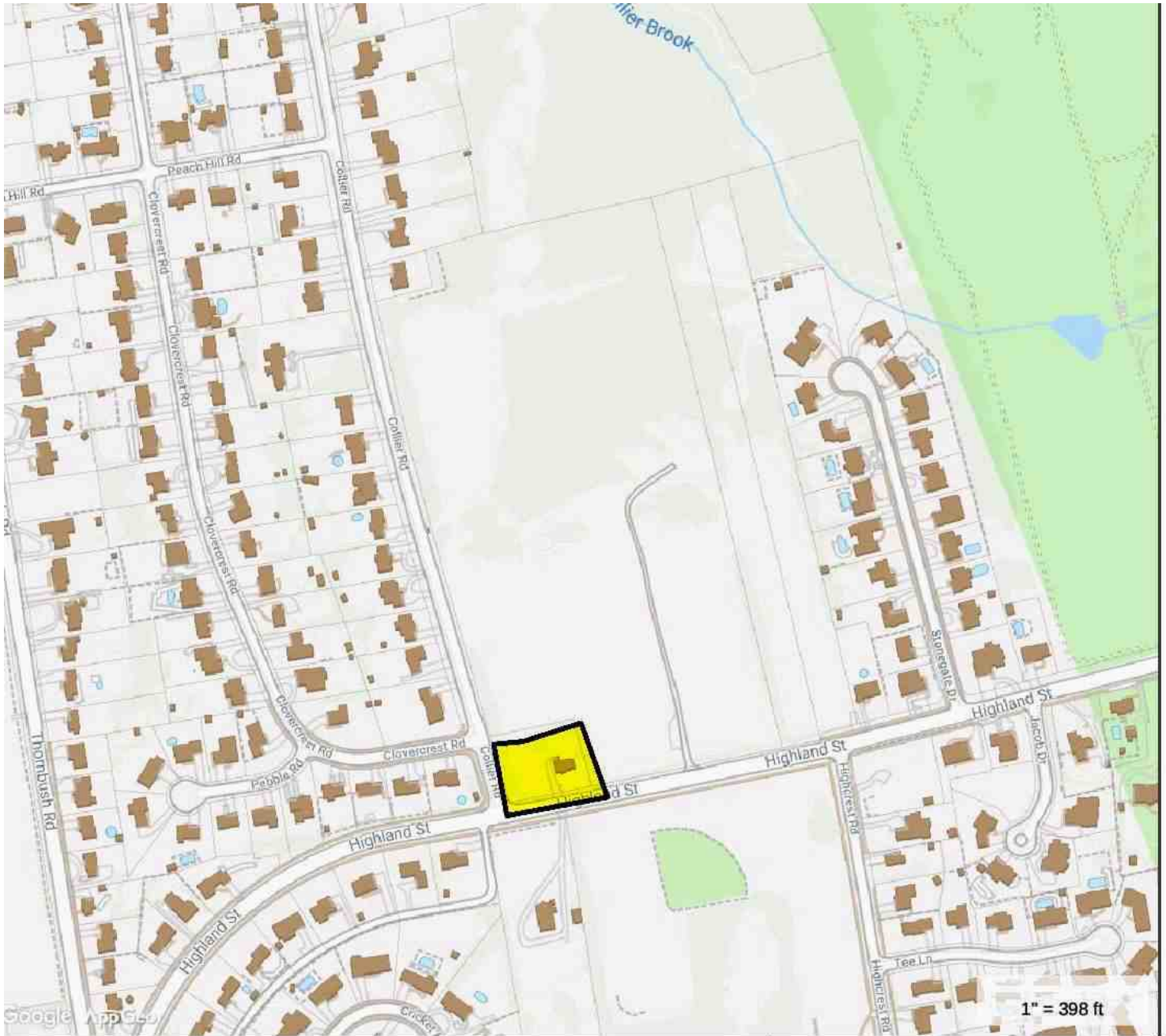


Subject Side



Subject Street

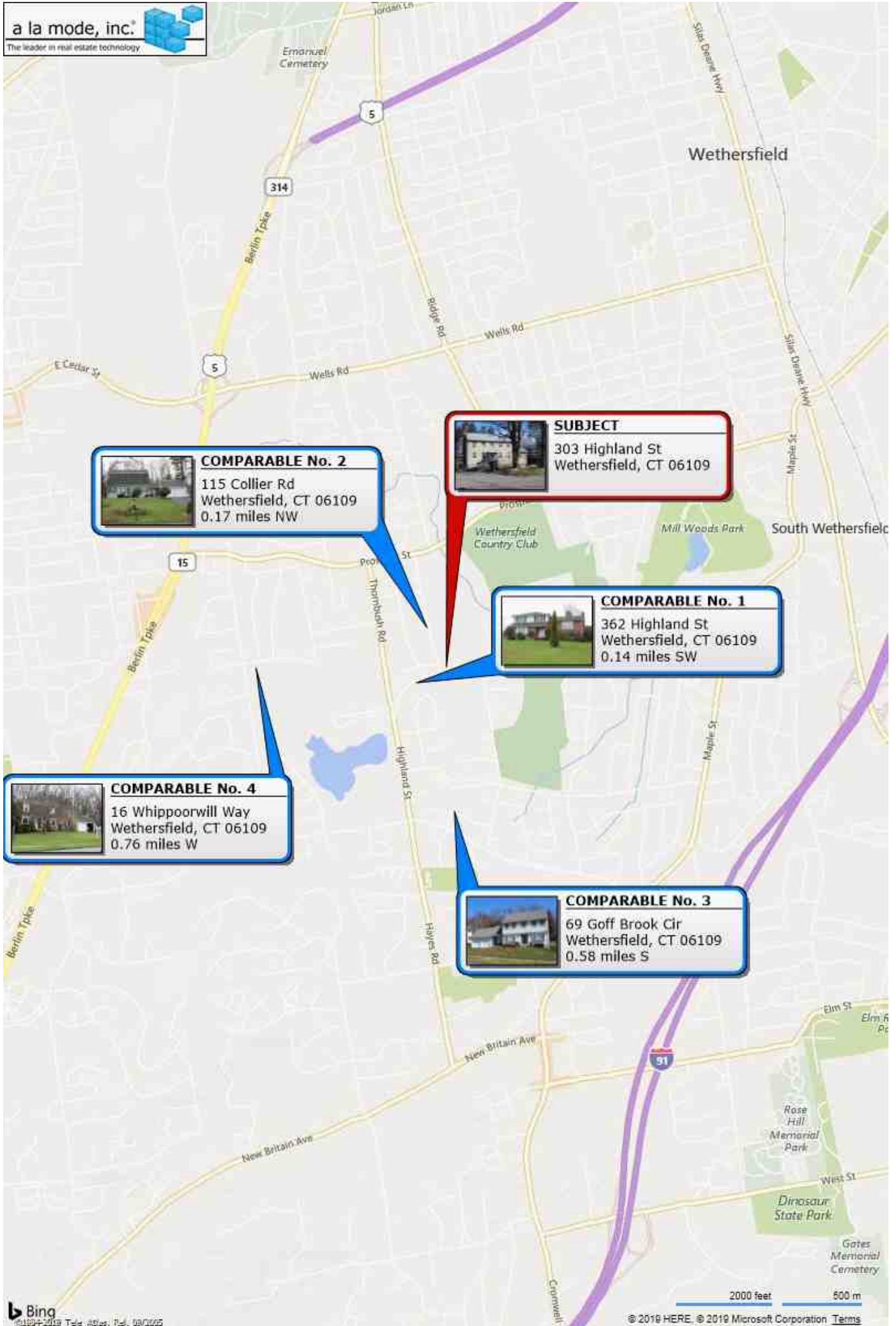
GIS Map



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

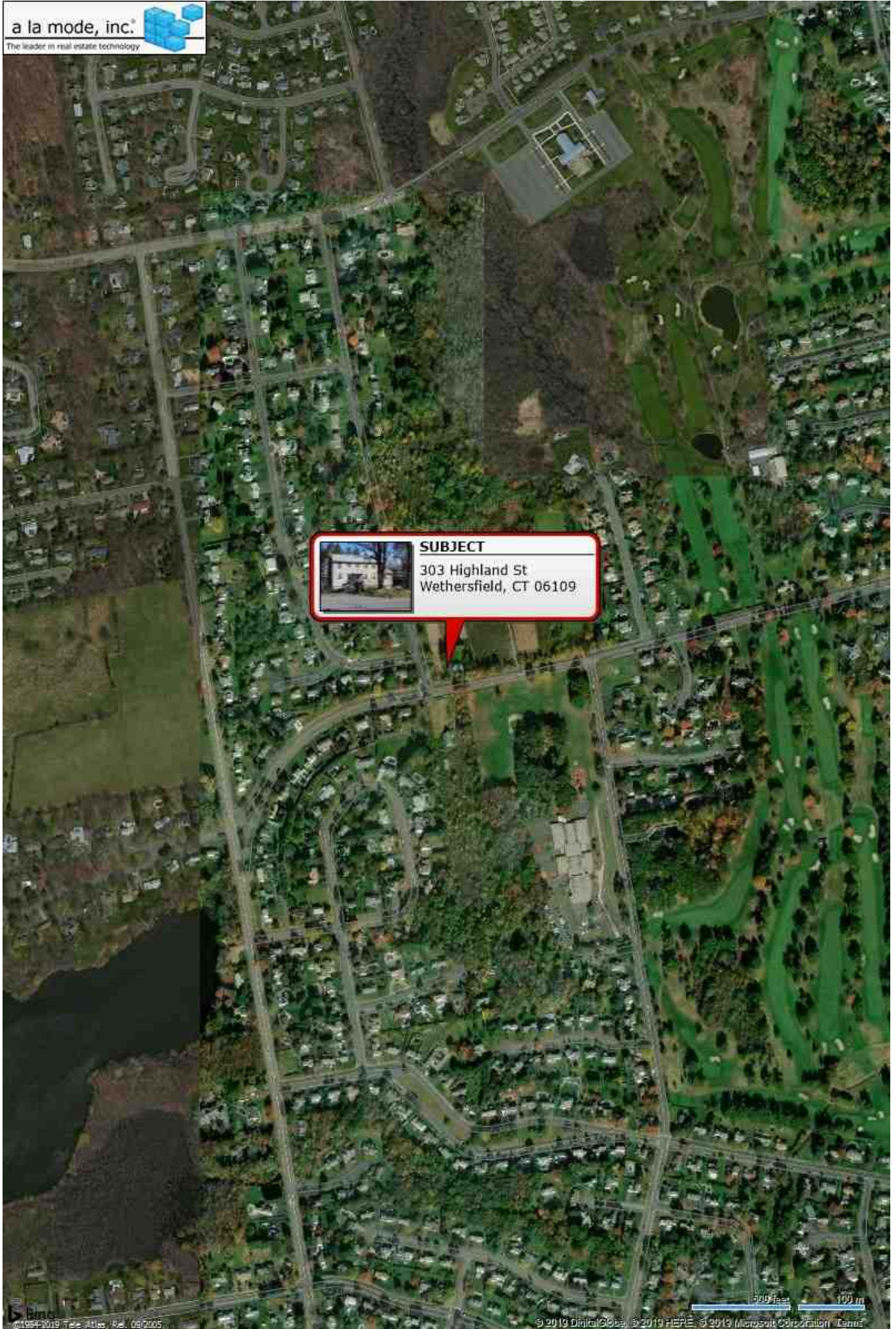
Location Map

Client	Town of Wethersfield				
Property Address	303 Highland St				
City	Wethersfield	County	Hartford	State	CT
Lender/Client	Town of Wethersfield				
				Zip Code	06109-3935



Aerial Map

Client	Town of Wethersfield				
Property Address	303 Highland St				
City	Wethersfield	County	Hartford	State	CT
Lender/Client	Town of Wethersfield				
				Zip Code	06109-3935



Comparable Photo Page

Client	Town of Wethersfield				
Property Address	303 Highland St				
City	Wethersfield	County	Hartford	State	CT
Lender/Client	Town of Wethersfield				
				Zip Code	06109-3935



Comparable 1

362 Highland St
 Prox. to Subject 0.14 miles SW
 Sales Price 285,000
 Gross Living Area 1,664
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location Average/Traffic
 View Residential
 Site 0.46 ac
 Quality Average
 Age 42



Comparable 2

115 Collier Rd
 Prox. to Subject 0.17 miles NW
 Sales Price 330,000
 Gross Living Area 2,276
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 1.1
 Location Average/Traffic
 View Residential
 Site 0.52 ac
 Quality Average
 Age 55



Comparable 3

69 Goff Brook Cir
 Prox. to Subject 0.58 miles S
 Sales Price 308,000
 Gross Living Area 2,004
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location Average/Traffic
 View Residential
 Site 0.40ac
 Quality Average
 Age 47

Comparable Photo Page

Client	Town of Wethersfield				
Property Address	303 Highland St				
City	Wethersfield	County	Hartford	State	CT Zip Code 06109-3935
Lender/Client	Town of Wethersfield				



Comparable 4

16 Whippoorwill Way
 Prox. to Subject 0.76 miles W
 Sales Price 272,500
 Gross Living Area 2,024
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location Average/Traffic
 View Residential
 Site 0.35ac
 Quality Average
 Age 49

Comparable 5

Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Comparable 6

Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Appraisers License

STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

MICHAEL FAZIO

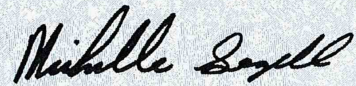
has been certified by the Department of Consumer Protection as a licensed

CERTIFIED GENERAL REAL ESTATE APPRAISER

License # RCG.0000194

Effective: 05/01/2019

Expiration: 04/30/2020



Michelle Seagull, Commissioner

Appraisers License

STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

PAMELA V ALDRED

has been certified by the Department of Consumer Protection as a licensed

PROVISIONAL REAL ESTATE APPRAISER

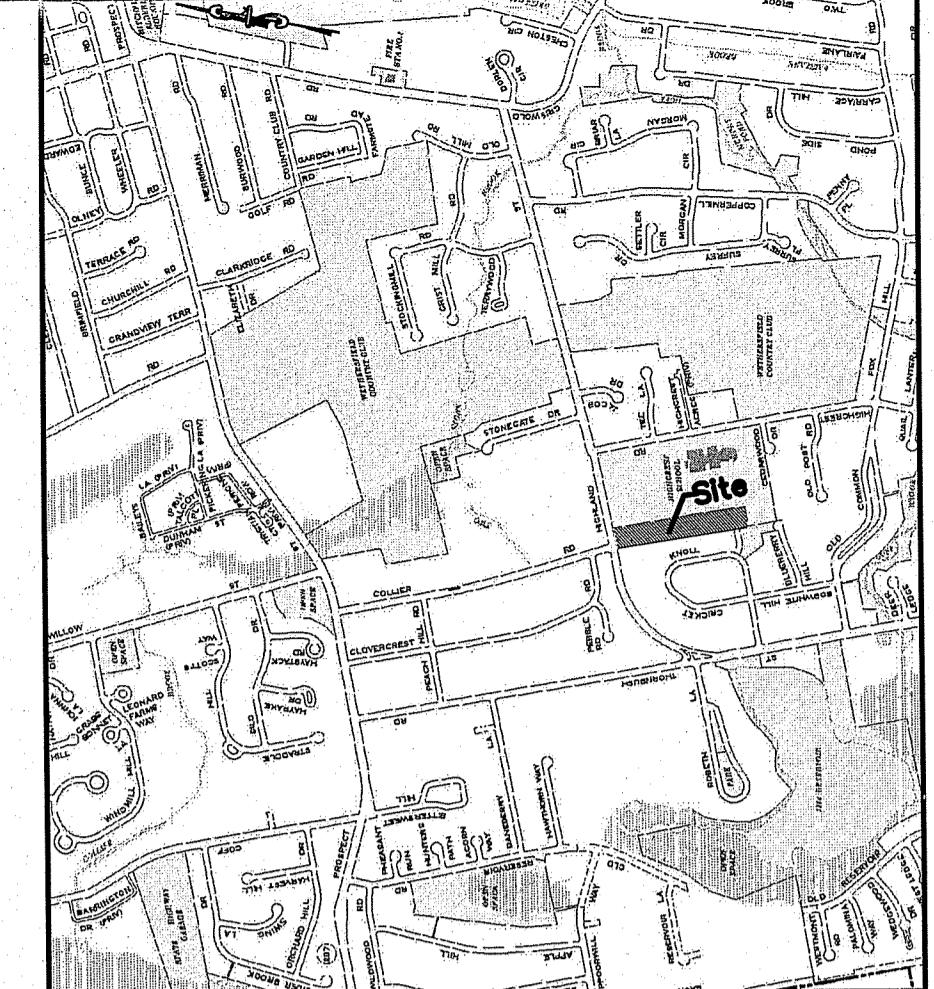
License # RSP.0002057

Effective: 05/01/2019

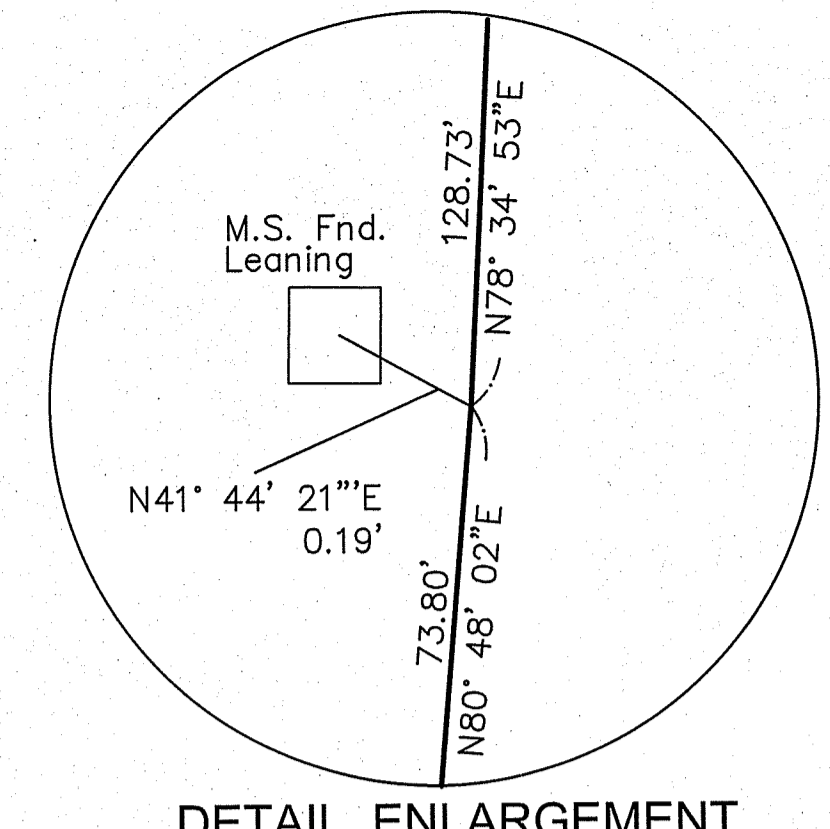
Expiration: 04/30/2020



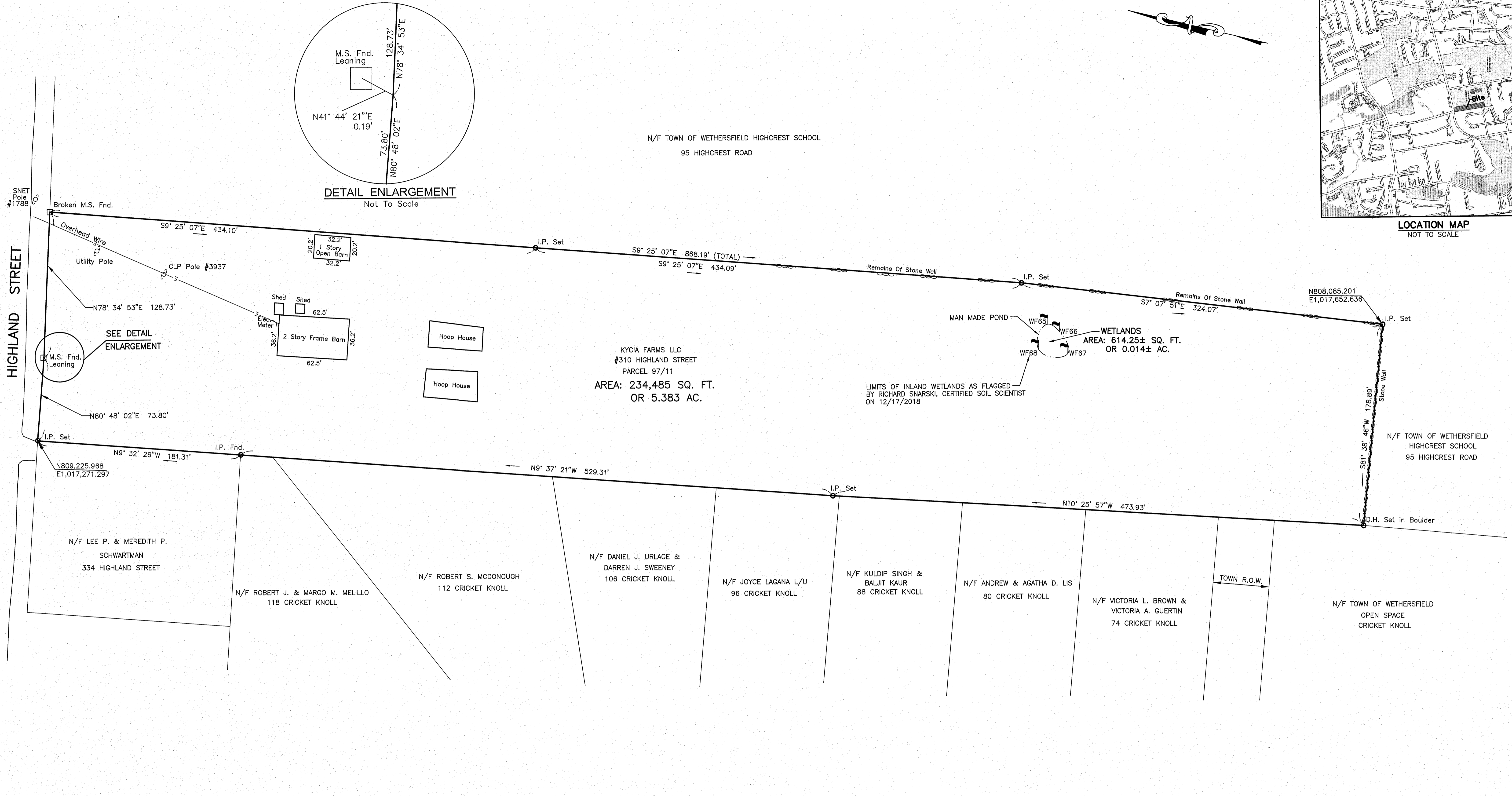
Michelle Seagull, Commissioner



LOCATION MAP
NOT TO SCALE



DETAIL ENLARGEMENT
Not To Scale



KYCIA FARMS LLC
#310 HIGHLAND STREET
PARCEL 97/11
AREA: 234,485 SQ. FT.
OR 5.383 AC.

MAN MADE POND
WF65
WF66
WF67
WF68
WETLANDS
AREA: 614.25± SQ. FT.
OR 0.014± AC.
LIMITS OF INLAND WETLANDS AS FLAGGED
BY RICHARD SNARSKI, CERTIFIED SOIL SCIENTIST
ON 12/17/2018

- MAP REFERENCE:
- "SUBDIVISION PLAN, SECTION IV, PROPERTY OF H. NEWTON GRISWOLD, WETHERSFIELD, CONN.", SCALE: 1"=40', DATE: 5/31/68, REVISED 6/28/68, MAP NO. 103-68-1, MEGSON & HYPPA, CIVIL ENGINEERS, GLASTONBURY, CONN.
 - "SUBDIVISION PLAN, SECTION V, PROPERTY OF H. NEWTON GRISWOLD, WETHERSFIELD, CONN.", SCALE: 1"=40', DATE: 3/28/69, MAP NO. 142-68-1, SHEET 1 OF 2 SHEETS & SHEET 2 OF 2 SHEETS, MEGSON & HYPPA, CIVIL ENGINEERS, GLASTONBURY, CONN.
 - "TOWN OF WETHERSFIELD, DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIVISION, LAND CONVEYANCE, ANDREW KYCIA TO TOWN OF WETHERSFIELD, SCALE: 1"=20', DATE: 12/27/68, CERTIFIED SUBSTANTIALLY CORRECT, WALTER C. RICCI, L.S. #7402"
 - "SUBDIVISION MAP, CEDARWOOD, PROPERTY OF ROBERT & WILLIAM SCHAPPA, LOCATED ON HIGHCREST ROAD, WETHERSFIELD, CONNECTICUT., SCALE: 1"=40', OCT. 1986, REVISED MARCH 30, 1987, O. PAQUETTE, L.S. #4476
 - "SITE LAYOUT PLAN, HIGHCREST ROAD SCHOOL, WETHERSFIELD, CONNECTICUT, SRECKER AND COLAVECCHIO ARCHITECTS, 945 ASYLUM AVENUE, HARTFORD, CONNECTICUT., SCALE: 1"=40'-0", DRAWN BY: AWK, DATE: OCT 16, 1967, I HEREBY CERTIFY THAT THIS BUILDING IS LOCATED AS SHOWN, LAWRENCE E. HUGHES L.S. #5727, 6/26/69.

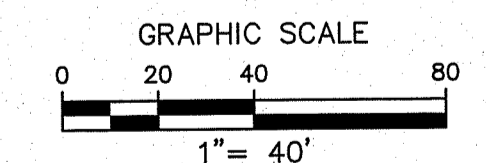
NOTES:

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 26, 1996. THIS IS A PROPERTY SURVEY BASED ON A RE-SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO DEPICT THE POSITION OF BOUNDARIES WITH RESPECT TO LOCATIONS OF ALL BOUNDARY MONUMENTATION; APPARENT IMPROVEMENTS AND FEATURES; RECORD EASEMENTS AND VISIBLE EVIDENCE OF THE USE THEREOF; RECORD AND APPARENT MEANS OF INGRESS AND EGRESS; LINES OF OCCUPATION AND DEED RESTRICTIONS PERTAINING TO THE LOCATION OF BUILDINGS OR OTHER IMPROVEMENTS.
- THIS SURVEY IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

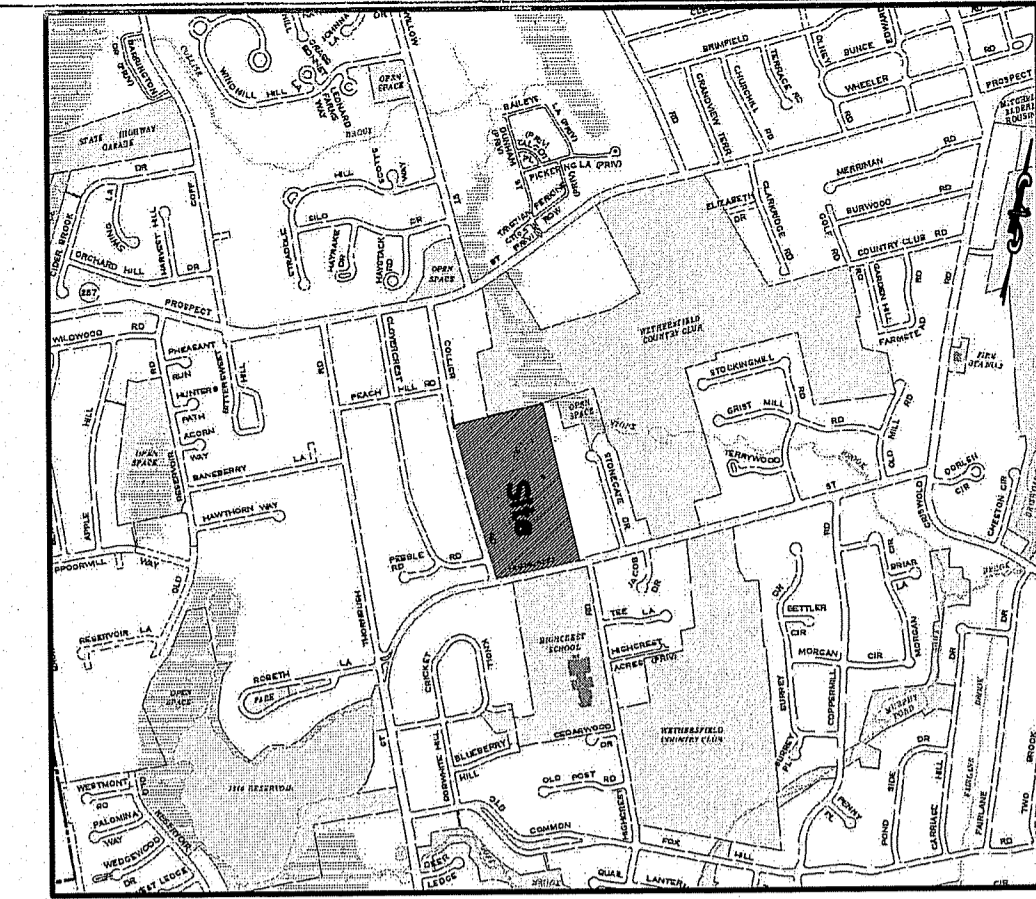
By _____
PAUL W. HUMPUREYS, L.S.
LIC. NO. 12322

NOTE: COORDINATES REFER TO N.A.D. 1983 AND WERE OBTAINED BY GPS OBSERVATIONS

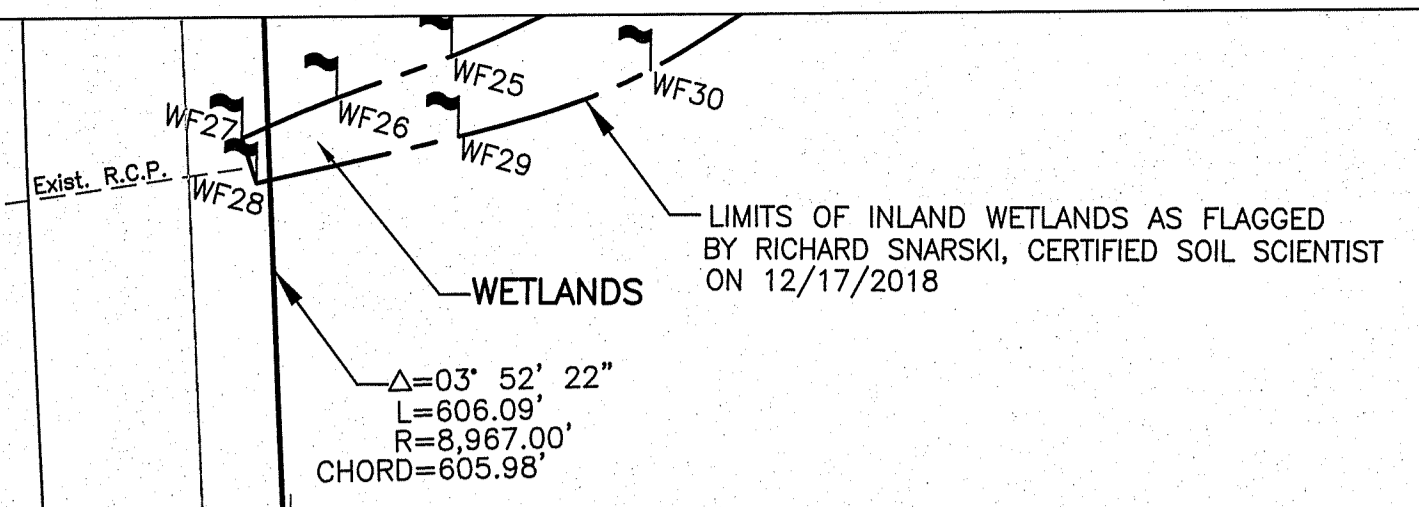
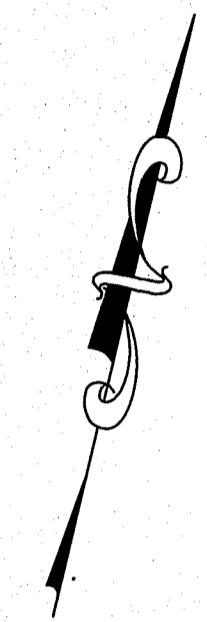


No. Date Description Revisions		Close, Jensen & Miller, P. C. Consulting Engineers, Land Planners & Surveyors 1137 Silas Deane Highway, Wethersfield, Conn. 06109, Tel. (860)563-9375	Compiled <i>RAJ</i> P.C. Check <i>RAJ</i> Designed <i>RAJ</i> Drawn <i>RAJ</i> Checked <i>RAJ</i> Scale 1"=40' Date 01/17/2019
			<p align="center">PROPERTY SURVEY</p> <p align="center">PROPERTY OF KYCIA FARMS LLC TO BE CONVEYED TO THE TOWN OF WETHERSFIELD 310 HIGHLAND STREET WETHERSFIELD, CONNECTICUT</p>

R:\C:\M WETHERSFIELD\Kycia Farms\Drawings\2019-SRV.dwg



LOCATION MAP NOT TO SCALE



LIMITS OF INLAND WETLANDS AS FLAGGED BY RICHARD SNARSKI, CERTIFIED SOIL SCIENTIST ON 12/17/2018

COLLIER ROAD

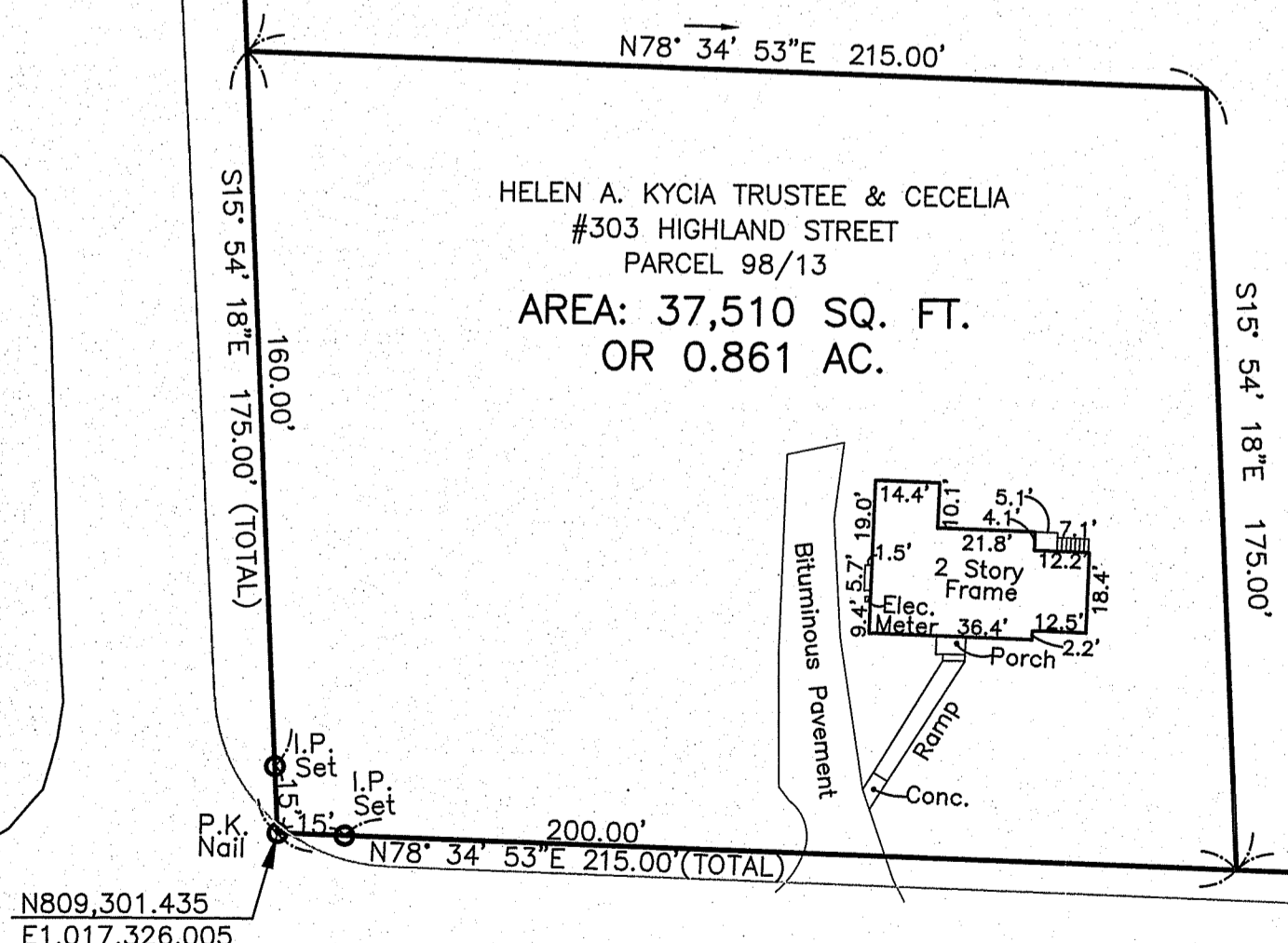
KYCIA FARMS, LLC
PARCEL 99/03
HIGHLAND STREET
AREA: 964,778 SQ. FT.
OR 22.148 AC.

KYCIA FARMS, LLC
PARCEL 99/02
HIGHLAND STREET

AREA:
147,763 SQ. FT.
OR 3.392 AC.

N/F CONN. LIGHT & POWER
HIGHLAND STREET

CLOVERCREST ROAD

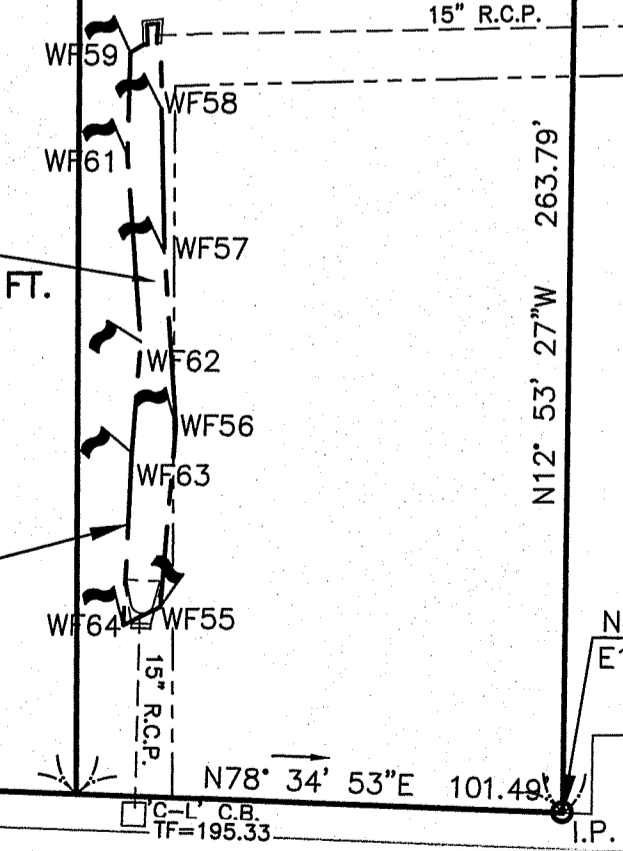


HELEN A. KYCIA TRUSTEE & CECELIA
#303 HIGHLAND STREET
PARCEL 98/13
AREA: 37,510 SQ. FT.
OR 0.861 AC.

WETLANDS
AREA: 875.89± SQ. FT.
OR 0.020± AC.

LIMITS OF INLAND WETLANDS AS FLAGGED BY RICHARD SNARSKI, CERTIFIED SOIL SCIENTIST ON 12/17/2018

TOWN OF WETHERSFIELD
DRAINAGE EASEMENT SEE
SEE VOL. 274, PG. 929



N809,460.968
E1,018,115.872

NOTES:

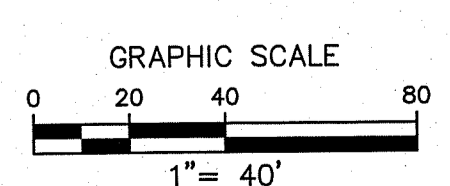
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 26, 1996. THIS IS A PROPERTY SURVEY BASED ON A RE-SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO DEPICT THE POSITION OF BOUNDARIES WITH RESPECT TO LOCATIONS OF ALL BOUNDARY MONUMENTATION; APPARENT IMPROVEMENTS AND FEATURES; RECORD EASEMENTS AND VISIBLE EVIDENCE OF THE USE THEREOF; RECORD AND APPARENT MEANS OF INGRESS AND EGRESS; LINES OF OCCUPATION AND DEED RESTRICTIONS PERTAINING TO THE LOCATION OF BUILDINGS OR OTHER IMPROVEMENTS.
2. THIS SURVEY IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

By
PAUL W. HUMPUREYS, L.S.
LIC. NO. 12322

- MAP REFERENCE:
1. "SUBDIVISION, PROPERTY OF BRETT ASSOCIATES, INC., HIGHLAND STREET, WETHERSFIELD, CONNECTICUT, SCALE: 1"=40', DATE: SEPT. 1975, REVISED: 10/21/75, CLOSE JENSEN & MILLER, WETHERSFIELD, CONNECTICUT, 06109.
 2. "THE HARTFORD ELECTRIC LIGHT CO, MAP OF LAND TO BE PURCHASED FROM JOSEPH KYCIA, TOWN OF WETHERSFIELD, CONNECTICUT, SCALE: 1"=100', JAN. 1957, EDWARD P. LAWTON, JR, CE.
 3. "TOWN OF WETHERSFIELD, DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIVISION, PLAN AND PROFILE OF DRAINAGE AREA ON PROPERTY OF JOSEPH KYCIA & HELCO R.O.W. ON HIGHLAND STREET, DATE: MAY 1971, SCALE: HOR.1"=40', VERT. 1"=4' WALTER C. RICCI L.S. #7402.
 4. "PROPERTY OF ANDREW T. KYCIA JR., BERNICE R. KYCIA, WETHERSFIELD, CONN., SCALE: 1"=20', 6/17/1963, PNILIP J. LACAVA, CIVIL ENGINEER (OUTLINE SURVEY BY E.C. FRESEN 6/10/63).

NOTE: COORDINATES REFER TO N.A.D. 1983 AND WERE OBTAINED BY GPS OBSERVATIONS

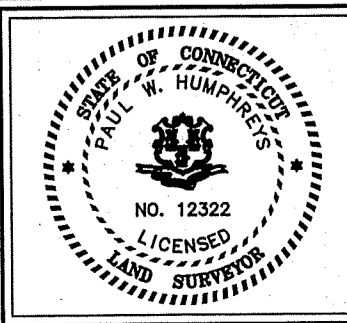


No.	Date	Description	Revisions

No.	Date	Description	Revisions

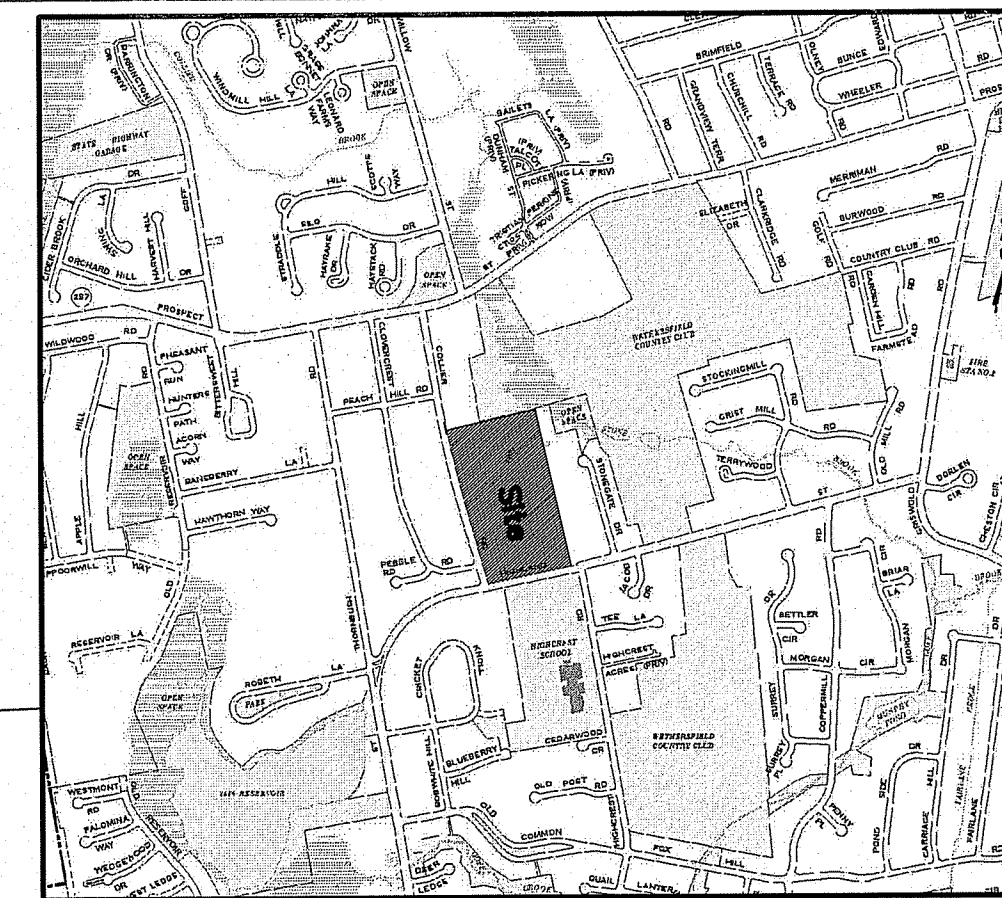
B. J. M.

Close, Jensen & Miller, P. C.
Consulting Engineers, Land Planners & Surveyors
1137 Silas Deane Highway, Wethersfield, Conn. 06109, Tel. (860)563-9375

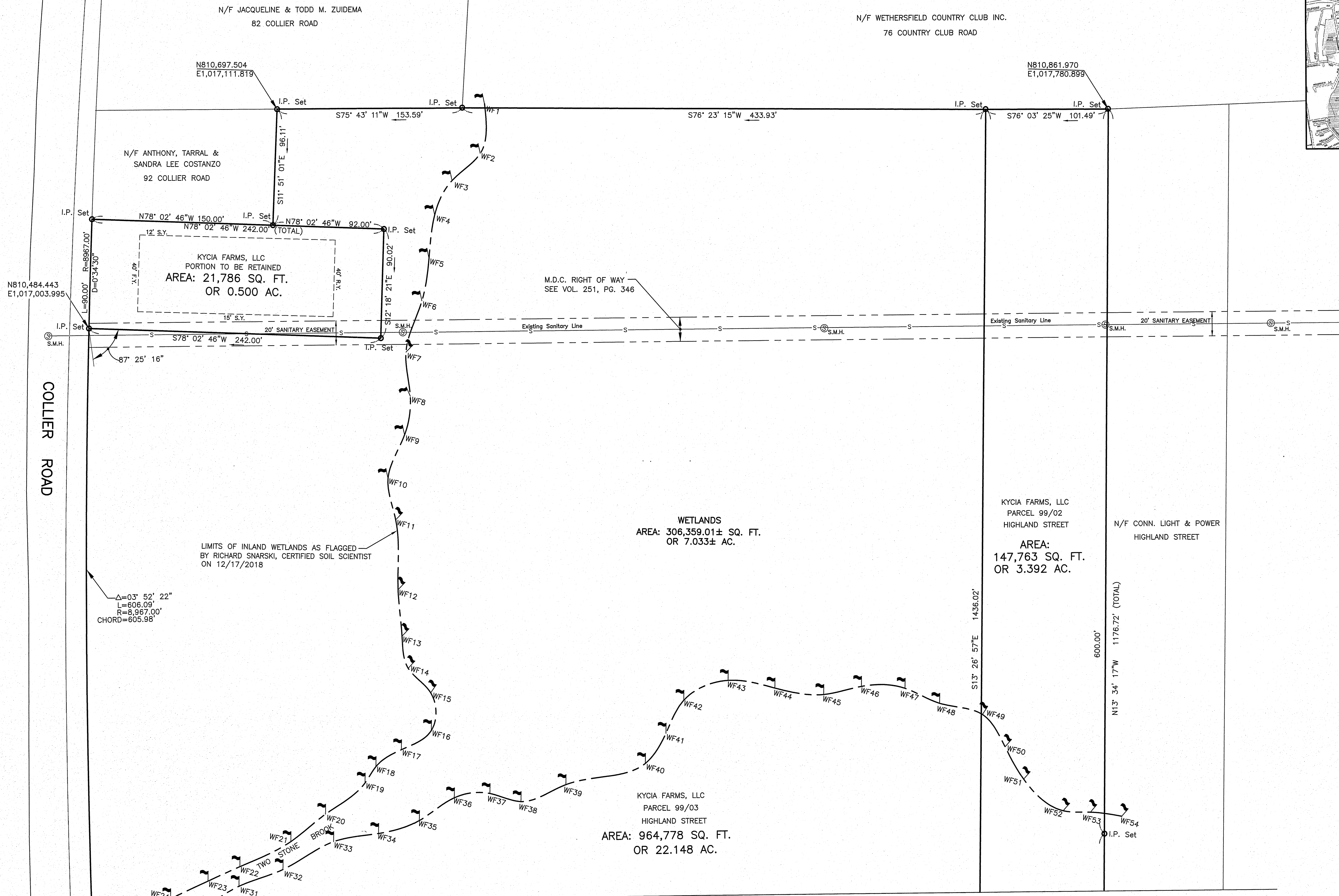
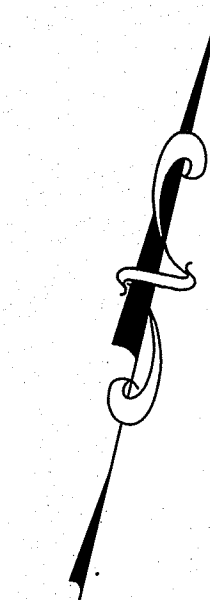


PROPERTY SURVEY
PROPERTY OF
KYCIA FARMS LLC
AND
HELEN A. KYCIA TRUSTEE & CECELIA
TO BE CONVEYED TO THE
TOWN OF WETHERSFIELD
COLLIER ROAD AND 303 HIGHLAND STREET
WETHERSFIELD, CONNECTICUT

Compiled <i>CH</i>	Checked <i>RAJ</i>
P.C. Check <i>IT</i>	Scale 1"=40'
Designed	Date 01/17/2019
Sheet 1	Of 2
Job No. 89553	File No.



LOCATION MAP
NOT TO SCALE



N/F JACQUELINE & TODD M. ZUIDEMA
82 COLLIER ROAD
N810,697.504
E1,017,111.819

N/F WETHERSFIELD COUNTRY CLUB INC.
76 COUNTRY CLUB ROAD
N810,861.970
E1,017,780.899

N/F ANTHONY, TARRAL & SANDRA LEE COSTANZO
92 COLLIER ROAD

KYCIA FARMS, LLC
PORTION TO BE RETAINED
AREA: 21,786 SQ. FT.
OR 0.500 AC.

WETLANDS
AREA: 306,359.01± SQ. FT.
OR 7.033± AC.

KYCIA FARMS, LLC
PARCEL 99/02
HIGHLAND STREET
AREA:
147,763 SQ. FT.
OR 3.392 AC.

KYCIA FARMS, LLC
PARCEL 99/03
HIGHLAND STREET
AREA: 964,778 SQ. FT.
OR 22.148 AC.

Δ=03° 52' 22"
L=606.09'
R=8,967.00'
CHORD=605.98'

LIMITS OF INLAND WETLANDS AS FLAGGED
BY RICHARD SNARSKI, CERTIFIED SOIL SCIENTIST
ON 12/17/2018

- MAP REFERENCE:
- "SUBDIVISION, PROPERTY OF BRETT ASSOCIATES, INC., HIGHLAND STREET, WETHERSFIELD, CONNECTICUT, SCALE: 1"=40', DATE: SEPT. 1975, REVISED: 10/21/75, CLOSE JENSEN & MILLER, WETHERSFIELD, CONNECTICUT, 06109.
 - "THE HARTFORD ELECTRIC LIGHT CO, MAP OF LAND TO BE PURCHASED FROM JOSEPH KYCIA, TOWN OF WETHERSFIELD, CONNECTICUT, SCALE: 1"=100', JAN. 1957, EDWARD P. LAWTON, JR, CE.
 - "TOWN OF WETHERSFIELD, DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIVISION, PLAN AND PROFILE OF DRAINAGE AREA ON PROPERTY OF JOSEPH KYCIA & HELCO R.O.W. ON HIGHLAND STREET, DATE: MAY 1971, SCALE: HOR:1"=40', VERT. 1"=4' WALTER C. RICCI L.S. #7402.
 - "PROPERTY OF ANDREW T. KYCIA JR., BERNICE R. KYCIA, WETHERSFIELD, CONN., SCALE: 1"=20', 6/17/1963, PNILIP J. LACAVA, CIVIL ENGINEER (OUTLINE SURVEY BY E.C. FRESN 6/10/63).

NOTE: COORDINATES REFER TO N.A.D. 1983 AND WERE OBTAINED BY GPS OBSERVATIONS

No	Date	Description

No	Date	Description

<p><i>C. J. M.</i></p> <p>Close, Jensen & Miller, P.C. Consulting Engineers, Land Planners & Surveyors 1137 Silas Deane Highway, Wethersfield, Conn. 06109, Tel. (860)563-9375</p>		Compiled <i>[Signature]</i> P.C. Check <i>[Signature]</i> Designed Drawn <i>[Signature]</i> Checked <i>[Signature]</i> Scale 1"=40' Date 01/17/2019
		<p>PROPERTY SURVEY</p> <p>PROPERTY OF KYCIA FARMS LLC AND HELEN A. KYCIA TRUSTEE & CECELIA TO BE CONVEYED TO THE TOWN OF WETHERSFIELD COLLIER ROAD AND 303 HIGHLAND STREET WETHERSFIELD, CONNECTICUT</p>
Job No. 39557 File No.		Sheet 2 of 2