

**PROPERTY REPORT**

**AND**

**APPRAISAL**

**BY**

**CALCIANO & STERN APPRAISAL  
ASSOCIATES, INC.**

**APPRAISERS**

**DONALD A. STERN  
JAMES F. CALCIANO**

**PROPERTY ADDRESS**

**325 COMMERCE DRIVE  
CANTON, CT 06019  
(ASSESSOR'S MAP 35, LOT 3330325)  
(FILE #27105)**

**OWNER OF RECORD**

**CANTON COMMERCE CENTER  
ASSOCIATES, LLC**

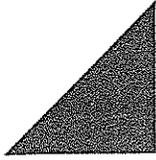
**CLIENT**

**MR. ROBERT SKINNER,  
CHIEF ADMINISTRATOR OFFICER**

**"MARKET VALUE"**

**\$215,000.**

**EFFECTIVE DATE OF APPRAISAL: JANUARY 15, 2013**



CALCIANO & STERN APPRAISAL ASSOCIATES, INC.  
22 PINE STREET, SUITE 100 • BRISTOL, CT 06010 • 860.583.3766 • 21 GRANT DRIVE • AVON, CT 06001 • 860.673.1196

January 25, 2013

Mr. Robert Skinner  
Chief Administrative Officer  
Town of Canton  
Four Market Square  
P.O. Box 168,  
Collinsville, CT 06022-0168

RE: Appraisal of 325 Commerce Drive, Canton, CT  
06019 (4.75± Acres of IPD zoned land)

Dear Mr. Skinner:

In accordance with your recent request, we have made a careful and personal inspection of the above-mentioned property for the purpose of forming an opinion as to its "Market Value". Market Value is defined as:

Market Value is the amount of cash, or in terms reasonably equivalent to cash, for which all probability the property would have sold on the Effective Date of the Appraisal, after a reasonable exposure of time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property at the time of the appraisal.<sup>1</sup>

The subject consists of an irregular shaped parcel of land containing 4.75± acres with approximately 375'± of frontage on the northwesterly side of Commerce Drive. The parcel is wooded and densely covered with undergrowth with the lot downsloping in a southeast to northwest direction. The parcel is vacant, with no site improvements noted at the present time, however, there is a Detention Basin with an "Easement in favor of the Town of Canton" located at the extreme rear of the property. There are power line and utility easements noted of record encumbering areas within the front, side and rear setbacks, however, these have limited impact on value.

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<sup>1</sup> The Appraisal Dictionary of Real Estate Appraisal.

Mr. Robert Skinner  
January 25, 2013 / Page 2

The scope of this appraisal is the analysis and estimation of value for an industrial building lot located in the Canton Commerce Center as part of the IPD Zoning District. In order to complete this appraisal, we have inspected the subject property, interviewed various town officials within the Town of Canton, inspected comparable sales data from Canton and the surrounding communities and analyzed all information regarding soil types, topography, potential uses and other pertinent data to the property. While it is recognized that the property is currently vacant land, we have considered the Highest and Best Use applicable under current zoning regulations as well as other potential uses for the subject property.

The appraisal process has been completed in accordance with the methods shown in this report and the reconciliation thereof, with the inspection of the property and public records, comparable sales data and other information show in the appraisal report. The **Summary Narrative** format has been utilized.

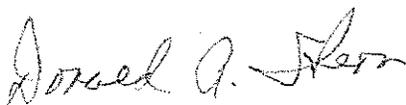
By reason of our inspection, exploratory work and by virtue of our experience, we have been able to form and have formed the opinion that the "Market Value" of the subject properties, as of the **Effective Date of Appraisal**, January 15, 2013 (date of our last inspection) is as follows:

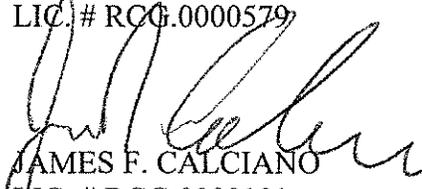
***TWO HUNDRED FIFTEEN THOUSAND DOLLARS***  
***(\$215,000)***

The property was appraised as a whole, owned in fee simple and unencumbered by any indebtedness.

We further certify that we have no present or contemplated future interest in the property appraised, or the result of this appraisal, and that this appraisal was made in full conformity with standard appraisal practices, and Uniform Standards of Professional Appraisal Practice (USPAP) adopted by the Appraisal Standards Board of the Appraisal Foundation, except that the Departure Provisions of the USPAP shall not apply to Federally related transactions.

Respectfully submitted

  
DONALD A. STERN  
LIC. # RCG.0000579

  
JAMES F. CALCIANO  
LIC. # RCG.0000101

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**SUMMARY OF SALIENT FACTS**

**Property Address:** 235 Commerce Drive, Canton, CT 06019 (Assessor's Map 35, Parcel #3330325)

**Owner of Record:** Canton Commercial Center Associates, LLC

**Purpose of Appraisal:** To estimate the "Market Value" of a 4.75± acre parcel of MCPF zoned land located within the Canton Commerce Center Industrial Park.

**Use of Appraisal:** Estimation of "Market Value" for possible purchase by the Town of Canton.

**Effective Date of Appraisal:** January 15, 2013

**Land Area:** 4.75± Acres

**Zone:** IPD (Industrial Park District)

**Assessment & Tax Data:** Assessment: \$9,970.  
Taxes: \$ 376.22

**Current Use:** Vacant

**Highest and Best Use:** Industrial development.

**VALUES INDICATED:**

<i>VALUE VIA COST APPROACH .....</i>	<i>\$ N/A.</i>
<i>VALUE VIA DIRECT SALES COMPARISON APPROACH .....</i>	<i>\$215,000.</i>
<i>VALUE VIA INCOME APPROACH .....</i>	<i>\$ N/A.</i>
<b><i>"MARKET VALUE" OF SUBJECT PROPERTY AS OF THE EFFECTIVE DATE OF THIS APPRAISAL, JANUARY 15, 2013...</i></b>	<b><i>\$215,000.</i></b>

**PHOTO PAGE**



PH

**SUBJECT LOT LOOKING NORTHWEST**



#2

**SUBJECT DRIVEWAY LOOKING NORTHWEST**



PH

0

SUBJECT DETENTION BASIN LOOKING WEST



SUBJECT INTERIOR LOOKING WEST



STREET VIEW LOOKING NORTHEAST



STREET VIEW LOOKING SOUTHWEST

## **IDENTIFICATION OF THE PROPERTY**

The subject property is located at 325 Commerce Drive within the Canton Commerce Center Industrial Park. The property is more particularly described on Assessor's Map 35, Parcel 3330325. The property is located on the northwest side of Commerce Drive as part of a 13 lot subdivision.

## **PURPOSE AND USE OF THE APPRAISAL**

The purpose of this appraisal is to estimate the "Market Value" of a 4.75± acre parcel of IPD (Industrial Park District) zoned land located in the Canton Village portion of town. The value will be based on the potential use to which the property may be placed under Highest and Best Use theory.

It is our understanding that the appraisal will be utilized as part of the negotiation process for the potential purpose of the property.

## **PROPERTY RIGHTS APPRAISED**

All rights inherent in the Fee Simple Estate as though the property was free and clear of any encumbrances. The Fee Simple Estate represents absolute ownership without limitation of any particular class of heirs or restrictions, but subject to the limitations of eminent domain, escheat, police power and taxation.

## **DATE OF VALUATION**

The Effective Date of Value is January 15, 2013 and this was the date of our last inspection of the property.

## **SCOPE OF THIS APPRAISAL**

The scope of this appraisal is the analysis and estimation of value for an industrial building lot located in the Canton Commerce Center as part of the IPD Zoning District. In order to complete this appraisal, we have inspected the subject property, interviewed various town officials within the Town of Canton, inspected comparable sales data from Canton and the surrounding communities and analyzed all information regarding soil types, topography, potential uses and other pertinent data to the property. While it is recognized that the property is currently vacant land, we have considered the Highest and Best Use applicable under current zoning regulations as well accordingly.

## DEFINITION OF "MARKET VALUE"

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

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 knowledgeable, and assuming the price is not affected by undue stimulus. Implicit in the definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated.
2. Both parties are well informed or well advised; and acting in what they consider their best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States 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.

## TAX DATA

The Town of Canton most recently under-went a revaluation on October 1, 2008. The information regarding the subject property pertains to the 2011 Grand-List. The following assessment data is recorded on the subject property.

Land Value: \$14,240. X 70% Assessment Value = \$9,970. – Total Assessed Value

The current mil-rate for the Town of Canton is 26.42 mils. The taxes due for the subject property as of October 1, 2012 Grand List.

## LEGAL DESCRIPTION

The subject property was transferred under the following deed:

<b>Grantor:</b>	Town of Canton
<b>Grantee:</b>	Canton Commerce Center Associates, LLC
<b>Date of Sale:</b>	November 14, 2000
<b>Land Records:</b>	Volume 249, Page 637
<b>Conveyance:</b>	None Recorded
<b>Deed:</b>	Special Warranty

See Addenda for a copy of the Legal Description.

It is noted that there are various easements traversing the subject property which includes a "Detention Pond Easement which is for the benefit of and appurtenant to the property being retained by the Grantor" located at the westerly corner of the property; a Sanitary Sewer Easement in favor of Lots 11, 13 and 14, also located in the westerly portion of the property; a 10' wide CL&P Power Line Easement located along the frontage of the property, a Drainage Easement in favor the Town of Canton which traverses the northerly and westerly portions of the property, and an access easement and rights to grade together with similar easement and rights to grade over Lot #13 along the northeasterly property line.

The easements noted above do not appear to place undue burdens on the utility of the subject property as there is still a substantial building envelope located within the central portion of the property.

## SPECIAL LIMITING ASSUMPTIONS

1. The value estimate contained within this report is based upon the assumption that hazardous waste materials do not negatively affect the subject property. Specifically, it is assumed that the subject grounds are not contaminated by asbestos, lead based paints or any other environmental contaminants outside the scope of your appraisers' abilities. The fact that we have ignored any affect upon value of possible contaminants does not mean that the subject property is not affected by these items. Should hazardous wastes or environmental concerns become evident, we reserve the right to consider their effect on the overall value.
2. The client has provided various mapping for the subject property. We have utilized these maps as a representation of the area to be sold to the Town of Canton and any changes to the area after the date of our appraisal would obviously not be reflective in its value. The mapping was performed by LADA P.C. Should a more detailed description of the actual soils and topography of the parcel be made available, we reserve the right to alter our report accordingly.

## ZONING

The subject property is located within the Industrial Park District (IPD).

“Within the Industrial Park District, no building or premises shall be used and no building or group of buildings shall be erected or used except for one or more of the following uses or purposes:

58.2.1 Executive, administrative, business and professional office buildings, or experimental, analytical, research, pharmaceutical and commercial laboratories including theoretical research and product development/engineering and sales development.

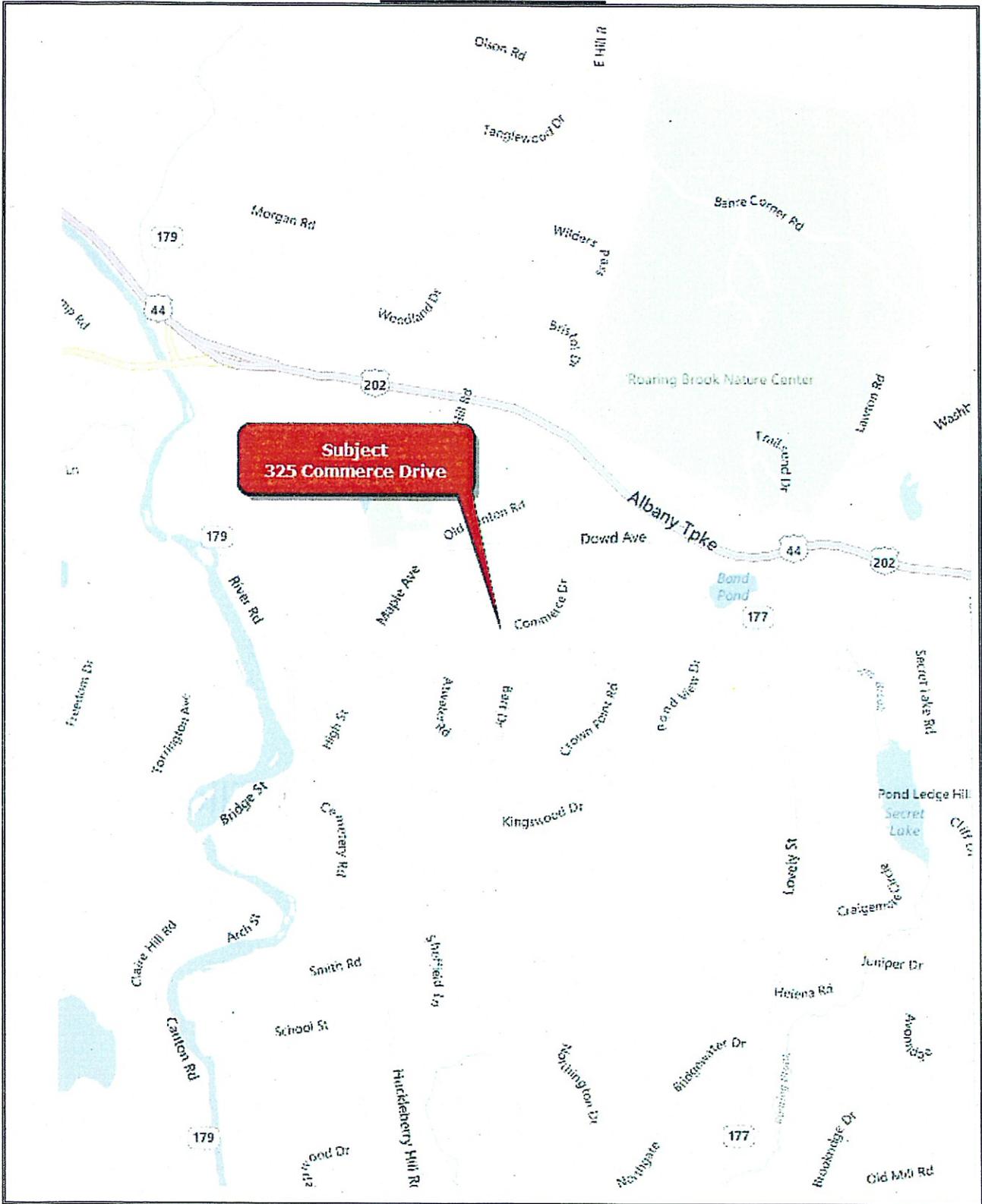
58.2.2 Fabrication, processing, assembly and packaging of products, such as: light machine parts, electrical components, electronic and photo-optic devices, office or business equipment, plastic components, printing, woodworking, sheet metal working, and distributive storage and warehousing of such items. Other comparable uses may be approved by the Zoning Enforcement Officer if the applicant successfully demonstrates that a proposed use is no more detrimental or intrusive than the uses specified in this subparagraph. The Zoning Enforcement Officer may refer an applicant to the Commission for determination of a permitted use.”

**ZONING** (CONTINUED)

**Dimensional Requirements:**

Minimum Lot Area	2 acres
Minimum Lot Frontage	200 feet
Minimum Front Yard	20 feet
Minimum Side Yard	25 feet
Minimum Rear Yard	25 feet

# LOCATION MAP



## CANTON REGIONAL/NEIGHBORHOOD DATA

The subject property is located in the Canton Village portion of town, which is essentially the neighborhood bordering Albany Turnpike (Route 44) and Lovely Street (Route 177) in the southeast portion of town. Albany Turnpike bisects the area in an east to west direction and Route 177 intersects Route 44 at the easterly end of the neighborhood. Within the general area are a number of commercial uses along Route 44, with the surrounding neighborhoods predominately single and multi-family residential in utility. Within the area are a variety of elder housing apartments, various condominium developments, the Canton Village Shopping Plaza and newer single family neighborhoods, as well as a variety of small professional offices, town facilities and small industrial shops.

The immediate subject neighborhood is located off of Dowd Avenue, which runs between Albany Turnpike to the east and Maple Avenue to the west. This street connects Route 44 with the Collinsville section of town (to the west) and is a heavily trafficked secondary road with good access to area schools, municipal facilities, shopping, within one mile of its location.

The subject neighborhood would be considered Commerce Drive, which started off as an industrial park at its inception, and has "morphed" into its current status partially due to the economy as well as its location abutting a high-end residential neighborhood immediately to the south. Only four of the lots have been developed, with one utilized by a public non-profit organization and another utilized for senior housing. The other two lots are located on a side street and have been developed for professional/industrial purposes. The northerly border of the neighborhood is defined by the Town of Canton "Rails to Trails", further indicating the intent of the town to redefine the intensity of development within the area. The previously mentioned neighborhoods to the south in the Huckleberry Hill Area which are accessed by both Commerce Drive and Atwater Road frequently use the subject street as access to the Albany Turnpike at the easterly end of the town.

Available utilities within the immediate neighborhood include city water, city sewers, gas, electricity, telephone and cable service.

While commercial activity in the area has been slow to develop, it is an established commercial park and as such, it is highly likely that activity in the area will continue along the same lines for the foreseeable future. The current economy however, does seem to indicate that it may be a number of years before full development of this area does occur.

## SITE DATA

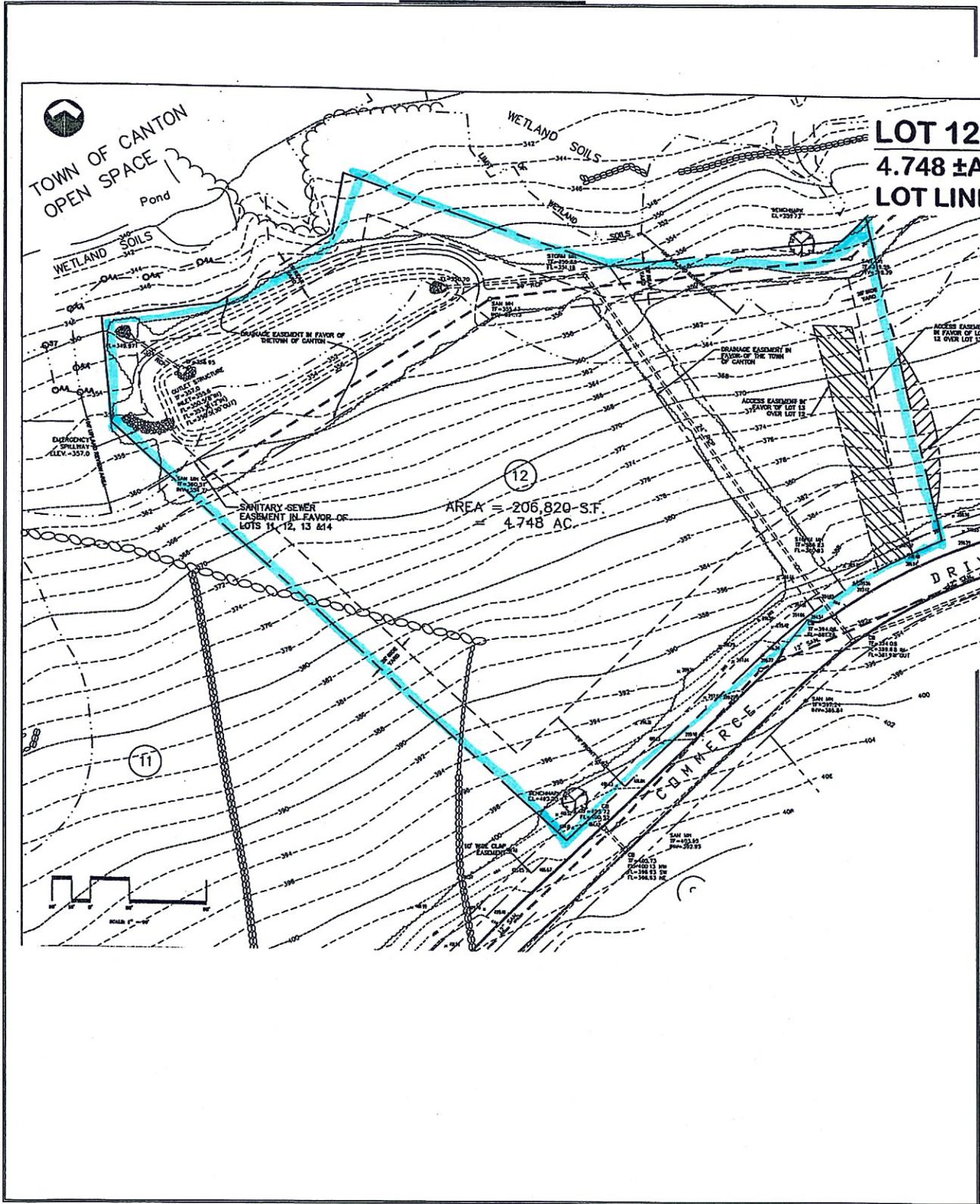
The subject property consists of a frontage parcel of land containing 4.75± acres, with approximately 375' of frontage along the northwesterly side of Commerce Drive. The property is downsloping in a southeasterly to northwesterly direction, from an elevation of approximately 396' above sea level at the road to 350'± above sea level at the extreme rear (northwesterly) of the property. The lot appears to decline gradually and does not appear to present insurmountable development issues. The mid-portion of the lot would appear to be the most suitable for development, with the extreme rear encumbered by a "Drainage Easement in favor of the Town of Canton" utilized as an open detention basin. Previously noted sanitary sewer and drainage easements encumber a 25' wide right-of-way that traverse the property in a southeast to northwest direction from the subject frontage, then turning 90° in the rear portion of the lot and traversing the property in a northeast to southwest direction where it exits the property on adjoining land. Further encumbering the property is an access easement in favor of the adjoining Lot #13, with the subject lot enjoying both an access easement and a right to grade over Lot #13 as necessary for future driveway purposes. Neither of these access or right easements appears to impact the utility of either property.

According to USDA Government Soil Maps, all of the subject property is located within the "Canton and Charlton, 8 to 15% slope, very stony soil group." This type of soil is suitable for construction and drainage, albeit with slopes that often require retaining walls for construction purposes.

As noted on Flood Map community panel #09003C0308F, dated September 26, 2008, the subject property does not appear to be within a Flood Zone and is considered "other areas Zone X".

Available utilities include electricity, telephone, cable, gas, city water and storm sewers. It is assumed that the subject property possesses a "Clean Site Certificate" and there are no hazardous wastes or environmental concerns involving this site.

# SURVEY MAP



**LOT 12**  
**4.748 ± AC**  
**LOT LINE R**

**SOIL MAP**



# FLOOD MAP



## FLOODSCOPE

### Flood Hazards Map

Map Number  
09003C0308F

Effective Date  
September 26, 2008

Powered by FloodSource  
877.77.FLOOD  
[www.floodsource.com](http://www.floodsource.com)

## **HIGHEST AND BEST USE**

The definition of “**Highest and Best Use**” as taken from the American Institute of Real Estate Appraisers publication, The Dictionary of Real Estate Appraisal (Second Edition) is: *“The reasonably, probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the Highest and Best Use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.”*

The subject property contains 4.75± acres of Industrial Park District (IPD) zoned land. Within this zone, there are a number of uses available to the site permitted by Right, or by Special Exception as long as they are in harmony with neighboring activities. Since there are other public service and multi-family housing uses that have been created in this development, it is our opinion that these uses as well may be allowed in the zone. The subject property conforms to current regulations as a legally permitted use as the lot meets all requirements for size and potential building envelope. The financial feasibility of the subject site is in keeping with its Highest and Best use based upon the zoning designation of the property.

As noted by the current vacancy rate within the development, it is likely that the eventual development of the property would be tied to a strengthening of the economy sometime in the future. Economic conditions are still very depressed and unless a parcel is very well located, it is unlikely that the typical buyer would be motivated to purchase a property that presents physical challenges for development purposes. The subject site is no better suited than a number of parcels available for sale throughout town..

While many uses could be projected for this site, it is our opinion that the Highest and Best Use for the subject site would therefore appear to be for a industrial or professional office use in keeping with the designs of the zone.

## METHOD OF APPRAISAL – PROCESS OF VALUATION

There are generally three recognized approaches to value that may be used in estimating the "Market Value" of real estate. The definition as taken from the American Institute of Real Estate Appraisers publication APPRAISAL TERMINOLOGY AND HANDBOOK (Fifth Edition) are:

### COST APPROACH

*"A method in which the value of the property is derived by estimating the replacement or reproduction cost of the improvements, deducting therefrom the estimated depreciation and then adding the market value of the land."*

### DIRECT SALES COMPARISON APPROACH

*"An appraisal technique in which the market value estimate is predicated upon prices paid in actual market transactions and current listings, the former fixing the lower limit of value in a declining market; and the latter fixing the higher limit in the market."*

It is the process of correlation and analysis of similar recently sold properties.

The reliability of this technique is dependent upon: A. The degree of comparability of each property with the property under appraisal; B. the time of sales; C. the verification of sales data; and D. the absence of unusual condition to affect the sale.

### INCOME APPROACH

*"A set of procedures in which an appraiser derives a value indication for income-producing property by converting anticipated benefits into property value. This conversion is accomplished by either 1) capitalizing a single year's income expectancy or an annual average of several years' income expectancies at a market-derived capitalization rate or a capitalization rate that reflects a specified income pattern, return on investment, and change in value of the investment; or 2) discounting the annual cash flows for the holding period and the reversion at a specified yield rate."*

**ANALYSIS:** All three approaches to value were considered in this appraisal, however, only the Direct Sales Comparison Approach has been utilized. The subject property is vacant and as such, neither the Cost Approach nor Income Approach are applicable and have been excluded from this report.

## EXPOSURE ON THE MARKET

It is typical for a property of this size and location to require a marketing time of 6 to 12 months under current economic conditions.

## DIRECT SALES COMPARISON APPROACH

In order to estimate the value of the subject property, we have researched a number of sales within the general marketing area which are considered to be most similar in location, size, utility, zone, and physical characteristics of the subject property. The subject parcel is vacant, with no approvals in place, and is located within zone that is unusual for the restricted number of permitted uses by "Right" and by "Special Exception". The majority of uses allowed are for Municipal Community and Public Use facilities, with some non-profit public service structures also allowed as part of this Special Exception Group. This is a very specific zone designation and we are not aware of any other town that has had sales of this type of land within the past few years and we have therefore utilized sales of industrial lots within the general marketing area, as they are considered to be the next most similar in overall utility. While there have been very few sales in Canton over the past few years of similarly utilized properties, we did analyze all sales within the general marketing area, as typically industrial sales from nearby communities are similar in their overall utility and adjustments can be made for all factors of variance. All sales were adjusted on a per acre basis, as this is the most relevant unit of comparison for the subject property.

**SALE #1**

**275 COMMERCE DRIVE  
CANTON, CT**



**Grantor:** Canton Common Center Associates, LLC

**Grantee:** Wolf Partners, LLC

**Date of Sale:** February 20, 2008

**Land Records:** Volume 357, Page 666

**Selling Price:** \$130,000.

**Comments:** This property consists of a 2.25± acre parcel of MCPF zoned land with 350'± of frontage on the northerly side of Commerce Drive. The lot is wooded and downsloping in a south to north direction with no wetlands noted on the site. The property is improved with city water, city sewer, gas telephone, cable and electricity available. At the time of sale, the property was not approved for any improvement to be built. On an unadjusted basis, this sale indicates a value of \$57,778 per acre.

**SALE #2**

**600 GEORGE WASHINGTON TURNPIKE  
BURLINGTON, CT**



**Grantor:** Crescent Real Estate, LLC

**Grantee:** Finnco, LLC

**Date of Sale:** July 24, 2008

**Land Records:** Volume 280, Page 147

**Selling Price:** \$200,000.

**Comments:** This property consists of a 1.97± acre parcel of Industrial zoned land which is upsloping from the road to the rear. At the time of sale, the property was mostly wooded, however, it was subsequently improved with a 4,100± square foot warehouse building utilized for storage by a construction company. There are no sewers or city water available to the site. On an unadjusted basis, this sale indicates value of \$101,523 per acre.

**SALE #3**

**181 & 201 LAZY LANE  
SOUTHINGTON, CT 06489**



**Grantor:** Carpenter Realty Company  
**Grantee:** Sixty-Six Realty, LLC  
**Date of Sale:** September 1, 2011  
**Land Records:** Volume 1223, Page 32  
**Selling Price:** \$350,000.

**Comments:** This property consists of two contiguous parcels of Industrial (I-2) zoned land containing 4.13 ac (2.01 ac and 2.12 ac) located on the northerly side of Lazy Lane with approximately 394'± of frontage. The two lots were combined in order to create one larger parcel which was eventually improved with a large industrial facility. The lots were level, at street grade and open at the time of sale. The improvements to the area include city water, city sewer, electricity, telephone and city gas. On an unadjusted basis, this sale indicates a value of \$84,746 per acre.

**SALE #4**

**LOT #4285 SOUTHWOOD DRIVE  
BLOOMFIELD, CT**



**Grantor:** Fred Machholz, Trustee  
**Grantee:** BMW Bloomfield, LLC  
**Date of Sale:** September 17, 2012  
**Land Records:** Volume 1691, Page 247  
**Selling Price:** \$95,000.

**Comments:** This property consists of a 2.41± acre parcel of I-2 (Industrial) zoned land located on the westerly side of Southwood Drive at its intersection with Northwood Drive. The property is part of an industrial park development with the lot that is level, at street grade and open. The improvements have approximately 250'± of road frontage. Available utilities include electricity, telephone, city water, city sewers and city gas. On an unadjusted basis, this sale indicates a value of \$39,419 per acre.

## DIRECT SALES COMPARISON APPROACH ANALYSIS

Four sales were utilized for comparison purposes, with only one of the sales coming from the Town of Canton over the last five years. As noted, there is very little industrial activity within the surrounding communities especially for parcels over 2 acres in size, as typically, industrial building lots generally run from 1 to 2 acres, with anything more than that generally considered to be waste acreage. The subject has 4.75± acres, and in our opinion, at least one acre is totally unusable due to the location of the detention pond at the rear of the property. Our sales have been adjusted for all factors of dissimilarity, with the subject excess acreage given proper consideration in the final analysis.

**Sale 1** is located next door to the subject property and is therefore most similar in overall location and zoning characteristics. The sale occurred five years ago, with the market declining in all market segments since early 2008 through late 2011, when it appears to have stabilized somewhat. In our opinion, values have declined approximately 15% over this time period. The sale property is smaller and typically, smaller parcels tend to sell at a higher unit value. The lot has similar topography and overall utility albeit on a smaller scale. Overall, a downward adjustment was made to this sale.

**Sale #2** is located in the neighboring community of Burlington, in an area considered to be offsetting in overall appeal. The subject is in a commercial park with the sale located on a main connector road, both of which are off of, but near main vehicular arteries. The sale is zoned for industrial use, which has similar zoning characteristics compared to the subject. The sale occurred over four years ago with a downward adjustment made for this factor. This sale does not have city water or sewer available to the site with positive adjustments made for these factors. The topography of the site is considered to be offsetting in comparison to the subject property. Overall, a downward adjustment was made to this sale.

**Sale #3** is located in a community considered to have superior location appeal, as it is closer to the I-84 interchange. The improvements are located on a main connector road, with better accessibility. The sale is similar in size as it was actually two lots put together with no discount for this factor. The buyer had a very large building to construct and needed a second lot. The sale occurred over a year and a half ago with a slight negative adjustment for time made. The lots were level and open, with much lower site development costs indicated. Overall, a downward adjustment was made to this sale.

**Sale #4** is located in the Town of Bloomfield, considered to have inferior location characteristics and an upward adjustment was made for this factor. This sale occurred recently with no adjustment for time necessary. The lot is level, and open with substantially lower site development costs noted. The lot is also smaller and typically, smaller lots will sell at a higher unit value. Overall, offsetting adjustments were made to this sale.

## DIRECT SALES COMPARISON APPROACH ANALYSIS

Of the four sales utilized, obviously Sale #1 is considered to be most similar to the subject property. It is difficult to place full reliance on just one sale however, and we have therefore considered the other three sales equally, in order to establish a range of values that would be appropriate for the subject property. As noted, the subject is the largest of all the parcels and does loose at least an acre to the detention pond, thereby reducing its overall value on a per acre basis. The topography of the subject is also a consideration, as it is a downsloping lot that will require substantial site work (see attached preliminary site cost estimate) over and above the normal allowances for this factor in order to create a level site pad for development purposes. Sales #1 and #2 are similar or offsetting in this respect, with Sales #3 and #4 considered to be superior. The subject has all utilities available, with Sale #2 not having city water nor city sewer. In our opinion, most weight should be placed on Sale #1 and least weight on Sale #3.

Based upon our analysis of the preceding sales, it is our opinion that the subject property has a value of \$45,000 per acre.

Then: 4.75± Acres x \$45,000 Per Acre = \$213,750.

***VALUE VIA DIRECT SALES COMPARISON APPROACH = \$215,000.(rd)***

**ANALYSIS AND CORRELATION**

<i>VALUE VIA COST APPROACH .....</i>	<i>\$ N/A.</i>
<i>VALUE VIA DIRECT SALES COMPARISON APPROACH .....</i>	<i>\$215,000.</i>
<i>VALUE VIA INCOME APPROACH .....</i>	<i>\$ N/A.</i>

All three approaches to value were considered in this analysis. The Cost Approach and Income Approach were not utilized as the subject is vacant land and is not typically valued via these methodologies. The Direct Sales Comparison Approach was utilized, as there have been sufficient sales of similar industrial properties which have sold in order to establish a value for the land on a per acre basis. The subject is unique in its location and zoning characteristics, with only Sale #1 considered similar in this respect, albeit a sale that occurred five years ago. All of the other properties are industrially zoned and in our opinion, represent the next most similar potential utility for the subject property. Adjustments were made for those factors of dissimilarity, most notably date of sale, location, zone, utilities available, topographical features, etc. The subject does have a size that is suitable for many uses, however, as noted, part of the property is restricted for use as a detention pond and the topography of the site does limit its overall utility for development purposes. In comparison to each of the sales, we have been mindful of the overall utility of the site in comparison to each property.

Based upon our analysis of the preceding data, it is our opinion that the subject property has a "Market Value" as of the **Effective Date of this Appraisal and Date of Inspection**, January 15, 2013 of

***TWO HUNDRED FIFTEEN THOUSAND DOLLARS***  
***(\$215,000)***

## CERTIFICATION

We, the appraisers signing below, certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. 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.
3. We have no (or the specified) present or prospective interest in the property that is the subject of this report, and no (or the specified) personal interest with respect to the parties involved.
4. 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.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved within this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our 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 value estimate, the attainment of a stipulated result, the occurrence of a subsequent event, directly related to the intended use of this appraisal.
8. Our analyses, opinion and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP"). The "Departure" provisions of the USPAP were not used in this appraisal.
9. We have made a personal inspection of the property that is the subject of this report.
10. No one (including a trainee) provided significant professional assistance to us, except as indicated in the appraisal report.
11. An analysis of appropriate prior sales history (for at least the prior three years) of the subject property has been considered and is reported in the appraisal report.

**CERTIFICATION** (CONTINUED)

12. Any appropriate information relating to (i) income-producing aspects of the property, (ii) any proposed construction, (iii) steps taken to comply with USPAP "Competency" provision, (iv) any extraordinary assumptions or limiting conditions, or (v) any anticipated public or private improvements which affect marketability or value, are described adequately on the reverse side of this Addendum or other described in the appraisal report.

13. The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

14. A legal description of the property is attached to and incorporated in the appraisal report.

15. Personal property, fixtures, or intangible items that are not real property are not included in the valuation unless indication on the reverse side of this Addendum or otherwise indicated in the appraisal report.

16. The purpose of this appraisal is to provide the market value of the subject property in connection with a loan application to the Lender. The scope of this appraisal is the analysis and determination of the value of the property in accordance with the methods shown in the report and the reconciliation thereof, together with an inspection of the property and public records, comparable sales data and other information shown on the appraisal report.

17. The information on the reverse side of the Addendum is incorporated herein by reference.

II. Standard for Restrictions Upon Disclosure and Use

Disclosure of the contents of this appraisal report is governed by the By-Laws and Regulations of The Appraisal Institute.

**CERTIFICATION** (CONTINUED)

Neither all nor any part of the contents of this report, or copy thereof (including conclusions as to the property value, the identity of the Appraiser, professional designations, reference to any professional appraisal organizations, or the firm with which the Appraisal is connected), shall be used for any purposes by anyone but the client specified in the report, the borrower if appraisal fee paid by same, the mortgagee or its successors and assigns, mortgage insurers, consultants, professional appraisal organizations, any state or federally approved financial institution, any department, agency, or instrumentality any state in the United States or of the District of Columbia, without the previous written consent of the Appraiser, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales or other media, without the written consent and approval of the appraiser.

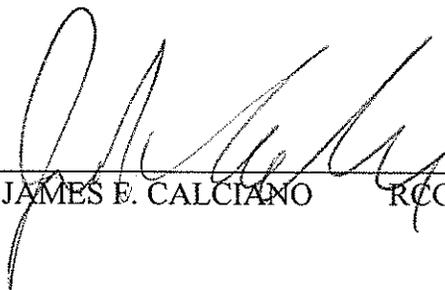
By reason of our investigation and by virtue of our experience, we have been able to form and have formed the opinion that as of the **Effective Date of this Appraisal**, January 15, 2013, the subject property has a "Market Value" of

***TWO HUNDRED FIFTEEN THOUSAND DOLLARS***  
***(\$215,000)***



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DONALD A. STERN      RCG.0000579



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JAMES E. CALCIANO      RCG.0000101

## ASSUMPTIONS AND LIMITING CONDITIONS

The following assumptions and limiting conditions apply to this appraisal:

The legal description furnished is assumed to be correct.

No responsibility is assumed for matter legal in character, nor is any opinion rendered as to title, which is assumed to be good.

The plot plan in this report is included to help the reader to visualize the property. No survey of the land has been furnished to the appraiser, and no responsibility is assumed in connection therewith.

This appraiser, by reason of this report, is not required to give testimony or be in the attendance in any court or before any Governmental body with reference to the property in question, unless arrangements have been previously made.

Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials, may affect the value of the property. The value estimate is predicated on the assumptions that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field if desired.

It is assumed that the site possesses a "Clean Site Certificate".

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, the occurrence of a subsequent event, or an action or inaction resulting from the analyses, opinions or conclusions in, or in the use of, this report.

## *CURRICULUM VITAE OF JAMES F. CALCIANO*

Attended Humboldt State University, Arcata, California. Graduated with BA in Business Administration.

Entered the Building Trade in 1970 as a carpenter and General Contractor building single and multi-family dwellings. Obtained by Real Estate Broker's License and am a member of the National Association of Realtors.

Self-employed under Tunxis Realty in Thomaston, Connecticut as a Broker and Appraiser from 1970-1975.

In 1975, joined the firm of Kloss Appraisal Associates of Thomaston, Connecticut as an Appraiser and Broker.

In 1977, formed an appraisal company known as Calciano Appraisal Associates, Inc.

Presently co-owner of Calciano & Stern Appraisal Associates, Inc., formed in 1983, acting as a Real Estate Appraiser.

Former member of the Plymouth Planning and Zoning Board and past Chairman of the Central Connecticut Regional Planning Agency.

Regular fee appraiser for the Veterans Administration, Homequity, Prudential Relocation Services, Coldwell Banker, U.S. Army Corps of Engineers, and State of Connecticut Department of Transportation and Department of Environmental Protection, as well as numerous banks, attorneys, private individuals and business concerns.

Have testified as an expert witness in Federal and Connecticut State Courts, and have been appointed by the Court as a Committee Appraiser on foreclosure actions.

Attended seminars and successfully completed courses in Residential Appraising and Income Capitalization sponsored by the Society of Real Estate Appraisers and the American Institute of Real Estate Appraisers, in addition to taking various courses and seminars in real estate through the University of Connecticut Extension, the Society of Real Estate Appraisers. Courses include Course VIII, SREA Courses 101, 201 and 416, A.I. Course 510, and Standards of Professional Practice Parts A & B. Seminars include Appraisal Institute Exam Prep Seminar Appraisal Law, Fair Housing, Mock Trial, Appraisal Regulations of the Federal Banking Agencies, Environmental Implications of Commercial Real Estate Transactions, Discounted Cash Flow, Solar Energy, Construction Cost Estimating, FHA Workshop and Americans with Disabilities Act.

Currently licenses under the State of Connecticut Licensing Program for commercial and residential properties (#0000101).

I subscribe to the Code of Ethics put forth by The Appraisal Institute, and am a Candidate for the MAI designation.

Currently manage over 100,000 square feet of retail, apartment and professional office space in more than a half dozen properties with over 31 years of experience.

Performed the duties of a general contractor for the construction of road, houses and commercial buildings with over 31 years of experience.

## *CURRICULUM VITAE OF DONALD A. STERN*

Currently "*Certified General Appraiser*" under the licensing program created by the State of Connecticut (#0000579).

Presently co-owner of Calciano & Stern Appraisal Associates, Inc., formed in March 1983.

From March 1977 to March 1983 employed by First Federal Savings & Loan Association of Torrington (Eagle Federal Savings & Loan) as Chief Appraiser.

From June 1970 to March 1977 employed by the State of Connecticut, Rights of Way Division, advancing from the position of Administrative Trainee to Senior R.O.W. Appraiser.

Obtained BA Degree with a major in Political Science from Nasson College, Springvale, Maine in May 1970.

- Member of the Board of Tax Review, Avon, CT from 1987 to 2003.
- Elected for three terms to the Board of Directors, Society of Real Estate Appraisers Chapter 38, from May 1987 to December 1990.
- Appointed Chairman of the Experience Review Committee for the Connecticut Chapter of the Appraisal Institute from 1991 to 1997.
- Chairman of the Residential Candidate Guidance Committee for the Connecticut Chapter of the Appraisal Institute from 1995 to 1997.
- Member of Ethics and Counseling Regional Panel of the Appraisal Institute, 1991-1992.
- Qualified as an expert witness in Hartford, New Haven, Litchfield, Waterbury and Fairfield County Superior Courts.

Conducted numerous professional workshops, including Environmental Concerns with Residential Real Estate; Candidate Guidance and Experience Review.

Successfully completed numerous course offered by the State of Connecticut, The American Institute of Real Estate Appraisers, the Society of Real Estate Appraisers and the Appraisal Institute, including Course I-1, Course VIII, SREA Courses 101, 201 and 416, A.I. Course 510, and Standards of Professional Practice Parts A and B. Numerous seminars including Real Estate Appraisal Law, Fair Housing, Mock Trial, Appraisal Regulations of the Federal Banking Agencies, Environmental Implications of Commercial Real Estate Transactions, Discounted Cash Flow, Solar Energy, Construction Cost Estimating and FHA workshop.

Currently, (or formerly) manage over 100,000 square feet of retail, apartment and professional office space in more than a half dozen properties with over 35 years of experience.

Performed the duties of a general contractor for the construction of road, houses and commercial buildings with over 35 years of experience.

***ADDENDA***

## **SECTION 58 - INDUSTRIAL PARK DISTRICT (IPD)**

Amended 10/21/98 and 8/16/00 to update entire Section.

Update 07/23/12 to entire Section 58 to correct Scribner's error.

### **58.1 Establishment of District:**

58.1.1 A petition requesting establishment of an Industrial Park District shall be submitted by the owner or owners of one or more adjacent lots with a total area of fifty (50) acres.

Such petitions shall be accompanied by a preliminary district development plan. The Zoning Commission shall consider the petition at a public hearing.

58.1.2 Establishment of the District shall be tentative and no Zoning Permits may be issued pending Zoning Commission approval of an Overall District Development Plan for the District. Such tentative District designation shall expire thirty six months from the date of approval.

58.1.3 Upon approval by the Zoning Commission of the Overall District Development Plan, the Industrial Park District shall become permanently designated. Upon permanent designation of the District, Zoning Permits may be issued upon approval by the Zoning Commission of Site Development Plans submitted in accordance with the provisions of Section 51 for the individual lots to be developed.

**58.2 Permitted Uses:** Within the Industrial Park District, no building or premises shall be used and no

building or group of buildings shall be erected or used except for one or more of the following uses

or purposes:

58.2.1 Executive, administrative, business and professional office buildings, or experimental, analytical, research, pharmaceutical and commercial laboratories including theoretical research and product development/engineering and sales development.

58.2.2 Fabrication, processing, assembly and packaging of products, such as: light machine parts, electrical components, electronic and photo-optic devices, office or business equipment, plastic components, printing, woodworking, sheet metal working, and distributive storage and warehousing of such items. Other comparable uses may be approved by the Zoning Enforcement Officer if the applicant successfully demonstrates that a proposed use is no more detrimental or intrusive than the uses specified in this subparagraph. The Zoning Enforcement Officer may refer an applicant to the Commission for determination of a permitted use.

58.2.3 Accessory uses customary with and incidental to any aforesaid permitted use.

a. Truck loading docks, truck parking, ground or wall mounted mechanical equipment (heating and air conditioning towers, compressed gas tanks, silos, etc.) and outside storage shall be considered as restricted accessory uses.

### **58.3 Special Exception Uses:**

58.3.1 Adult Establishments meeting the requirements set forth in Section 41.3.6.

Amended: 1/5/2010 to add paragraph

58.3.2 Licensed medical marijuana producer provided that:

a. All cultivation, processing and storage of marijuana plants be conducted indoors.

Amended: 09/19/2012 to add 58.3.2

### **58.4 Standards:**

58.4.1 Minimum size

a. An Industrial Park District shall consist of not less than fifty (50) acres. Flood Plain and designated wetlands within the District may be utilized as a part of the required separation and buffer within or adjoining the permitted uses.

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b. Industrial lots within the district for permitted uses listed above shall be not less than two (2) acres, exclusive of Flood Plain and designated Wetlands, and have a

minimum of 200 feet of frontage on the street.

58.4.2 Yards and Setbacks: Yards and setbacks shall be provided at each lot with the following minimum yard and setback from the lot line with landscaping buffer located within the yard setback:

a. Front yard

1. Where a use other than residential is located on the opposite side of the street, the front yard shall be seventy-five (75) feet. Provide a 75' setback to accessory uses. Provide a 25' setback to automobile parking. If no parking is located in the front yard, provide a 40' buffer of type "B" density. If parking is located in the front yard, provide a 15' buffer of type "A" density.

2. Where a residential district or pre-existing residential use is located on the opposite side of the street, the front yard shall be 100'. Provide a 100' setback to accessory uses. Provide a 50' setback to automobile parking. If no parking is located in the front yard, provide a 40' buffer of type "B" density. If parking is located in the front yard, provide a 15' buffer of type "A" density.

b. Side and rear yards

1. Where an existing use other than residential abuts, side and rear yards shall be 25'. Provide a 25' setback to driveways and accessory uses (including parking lots). Provide a 10' buffer of type "C" density in side and rear yards to screen buildings, paved areas or accessory uses other than restricted accessory uses. Provide a 15' buffer of type "A" density in setbacks to restricted accessory uses.

2. The yard and setback requirements do not apply to driveways and parking areas which are part of a coordinated development scheme between two or more lots, providing that said yard and setback requirements are observed for the entire unified site and provided that proper provision has been made to assure the maintenance and common utilization of common areas for parking, traffic flow and pedestrian travel required in the Site Development Plan.

3. Where a residential zone abuts, side and rear yards shall be 50' and there shall be a 25' setback to driveways and accessory uses (including parking lots) with a six (6) foot high landscaped berm topped with a 15' buffer of type "A" density. Where no paving or accessory uses occur, provide a 40' buffer of type "B" density in side and rear yards to screen buildings.

4. The Commission may modify the requirements for landscaped buffers when established buffers that meet or exceed the required buffers exist on adjacent property within the Industrial Park District or if unique characteristics of the proposed development provide a suitable alternative to landscape buffers. Nothing in these regulations shall restrict adjoining property owners from working cooperatively to install a common buffer meeting the requirements of both developed properties, provided that each property owner is responsible for the maintenance and survival of trees and shrubs on their respective properties.

58.4.3 Buffer Requirements: Density of buffers shall be as follows:

a. Type "A" density: two rows of suitable evergreen trees, 8' - 10' in height, spaced 15' apart, staggered in adjoining rows spaced 12' apart. Use evergreen or deciduous shrubs to screen gaps between trees.

b. Type "B" density: mixed plantings of suitable evergreen and deciduous trees and shrubs, arranged in groupings, at a density of one tree per 300 square feet of

To all People to whom these Presents shall come, Greeting:

KNOW YE, THAT IT, the TOWN OF CANTON, a municipal corporation having its territorial limits within the County of Hartford and State of Connecticut ("Grantor"), for the consideration of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION received to its full satisfaction of CANTON COMMERCE CENTER ASSOCIATES, LLC, a Connecticut limited liability company having its principal office in the Town of Avon, County of Hartford and State of Connecticut ("Grantee"), does hereby bargain, sell, grant and confirm unto the said Grantee, its successors and assigns forever certain pieces or parcels of land with the improvements thereon, situated in the Town of Canton, County of Hartford and State of Connecticut, more particularly described on SCHEDULE A attached hereto and made a part hereof.

Reserving unto the Grantor the fee simple ownership of those areas marked as "Open Space" and the Roadway on that certain map entitled "TOWN OF CANTON, CONNECTICUT DOWD AVENUE INDUSTRIAL PARK RESUBDIVISION MAP SCALE 1" = 100' 5 MAY 1997 SHEET 1 OF 11," revised as of November 7, 2000, which map is on file in the Clerk's Office of the Town of Canton.

Also reserving unto the Grantor the following easements, including the right to enter areas adjacent to easement areas for construction, installation, maintenance, repair and replacement purposes and including the rights of construction, installation, maintenance, repair and replacement as is reasonably necessary to accomplish the purposes of the easement:

1. Sanitary sewer easement and construction easement as further shown on the map known as "TOWN OF CANTON, CONNECTICUT DOWD AVENUE INDUSTRIAL PARK GRAVITY SANITARY SEWER PLAN LOTS 11, 12, 13, AND 14 8 DECEMBER 1997 SHEET 1 OF 1," revised as of October 19, 2000, which map is on file with the Clerk's Office of the Town of Canton, which easement is for the benefit of and appurtenant to the property being retained by the Grantor as shown on the map known as "TOWN OF CANTON, CONNECTICUT DOWD AVENUE INDUSTRIAL PARK RESUBDIVISION MAP SCALE 1" = 100' 5 MAY 1997 SHEET 1 OF 11," revised as of November 7, 2000.
2. Various utility easements (including, but not limited to, electrical, power, telecommunications, natural gas, public water, storm drainage, sanitary sewer, cable television and under drain easements) on those portions of Lot 3 and Lot 5 as further shown on the map known as "TOWN OF CANTON, CONNECTICUT DOWD AVENUE INDUSTRIAL PARK RESUBDIVISION MAP SCALE 1" = 100' 5 MAY 1997 SHEET 1 OF 11," revised as of November 7, 2000.

\$ <sup>no</sup> Conveyance Tax Received  
*Shirley C. Tompkins*  
Town Clerk of Canton

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3. Right of way on those portions of Lots 5 and 6 as further shown on the map known as "TOWN OF CANTON, CONNECTICUT DOWD AVENUE INDUSTRIAL PARK RESUBDIVISION MAP SCALE 1" = 100' 5 MAY 1997 SHEET 1 OF 11," revised as of November 7, 2000, which right of way is for the benefit of and appurtenant to the property being retained by the Grantor as shown on the map known as "TOWN OF CANTON, CONNECTICUT DOWD AVENUE INDUSTRIAL PARK RESUBDIVISION MAP SCALE 1" = 100' 5 MAY 1997 SHEET 1 OF 11," revised as of November 7, 2000.

Grantor reserves the right from the date of this deed to create the following easements, (including the right to enter areas adjacent to easement areas for construction, installation, maintenance, repair and replacement purposes and including the rights of construction, installation, maintenance, repair and replacement as is reasonably necessary to accomplish the purposes of the easement) at locations to be determined by Grantor, to be shown and further described on map(s) to be filed by the Grantor on the Town of Canton Land Records which right is reserved unto the Grantor for the period of ten (10) years, as follows:

1. Sanitary sewer easement and construction easement (affecting Lots 6 and 10).
2. Slope rights easement in the area adjacent to the Roadway of Lots 1-5 and 8-14, which Roadway is shown on the map known as "TOWN OF CANTON, CONNECTICUT DOWD AVENUE INDUSTRIAL PARK RESUBDIVISION MAP SCALE 1" = 100' 5 MAY 1997 SHEET 1 OF 11," revised as of November 7, 2000 (affecting Lots 1-5 and 8-14).
3. Temporary cul-de-sac easement in the areas adjacent to the Roadway of Lots 1, 2, 4, 8-14, which Roadway is shown on the map known as "TOWN OF CANTON, CONNECTICUT DOWD AVENUE INDUSTRIAL PARK RESUBDIVISION MAP SCALE 1" = 100' 5 MAY 1997 SHEET 1 OF 11," revised as of November 7, 2000 (affecting Lots 1, 2, 4, and 8-14).
4. Storm drainage easement (affecting Lots 1, 3, 9, 12, 13 and 14), which easement is for the benefit of and appurtenant to the property being retained by the Grantor as shown on the map known as "TOWN OF CANTON, CONNECTICUT DOWD AVENUE INDUSTRIAL PARK RESUBDIVISION MAP SCALE 1" = 100' 5 MAY 1997 SHEET 1 OF 11," revised as of November 7, 2000.
5. Detention pond easement (affecting Lots 1, 12, 13 and 14), which easement is for the benefit of and appurtenant to the property being retained by the Grantor as shown on the map known as "TOWN OF CANTON, CONNECTICUT DOWD AVENUE INDUSTRIAL PARK RESUBDIVISION MAP SCALE 1" = 100' 5 MAY 1997 SHEET 1 OF 11," revised as of November 7, 2000.

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6. Connecticut Water Company easement(s) (affecting Lots 5, 6 and 7).

By acceptance of this deed Grantee herein agrees to join in the granting of all of the above listed easements to Grantor.

TO HAVE AND TO HOLD the above-granted and bargained premises, with the privileges and appurtenances thereof, unto it, the said Grantee, its successors and assigns forever, to its and their own proper use and behoof. And also, it, the said Grantor, does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that it has not made or done or suffered to be made or done any act or thing whereby the same premises have been encumbered in any way whatever.

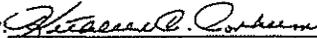
AND FURTHERMORE, it, the said Grantor, for itself and its successors and assigns, Warrant and Defend the said premises against all claims and demands whatsoever arising by or through or under any act or acts of it, the said Town of Canton, Grantor herein, but not as to those claiming otherwise.

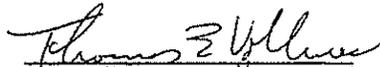
IN WITNESS WHEREOF, IT, the Town of Canton, has hereunto caused its name to be set this 13<sup>th</sup> day of November, 2000.

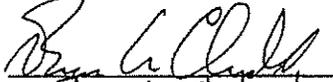
Signed, Sealed and Delivered  
in the presence of:

TOWN OF CANTON

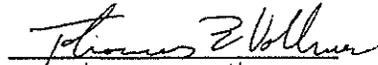
  
Bruce A. Chudwin

By:   
Kathleen C. Corkum  
Its First Selectman  
Duly Authorized

  
THOMAS E. VOLLMER

  
Bruce A. Chudwin

By:   
Frederic E. Turkington, Jr.  
Its Chief Administrative Officer  
Duly Authorized

  
THOMAS E. VOLLMER

12/20/2012

**PRELIMINARY  
COST ESTIMATE**

NEW DPW FACILITY  
325 COMMERCE DRIVE  
CANTON, CONNECTICUT

**SITE WORK**

NO.	ITEM	UNIT	QUANTITY	PRICE	AMOUNT
	CLEARING & GRUBBING	L.S.	1	\$24,000.00	\$24,000.00
	EARTH EXCAVATION	C.Y.	11225	\$10.00	\$112,250.00
	BORROW	C.Y.	8000	\$10.00	\$80,000.00
	CUT BITUMINOUS CONCRETE PAVEMENT	L.F.	161	\$6.00	\$966.00
	TRENCH EXCAVATION (0-10')	C.Y.	417	\$20.00	\$8,340.00
	FORMATION OF SUBGRADE	S.Y.	6710	\$3.00	\$20,130.00
	COMPACTED GRANULAR FILL (STRUCTURAL FILL)	C.Y.	3000	\$20.00	\$60,000.00
	PROCESSED AGGREGATE BASE	TON	4590	\$35.00	\$160,650.00
	BITUMINOUS CONCRETE PAVEMENT (CLASS 1)	TON	1740	\$90.00	\$156,600.00
	BITUMINOUS CONCRETE PAVEMENT (CLASS 2)	TON	1740	\$90.00	\$156,600.00
	TYPE 'C' CATCH BASIN (4' DEEP SUMP)	EA.	5	\$4,000.00	\$20,000.00
	TYPE 'C-L' CATCH BASIN (4' DEEP SUMP)	EA.	5	\$4,000.00	\$20,000.00
	STORM MANHOLE	EA.	2	\$3,500.00	\$7,000.00
	DEBRIS HOODS	EA.	7	\$500.00	\$3,500.00
	BEDDING MATERIAL	C.Y.	41	\$38.00	\$1,558.00
	15" HDPE STORM PIPE	L.F.	700	\$30.00	\$21,000.00
	LARGE BLOCK RETAINING WALL	S.F.	3380	\$30.00	\$101,400.00
	METAL BEAM RAIL	L.F.	800	\$25.00	\$20,000.00
	BITUMINOUS CONCRETE LIP CURB (BCLC)	L.F.	1320	\$6.00	\$7,920.00
	CONCRETE CURB	L.F.	156	\$30.00	\$4,680.00
	CONCRETE SIDEWALK	S.F.	770	\$13.00	\$10,010.00
	TURF ESTABLISHMENT	S.Y.	10160	\$1.50	\$15,240.00
	SCREENING OF EXISTING TOPSOIL	C.Y.	1200	\$5.00	\$6,000.00
	SANITARY SEWER MANHOLE	EA.	2	\$3,500.00	\$7,000.00
	6" (SDR-35) PVC SANITARY SEWER PIPE	L.F.	410	\$55.00	\$22,550.00
	8" D.I.P. FIRE SERVICE	L.F.	240	\$90.00	\$21,600.00
	4" D.I.P. WATER SERVICE	L.F.	240	\$50.00	\$12,000.00
	3" GAS SERVICE	L.F.	240	\$50.00	\$12,000.00
	OIL WATER SEPARATOR	EA.	1	\$5,000.00	\$5,000.00
	SITE LIGHTING	EA.	12	\$2,500.00	\$30,000.00
	POWER/COMMUNICATIONS	L.F.	400	\$80.00	\$32,000.00
	EROSION AND SEDIMENTATION CONTROL MEASURES	L.S.	1	\$20,000.00	\$20,000.00
	PAVEMENT MARKINGS AND SIGNS	L.S.	1	\$2,000.00	\$2,000.00
	LANDSCAPE TREES AND PLANTINGS	L.S.	1	\$25,000.00	\$25,000.00
	UTILITY CONNECTION FEES	EA.	1	\$2,000.00	\$2,000.00
	<b>SUBTOTAL</b>				\$1,208,994.00
	<b>10% CONTINGENCY</b>				\$120,899.40
	<b>TOTAL</b>				\$1,329,893.40

**Assumptions:**

1. Onsite (excavated) soil is suitable for reuse.
2. Cost estimate does not include building, equipment, and fueling costs.
3. There is no existing ledge or rock.
4. Existing gas, electric, telecommunications, and water are available from Commerce Drive.