



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager
CC: Open Space Preservation Committee; Maria Capriola, Assistant to the Town Manager; Linda Painter, Director of Planning and Development; Curt Vincente, Director of Parks and Recreation; Jennifer Kaufman, Natural Resources and Sustainability Coordinator
Date: November 13, 2012
Re: Proposed Open Space Acquisition – Marshall Property

Subject Matter/Background

The Marshall property is a 17-acre property surrounded on three sides by the Town's Dunhamtown Forest and is depicted on the attached maps. The property was recently appraised at a value of \$18,000. Since the Town funded the appraisal at a cost of \$2,000, the owners are offering the property at a price of \$16,000.

The land is mostly a wooded south-facing slope, featuring a wooded ravine and a maple swamp. A seasonal brook crosses the property and flows into a former cranberry bog (now marsh) at the west edge of the property. An existing Dunhamtown Forest trail along the top of the ravine offers scenic views of the ravine and the Willimantic River valley.

At its October 16, 2012 meeting, the Open Space Preservation Committee (OSPC) reviewed this property under the criteria in the Town's Plan of Conservation and Development. Committee members have also visited the property at various times. The OSPC recommends that the Town acquire this property to complete protection of the southern part of Dunhamtown Forest and to make the western part of forest accessible for trails.

The property almost bisects the southern part of Dunhamtown Forest (a large interior forest tract (250-500 acres). This tract is already largely protected, and preservation of this property would fill in a gap in this protected area.

The Marshall parcel offers an opportunity to create three new trails, all of which must cross the Marshall property:

- 1) trail from Mansfield City Road to the cranberry bog/marsh;
- 2) trail from the White Oak Road parking lot to the marsh; and

- 3) trail providing access to the western part of Dunhamtown Forest from the point where the trails meet by the marsh.

These trails would make it possible to include the western part of the forest in a long loop walk through the larger parcel (see map).

Financial Impact

The cost of the property will be covered by the Town's existing Open Space Fund, which has a balance of \$1,238,069 (\$238,069 in cash).

Recommendation

For the reasons listed above, staff recommends that the Town Council refer the proposed acquisition of the 17-acre Marshall Property to the Planning and Zoning Commission for review pursuant to section 8-24 of the Connecticut General Statutes, and to schedule a public hearing for its November 26, 2012 meeting to solicit public comment regarding the proposed purchase.

If the Town Council supports this recommendation, the following resolution is in order:

Move, effective November 13, 2012, to refer the proposed acquisition of the 17-acre Marshall Property to the Planning and Zoning Commission for review pursuant to section 8-24 of the Connecticut General Statutes, and to schedule a public hearing for 7:30PM at the Town Council's regular meeting on November 26, 2012 to solicit public comment regarding the proposed land purchase.

Attachments

- 1) OSPC Report re Marshall Property
- 2) Marshall Property in relation to Dunhamtown Forest
- 3) Aerial Photo of Property and Contiguous Open Space

OPEN SPACE PRESERVATION COMMITTEE

Comments on proposed acquisition of the Marshall property

October 16, 2012

To: Mansfield Town Council (**EXECUTIVE SESSION**), Matt Hart

At the OSPC's October 16, 2012 meeting, the committee reviewed in executive session a 17-acre property, which Gladys Marshall is offering to the Town. The committee reviewed this parcel with reference to its location and also criteria in the Town's Plan of Conservation and Development. Committee members have visited the property at various times.

DESCRIPTION

The property is surrounded on three sides by the Town's Dunhamtown Forest (see map). The land is mostly a wooded south-facing slope. It also includes a wooded ravine and a maple swamp. A seasonal brook crosses the property and flows into a former cranberry bog (now marsh) at the west edge of the property. An existing Forest trail along the top of the ravine offers scenic views of the ravine and the Willimantic River valley.

POCD CRITERIA

Interior Forest Tract

The property almost bisects the southern part of Dunhamtown Forest (a large interior forest tract (250-500 acres). This tract already has significant protection, and preservation of this property would fill in a gap in this protected area.

Enhances Connections

The Marshall parcel offers an opportunity to create three new trails, all of which must cross the property: 1) A trail from Mansfield City Road to the cranberry bog/marsh, 2) a trail from the White Oak Road parking lot to the marsh and 3) a trail providing access to the western part of the Forest from point where the trails meet by the marsh. These trails would make it possible to include the western part of the Forest in long loop walk through the Forest (see map).

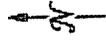
RECOMMENDATION

The committee recommends that the Town acquire this property to complete protection of the southern part of Dunhamtown Forest and make the western part of Forest accessible for trails.

Town of Mansfield, CT - Marshall Property



- Zoning
- Conservation Easement
- Railroad
- Trails
- Parcels
- Streams
- water
- wetlands



1 in = 1291.09 ft

Printed:
9/11/2012



Location: MANSFIELD CITY RD ID: 21.55.6A

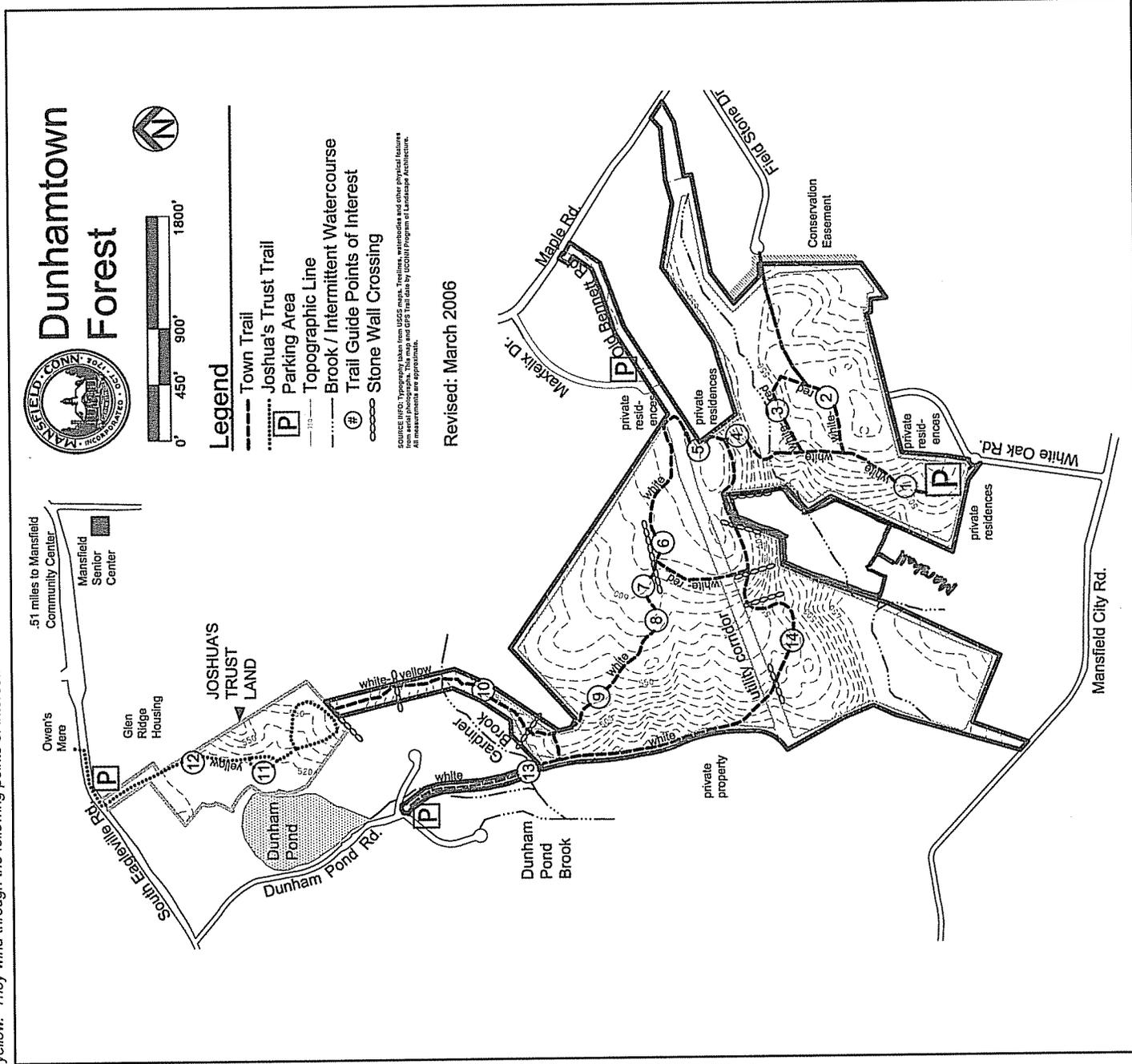
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Disclaimer: This map is for assessment purposes only. It is not valid for use as a survey or for conveyance

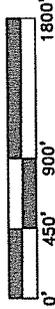
trail guide

There are 3.9 miles of trails within the Town and abutting Joshua's Trust properties. The Town trails are blazed in white, Joshua Trust trails in yellow. They wind through the following points of interest:

1. **Old Logging Road** - This trail begins on an old logging road used for a timber harvest in the 1990's.



Dunhamtown Forest



Legend

- Town Trail
- Joshua's Trust Trail
- Parking Area
- Topographic Line
- Brook / Intermittent Watercourse
- Trail Guide Points of Interest
- Stone Wall Crossing

SOURCE INFO: Topography taken from USGS maps. Trail lines, waterbodies and other physical features are shown in black. The map was prepared using GIS data by UConn Program in Landscape Architecture. All measurements are approximate.

Revised: March 2006

2. **Hardwood Forest** - Different types of woodlands occur depending on the soil type and moisture content. Here is a good example of a well-drained hardwood forest containing oaks, beeches and maples.
3. **Rock Outcrop** - A melting glacier deposited this large rock formation.
4. **Steep Slope** - This slope, along with much of the state's topography, was carved by the advance of the glaciers over 18,000 years ago.
5. **Old Property Boundaries** - While many of the old stonewalls signify the edges of crop fields or pastures, they were also used to mark the edges of ownership. Here the stonewall follows the edges of the park, indicating this was an original property boundary.
6. **Old Stone Wall** - Generally these stonewalls were used to mark property boundaries, or to contain livestock. Now this area is a mature forest. Stop to listen for bird songs of the thrushes and warblers, which survive best in deep woods and are abundant here in spring and summer.
7. **Forest Management** - In this area many felled trees remain on the forest floor due to forest management practices. To improve forest preservation and rejuvenation, the trees were cut down to provide more light for the remaining trees. By leaving the fallen trees in place, the forest biomass is retained while increasing the organic matter and habitat value of the forest floor.
8. **Old Stone Foundation** - A former home site lies a short distance towards the east. This cellar hole is rather small when considering present day building foundations.
9. **Old Cemetery** - This square enclosure is the site of the former Dunhamtown Cemetery. (The graves were moved to the Pink Ravine Cemetery). This area was known as "Dunhamtown" because the Dunham family had a farm here from 1695 to 1873. When it was abandoned, the forest returned, including the nearby large, 80-to-120-year-old oak trees.
10. **Native Hemlocks** - A moist area can be recognized by the evergreen hemlock trees. While these trees are native, they are currently being threatened by a non-native insect, the Hemlock Woolly Adelgid.
11. **View of Dunham Pond** - While resting here at the stone bench, look over Dunham Pond and view birds and other wildlife in the woods and on the pond.
12. **Wetland Boardwalk** - Note the lush vegetation in the wet soil: Native skunk cabbage, jack-in-the-pulpit, wild violets and other water-tolerant plant species.
13. **Stone Dam** - Gardiner Brook tumbles over an old mill dam. This old town road was known as Donovan Road because the Donovan family owned the farm from 1885 into the 20th century.
14. **Overlook** - The trail climbs to an overlook with views of the Willimantic River Valley in fall and winter.



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager
CC: Open Space Preservation Committee; Maria Capriola, Assistant to the Town Manager; Linda Painter, Director of Planning and Development; Curt Vincente, Director of Parks and Recreation; Jennifer Kaufman, Natural Resources and Sustainability Coordinator
Date: November 13, 2012
Re: Proposed Open Space Acquisition - Malek Property

Subject Matter/Background

The Malek Property is a 26.25-acre property offered for sale to the Town by the Malek family. They have owned the land for many years, which they used for hunting and firewood harvests until about ten years ago. The property is south of Joshua Trust's Wolf Rock Preserve on Crane Hill Road and is depicted on the attached maps. The property was appraised in October 2012 for \$25,000 and is being offered to the Town for the appraised value.

The Open Space Preservation Committee reviewed this parcel under the criteria in the Town's Plan of Conservation and Development. Committee members have also visited the property at various times. The committee recommends that this property be preserved and suggests that the Town work cooperatively with the Joshua's Trust to secure permanent protection and management of this parcel.

The land slopes down to Sawmill Brook, which forms the west boundary. The northern portion consists of a mature hardwood forest. CL&P holds an easement on part of the land for its transmission lines, and a cleared area under the lines crosses the property near the south side. The proposed second transmission line would involve clearing part of the forested area. The parcel is surrounded by open space on three sides - Town land on the south and the west and Joshua's Trust land on the north.

Significant Conservation or Wildlife Resource

The property is in the Kidder - Sawmill Brook streambelt. The west side of the property abuts Sawmill Brook for about 900 feet, and preservation of this property would complete protection of approximately 3,000 feet of the brook. Young trees and shrubs on the edge of CL&P's cleared area provide habitat for birds that nest in these early-succession forest areas.

Interior Forest Tract

The property is in the middle of a large interior forest tract (250-500 acres). Most of this tract is protected, and the Town's acquisition of this property would further protect the tract.

Enhances Connections

The property is surrounded by Joshua Trust's Wolf Rock Preserve and Town open space totaling approximately 183 acres. Preservation of this property would fill in a gap in this protected area (see map). The property also would offer the opportunity to expand existing trails on Wolf Rock Preserve and possibly offer an alternative to the nearby Nipmuck Trail.

Financial Impact

The cost of the property will be covered by the Town's existing Open Space Fund, which has a balance of \$1,238,069 (includes \$1,000,000 in approved bond funding).

Recommendation

For the reasons listed above, staff recommends that the Town Council refer the proposed acquisition of the 26.25-acre Malek Property to the Planning and Zoning Commission for review pursuant to section 8-24 of the Connecticut General Statutes, and to schedule a public hearing for its November 26, 2012 meeting to solicit public comment regarding the proposed purchase.

If the Town Council supports this recommendation, the following resolution is in order:

Move, effective November 13, 2012, to refer the proposed acquisition of the 26.25-acre Malek Property to the Planning and Zoning Commission for review pursuant to section 8-24 of the Connecticut General Statutes, and to schedule a public hearing for 7:30PM at the Town Council's regular meeting on November 26, 2012 to solicit public comment regarding the proposed land purchase.

Attachments

- 1) OSPC Report re Malek Property
- 2) Map of Malek Property in relation to Saw Mill Brook Preserve and Wolf Rock Preserve.
- 3) Aerial Photo of Property and Contiguous Open Space

OPEN SPACE PRESERVATION COMMITTEE

Comments on proposed acquisition of the Malek property

April 24, 2012

To: Mansfield Town Council (**EXECUTIVE SESSION**), Matt Hart

At the OSPC's April 24, 2012 meeting, the committee reviewed in executive session a 26.25-acre property offered for sale to the Town by the Malek family. They have owned the land for many years, which they used for hunting and firewood harvests until about ten years ago. The property is south of Joshua Trust's Wolf Rock Preserve on Crane Hill Road.

COMMENTS

The committee reviewed this parcel with reference to its location and also criteria in the Town's Plan of Conservation and Development. Committee members visited the property at various times.

The land slopes down to Sawmill Brook, which forms the west boundary. The north portion is a mature hardwood forest. CL&P holds an easement on part of the land for its transmission lines, and a cleared area under the lines crosses the property near the south side. The proposed second transmission line would involve clearing part of the forested area. The parcel is surrounded by open space on three sides: Town land on the south and west sides; Joshua's Trust land on the north side.

POCD CRITERIA:

Significant Conservation or Wildlife Resource

The property is in the Kidder –Sawmill Brook streambelt. The west side of the property abuts Sawmill Brook for about 900 feet, and preservation of this property would complete protection of approximately 3000 feet of the brook. Young trees and shrubs on the edge of CL&P's cleared area provide habitat for birds that nest in early-succession forest areas.

Interior Forest Tract

The property is in the middle of a large interior forest tract (250-500 acres). This tract already has significant protection, and this property would contribute to that protection.

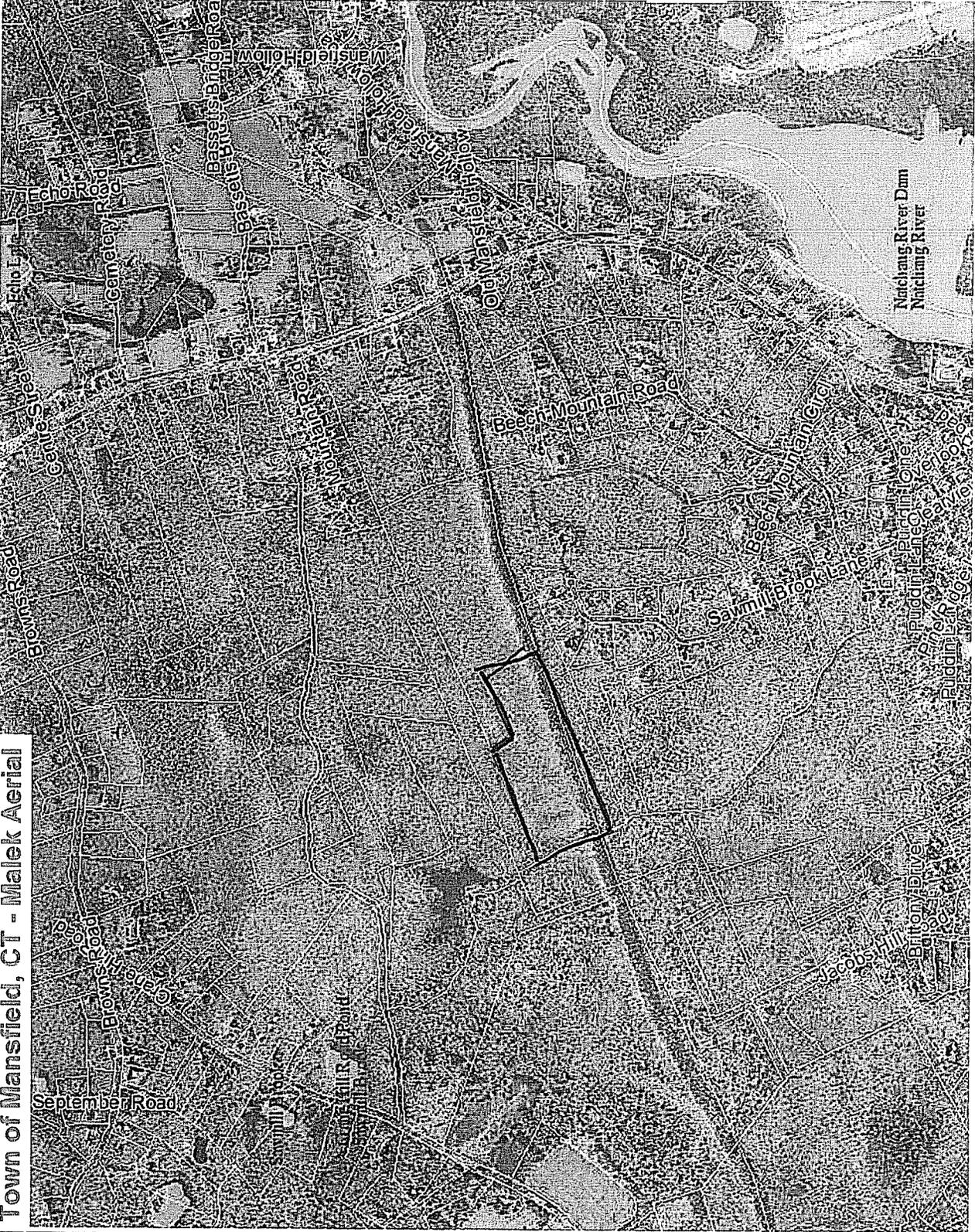
Enhances Connections

The property is surrounded by Joshua Trust's Wolf Rock Preserve and Town open space totaling approximately 183 acres. Preservation of this property would fill in a gap in this protected area (see map). The property also would offer the opportunity to expand existing trails on Wolf Rock Preserve and possibly offer an alternative to the Nipmuck Trail, which is across the brook.

RECOMMENDATION

The committee recommends that this property be preserved either by the Town and/or by Joshua's Trust. The Town could work cooperatively with the Trust to address permanent protection and management.

Town of Mansfield, CT - Malek Aerial



- MapGrid
- towns
- Dimensions
- Address
- ParcelID
- Area
- Streets
- Parcels
- powerlines
- water
- wetlands
- Town
- roads
- highways



1 in = 1244.85 ft

Printed:
3/20/2012

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Disclaimer: This map is for assessment purposes only. It is not valid for use as a survey or for conveyance

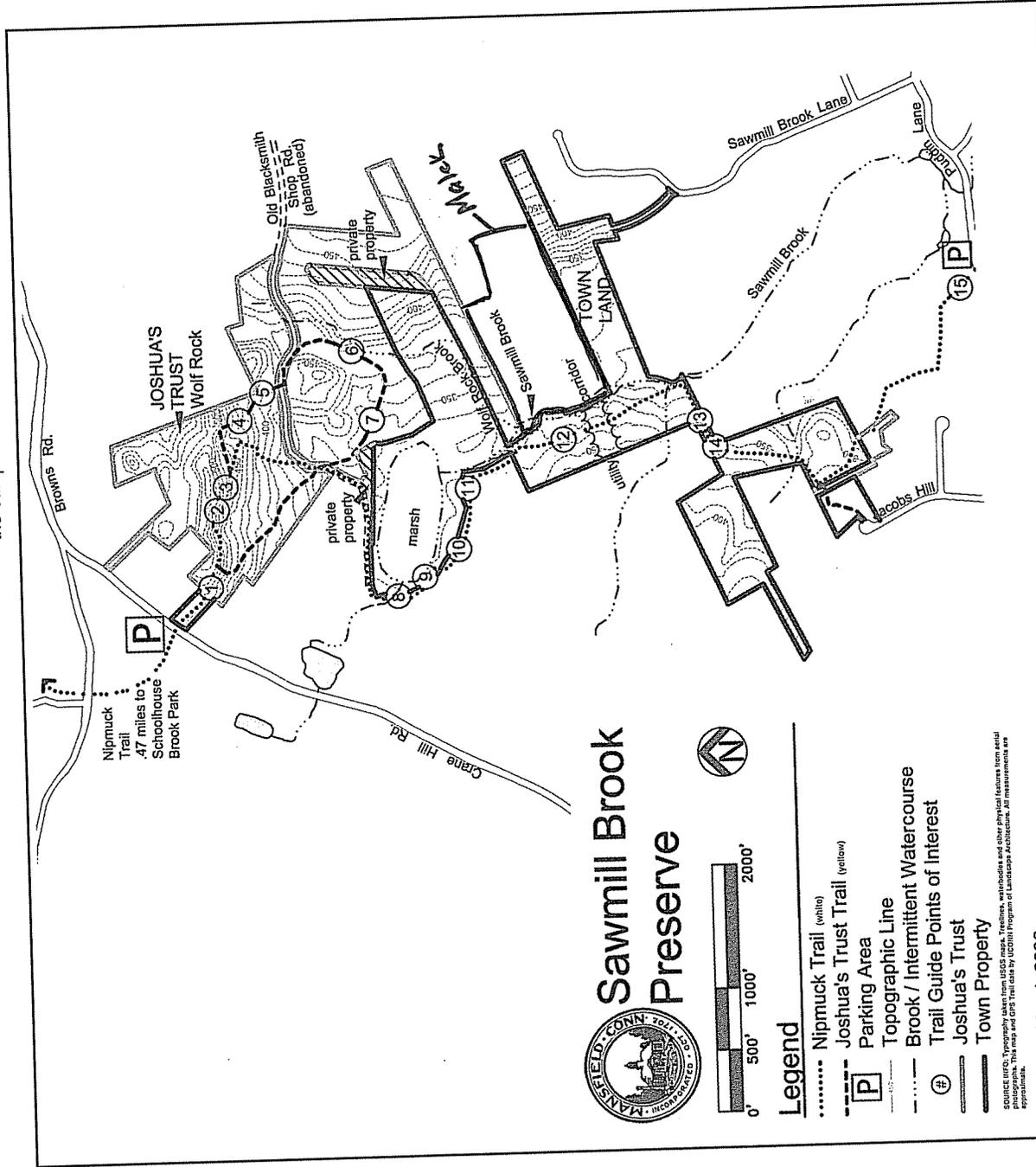
trail guide

There is a total of 3 miles of blazed hiking trails within the Joshua's Trust and Town boundaries. The Nipmuck Trail (blazed in blue) and Joshua's Trust (blazed in yellow) wind through the following points of interest:

- 1. Glacial Remains** - Signs of glacial activity are visibly scattered around the preserve. Many of the rocks were carried by the glacier from regions much farther north and were deposited here over 15,000 years ago.

- 2. Wolf Rock** - Approximately 6 feet in diameter, this rock was left perched at the edge of a 40-foot cliff by the glaciers. Today it remains as one of Mansfield's most spectacular landmarks, mentioned in deeds dating back to the late 18th century.

- 3. Scenic View** - As you look out south and east over the tree canopy from Wolf Rock, the views are breathtaking. Here the forested valley of Sawmill Brook can be seen, as well as the open fields on the brow of Crane Hill Field. In the distance is the campus of Eastern Connecticut State University.



- 4. Rock Ledge** - During the descent down the trail, one of the preserve's many rock ledges can be seen. The bedrock exposed here is a variety of metamorphic rock called Willimantic Gneiss.

- 5. Old Blacksmith Shop Road** - This abandoned road once connected Mansfield Center to the Crane Hill area.

- 6. Riparian Vegetation** - While the trail winds along Wolf Rock Brook, take note of native water-tolerant vegetation growing here: skunk cabbage, ferns and birches. This palette of greenery will appear in many of the wet areas in the preserve.

- 7. Hemlock Grove** - The dominant tree species here is the evergreen hemlock. While these trees are native, the species is currently threatened by a non-native insect called the Hemlock Woolly Adelgid.

- 8. Invasive Plants** - As you cross over Sawmill Brook, notice the understory vegetation. These invasive species (barberry, multiflora rose, and bittersweet) were introduced as ornamental plants, and have since escaped from cultivated gardens into the wild, replacing native plants.

- 9. Beaver Activity** - As the trail winds along the marsh's edge, note the pointed stumps. These are the remains of trees that were felled by beavers. The size of the marsh may be attributed to beaver damming.

- 10. Marsh Views** - Sunny, treeless wetlands are called marshes. Phragmites, the tall 'wheat-like' grass seen at the far edge of the marsh, is a common invasive species of this wet environment.

- 11. Wildlife View** - A view opens when the trail rounds the end of the marsh. Approach quietly and you may spot a Great Blue Heron.

- 12. Utility Corridor** - This area is cleared for power lines and reveals the profile of Sawmill Brook valley, as the land slopes down to the brook, then steeply up the other side to Beech Mountain.

- 13. Upland Hardwoods** - As the trail makes a gradual climb, notice the change in tree species. Hardwoods such as oak, beech and maple dominate the forest here.

- 14. Old Stone Wall** - In most forests in New England it is common to find spans of old stone walls used to contain grazing animals and property boundaries.

- 15. Nipmuck Trail** - The blue-blazed Nipmuck Trail extends 37-miles from Union, Connecticut to Mansfield Hollow State Park and connects many of Mansfield's town parks. The Nipmuck trail is maintained by the Connecticut Forest and Parks Association.

SOURCE: UFGD. Topography taken from USGS maps. Trail miles, waterbodies and other park features from aerial photographs. This map and GPS Trail data by USGS/CT Forest and Parks Association. All measurements are approximate.

APPRAISAL REPORT

**Estate of Kevin C. Malek
Parcel 33.97.31 Sawmill Brook Lane
Mansfield, Connecticut**

BY: STEWART APPRAISAL SERVICES

TO: Amy J. Nadile
63 Hilltop Drive, Apt 3
North Windham, CT 06256-1358

FILE NUMBER: 12219

DATE OF VALUATION: September 20, 2012

PROPERTY TYPE: 25.5 acres of unimproved land located
approximately 505 feet north of Sawmill Brook
Lane with no legal access to a public road

Stewart Appraisal Services

REAL ESTATE APPRAISERS & CONSULTANTS

58 HARTFORD TURNPIKE

TOLLAND, CONNECTICUT 06084

(860) 871-8015

1-888-221-1292

FAX (860) 870-7752

ROBERT G. STEWART, SRA

DAVID H. GOWER

September 28, 2012

Amy J. Nadile
63 Hilltop Drive, Apt 3
North Windham, CT 06256-1358

Re: Estate of Kevin C. Malek
Parcel 33.97.31 Sawmill Brook Lane
Mansfield, Connecticut

Dear Ms. Nadile,

As requested I have appraised the above noted property for the purpose of estimating its Market Value in fee simple estate. The purpose of this appraisal is to provide you and Emily Malek the subject's Market Value as you are considering selling it to the Town of Mansfield and/or Joshua's Tract Conservation and Historic Trust, Inc. The Trust is commonly known as Joshua's Trust and they are a non-profit "who receive gifts of money and land, or to buy land of historic, aesthetic, or scientific value, for the benefit of future generations" [www.joshuaslandtrust.org].

The primary intended users of this appraisal report are you and Emily A. Malek as the Co-Administratrix of the Estate of Kevin C. Malek. Additional potential users are family members, heirs, and potential buyers.

The subject consists of 25.5 acres of unimproved land located approximately 505 feet north of Sawmill Brook Lane in southeastern Mansfield. The Mansfield Assessor lists the subject as 26.25 acres and references a recorded survey that states 25.5 acres. The survey stated size is used in my appraisal. The southern 11.1 acres of the site is encumbered with a 300 foot wide right of way in favor of Connecticut Light & Power and is improved with a set of high tension wires. The Mansfield Assessor lists the owner as the estate of Kevin C. Malek. My search of the land records, as an appraiser, found that part of the land is still owned by Frances A. Malek. This is further outlined in the Legal Description section of this report and a title search is recommended to clarify the ownership.

The subject parcel is landlocked with no legal access to a public road. The land is surrounded on three sides by The Sawmill Brook Preserve which is over 185 acres of Town and Joshua's Trust owned land that is maintained as open space with about three miles of walking trails. The three specific abutters of the subject are The Town of Mansfield, Joshua's Trust and the Civies, who own a 103 acre parcel improved with their house on Beech Mountain Road.

A typical marketing time for the subject is 9 to 12 months and this time period is reflected in the value conclusion.

In my opinion, the Market Value of the subject, consisting of 25.5 acres of unimproved rear land, as of September 20, 2012, is:

**TWENTY-FIVE THOUSAND DOLLARS
(\$25,000).**

This value is of the Lot 1 & 2, as the property is presently split per public land records, as one parcel and owned by one person, the Estate of Kevin C. Malek.

The following self-contained appraisal report is offered in support of this conclusion. This report conforms to the Uniform Standards of Professional Appraisal Practice (USPAP).

Very truly yours,

A handwritten signature in black ink that reads "Robert G Stewart". The signature is written in a cursive style with a large, stylized "R" and "S".

Robert G. Stewart, SRA
Certified General Appraiser RCG.581
Expires April 30, 2013

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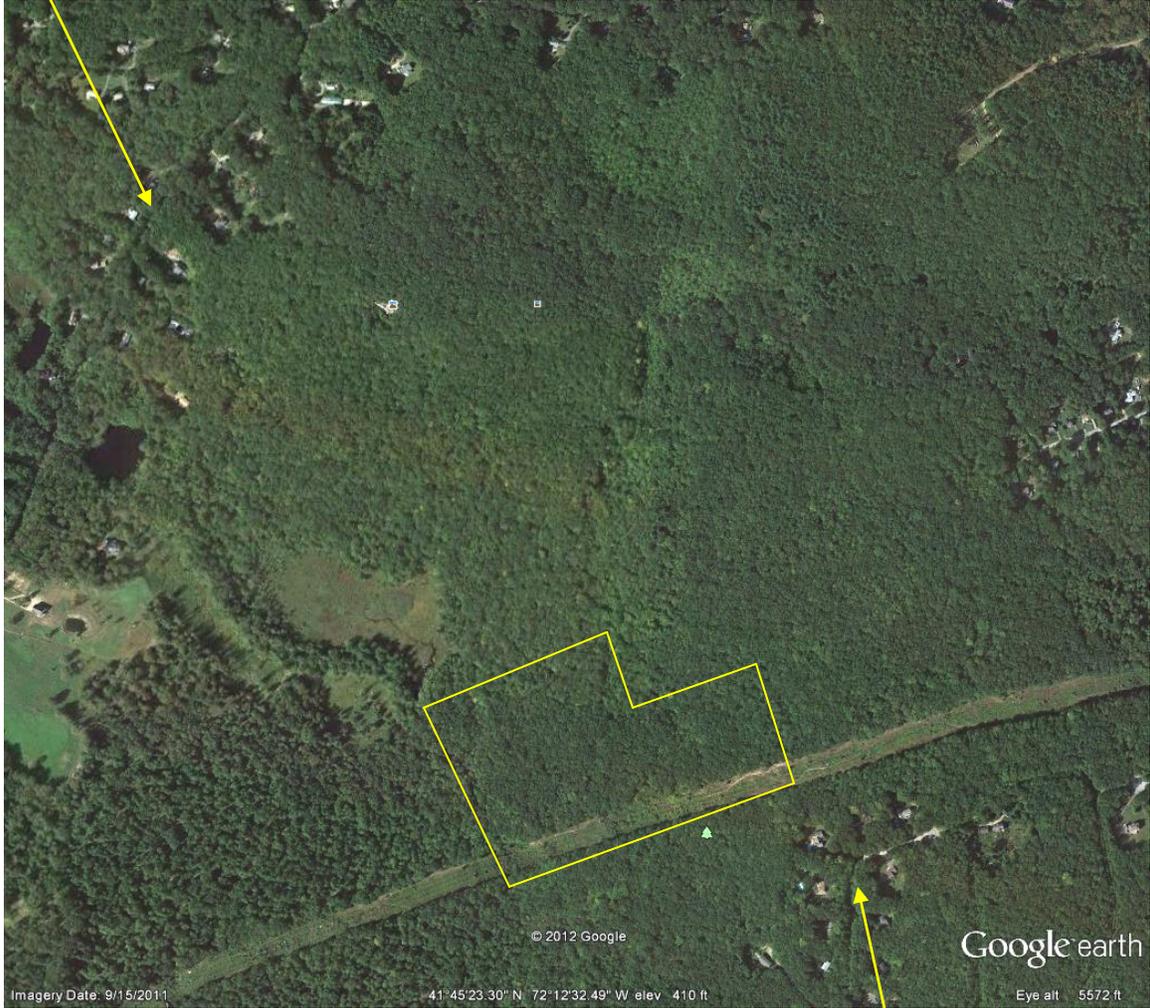
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SUMMARY OF SALIENT FACTS AND CONCLUSIONS

LOCATION:	Assessor's Map 33, Block 97, Lot 31 Mansfield, Connecticut
PROPERTY DESCRIPTION:	25.5 acres of rear landlocked residential zoned land located 505 feet north of Sawmill Brook Lane. The only improvement is a set of high tension power lines in a 300 foot wide right of way in favor of Connecticut Light & Power Company.
OWNER OF RECORD:	Estate of Kevin C. Malek - see the Legal Description section of this report.
DATE OF INSPECTION & VALUATION:	September 20, 2012
ESTATE VALUED:	Fee simple
HIGHEST AND BEST USE:	Sell to an abutter who has access. The most logical buyers are either the Town of Mansfield or the Joshua's Trust and the land would fill in a gap in the current Sawmill Brook Preserve open space area.
ESTIMATED MARKETING TIME:	9 to 12 months
MARKET VALUE CONCLUSION:	\$25,000 as one parcel with the ownership issue discussed rectified.

Directly below is an aerial photograph from Google Earth.com with the subject outline in yellow. The two closest roads, Sawmill Brook Lane and Crane Hill Road are pointed out. The cleared strip is the CL&P power lines in a right of way.

Crane Hill Road



Sawmill Brook Lane



1209210022

Looking northeast from by the western boundary in the power line right of way approximately 175 feet northwest of the southwest corner of the subject. The subject starts at the base of the hill and continuing to almost the top of the hill.



1209210025

Looking northwest from the subject's approximate southeast corner in the power line right of way. The western boundary is at the base of the hill.



1209210024

Looking north at the old wood road on the survey through the far eastern portion of the site from the power line right of way.



1209210023

Looking south across the power line right of way at the same old wood road. Because of the privately owned homes to the south, the old wood road is effectively non-existent into the woods to the south.



1209210027

Looking westerly at Wolf Rock Brook on the subject in the northeastern area west of the jog and extension to the east.



1209210026

Looking north at Wolf Rock Brook from the same spot as the above photo with the subject boundary in approximately 35 feet.



1209210029

Looking south at Sawmill Brook from just south of where Wolf Rock Brook flows into it. The Sawmill Brook is the subject's western boundary so the subject is on the left.



1209210028

Looking north at Sawmill Brook from the same spot as the above photo with the subject and Wolf Rock Brook to the right.



1209210021

Looking southeast from Crane Hill Road where the Nipmuck Trail and the Joshua's Trust Trail enters the Sawmill Brook Preserve eventually getting near the subject's northwest corner in just over one mile.



1209240005

Looking north at the Town-owned access strip from Sawmill Brook. The Town land is the unimproved wooded land to the right of the driveway and the subject is approximately 1,150 feet to the north. Sawmill Brook Lane curves closer to the subject but the land along the road is privately owned with no access.

PURPOSE, FUNCTION AND USERS OF THE APPRAISAL:

The purpose of this appraisal is to estimate the Market Value in fee simple estate of the property owned by the Estate of Kevin C. Malek and identified as Assessor's Map 83, Block 97, Lot 31.

The function of this appraisal is to provide a Market Value to the two Administratrix of the owner's estate so the property can be sold most likely to the Town of Mansfield and/or the Joshua's Tract Conservation and Historic Trust, Inc. (known as Joshua's Trust). The subject site is landlocked and these two are the primary abutters and the only logical buyers.

Recognizing the function, the primary intended users of this appraisal report are Amy J. Nadile and Emily A. Malek as Co-Administratrix of the owner's estate. Additional potential users are family members and heirs as well as any potential buyers.

SCOPE OF THE APPRAISAL:

The scope of the appraisal involved Robert G. Stewart, SRA inspecting the subject on September 20, 2012 by himself. Mapping of the subject was obtained from the Mansfield GIS mapping system as well as two surveys in the Town Clerk's office. In addition, the Mansfield Parks & Recreation Trail Guide for the Sawmill Brook Preserve Area was used. Public records regarding the subject were obtained at the Mansfield Town Hall including the Assessor's and Town Clerk's offices. Additional mapping used include the USGS topographic maps, the USDA Natural Resources Conservation Service Web Soil Survey, the Mansfield GIS system, and the Mansfield Parks & Recreation Department Sawmill Brook Preserve trail maps.

Only the Sales Comparison Approach was considered applicable and developed. Comparable data was obtained from the ConnComp Sales Database, the Connecticut Multiple Listing Service, various periodicals, my office files, the appropriate Town Halls, and discussions with local Realtors, property owners and managers. This report does not outline every specific task I completed but reports the pertinent items. Additional supporting data is being retained in my files.

The appraiser, Robert G. Stewart, SRA, is considered competent to appraise the subject based on his education and experience appraising the subject type property. Robert G. Stewart holds a Connecticut Certified General Appraiser License (RCG.581, expiration April 30, 2013). Copies of his qualifications and current Connecticut license are in the addendum of this report. This report is completed in compliance with the Uniform Standards of Professional Appraisal Practices (USPAP).

All the following definitions are from The Dictionary of Real Estate Appraisal, Fifth Edition © 2010 by the Appraisal Institute:

DEFINITION OF MARKET VALUE:

As used by agencies that regulate federally insured financial institutions in the United States:

“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 a seller to buyer under conditions whereby:

- o Buyer and seller are typically motivated;
- o Both parties are well informed or well advised, and acting in what they consider their best interests;
- o A reasonable time is allowed for exposure in the open market;
- o Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- o 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.”

DEFINITION OF 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.”

DEFINITION OF RIGHT OF WAY:

“A privilege to pass over the land of another in some particular path; a strip of land used for transportation such as streets and roads, railways, utility lines, and for other private or public transportation uses.”

DEFINITION OF ENCUMBRANCE:

“Any claim or liability that affects or limits the title to property. An encumbrance can affect the title such as a mortgage or other lien, or it can affect the physical condition of the property such as an easement. An encumbrance cannot prevent the transfer of position, but it does remain after the transfer.”

LEGAL DESCRIPTION & 5 YEAR SALES HISTORY:

According to the Mansfield Assessor's Records, the title is in the name of the Estate of Kevin C. Malek with Emily A. Malek and Amy J. Nadile appointed as Co-Administratrix on July 9, 2010. The Notice for Land Records/Appointment of Fiduciary is recorded in the Mansfield Land Records in Volume 695, Page 469.

My research of the Mansfield Land Records, as an appraiser and not a lawyer or title searcher, found that Kevin C. Malek owns the eastern 11 acres of the subject and Frances A. Malek owns the western 14.5 acres.

The split in the land is from two surveys filed on the land records. The first is a July 5, 1978, revised on December 12, 1978 survey entitled "The Estate of Adella Postemski" that is recorded in the Mansfield Land Records in Map Volume 17, Page 59. This survey shows one parcel containing 25.5 acres. An August 15, 1999 survey of the same parcel is entitled "Property / Boundary Survey of Lots 1 & 2 Prepared for Frances A. Malek" is recorded in map Volume 28, Page 55. This survey is the same overall property but splits the property into Lot 1 containing the western 14.5 acres and Lot 2 containing the eastern 11.00 acres.

Kevin C. Malek obtained title to Lot 2 via a Quit Claim deed from Frances A. Malek on February 7, 2000. This deed is recorded in Volume 430, Page 98. This deed references the 1999 survey.

Frances A. Malek obtained title to all 25.5 acres from Emil C. Malek via a Probate Certificate of Distribution dated November 9, 1978 after Emil's death on September 18, 1997. This deed is recorded in Volume 414, Page 136. That deed references Volume 178, Page 41 in which the subject 25.5 acre parcel is the Second Parcel. That description has both stated metes and bounds and references the above noted 1978 survey. That deed is an Executor's Deed from the Estate of Adela Postemski to Emil C. Malek dated November 29, 1979.

My search of the land records found no deed transferring Frances A. Malek's ownership of Lot 1 on the 1999 survey to anyone. The Malek's attorney, Michael Magliocco, told me the family recently found a deed transferring the western 14.5 acres to Kevin Malek but it has not yet been recorded and I have not seen it.

Copies of all four of the referenced recorded deeds are on the pages. A copy of the 1999 survey is in the Site Description section of this report on page 25.

According to Amy Nadile, none of the subject has been publicly offered for sale in the last year and it is not under agreement to be purchased or offered for sale. She did note that she has spoken to the Town of Mansfield about the Town buying the subject. This appraisal will be used to negotiate that sale if it does occur.

RETURN TO:

**Michael C. Magliocco
Attorney at Law
14 Mansfield Avenue
Willimantic, CT 06226**

RECORD: 
Mansfield, CT
Doc # 2010-000420
Vol 695 Pg. 469
10/20/2010 10:55:53am
Rec. Fee: 10.00
Hist Fee: 3.00
Land Fees: 40.00
Recorded - Mary Stanton
Town Clerk

STATE OF CONNECTICUT

NOTICE FOR LAND RECORDS/
APPOINTMENT OF FIDUCIARY
PC-251 REV. 10/08

COURT OF PROBATE
[Type or print in black ink.]

COURT OF PROBATE, DISTRICT OF Andover		DISTRICT NO. 001
ESTATE OF Kevin C. Malek, AKA Kevin Malek (10-0045)		DATE OF NOTICE July 09, 2010
DATE OF DEATH April 15, 2010	PLACE WHERE LAST DWELT 38 Route 87 Andover, CT 06232	DIED INTESTATE
FIDUCIARY [Name, address, zip code, and telephone number] Emily A. Malek, 76 South Windham Road, Willimantic, CT 06226, (860)634-4629 Amy J. Nadile, 63-3 Hilltop Drive, North Windham, CT 06256, (860)456-1182		
FIDUCIARY'S POSITION OF TRUST Co-Administratrix		DATE OF APPOINTMENT 7/9/2010

This notice is made and caused to be recorded in the land records of the town wherein said deceased was the owner of real property, or any interest therein, or a mortgage or a lien upon real property.



Patricia A. McPherson
Patricia A. McPherson, Clerk

NOTICE FOR LAND RECORDS/ APPOINTMENT OF FIDUCIARY
PC-251

048789

QUIT CLAIM DEED - STATUTORY FORM

KNOW YE THAT, I, FRANCES A. MALEK, presently of 16 Hennequin Road, in the Town of Columbia, County of Tolland and State of Connecticut

for consideration paid, grant to KEVIN C. MALEK, presently of 38 Route 87, in the Town of Andover, County of Tolland and State of Connecticut

with QUIT-CLAIM COVENANTS (Description and encumbrances, if any and any additional provisions)

See SCHEDULE "A", attached hereto and made a part hereof

CONVEYANCE TAX RECEIVED TOWNS -0- STATES -0- [Signature] Town Clerk - Mansfield

Signed this 7th day of February, 2000

Witnessed by: [Signatures] Monique C. Rby, Michael C. Magliocco, Frances A. Malek

State of Connecticut, County of WINDHAM } ss: Windham February 7, 2000

Personally Appeared, FRANCES A. MALEK,

Signer and Sealer of the foregoing Instrument, and acknowledged the same to be her free act and deed before me,

Latest mailing address of Grantee:

No. and Street 38 Route 87 City Andover State Connecticut Zip 06232

[Signature] Michael C. Magliocco Commissioner of the Superior Court Title of Officer

SCHEDULE "A"

A certain piece or parcel of land situated, lying and being in the Town of Mansfield, County of Tolland and State of Connecticut, shown as Lot 2 on a certain map or plan entitled, "Property/Boundary Survey of Lots 1 & 2 Prepared For Frances A. Malek Mansfield, CT Scale 1" 50' Aug. 15, 1999", by C. Roger Ferguson Land Surveyor & Professional Engineer Mansfield Center, CT to which reference may be had, said piece or parcel of land being more particularly bounded and described as follows, to wit:

- NORTHERLY: by Lot 1 and land now or formerly of Victor & Richard Civic, in part by each, in all, 895.09 feet;
- EASTERLY: by land now or formerly of said Victor & Richard Civic, 539.64 feet;
- SOUTHERLY: by land now or formerly of the Town of Mansfield, 887.23 feet; and
- WESTERLY: by said Lot 1, 538.00 feet, all as shown on the above referenced map or plan.

Said Lot 2 contains 479,260 +/- Sq. Ft., or 11.00 +/- Acres.

Subject to H.E.L. Co. Right of Way and a C.L. & P. Co. Right of Way as shown on the above referenced map or plan.

Subject to Notes as set forth on the above referenced map or plan.

Being more or less, the easterly portion of the Second Parcel as set forth in an Executor's Deed from Frances A. Malek, Executrix of the Estate of Adela Postemski, dated November 29, 1979 and recorded January 28, 1980 in Volume 178 at Pages 41-42 of the Town of Mansfield Land Records.

Said premises are subject further to any and all provisions of any ordinance, municipal regulation or public or private law, including but not limited to building, building line, inland-wetland and zoning restrictions established by the Town of Mansfield.

Also subject to taxes to the Town of Mansfield, which the Grantee herein assumes and agrees to pay as part of the consideration of this conveyance.

 Item # 48789 Received for Record March 2, 2000
 at 3:09 p.m. Attest Janet Sedson Town Clerk

CERTIFICATE OF
DEVISE, DESCENT
OR DISTRIBUTION
PC-250 REV. 1/92
(PRC-58)

STATE OF CONNECTICUT
COURT OF PROBATE

RECORDED:

(File certificate with town clerk
where property is situated.)

COURT OF PROBATE, DISTRICT OF ANDOVER	DISTRICT NO. 001
ESTATE OF Emil C. Malek, deceased.	DATE OF DEATH 9/18/97

Pursuant to C.G.S. §45a-450, this certifies that as appears from the records of this court, said deceased died on the date above written, and the following real property of the decedent is devised or distributed or set out or divided or descends to: (Give name, place of residence, and share of distributee; give street address or lot number of real property, or if none, a brief description of the location. C.G.S. §45a-450.)

Pursuant to Article IV of the Last Will and Testament of the late Emil C. Malek, said instrument dated September 30, 1986, a 100% interest to Frances A. Malek, presently of 16 Hennequin Road, Columbia, Connecticut, the following piece or parcel of real property known as Blacksmith Road, situated in the Town of Mansfield, County of Windham and State of Connecticut and more particularly described in a deed recorded on January 8, 1980 in Volume 178 on Page 41 of the Mansfield Land Records.

045970

For a more particular description, reference should be made to the records of said probate court.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of this court on this 9th day of November, 1998.



Elaine A. Campese
Patricia A. McPherson, Clerk

FOR TOWN CLERK'S USE ONLY	FOR COURT USE ONLY
	Original to: Date Sent:

CERTIFICATE OF DEVISE, DESCENT OR DISTRIBUTION
PC-250

Item # 45970 Received for Record March 8, 1999
at 2:05 p.m. Attest *Janette Duen* Town Clerk

Form 182 - Executor's or Administrator's Deed

TUTBLANK REGISTERED U.S. PAT. OFFICE
TITLE LAW PRINT PUBLISHERS BURLING, VT. 05401

3111

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

Know Ye, That I, FRANCES A. MALEK, a/k/a Adela Postemsky,
Executrix of the will of ADELA POSTEMSKI, a/k/a Adella Postemsky,
late of Mansfield deceased, by virtue of an Order of the Probate Court
for the District of Mansfield, dated November 18, 1979,
and in consideration of the sum of Seven Thousand Five Hundred (7,500)
Dollars and No cents, received to my full satisfaction of EMIL C. MALEK, of the
Town of Columbia, County of Tolland, Conn., do grant, bargain, sell and confirm unto the said
EMIL C. MALEK, his heirs and assigns forever, all the right, title, interest, claim and demand which the said
Adela Postemski had at the time of her
decease, in and to a certain piece or parcel of land, situated in the Town of Mansfield,
County of Tolland, and State of Connecticut, and bounded and described as follows:

FIRST PARCEL: Commencing at a pile of stones located at the southeasterly corner of the hereinafter described tract and the northeasterly corner of land now or formerly of Rosalie N. Vernon, said pile of stones also being in the westerly boundary line of land now or formerly of Frederick E. Mascetti, the line runs thence S. 80° 42' 35" W. along land of said Vernon for a distance of 577.69 feet to a set iron rod with disc in east side of found stone pile; the line continues thence S. 74° 07' 30" W. along land of said Vernon for a distance of 182.78 feet to a set iron; the line continues thence S. 67° 23' 20" W. along land of said Vernon for a distance of 115.59 feet to a set iron with disc; the line continues thence S. 81° 34' 15" W. along land of said Vernon for a distance of 342.79 feet to a set iron and point B on the hereinafter referred to map and other land of said Vernon; the line continues thence N. 17° 51' 00" W. along land of said Vernon for a distance of 205.50 feet to a stone pile; the line continues thence N. 01° 04' 05" W. along land of said Vernon for a distance of 257.03 feet to a found stone pile and point C on hereinafter referred to map; the line continues thence N. 22° 48' 40" E. along land of said Vernon for a distance of 61.95 feet to a set iron with disc in stone pile and being point D on the hereinafter referred to map and said point also being the southwesterly corner of land now or formerly of Francis G. Clark and now or formerly of Joshua's Tract Conservation & Historic Trust; the line continues thence N. 80° 46' 15" E. for a distance of 101.00 feet along land of said Joshua's Tract to a point; the line continues thence N. 83° 42' 55" E. along land of said Joshua's Tract for a distance of 208.29 feet to a set iron with disc on the west side of a found stone pile; the line continues thence N. 83° 45' 55" E. along land of said Joshua's Tract for a distance of 428.13 feet to a set iron with disc in east side of found stone pile; the line continues thence N. 83° 45' 55" E. along land of said Joshua's Tract for a distance of 228.90 feet to a set iron and land now or formerly of Dr. Earl Swift; the line continues thence S. 07° 19' 45" E. along land now or formerly of said Swift for a distance of 64.92 feet to an iron pin; the line continues thence N. 82° 07' 05" E. along land now or formerly of said Swift for a distance of 396.00 feet to a set iron rod with disc in found stone pile; the line continues thence S. 18° 39' 50" W. along land now or formerly of said Mascetti for a distance of 392.78 feet to a stone pile and land of said Vernon, said point being shown as point A on hereinafter referred to map and being the first point and place of commencement.

Said map being designated as "MAP NO. 3 Showing Land of the Estate of Adella Postemski - Mansfield, Conn. Scale: 1" = 50' Dated April 20, 1977 C. Roger Ferguson, Land Surveyor Conn. Registration No. 8160, Mansfield Center, Conn. "

REFERENCE MAY BE HAD to Vol. 54, Page 438, of the Mansfield Land Records.

SECOND PARCEL: Commencing at an iron pin in the southeasterly corner of the hereinafter described tract in the westerly boundary of land now or formerly of Potter-Hall, Inc., and the northwesterly corner of land now or formerly of Charles Weeks; the line runs thence along land of said Charles Weeks along a line having an azimuth of 260° 51' 00" for a distance of 672.41 feet to the computed position of a destroyed stone pile; the line continues thence along land of said Weeks along a line having an azimuth of 260° 51' 00" for a distance of 983 feet, more or less, to a point being the approximate center line of Sawmill Brook and land formerly of Asa Bennett, said Brook a/k/a Kidder Brook; the line runs thence northerly along the center line of said Brook for a distance of 810 feet, more or less, to a point to land now or formerly of Daniel and Ann L. Costello; the line runs thence along land of said Costello and land now or formerly of James B. and Patricia E. Leta, said line having an azimuth of 80° 04' 25", said line being 1005 feet, more or less, to a point and land

(*continued on reverse side)

"8,705 Conveyance Tax received
Adella C. Postemski
Town Clerk of Mansfield"

ASSESSMENT & TAXES:

The Assessor identifies the subject as Map 33, Block 97, Lot 31.

The Town of Mansfield did its last revaluation on October 1, 2009 and the assessment is at 70% of Market Value. The mill rate for the 2011 Grand List is 27.16 mills. On the 2011 Grand List, the subject is assessed for \$41,370 for annual taxes of \$1,123.62.

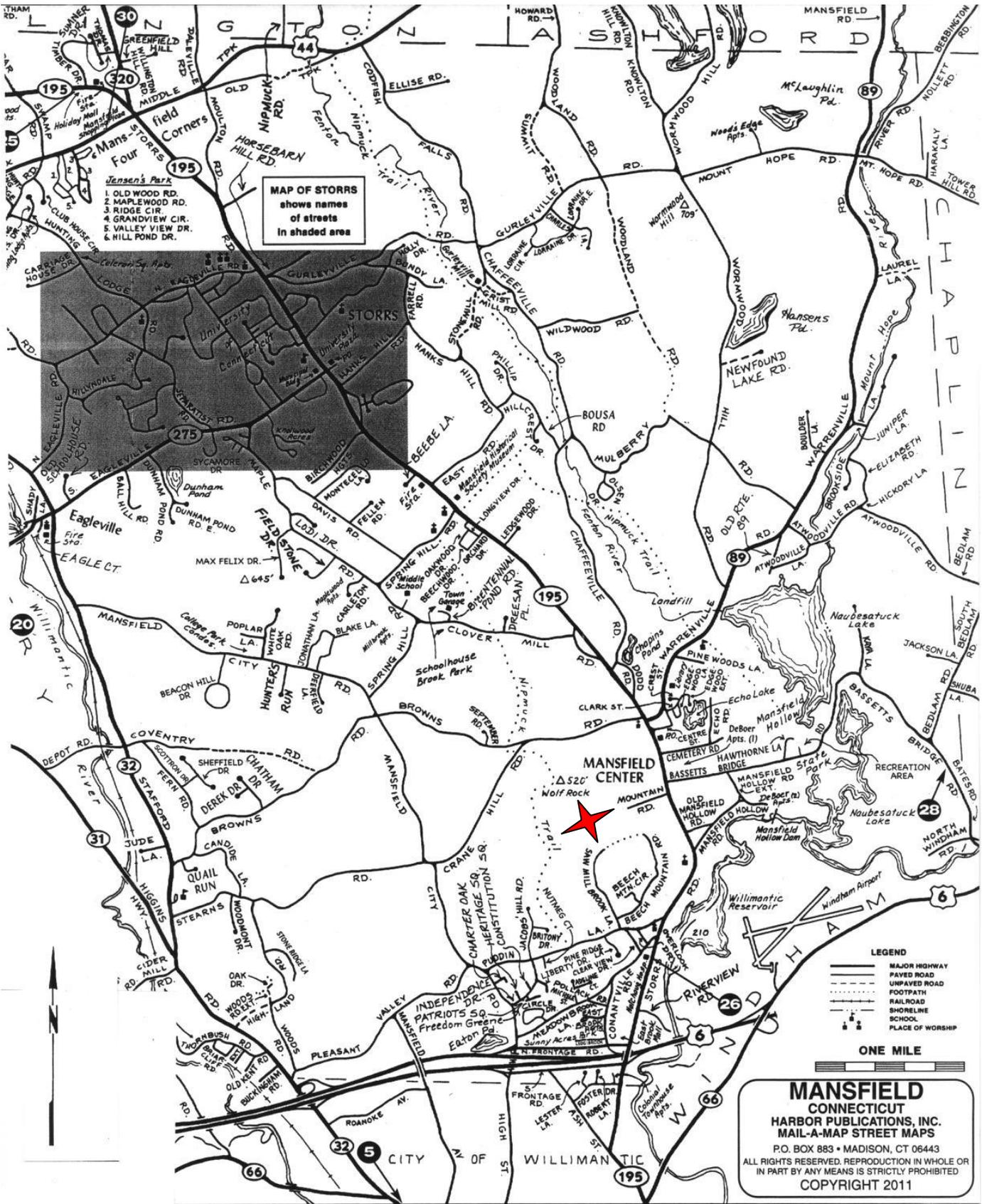
The Mansfield Tax Collector reported the taxes are current with the first half paid and the second half is due January 1, 2013.

AREA DATA AND ECONOMIC CONDITIONS:

Mansfield is a rural residential community in eastern central Connecticut. According to the Connecticut Economic Resource Center the 2011 census population for the town was 26,835 and the town encompasses 45.2 square miles. The community is primarily rural residential with random developments except for the central portion of town, which is known as Storrs. This area surrounds the main campus of the University of Connecticut with over 20,000 students and serves as the town business center with some shopping facilities, the Town Hall and a regional high school. Around the University campus are numerous residential developments, both single family and multi-family dwellings. In addition in the south end of town are some shopping and some condominium complexes.

The subject is in southeastern Mansfield in a rural residential area. A map locating the subject is on the following page. The subject area is bounded on the east by CT Route 195, on the south by Conantville Road, on the west by CT Route 32, and on the north by the University of Connecticut main campus in the area known as Storrs. The subject is bisected by a few roads with extensive woodlands as well as agricultural farms in the general area. Crane Hill Road and Browns Road are to the northwest and north of the subject and both are developed residentially with the house lots varying from 1.5 to 5 plus acres. One house under construction right now is on a 32 acre building lot. South of the subject is Sawmill Brook Lane, a residential subdivision with 1 acre lots that were developed in the 1970s and extended northerly with a few more houses in the 1980s. Between these roads is a 188 acre Town and Joshua's Trust owned wooded area known as the Sawmill Brook Preserve. This total area is approximately one-half by three-quarter mile in size with more woodland surrounding it. The land is maintained as open space with approximately three miles of walking trails. The main trail through the area is the Nipmuck Trail, which is part of the State Forest Program. In addition, the Joshua's Trust maintains a few more trails. In the northern end of the Preserve is a view off a rock to the south and exposed ledge drops off nearly 70 feet. The Sawmill Brook bisects the area with a large marsh off Wolf Rock Brook and flows into the Sawmill Brook. The area has two privately owned sections, one of which is the subject. A set of high tension power lines runs through the area at the south end of the preserve.

Houses in the general area are in the \$150,000 to \$315,000 price range and were built from 1955 until 2005. There are some historic houses in the area including the historic Mansfield Center on Route 195 east of the subject. Area properties are served by onsite well and septic systems, and electricity, telephone and cable television are available along the existing roads. Some shopping is available at the Eastbrook Mall on Route 195 just southeast of the subject area. Additional shopping is available in Willimantic three miles south of the subject. The University of Connecticut is located four miles northwest and is the major area employer as well as the athletic and cultural center. Additional employment is available in Willimantic and surrounding towns.



MAP OF STORRS
shows names
of streets
in shaded area

- Jensen's Park
1. OLD WOOD RD.
 2. MAPLEWOOD RD.
 3. RIDGE CIR.
 4. GRANDVIEW CIR.
 5. VALLEY VIEW DR.
 6. HILL POND DR.

LEGEND

- MAJOR HIGHWAY
- PAVED ROAD
- - - UNPAVED ROAD
- FOOTPATH
- RAILROAD
- SHORELINE
- ☐ SCHOOL
- ☐ PLACE OF WORSHIP

ONE MILE

MANSFIELD
CONNECTICUT
HARBOR PUBLICATIONS, INC.
MAIL-A-MAP STREET MAPS
P.O. BOX 883 • MADISON, CT 06443
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IN PART BY ANY MEANS IS STRICTLY PROHIBITED
COPYRIGHT 2011

Real estate values increased from April 2002 to October / November 2005 when they stabilized. Buyer demand slowed during 2006 creating an oversupply and values began to slowly decline late that summer. The oversupply still exists and values continue to decline although there are signs of house values stabilizing in the lower price range in the last few months. Demand for land has been extremely slow as new construction has effectively stopped with existing houses being more affordable than new construction. Further, sales activity in the higher priced market, including new construction, has been very slow. In 2008 there were 15 lot sales in Mansfield that were generally in the \$110,000 to \$150,000 price range. The number of sales decreased every year down to 3 in 2011 for \$80,000, \$130,000 & \$150,000 with the two highest in Beacon Hill Estates where lot sales are to one builder and prices have declined minimally. Lot sale activity has increased in the last few months with 5 lot sales in the first eight and one-half months of 2012. But, two sold for \$79,500 and \$87,500 and three were in Beacon Hill Estates for \$135,000 each. There is presently one building lot under deposit with a list price of \$85,000. The general feeling at this time is the rate of decline in local real estate values is either nearing, or at, the bottom. Buyer activity has increased with a slight increase in sales, but nothing drastic. The general feeling is the recovery will take several years and values will be stable, to increase slightly, over the next year or two.

SITE DESCRIPTION:

The subject site is appraised as 25.5 acres according to the 1978 and 1999 surveys. A copy of the 199 survey showing the property as two parcels although it is being appraised as one, is on the following page. The Assessor lists the subject as 26.25 acres referencing the survey. The survey is entitled "Property / Boundary Survey of Lots 1 & 2 Prepared for Frances A. Malek, Mansfield, CT Scale 1" = 50' dated Aug 15, 1999". The map is recorded in the Mansfield Land Records in Volume 28, Page 55.

The entire site is rectangular shaped with a cutout in the northeast corner. The overall size is 1,650 feet wide and 750 feet tall on average less the 247 x 635 foot cut out. The southern 40% of the site is encumbered with two right of ways. The first is 150 feet wide in favor of H.E.L.Co., which is the Hartford Electric Light Company and has since become the Connecticut Light & Power Company (CL&P). Directly south of this right of way is a 150 foot wide right of way in favor of CL&P Co, which is the same company. This right of way angles slightly from the southern boundary line being approximately 70 feet north of the southwestern corner and 40 feet south (off the subject) at the southeast corner. These right of ways are improved with one set of high tension power lines that are on two poles with a cross beam between. There are three sets of hanging wires below the cross beam and one on top of each pole for a total of five power lines. It is uncertain exactly where the lines are located in these two right of ways, but it is assumed they are in the southern right of way based on Assessor's maps. The rights of ways are cleared for approximately 180 feet with rough brush and grass that is only 2 to 3 feet tall with an occasional tree plus an ATV gravel trail. The balance of the entire site is natural woods.

The general topography of the site is rising to the east with the extreme eastern end rising quickly. The western 1,000 feet rises from Sawmill Brook (which is the western boundary) a total of 50 feet, which is an average 5% grade. The grade is fairly consistent although there are some rolling slopes throughout this section of the parcel. The eastern 635 feet rises very quickly a total of 80 to 85 feet at an average grade of 13% with some steeper sections. The eastern boundary generally is along the peak of this steep slope with the land continuing to rise to the east on land of others much more gently. The peak of the rise in the total area is approximately 450 feet east of the subject. Except for the rolling with a low point extending into the site in the southwest quadrant, the rising topography to the east is consistent for the entire north/south height of the property.

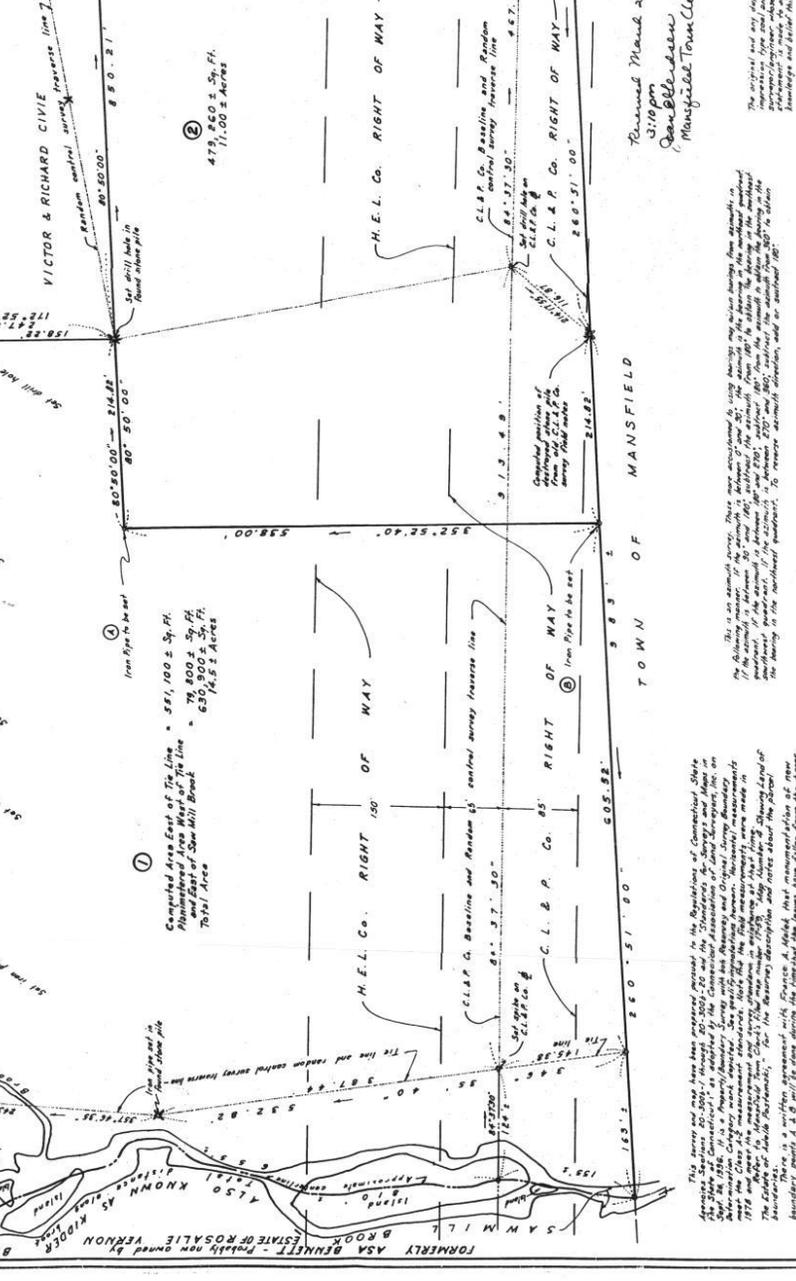
The western boundary of the subject is the Sawmill Brook. The brook flows out of a swamp about 400 feet north of the subject and, by the northwest corner, the Wolf Rock Brook flows into the Sawmill Brook. Wolf Rock Brook meanders along the northern boundary for almost the entire 1,005 foot northern boundary varying from the boundary to 40 feet onto the subject.

According to the USDA Natural Resource Conservation Service Web Soil Survey, soils on the site are almost entirely Charlton and Canton soils, extremely stony. The western 200 feet, along the Sawmill Brook, is Ridgebury, Leicester, and Whitman soils, extremely stony which is a designated inland wetland. The Ridgebury, Leicester, and Whitman soils also extend easterly in the southern part of the site just into the woods north of the cleared power line easement a total of 780 feet with a 150 foot wide finger. The Canton and Charlton soils have 3 to 15 percent slopes in the western taller section

PROPERTY/BOUNDARY SURVEY OF LOTS 1 & 2
 PREPARED FOR
FRANÇOIS A. MALEK
 MANSFIELD, CT
 June 17, 50' $\frac{1}{4}$ " = 1" = 20' $\frac{1}{4}$ " = 1" = 20' Aug. 15, 1959
C. ROBER FERGUSON
 LAND SURVEYOR & PROFESSIONAL ENGINEER
 MANSFIELD CENTER, CT

DANIEL & ANN L. COSTELLO AND JAMES V. & PATRICIA E. LETA
 VICTOR & RICHARD CIVIE
 H. E. L. Co. RIGHT OF WAY
 C. L. & P. Co. RIGHT OF WAY

475,260 ± Sq. Ft.
 11.00 ± Acres
 581,100 ± Sq. Ft.
 13.25 ± Acres
 79,800 ± Sq. Ft.
 1.82 ± Acres
 630,900 ± Sq. Ft.
 14.5 ± Acres



This survey and map have been prepared pursuant to the Regulations of Connecticut State Surveyors, Chapter 20 and the Standards for Surveys and Maps in the State of Connecticut, as amended by the Commission on Surveying and Mapping, dated April 26, 1956. It is a Property/Boundary Survey with its Bearings and Original Survey Boundary Lines and Distances as shown on the Original Survey Map of the Survey of the City of Mansfield, Connecticut, dated August 15, 1959, and as amended by the City of Mansfield, Connecticut, dated June 17, 1950, and as amended by the City of Mansfield, Connecticut, dated August 15, 1959. The bearings and distances shown on this map are the result of a re-survey of the original survey lines and distances. The bearings and distances shown on this map are the result of a re-survey of the original survey lines and distances. The bearings and distances shown on this map are the result of a re-survey of the original survey lines and distances.

Town of Mansfield
 3100 Main Street
 Mansfield, Connecticut

The original and any duplicate of this map are not valid unless they bear the signature of the Surveyor/Engineer, whose registration number, appearing below, the date of the survey, and the date this map is substantially amended in the future.

Land Surveyor & Professional Engineer - CT Reg. No. 11622

and the entire eastern jog is 15 to 35 percent slopes. Walking the site agrees with these soil classifications except that in the northern portion around the Wolf Rock Brook the area is wet and rocky for 100 feet wide and much wider in the northeast corner where the two brooks come together. The inland wetlands in the southwest portion, north of the power line right of way do not appear to extend as far into the site. The site is quite rocky and stony throughout.

The subject is a rear landlocked parcel with no legal access found to a town public road. The land to the south and west is owned by the Town of Mansfield, which is technically public land although there are no legal rights for the subject to go over these lands for access on a regular basis. To the south is an 8.0 acre parcel followed by a 6.5 acre parcel that narrows to a 50 foot wide access strip going 560 more feet out to Sawmill Brook Lane for a total distance between the subject and the road of 1,150 feet. A photograph of this access strip is on page 10. As can be seen, there is a paved driveway that looks to be on the abutting property and not in this access strip that goes back to a house located directly west of the access strip. The wooded access strip rises to the east and is quite rocky making use and development of it, even with a driveway, difficult and costly.

The subject southeastern corner of the subject is much closer to Sawmill Brook Lane being approximately 485 feet but 300 feet of that is over the privately owned house lot at 125 Sawmill Brook Lane. The two other closest roads are the end of Mountain Road, which is 1,600 feet northeast of the subject's northeast corner and Crane Hill Road, which is 2,550 feet northwest of the subject. These two distances are straight lines as the crow flies with no access trails in those directions. Along the power lines, the subject is 3,050 feet west of Route 195. The Nipmuck and Joshua's Trust Trails do go through some of the nearby land running from Crane Hill Road south to Puddin Lane. Following the Nipmuck Trail, the subject comes within 100 feet of the Sawmill Brook at the northwest corner in between 5,000 and 5,500 feet or one mile from Crane Hill Road. At the power line right-of-way, this trail is approximately 200 feet west of the subject. Continuing south on the Nipmuck Trail, Puddin Lane is approximately 4,500 feet (.85 mile) to the south.

Other than the power lines on the property, the site is unimproved.

ZONING:

The subject site is zoned entirely RAR-90, Rural Agricultural Residence. The primary permitted use in this zone is single-family dwellings and agriculture. Two-family dwellings are allowed with Special Restrictions, as are a single-family with an efficiency dwelling unit.

In the RAR-90 zone, the minimum lot size is 90,000 square feet (2.07 acres) with 200 feet of road frontage.

As a rear landlocked parcel with no legal access, the subject site does not conform to the minimum road frontage for a building lot or any development. As there is no legal access, the site cannot be developed as a pre-existing nonconforming lot of record.

According FEMA Flood Map 0901280020C, dated January 1, 1981 the only part of the subject in a flood hazard zone is along the Sawmill Brook. The width of the flood hazard area widens in a couple low places but is generally is 100 feet on the east shore on the subject.

HIGHEST AND BEST USE:

All the following definitions are from The Dictionary of Real Estate Appraisal, Fifth Edition © 2010 by the Appraisal Institute:

"The reasonably probable and legal use of vacant land or an improved property that 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. Alternatively, the probably use of land or improved property – specific with respect to the user and timing of the use – that is adequately supported and results in the highest present value."

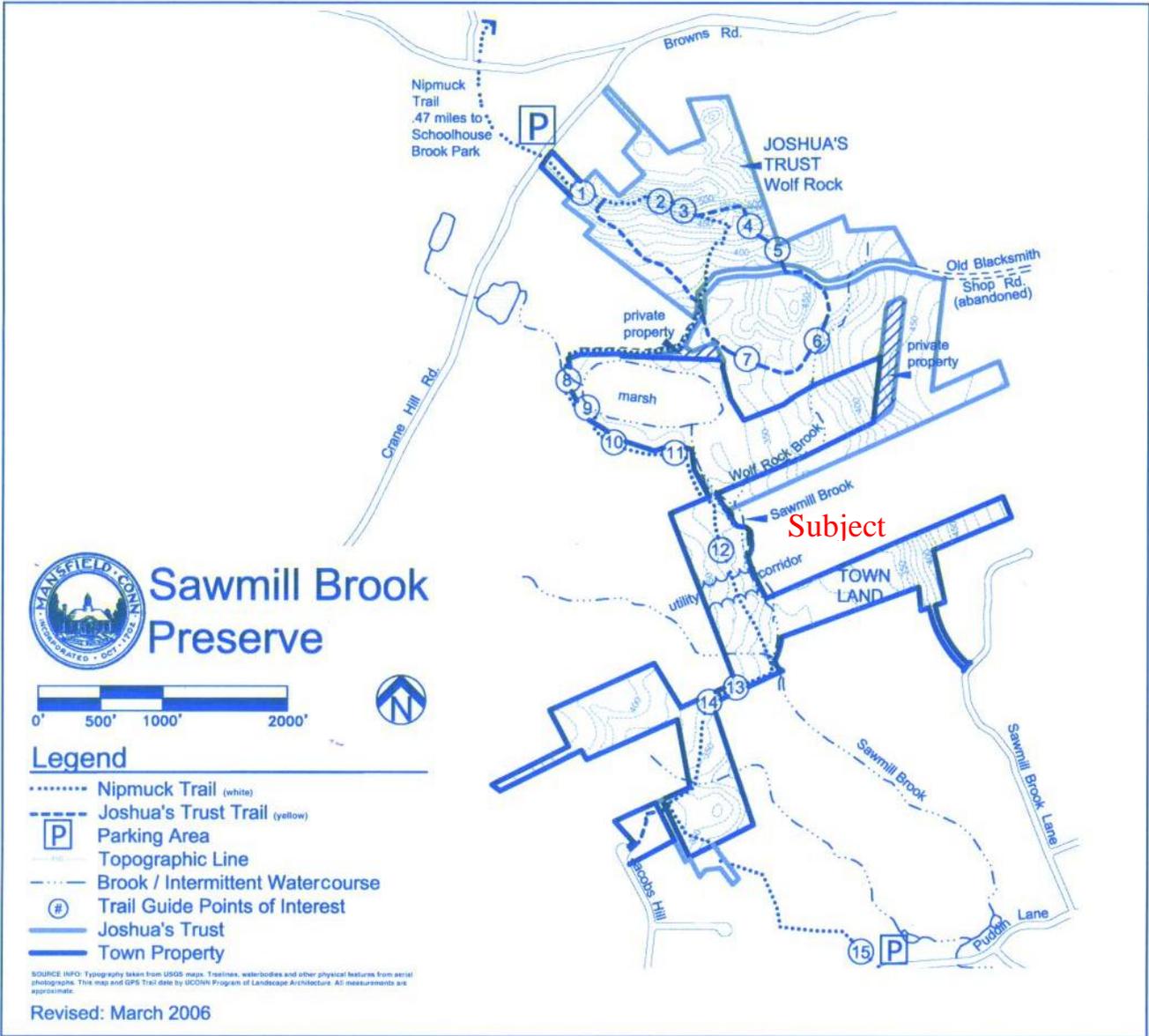
The highest and best use of the subject site is to sell to an abutter who has legal access to the site. Recognizing the topography and location of the subject, any use would be limited to Open Space.

As outlined earlier, the subject has three abutters. To the south and west is land owned by the Town of Mansfield. This land is all part of the Sawmill Brook Preserve which is Open Space land held for passive recreation, primarily hiking, by the public. The abutter to the north for 1,005 foot section is Joshua's Tract Conservation and Historic Trust, Inc. (Joshua's Trust). Directly north of this 10 acre parcel is additional land owned by the Town of Mansfield. Both the Joshua's Trust and the Mansfield owned land is part of the Sawmill Brook Preserve, which is approximately 188 acres with 3 miles of blazed hiking trails. There are several highlights and geological features including the scenic view from Wolf Rock, several exposed glacial remains, and the Sawmill Brook Marsh. On the following page is a trail guide of the Sawmill Brook Preserve area from the town flier. The subject is identified on this map by me and, as can be seen, by purchasing the subject will fill in a gap in the overall preserve land.

The only other abutter of the subject is 103.25 acre parcel owned by Victor and Richard Civie. This parcel abuts the eastern boundary and is the jog in the northeast corner. This site is improved with a house built in 2000 that is off the cul-de-sac of Sawmill Brook Lane. That parcel is entirely to the east and southeast of the subject and adding the subject 25.5 acres will simply extend the northwest corner of their property 1650 feet beyond the already 400 foot deep jog in their property. In other words, they will have no gain other than increasing their amount acreage.

Looking at the three abutters, the most likely purchaser or future owner of the subject is either the Town of Mansfield or Joshua's Trust who would be able to fill in the gap in the Sawmill Brook Preserve. Joshua's Trust does not generally buy land but rather accepts donations. They are a non-profit trust without any significant assets to make purchases although they have bought some parcels in the past. The Town of Mansfield does have a budget allocation for Open Space purchases. Victor and Richard Civie, have no real gain out of purchasing the subject. Therefore the Town of Mansfield is the logical buyer as they have a gain from the purchase and have the best ability to pay for a purchase.

Recognizing these factors, the highest and best use of the subject is to sell the subject to the Town of Mansfield as Open Space to become part of the Sawmill Brook Preserve.



VALUATION OF THE SUBJECT:

To value the subject property, the three professionally accepted approaches to value were considered. The Sales Comparison Approach involves a comparison of comparable properties that have sold in the open competitive market to the property being appraised. In developing the Cost Approach, the land is valued as if vacant, using the Sales Comparison Approach. This value is then combined with the reproduction cost new of the improvements less depreciation taking into consideration physical deterioration and functional and economic obsolescence. The Income Capitalization Approach gives consideration to the anticipated net income from rental of the property and to the capitalization of that net income. The income is capitalized in accordance with returns on similar type properties or investments of similar risk to determine the amount at which ownership would be justified by a prudent investor.

As the subject consists of unimproved land, only the Sales Comparison Approach was considered applicable and developed. The Cost Approach first values the land using the Sales Comparison Approach and then looks at the cost of the improvements less any accrued depreciation. As there are no improvements on the subject, developing the Cost Approach would be redundant. Therefore, it was not developed. Land in this area is not typically rented, and if it is, it is as farmland at a minimal rate that typically covers the only cost of ownership rather than creating a return on the investment. Therefore, the Income Capitalization Approach was not considered applicable or developed.

To develop the Sales Comparison Approach a study was conducted to locate sales of similar sized rear landlocked parcels in the general area. These type properties do not sell that often and, when they do, the price is directly related to what the buyer is gaining and what the seller is losing by doing the sale. As noted in the highest and best use analysis, the Town of Mansfield will be able to fill in a gap in the Sawmill Brook Preserve that they and Joshua's Trust own and manage. The seller has no significant loss other than ownership recognizing they cannot legally get to the property.

The comparables located and considered are outlined on the following three pages, after which, on Page 34, is a grid adjusting them to the subject. For comparison purposes, the sales were broken down to a unit price of price per acre.

The first comparable is a one year old sale of a smaller 5.0 acre parcel located 400 feet north of the subject. This is actually an excellent comparable and can be seen on the Sawmill Preserve Trail map on the previous page. It is the slashed parcel labeled "private property" that is surrounded by Joshua Trust and Town owned land with no legal access. This property was purchased by the owner of several parcels in the immediate area that he used to log firewood. He does not abut the sale property or have any legal access. Sale 2 a 13.0 acre parcel of undevelopable land along the Ten Mile River 3.5 miles southwest of the subject in Columbia. The parcel has road frontage for access but was purchased by the abutter who plans to use it for hunting and hiking. This sale occurred twenty months ago. Sale 3 was considered to reflect local values of 25 to 35 acre parcels of land. It is a twenty-three month old sale of an approved 32.54 acre building lot located on the northwest side of Crane Hill Road 2,500 feet northwest of the subject. Only the one sale of a rear landlocked parcel was located in the last 2.5 years in Mansfield and the surrounding ten towns.

Sale 1 - Old Blacksmith Shop Road

Sold September 20, 2011 for a total of \$5,000

Unit Price: \$1,000 per acre

Grantor: Patricia A. Mascetti (Page 256)

Grantor: Estate of Frederick C. Mascetti (Page 257)

Grantee: Lowry Richard DeBoer, Jr.

Recorded: Volume 713, Pages 256 & 257

Description: A rear 5.0 acre parcel of unimproved land that was purchased via two deeds. The deed from Patricia Mascetti was for \$625 and the deed from the Estate of Frederick C. Mascetti was for \$4,375 for a total of \$5,000. The closest road to the sale parcel is Mountain Road 1,250 feet to the east. The buyer does own parcels in the area although Joshua's Trust and the Town of Mansfield completely surrounding the sale property. To the east the Joshua Trust parcel is only 120 feet wide before getting to other land of the buyer. The deed does not reference any legal right-of-way or easement over Town land for access.

The wooded parcel is a parallelogram being 54 rods (891 feet) by 17 rods 15 links (289.9 feet). This area calculates to 5.9 acre however the deed and the Assessor state 5 acres. The land slopes down continually to the west generally at a 10 to 12 percent grade.

No financing was recorded with this sale.

This parcel is located 400 feet north of the subject and on the Sawmill Brook Preserve plan on page 29 is the parcel just north of the subject identified with slashes and labeled "private property". Like with the subject, this parcel has no immediate access, even to the buyer, although the buyer has purchased several parcels in the area for Open Space and to cut firewood lumber for his personal use.

Sale 2 -

Baker Hill Road, Columbia

Sold January 28, 2011 for \$32,000

Unit Price: \$2,462 per acre

Grantor: William M. Rioux, Jr.

Grantee: Harold Alfred Nelson

Recorded: Volume 196, Page 447

Description: A 13.0 acre lot of record with approximately 140 feet of road frontage. The parcel runs along the west shore of Ten Mile River with several turns and jogs. In general, the parcel is 1,600 feet deep and 175 to 375 feet wide. The entire parcel is wooded and approximately 80% is inland wetland soils and flood hazard land. This renders the parcel undevelopable.

The buyer already owned the land on the east shore of Ten Mile River and purchased the land for hunting and walking (passive recreation).

No financing was recorded with this sale.

Sale 3 - 102 Crane Hill Road, Mansfield

Sold November 3, 2010 for \$200,000

Unit Price: \$6,146 per acre

Grantor: Equity Development, LLC

Grantee: Benjamin Lacy & Olivia Lacy

Recorded: Volume 696, Page 480

Description: A 32.54 acre approved building that has 227.72 feet of road frontage. The parcel goes back 705 feet and widens out to the body of the lot. The initial 225 foot wide front of the lot goes back 430 feet and then widens to the south 122 feet wrapping around the abutter's house lot. The front access area continues back another 340 feet to the body of the parcel. The body of the parcel is basically 1,600 feet wide and 975 feet deep. The extreme northern 350 feet is encumbered with a conservation easement surrounding a brook and some inland wetlands. Another conservation easement runs along the front access strip starting out 100 feet wide and narrowing to a point 540 feet back from the road.

The front access strip rises up 30 feet over the 700 foot depth and generally slopes down from the south to the north side 50 feet at the wider portion and 15 to 20 feet at the road. The body of the sale property slopes down continually from the north to the south a total of 125 feet at an average grade of 7.8%.

In 2006 the parcel was approved as a building lot and approved for a house located 700 feet back from the road and a barn 900 feet back from the road. Since the purchase the buyer is building a single family dwelling in the area of the approved barn. The site is zoned RAR-90, Rural Agricultural Residence and needs an on-site well and septic system. Soils on the site are a mix of Woodbridge fine sandy loam, very stony and Paxton and Montauk fine sandy loam, very rocky. Both of these soils are adequate for septic systems.

Financing was provided by the seller with a \$169,900 mortgage for 5 years at 6.125%. Payments are interest only with the full principle due on November 2, 2015. This seller financing is considered to have not impacted the purchase price. Rather it met the needs of both the buyer and seller.

	Subject	Sale 1	Sale 2	Sale 3
Street Address	Sawmill Brook Lane	Old Blacksmith Shop Road	Baker Hill Road	102 Crane Hill Road
Town	Mansfield	Mansfield	Columbia	Mansfield
Sale Price		\$5,000	\$32,000	\$200,000
Unit Price		\$1,000 per acre	\$2,462 per acre	\$6,146 per acre
Terms of Sale		no financing	no financing	seller financing 0%
Date of Sale	September 20, 2012	September 20, 2011 -2½%	January 28, 2011 -6%	November 3, 2010 -7½%
Adj Unit Price Per Acre		\$975	\$2,314	\$5,685
Location	residential	residential	residential-similar	residential
Site	25.5 acres	5.0 acres -5%	13.0 acres -2½%	32.54 acres
Access	land locked	land locked	150 feet -50%	227.72 feet -50%
Highest & Best Use	sell to abutter	seller to abutter	open space	apprvd building lot -33%
Gain to Buyer	fill in gap in Preserve	woodlands +5%	hunting property -5%	building lot
Loss to Seller	none	none	hunting property	income
Net Adjust %		0	-57½%	-83%
Net Adjust \$		0	-\$1,331	-\$4,719
Indicated Unit Value		\$975	\$983	\$966

No adjustment was made for financing or terms of sale as none impacted the purchase price. All the sales were adjusted down for time to reflect the decline in values since each comparable sold. This adjustment reflects the slower rate of decline in values over the last year including values stabilizing in the last few months.

With the sales on the same terms and time basis, an adjusted price per acre was calculated. This rate was then adjusted for differing location, physical characteristics and the highest & best use/motivation of each buyer and seller. Sales 1 & 2 were adjusted down for size recognizing that smaller parcels sell for a higher price per acre. Sales 2 & 3 were adjusted down 50% for having immediate access from a public road. Sale 1 was adjusted up slightly as the buyer is not filling in a gap or an abutter with access. Sale 2 is mostly inland wetlands and flood hazard land that is good for seasonal hunting and passive recreation with river frontage which is considered slightly better than the subject filling in a gap of open space land. Sale 3 was adjusted down one-third for being an approved building lot. No adjustment was made for the power line right of ways over the subject as it does not impact the subject's use as open space.

The three sales indicate a very small range of value of \$966 to \$983 per acre for the subject. Sale 1 is the most recent, is the closest, and best reflects the value of the subject rear land locked land. The other two sales bracket the Sale 1's indicated value of \$975 per acre which was concluded. Therefore:

$$\begin{aligned}
 25.5 \text{ acres @ } \$975 \text{ per acre} &= \$24,863 \\
 \text{rounded to} &= \$25,000.
 \end{aligned}$$

FINAL RECONCILIATION:

The subject is a rear landlocked parcel of unimproved land containing 25.5 acres. There is no known legal access to the property and it is surrounded on three sides by Town and Joshua's Trust owned open space land. This surrounding land is a 188 acre public preserve known as Sawmill Brook Preserve with walking trails, several environmental features, and a ledge peak with a view. The trails are regularly used by the public.

The highest and best use of the subject is concluded to sell or donate to either the Town of Mansfield or Joshua's Trust who can add the subject to the Sawmill Brook Preserve filling in a gap in the land and adding to the continuity of the preserve for hikers. There is one other abutter who is able to access the subject. But, they have one house on a 103 acre parcel and adding the subject to their land has no significant gain.

To value the subject only the Sales Comparison Approach was considered applicable and developed. This approach involves comparing sales of similar properties to the subject and adjusting them for differences resulting in an indicated value of the subject. This approach truly reflects the thinking of a buyer or seller of unimproved land. My search for recent comparable sales included Mansfield and the surrounding ten towns. My search first focused on rear landlocked land for parcels of at least three acres. Only one sale was located in the last three years but it is a very comparable property that sold a year ago. It, like the subject, is surrounded by the Sawmill Brook Preserve. My search for additional comparables was expanded to locate undevelopable parcels. One sale in abutting Columbia was located and considered. This sale is a 13 acre parcel with extensive frontage on Ten Mile River and is nearly entirely inland wetlands. The parcel has frontage on a public road so can be easily accessed but it was purchased by an abutter for hunting and passive recreation. As no other sales of similar parcels were located I looked for sales of similar sized parcels in the Town of Mansfield. A sale of a 32 acre building lot located on Crane Hill Road opposite the Sawmill Brook Preserve was located and compared to the subject. This sale indicated local values of acreage. These three sales provided a very good indication of the subject's value.

As outlined the Cost Approach and the Income Capitalization Approach do not reflect the thinking of a buyer or seller of unimproved land and were not developed. The Sales Comparison Approach was totally relied on to value the subject.

In my opinion, the Market Value of the subject, consisting of 25.5 acres of unimproved rear land, as of September 20, 2012, is:

**TWENTY-FIVE THOUSAND DOLLARS
(\$25,000).**

This value is of the Lot 1 & 2, as the property is presently split per public land records, as one parcel and owned by one person, the Estate of Kevin C. Malek.



Robert G. Stewart, SRA
CT Appraiser #RCG.581; Expires April 30, 2013
[12219]

ADDENDUM

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following limiting conditions:

1. The legal description furnished to me is assumed to be correct.
2. I assume no responsibility for matters legal in character, nor do I render any opinion as to the title, which is assumed to be good. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear and under responsible ownership.
3. Sketches in this report are included to assist the reader in visualizing the property and no land survey was made by the appraiser.
4. The information contained in this report is not guaranteed, but it was gathered from reliable sources which are believed to be accurate.
5. This report is not to be reproduced in part or as a whole without the prior written consent of the appraiser.
6. The appraiser, by reason of this appraisal, is not required to give testimony or attendance in court, with reference to the property appraised, unless arrangements have been previously made therefore.
7. Any distribution of the total valuation in this report between land and improvements applies only under the existing program of land utilization. The separate valuation for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
8. Disclosure of the contents of this appraisal report is governed by the by-laws and regulations of the Appraisal Institute. Neither all nor any part of the contents of this report (especially any conclusion as to value, the identity of the appraisers or firm with which they are connected, or any reference to the Appraisal Institute) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior written consent and approval of the appraisers so designated in this report.
9. The Americans with Disabilities Act (ADA) became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal the property is not in compliance with one or more of the of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

CERTIFICATE OF APPRAISER

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediate preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to 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.
- The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Appraisal Institute's Code of Professional Ethics and Standards of Professional Appraisal Practice, which include 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.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant professional assistance to the person signing this certification.
- As of the date of this report, Robert G. Stewart, SRA has completed the continuing education program of the Appraisal Institute.

September 28, 2012



Robert G. Stewart, SRA
CT General Appraiser #RCG.0000581
Expires April 30, 2013

PROFESSIONAL QUALIFICATIONS
ROBERT G. STEWART, SRA
CT General Certified Appraiser License RCG.581

STEWART APPRAISAL SERVICES
(860) 871-8015

58 Hartford Turnpike
Tolland, CT 06084

EDUCATION

- o Allegheny College, Meadville, PA - B.S. - Economics & Mathematics, 1978
- o Course 101 - An Introduction to Appraising Real Property, Society of Real Estate Appraisers - 1980
- o Course 201 -Principles of Income Property Appraising, Society of Real Estate Appraisers - 1980
- o Adjusting for Financing Differences in Residential Properties Seminar - Society of Real Estate Appraisers - 1982
- o Course 202 - Applied Income Property Valuation, Society of Real Estate Appraisers - 1983
- o Appraising Individual Condominiums and Preparation of the Project Analysis of FNMA, FHLMC, MGIC Approval Seminar-1983
- o "Reading the Land" Seminar - sponsored by the Tolland County Soil & Water Conservation District - 1987
- o Course 1B-A & B - Capitalization Theory and Techniques, Part A - American Institute of Real Estate Appraisers - 1988
- o Course 2-1 - Case Studies in Real Estate Valuation - American Institute of Real Estate Appraisers - 1989
- o Course 2-2- Report Writing and Valuation Analysis - American Institute of Real Estate Appraisers - 1989
- o Appraising Troubled Properties - CT Chapter of the Appraisal Institute - 1992
- o Rates, Ratios & Reasonableness Seminar - CT Chapter of the Appraisal Institute - 1993
- o Standards of Professional Practice, Parts A & B - Appraisal Institute – 1993 & 2000
- o Environmental Risk and the Real Estate Appraisal Process - Appraisal Institute - 1994
- o Dynamics of Office Building Valuation - 1995
- o Environmental Concerns with Residential Real Estate - Appraisal Institute - 1996
- o Highest & Best Use and Market Analysis - Appraisal Institute - 1996
- o Uniform Standards of Professional Appraisal Practice (USPAP) and CT Appraisal Law Update - 1997
- o Connecticut Housing Conference by the Appraisal Institute and UCONN Center for Real Estate – 1998, 2011
- o Valuation of Detrimental Conditions in Real Estate Seminar - Appraisal Institute - 1998
- o Connecticut Commercial Real Estate Conference - University of Connecticut – 1998, 2000, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010
- o Leasing Commercial Real Estate – University of Connecticut – 1999
- o Appraisal of Contaminated Property – International Association of Assessing Officers – 2000
- o CT Real Estate Appraisal Law – Appraisal Institute – 2001, 2003
- o Land Valuation Techniques – Appraisal Institute – 2001
- o Appraising Commercial Real Estate in a Litigation Context – Appraisal Institute – 2002
- o Seminar on New Concepts in 12th Edition of The Appraisal of Real Estate – Appraisal Institute – 2002
- o Litigation Skills for the Appraiser – Appraisal Institute – 2002
- o Small Hotel/Motel Valuation Seminar – Appraisal Institute – 2002
- o Apartment Appraising: Concepts & Applications – Appraisal Institute Course 330 – 2002
- o Uniform Standards Professional Appraisal Practice (USPAP) Course – 2004, 2010
- o Appraisal of Local Retail Properties – Connecticut Chapter Appraisal Institute – 2004
- o Appraisal of Nursing Facilities – Appraisal Institute – 2005
- o The Yellow Book Seminar – Uniform Appraisal Standards for Federal Land Acquisitions – Appraisal Institute – 2005
- o Evaluating Commercial Construction – Appraisal Institute – 2006
- o Relocation Appraisal Training Program – Employee Relocation Council – 2006
- o Code of Professional Ethics & Standards of Professional Practice of the Appraisal Institute – 2007
- o Appraising Conservation Easements – Appraisal Institute – 2007
- o Real Estate Development and Land Use – Appraisal Institute – 2007

- o Analyzing properties in Distressed Real Estate Markets – Appraisal Institute – 2008
- o Appraising Distressed Commercial Real Estate – Appraisal Institute – 2009
- o Soil Surveys for Appraisals and the Farm/Ranch Protection Program Seminar – Appraisal Institute – 2009
- o Eminent Domain in the State of CT – Appraisal Institute - 2010
- o Business Practices and Ethics – Appraisal Institute – 2010
- o Market Conditions Update - The Warren Group – 2010
- o 2011 Connecticut Economic Outlook – Appraisal Institute – 2011
- o Capital Markets Update – Appraisal Institute - 2011

PROFESSIONAL AFFILIATIONS

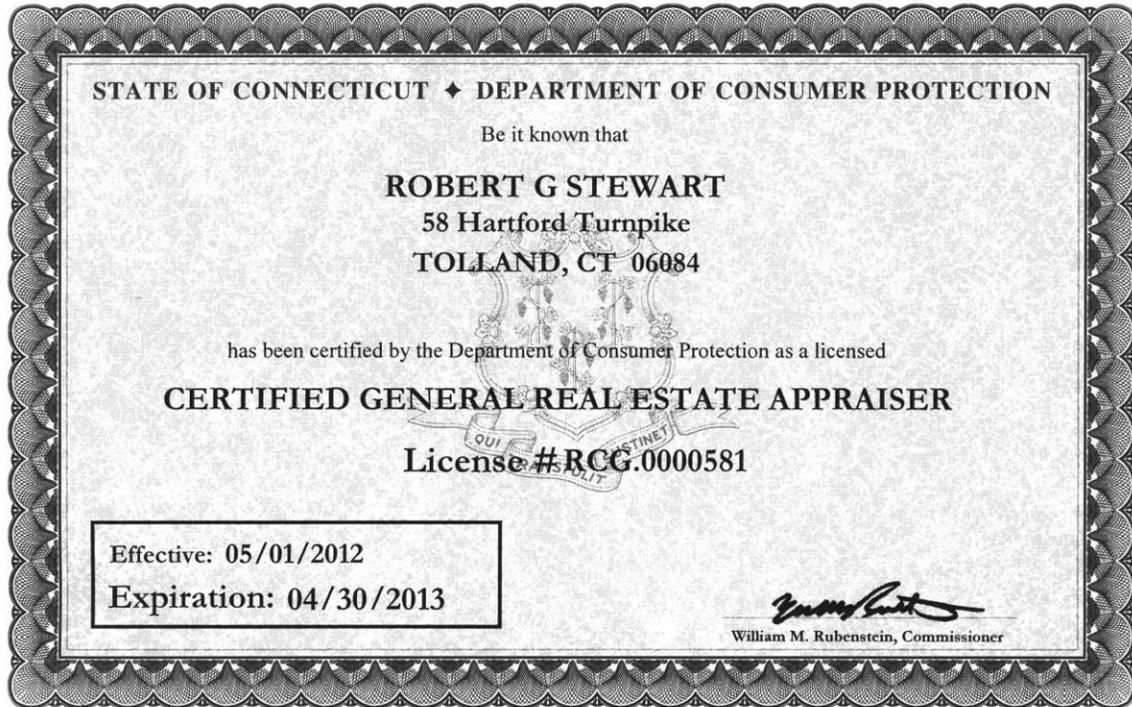
- o Senior Residential Appraiser (SRA) Member - The Appraisal Institute
- o Appraiser Member - Greater Hartford Board of Realtors
- o Certified Relocation Professional Designation (CRP) - Employee Relocation Council

EXPERIENCE

- o 1981 to Present Own and operate **Stewart Appraisal Services** in Tolland, CT
- o 1979 to 1981 Employed by Richard H. Barry, Inc., Manchester, CT, as a staff appraiser, appraising various types of property, both improved and unimproved
- o 1978 - 1979 Employed by Norman E. Wright Associates, Putney, VT, as a residential staff appraiser

Qualified as an expert witness in Superior and Bankruptcy Court

April 2012



APPRAISAL REPORT

**Gladys Marshall
North of Mansfield City Road
Mansfield, Connecticut**

BY: STEWART APPRAISAL SERVICES

TO: Gladys Marshall
31 Aspen Circle
Barnegat, NJ 08005

*c/o Attorney Antoinette Webster
Kahan, Kerensky & Capossela, LLP
569 Middle Turnpike
Storrs, CT 06268*

FILE NUMBER: 12272

DATE OF VALUATION: November 1, 2012

PROPERTY TYPE: 17.0 acres of unsurveyed unimproved land located approximately 1,700 feet north of Mansfield City Road and surrounded by the Town of Mansfield owned Dunhamtown Forest (passive recreational open space land) on three sides.

Stewart Appraisal Services

REAL ESTATE APPRAISERS & CONSULTANTS

58 HARTFORD TURNPIKE

TOLLAND, CONNECTICUT 06084

(860) 871-8015

1-888-221-1292

FAX (860) 870-7752

ROBERT G. STEWART, SRA

DAVID H. GOWER

November 9, 2012

Gladys Marshall
31 Aspen Circle
Barnegat, NJ 08005

Re: Gladys Marshall
North of Mansfield City Road
Mansfield, Connecticut

Dear Ms. Marshall,

As requested I have appraised the above noted property for the purpose of estimating its Market Value in fee simple estate. The purpose of this appraisal is to provide you and the Town of Mansfield the subject's Market Value as you are considering selling it to the Town of Mansfield and they are considering the purchase. Recognizing this purpose, the primary intended users of this appraisal report are you as the owner, Antoinette Webster as your legal counsel, and the Town of Mansfield as a potential and likely buyer.

The subject consists of approximately 17.0 acres of unsurveyed and unimproved land located approximately 1,700 feet north of Mansfield City Road. The subject is landlocked with no frontage on, or legal access to, a public road. The property is surrounded on three sides by land owned by the Town of Mansfield and known as Dunhamtown Forest with walking trails. The only other abutter is to the south which has a common boundary for only the short southern end of the subject basically 610 foot wide and 1,575 foot long parcel.

A typical marketing time for the subject is 9 to 12 months and this time period is reflected in the value conclusion.

In my opinion, the Market Value of the subject, consisting of 17.0 acres of unimproved rear land, as of November 1, 2012, is:

EIGHTEEN THOUSAND DOLLARS
(\$18,000).

The following self-contained appraisal report is offered in support of this conclusion. This report conforms to the Uniform Standards of Professional Appraisal Practice (USPAP).

Very truly yours,



Robert G. Stewart, SRA

Certified General Appraiser RCG.0000581

Expires April 30, 2013

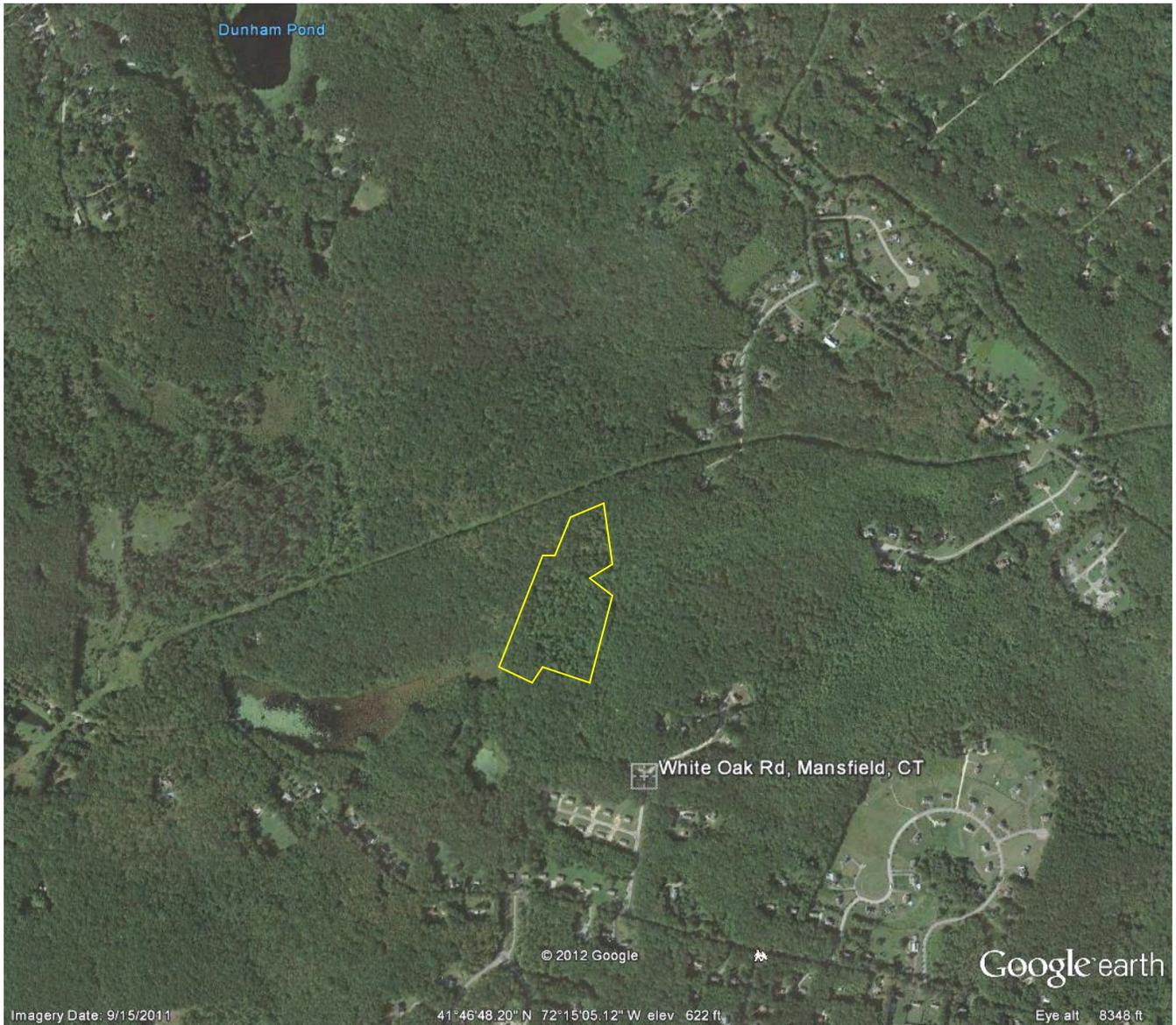
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SUMMARY OF SALIENT FACTS AND CONCLUSIONS

LOCATION:	Assessor's Map 21, Block 55, Lot 6A 1,700 feet north of Mansfield City Road Mansfield, Connecticut
PROPERTY DESCRIPTION:	17.0 acres of rear landlocked residential zoned land located 1,700 feet north of Mansfield City Road. The site is unimproved and there is no legal access to a public road.
OWNER OF RECORD:	Gladys Marshall
DATE OF INSPECTION & VALUATION:	November 1, 2012
ESTATE VALUED:	Fee simple
HIGHEST AND BEST USE:	Sell to an abutter who has access. The most logical buyer is the Town of Mansfield who owns the surrounding property on three sides consisting of 80.5% of the entire perimeter. The surrounding land is the Town Open Space Dunhamtown Forest with walking trails and purchasing the subject will fill in a 610 x 1,575 foot gap in the existing 226 acre Open Space Forest.
ESTIMATED MARKETING TIME:	9 to 12 months
MARKET VALUE CONCLUSION:	\$18,000

Directly below is an aerial photograph from Google Earth.com with the subject outline in yellow. All of the land surrounding the subject to the west, east, and north is part of the Town owned Dunhamtown Forest. The parking area on White Oak Road at the start of one of the trails through the Dunhamtown Forest is labeled "White Oak Drive, Mansfield, CT". The cleared strip / line going east west is an underground gas line. Mansfield City Road is to the south at the bottom of the photograph.





1211010001

Looking northwest at the start of the walking trail going into Dunhamtown Forest from White Oak Road. This walking trail runs easterly of the subject and eventually touches the very northernmost point.



1211010008

Looking southwest at the brook with a knoll on the left side in the southwestern corner of the subject.



1211010007

Looking northeast at the brook that bisects the site in the approximate middle of the subject.



1211010006

Looking southwest at the brook from the same spot as the above photo.



1211010005

Looking south down the steep embankment in the upper third of the site where the brook is at the bottom of the hill.



1211010004

Looking northwest from the same spot as the above photo at the stone wall and ledge along the northwest boundary.



1211010002

Looking southwest at the stone wall along the subject's northwest most boundary with the subject to the left and the Town-owned land to the right.



1211010003

Looking southeast at the stone wall running along the northeastern most boundary from the same point as the above photo with the Tow-owned land to the left and the subject to the right.

PURPOSE, FUNCTION AND USERS OF THE APPRAISAL:

The purpose of this appraisal is to estimate the Market Value in fee simple estate of the property owned by Gladys Marshall and identified as Assessor's Map 21, Block 55, Lot 6A.

The function of this appraisal is to provide a Market Value to the owner so it can be sold and/or gifted to the Town of Mansfield. The subject site is landlocked and surrounded on three sides (80.5% of the entire perimeter) by Town-owned land that is the Dunhamtown Forest Open Space. The subject has no legal access to a public road and the Town is the most logical buyer.

Recognizing the function of the appraisal, the primary intended users of this appraisal report are Gladys Marshall, as the owner, and Antoinette Webster, as her attorney. Additional potential users are the Town of Mansfield, the Town Council who will decide the purchase, and the Mansfield Parks & Recreation Department who would coordinate the purchase and management of the property through Jennifer Kaufman, the Natural Resources and Sustainability Coordinator.

SCOPE OF THE APPRAISAL:

The scope of the appraisal involved Robert G. Stewart, SRA inspecting the subject on November 1, 2012 by himself. Mapping of the subject was obtained from the Mansfield GIS mapping system. No survey of the subject or abutting properties was located. In addition, the Mansfield Parks & Recreation Trail Guide for the Dunhamtown Forest was used. Public records regarding the subject were obtained at the Mansfield Town Hall including the Assessor's and Town Clerk's offices. Additional mapping used include the USGS topographic maps, the USDA Natural Resources Conservation Service Web Soil Survey, the Mansfield GIS system, and the Mansfield Parks & Recreation Department Dunhamtown Forest trail maps.

Only the Sales Comparison Approach was considered applicable and developed. Comparable data was obtained from the ConnComp Sales Database, the Connecticut Multiple Listing Service, various periodicals, my office files, the appropriate Town Halls, and discussions with local Realtors, property owners and managers. This report does not outline every specific task I completed but reports the pertinent items. Additional supporting data is being retained in my files.

The appraiser, Robert G. Stewart, SRA, is considered competent to appraise the subject based on his education and experience appraising the subject type property. Robert G. Stewart holds a Connecticut Certified General Appraiser License (RCG.0000581, expiration April 30, 2013). Copies of his qualifications and current Connecticut license are in the addendum of this report. This report is completed in compliance with the Uniform Standards of Professional Appraisal Practices (USPAP).

All the following definitions are from The Dictionary of Real Estate Appraisal, Fifth Edition © 2010 by the Appraisal Institute:

DEFINITION OF MARKET VALUE:

As used by agencies that regulate federally insured financial institutions in the United States:

“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 a seller to buyer under conditions whereby:

- o Buyer and seller are typically motivated;
- o Both parties are well informed or well advised, and acting in what they consider their best interests;
- o A reasonable time is allowed for exposure in the open market;
- o Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- o 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.”

DEFINITION OF 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.”

LEGAL DESCRIPTION & 5 YEAR SALES HISTORY:

Title to the subject is in the name of Gladys R. Marshall. Gladys R. Marshall was Gladys R. DeMouth when she obtained title. A Certificate of Name Change is filed in the Mansfield Land Records in Volume 366, Page 93 and a copy is on the following page.

Gladys R. DeMouth obtained title along with Warren J. DeMouth on February 6, 1957 for \$7,000. The Warrantee Deed is from Nelson C. Noel and Ruth M. Noel and is recorded in Volume 81, Page 181. A copy of this deed is in this report following the Certificate of Change of Name. The Warrantee Deed states containing 100 acres excluding two tracts that have been sold. I did not complete a title search and no survey of the subject was located so it is assumed this deed is of just the subject property.

Warren J. DeMouth passed away on September 8, 1973 and a Tax Certificate for the Land Records removing his name from the title and transferring it to strictly Gladys R. DeMouth was signed and filed on April 6, 1981. This Certificate is recorded in Volume 187, Page 207.

According to Antoinette Webster, Gladys Marshall's attorney, the subject has not been publicly offered for sale in the last twelve months nor is it presently under contract to be purchased or listed. Antoinette Webster has spoken to the Town of Mansfield in regard to a purchase and/or gift to the Town. No price has been established. The primary function of this appraisal is to establish its value so a price can be discussed with the Town.

ASSESSMENT & TAXES:

The Assessor identifies the subject as Map 7, Block 55, Lot 6A.

The Town of Mansfield did its last revaluation on October 1, 2009 and the assessment is at 70% of Market Value. The mill rate for the 2011 Grand List is 27.16 mills. On the 2011 Grand List, the subject is assessed for \$1,190 for annual taxes of \$32.32.

The Mansfield Tax Collector reported the taxes are paid in full and current.

TO WHOM IT MAY CONCERN:

Be it known that Gladys R. Marshall, 14 Hathaway Place
Glen Ridge, N ^{New Jersey}, County of Essex, State of Connecticut

owning property recorded in the land records of the Town of Mansfield
State of Connecticut, in the name of Gladys Demouth
which has been changed to Gladys R. Marshall
by Marriage, Divorce, Adoption, Merger, Consolidation, etc.
has duly acknowledged this certificate and given it for record in compliance with Section 47-12 of the
General Statutes of Connecticut (Revision of 1958).

Dated this 19th day of September, one thousand nine
hundred and ninety-five

WITNESSES: Gladys R. Marshall (L. S.)

037475

Joan E. Gerdson
Joan E. Gerdson
Sharon Tyler
Sharon Tyler

State of Connecticut, }
County of Tolland } ss. September 19 1995

Personally Appeared Gladys R. Marshall

who subscribed and swore to the truth of the foregoing certificate, and acknowledged that she
executed the same, before me.

Joan E. Gerdson

Town Clerk - Notary Public - Justice of the Peace
Commissioner of the Superior Court

Received Sept 19 1995 At 3:55 P.M.
Recorded in Mansfield
Land Records - Vol. Page
Joan E. Gerdson Town Clerk

Item # 37475 Received for Record September 19, 1995
at 3:55 p.m. Attest Joan E. Gerdson Town Clerk

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

Know Ye, THAT We, Nelson C. Noel and Ruth M. Noel, both

of the Town of Mansfield County of Tolland and State of Connecticut, for the consideration of one or more dollars received to our full satisfaction of Warren J. DeMouth and Gladys R. Demouth, both

of the Town of Caldwell County of Essex and State of Connecticut, of New Jersey

Do give, grant, bargain, sell and confirm unto the said Warren J. DeMouth and Gladys R. DeMouth and unto the survivor of them, and unto such survivor's heirs and assigns forever a certain tract of land with all buildings thereon standing, situated in the said Town of Mansfield and bounded and described as follows: Northerly by land now or formerly of Louis Prue and Mckernan and land formerly of Louisa Turner; Easterly by land now or formerly of Prue and Hollingsworth; Southerly by land now or formerly of Frank Golick and Westerly by land of the State of Connecticut, containing 100 acres of land more or less.

Excluding therefrom a tract conveyed by one Rose Carani to one Antonio Signarelli by deed dated April 8, 1938 and recorded in Vol. 63, Page 20 of the Mansfield Land Records; and excluding also a tract conveyed by deed of Truman R. Sadd and Clarence Hawley to Victor Hult and Martina Hult dated March 24, 1944 and recorded in Vol. 63, Page 468 of the said Mansfield Land Records.

Being the same premises described in Warrantee Deed of Truman R. Sadd to the grantors herein dated June 18, 1953 and recorded in Vol. 76, Page 98 of the Mansfield Land Records.

To Have and to Hold, the above granted and bargained premises, with the appurtenances thereof, unto them the said grantee s and unto the survivor of them, and unto such survivor's heirs and assigns forever, to them and their own proper use and behoof. And also we the said grantors do for our selves our heirs, executors, and administrators, covenant with the said grantee s and with the survivor of them and with such survivor's heirs and assigns, that at and until the ensealing of these presents we are well seized of the premises as a good indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever. except as hereinbefore mentioned.

7.70

F. R. Anthony, Asst. Town Clerk

And Furthermore, we the said grantors do by these presents bind our selves and our heirs forever to WARRANT AND DEFEND the above granted and bargained premises to them the said grantee s and to the survivor of them and to such survivor's heirs and assigns against all claims and demands whatsoever. except taxes to become due to Town of Mansfield on list of 1956, which taxes grantees agree to pay.

In Witness Whereof, we have hereunto set our hands and seals this 6th day of February in the year of our Lord nineteen hundred and fifty-seven.

Signed, sealed, and delivered in presence of Irwin I. Krug Mary Pelkey

Nelson C. Noel [L. S.] Ruth M. Noel [L. S.] [L. S.]

STATE OF CONNECTICUT, } ss. Windham, February 6, A. D. 19 57 COUNTY OF Windham

Personally appeared, Nelson C. Noel and Ruth M. Noel signers and sealers of the foregoing instrument, and acknowledged the same to be their free act and deed, before me,

Irwin I. Krug Commissioner of the Superior Court.

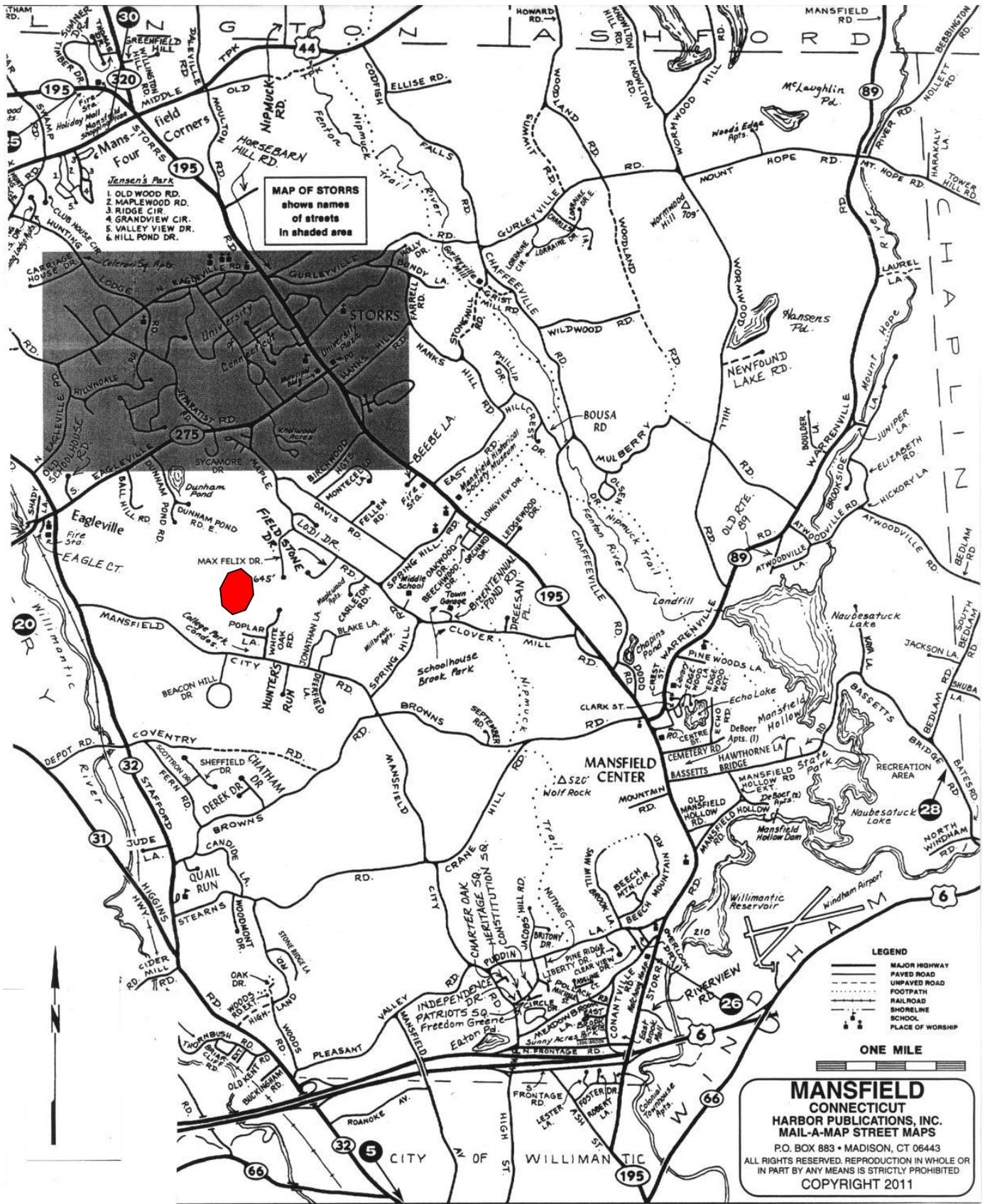
Received for record, February 13, 19 57 9 h. 02 m. A. M., and recorded by F. R. Anthony, Asst. Town Clerk.

AREA DATA AND ECONOMIC CONDITIONS:

Mansfield is a rural residential community in eastern central Connecticut. According to the Connecticut Economic Resource Center the 2011 census population for the Town was 26,835 and the Town encompasses 45.2 square miles. The community is primarily rural residential with random developments except for the central portion of town, which is known as Storrs. This area surrounds the main campus of the University of Connecticut with over 20,000 students and serves as the town business center with some shopping facilities, the Town Hall, and a regional high school. Around the University campus are numerous residential developments, both single family and multi-family dwellings. In addition in the south end of town are some shopping and some condominium complexes.

The subject is located in west-central Mansfield in a rural residential area that includes much woodlands, single family dwellings, apartment complexes, and a condominium complex. A map locating the subject is on the following page. The subject area is bounded on the northwest by South Eagleville Road, on the northeast by CT Route 195, on the south by Browns Road & Mansfield City Road, on the west by CT Route 32. The University of Connecticut main campus is on the north side of South Eagleville Road and most of the residents, including the apartment and condominium dwellers, are affiliated with UCONN either as students, employees, or faculty. The subject is in the middle of the Dunhamtown Forest, which is a 226 acre Town-owned Open Space area with some hiking trails. The irregularly shaped Forest has access to Dunham Pond Road and a hiking trail on Joshua Trust Land off South Eagleville Road to the north, Maxfelix Drive and Field Stone Drive to the east, White Oak Road to the southeast, and Mansfield City Road to the south. All of the accesses are minimal and near single family dwellings on those roads. The land has significant topography changes and ridges being used more by local wildlife than public hiking. As can be seen on the Dunhamtown Forest map on page 21, the parcel is highly irregular shaped and has a 610 x 1,700 foot hole along the southern boundary that is the subject.

The area surrounding the subject has a variety of uses that are primarily single family dwellings. Mansfield City Road has a mixture of houses including some newer neighborhoods on side roads that have been built over the last 15 years. The Beacon Hill Drive development directly south of the subject includes some of the most expensive houses in Mansfield. This subdivision has developed very slowly with only one or two sales per year on average. On the corner of Mansfield City Road and White Oak Road plus on Poplar Lane directly south of the subject is the College Park Condominium complex. This complex was built in the 1960s and the units are hillside construction with both levels being walkout and individual condominium units. These units have primarily starter home and college student occupants. Maxfelix Drive and Field Stone Drive are to the northeast and Maxfelix Drive also has some very expensive houses. Dunham Pond Road is an older road to the northwest that is off South Eagleville Road. South Eagleville Road is CT Route 275 running from Route 32 and Coventry to the west ending at Route 195 in Mansfield. On the northwest corner of Route 275 and 195 is the Mansfield Town Hall and E. O. Smith Regional High School followed by the main campus of the University of Connecticut. Some shopping and ongoing development with a village concept is along Route 195. The University of Connecticut is the primary employer in the area. Additional employment is available in surrounding towns including Willimantic to the south and Manchester and Hartford to the west.



- Jensen's Park
1. OLD WOOD RD.
 2. MAPLEWOOD RD.
 3. RIDGE CIR.
 4. GRANDVIEW CIR.
 5. VALLEY VIEW DR.
 6. HILL POND DR.

MAP OF STORRS
shows names
of streets
in shaded area

LEGEND

- MAJOR HIGHWAY
- PAVED ROAD
- UNPAVED ROAD
- FOOTPATH
- RAILROAD
- SHORELINE
- SCHOOL
- PLACE OF WORSHIP

ONE MILE

MANSFIELD CONNECTICUT
HARBOR PUBLICATIONS, INC.
MAIL-A-MAP STREET MAPS
P.O. BOX 883 • MADISON, CT 06443
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Real estate values increased from April 2002 to October / November 2005 when they stabilized. Buyer demand slowed during 2006 creating an oversupply and values began to slowly decline late that summer. The oversupply still exists and values continue to decline although there are signs of house values stabilizing in the lower price range in the last few months. Demand for land has been extremely slow as new construction has effectively stopped with existing houses being more affordable than new construction. Further, sales activity in the higher priced market, including new construction, has been very slow. The general feeling at this time is the rate of decline in local real estate values is either near, or at, the bottom. Buyer activity has increased with a slight increase in the number of sales and some stabilization of values. The general feeling is the recovery will take several years and values will be stable, to increase slightly, over the next year or two.

SITE DESCRIPTION:

The subject site consists of approximately 17.0 acres of unimproved land that has not been surveyed. Further, no survey of an abutting property was located. The parcel is basically 610 feet wide and 1,575 feet tall with several jogs and angles. A sketch of the subject site is on the following page.

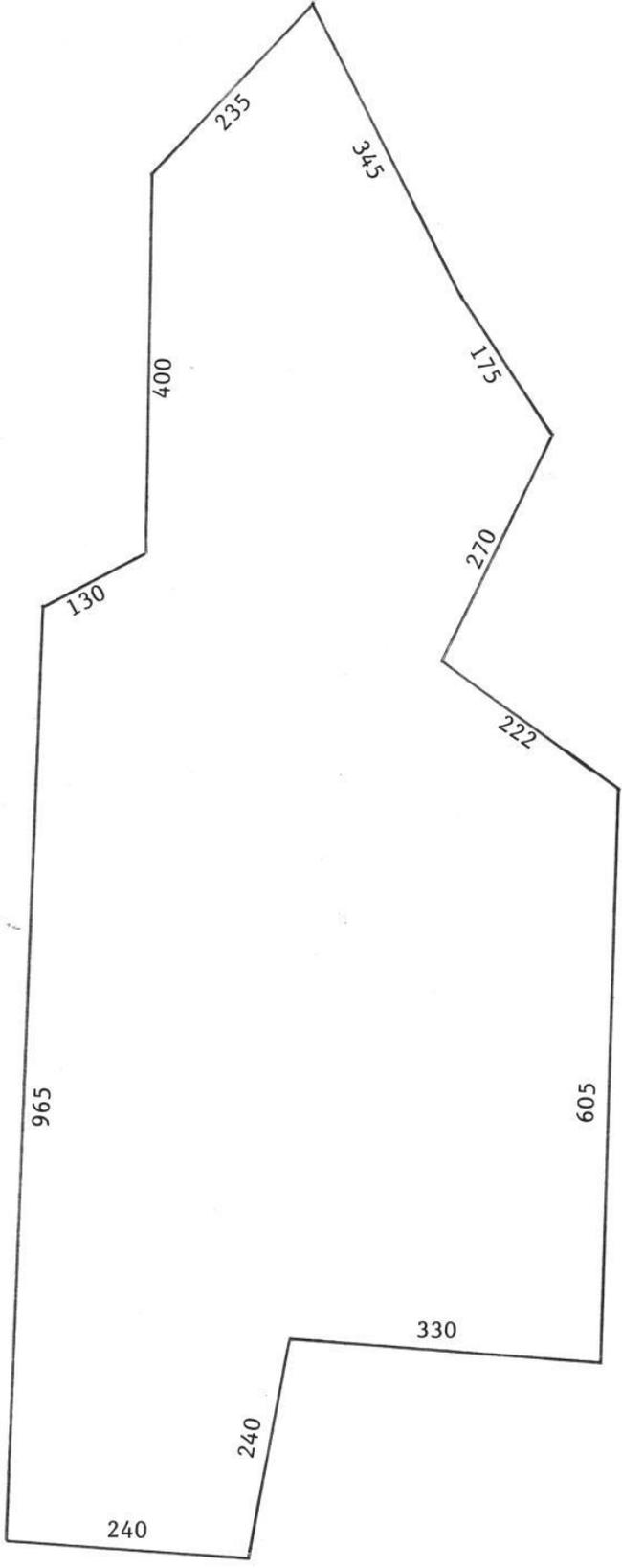
The parcel does not have any frontage on, or legal access to, a public road. It is located 1,700 feet north of Mansfield City Road, 800 feet northwest of White Oak Road, 950 feet southwest of Maxfelix Drive, and 3,450 feet southeast of Dunham Pond Road. The subject is surrounded on three sides by Town owned land that is part of the Dunhamtown Forest, a 226 acre ridge and valley preserve with hiking trails. In fact, the subject perimeter boundary is 4,157 feet of which 3,347 feet or 80.5% of the perimeter abuts Town owned land. A copy of the Dunhamtown Forest Trail Map, with the subject labeled by me, is in four pages, on page 21 of this report.

It is stressed that the subject does not have any frontage on a public road and it does not have any legal access over any abutting land to a public road. The site is wooded throughout and has stone walls along the northernmost boundaries as well as in other places. There is an unnamed brook flowing southwest through the subject. It enters the subject by the jog in the eastern boundary and exits along the western boundary near the southwest corner draining into a marshy area on abutting land.

The topography is quite steep in places. Specifically, the northern 40% slopes down a total of 145 feet from a point at the north end of the site to the base of the hill where the brook is located. The steep slope is over a distance of 650 feet which is average grade of 22.3%. The first 75 to 80 feet slopes down steadily, but at a lesser rate, and then the land drops off quickly to the unnamed brook. The brook is in a slight valley and the land slopes down 50 feet along the length of the brook while crossing the subject. Along the southeastern side of the southern half the land rises up 15 to 20 feet to the boundary. Beyond, on the Town land, the land continues to rise another 50 or 60 feet. In the southwest jog of the site there is a slight knoll rising up 20 to 25 feet with the brook flowing just to the west along its base and the subject's western boundary.

According to the USDA Natural Resource Conservation Web Soil Survey, soils on the site are Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky, in the northern third of the site. The southern two-thirds are almost entirely Canton & Charlton soils, 8 to 15 percent slopes, very stony. Along part of the eastern boundary the Canton & Charlton soils change to 15 to 35 percent slopes, extremely stony. The extreme southern 150 feet, as well as the jog in the southwest corner, is Woodbridge fine sandy loam with 2 to 8 percent slopes, very stony. Walking the site generally agrees with these soil classifications except that there are extensive inland wetland soils in the area of the brook. In general Canton & Charlton soils are not a designated inland wetland soil although the brook is in a low marshy area. In general this low area is about 40 feet wide but it does widen out to 100 to 150 feet near the western boundary before running south along the subject's western boundary. Throughout the site is very stony and rocky and there are several steep sections.

As noted earlier, there are no improvements on this site.



ZONING:

The subject site is zoned entirely RAR-90, Rural Agricultural Residence. The primary permitted use in this zone is single-family dwellings and agriculture. Two-family dwellings are allowed with Special Restrictions, as are a single-family with an efficiency dwelling unit.

In the RAR-90 zone, the minimum lot size is 90,000 square feet (2.07 acres) with 200 feet of road frontage.

As a rear landlocked parcel with no legal access, the subject site does not conform to the minimum road frontage for a building lot or any development. As there is no legal access, the site cannot be developed as a pre-existing nonconforming lot of record.

According FEMA Flood Map 0901280005C, dated January 1, 1981, none of the subject is in a flood hazard zone.

HIGHEST AND BEST USE:

All the following definitions are from The Dictionary of Real Estate Appraisal, Fifth Edition © 2010 by the Appraisal Institute:

"The reasonably probable and legal use of vacant land or an improved property that 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. Alternatively, the probably use of land or improved property – specific with respect to the user and timing of the use – that is adequately supported and results in the highest present value."

The highest and best use of the subject site is to sell to an abutter who has legal access to the site. Recognizing the topography and location of the subject any use would be limited to Open Space.

As outlined earlier, the subject has two abutters. To the west, north, and south is land owned by the Town of Mansfield. This land is all part of the Dunhamtown Forest which is Open Space land held for passive recreation, primarily hiking, by the public. The Forest has several hiking trails and historic features with some steep terrain. As can be seen on the trail map of the Forest on the following page, the Forest has a gap along the south side which is the subject. Adding the subject will provide continuity to the public land. As noted in the site description, no trails through the subject were noted and the steep terrain limits them. But, adding the subject will eliminate potential trespassing by lost people and protect the wetlands around the brook that flows through the subject and into the large marsh area to the southwest of the subject on the Dunhamtown Forest land.

The only other abutter of the subject is John Troyer to the south for a width of 570 feet with a 240 foot jog. His property is a 22.6 acre lot that is basically 625 feet wide and 1,700 feet deep fronting on Mansfield City Road and ending at the subject. The site is improved with a older single family dwelling by the road. Adding the subject to his land will only increase the depth of his long and narrow lot from 1,700 feet to 3,275 feet.

Recognizing these factors, the highest and best use of the subject is to sell the subject to the Town of Mansfield as Open Space to become part of the Dunhamtown Forest.



Dunhamtown Forest

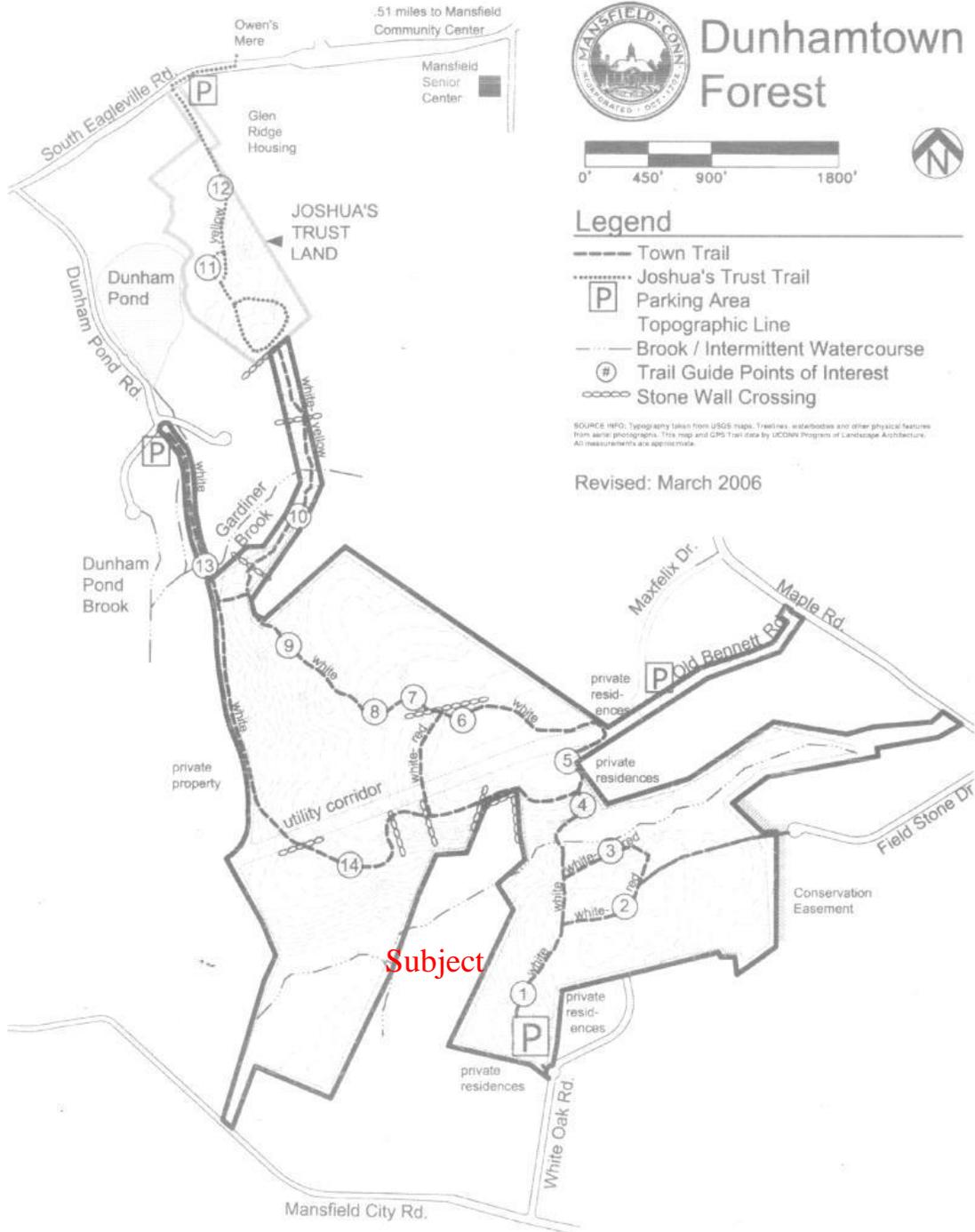


Legend

- Town Trail
- Joshua's Trust Trail
- [P] Parking Area
- Topographic Line
- Brook / Intermittent Watercourse
- # Trail Guide Points of Interest
- Stone Wall Crossing

SOURCE INFO: Topography taken from USGS maps. Trees, waterbodies and other physical features from aerial photography. This map and GPS Trail data by UCDNR Program of Landscape Architecture. All measurements are approximate.

Revised: March 2006



Subject

VALUATION OF THE SUBJECT:

To value the subject property, the three professionally accepted approaches to value were considered. The Sales Comparison Approach involves a comparison of comparable properties that have sold in the open competitive market to the property being appraised. In developing the Cost Approach, the land is valued as if vacant, using the Sales Comparison Approach. This value is then combined with the reproduction cost new of the improvements less depreciation taking into consideration physical deterioration and functional and economic obsolescence. The Income Capitalization Approach gives consideration to the anticipated net income from rental of the property and to the capitalization of that net income. The income is capitalized in accordance with returns on similar type properties or investments of similar risk to determine the amount at which ownership would be justified by a prudent investor.

As the subject consists of unimproved land, only the Sales Comparison Approach was considered applicable and developed. The Cost Approach first values the land using the Sales Comparison Approach and then looks at the cost of the improvements less any accrued depreciation. As there are no improvements on the subject, developing the Cost Approach would be redundant. Therefore, it was not developed. Land in this area is not typically rented, and if it is, it is as farmland at a minimal rate that typically covers the only cost of ownership rather than creating a return on the investment. Therefore, the Income Capitalization Approach was not considered applicable or developed.

To develop the Sales Comparison Approach a study was conducted to locate sales of similar sized rear landlocked parcels in the general area. These type properties do not sell that often and, when they do, the price is directly related to what the buyer is gaining and what the seller is losing by doing the sale. As noted in the highest and best use analysis, the Town of Mansfield will be able to fill in a gap in the Dunhamtown Forest that they own and manage. The seller has no significant loss other than ownership recognizing they cannot legally get to the property.

The comparables located and considered are outlined on the following three pages, after which, on Page 25, is a grid adjusting them to the subject. For comparison purposes, the sales were broken down to a unit price of price per acre.

The first comparable is a slightly over one year old sale of a smaller 5.0 acre parcel located three miles southeast of the subject in Mansfield. It is a smaller landlocked parcel that, like the subject, is surrounded by Town and Joshua's Trust owned land known as the Sawmill Preserve with no legal access. This property was purchased by the owner of several parcels in the immediate area that he uses to log firewood. He does not abut the sale property or have any legal access. Sale 2 is a six month old sale of a 22 acre landlocked parcel located sixteen miles northwest of the subject in a more residential area in Ellington. The wooded and agricultural parcel was bought by an abutter who intends to farm the land. Sale 3 a 13.0 acre parcel of undevelopable land along the Ten Mile River six miles southwest of the subject in Columbia. The parcel has road frontage for access but was purchased by the abutter who plans to use it for hunting and hiking. This sale occurred twenty-one months ago. This sale was considered as no other sale of a rear landlocked parcel was located in the last 2.5 years in Mansfield and the surrounding ten towns and that it reflects the value of undevelopable land.

Sale 1 - Old Blacksmith Shop Road

Sold September 20, 2011 for a total of \$5,000

Unit Price: \$1,000 per acre

Grantor: Patricia A. Mascetti (Page 256)

Grantor: Estate of Frederick C. Mascetti (Page 257)

Grantee: Lowry Richard DeBoer, Jr.

Recorded: Volume 713, Pages 256 & 257

Description: A rear 5.0 acre parcel of unimproved land that was purchased via two deeds. The deed from Patricia Mascetti was for \$625 and the deed from the Estate of Frederick C. Mascetti was for \$4,375 for a total of \$5,000. The closest road to the sale parcel is Mountain Road 1,250 feet to the east. The buyer does own parcels in the area although Joshua's Trust and the Town of Mansfield completely surrounding the sale property. To the east the Joshua Trust parcel is only 120 feet wide before getting to other land of the buyer. The deed does not reference any legal right-of-way or easement over Town land for access.

The wooded parcel is a parallelogram being 54 rods (891 feet) by 17 rods 15 links (289.9 feet). This area calculates to 5.9 acre however the deed and the Assessor both state 5 acres. The land slopes down continually to the west generally at a 10 to 12 percent grade.

No financing was recorded with this sale.

Sale 2 - West of Punkin Drive, Ellington

Sold April 26, 2012 for \$60,000

Unit Price: \$2,727 per acre

Grantor: Craig, Gary, Kurt, & Derek Sullivan

Grantee: Roman & Michelle Dutkewych

Recorded: Volume 434, Page 531

Description: A 22.0 acre parcel of unimproved residential zoned land located 250 to 310 feet west of Punkin Drive, behind existing houses on the road. The parcel was surveyed in 1990 and does not have any legal rights out to Punkin Drive or any other road. The parcel has gentle rolling and sloping topography and is approximately 50% woodland and 50% agricultural farmland. There is a brook along the southwest boundary for approximately 850 feet with inland wetland soils for approximately 50 to 75 feet on the sale property. Most of the site has Cheshire soils, which are good agricultural and woodland soils.

The buyer lives on a 1.02 acre house lot at the northeast end of the site with 145 feet of common boundary with the sale property. Mr. Dutkewych told me that he always wanted to do some farming and intends to farm the existing 10 to 11 acres at the south end as well as expand the agricultural field by clearing some of the woodlands over time.

No financing was recorded with this sale.

Sale 3 -

Baker Hill Road, Columbia

Sold January 28, 2011 for \$32,000

Unit Price: \$2,462 per acre

Grantor: William M. Rioux, Jr.

Grantee: Harold Alfred Nelson

Recorded: Volume 196, Page 447

Description: A 13.0 acre lot of record with approximately 140 feet of road frontage. The parcel runs along the west shore of Ten Mile River with several turns and jogs. In general, the parcel is 1,600 feet deep and 175 to 375 feet wide. The entire parcel is wooded and approximately 80% is inland wetland soils and flood hazard land. This renders the parcel undevelopable.

The buyer already owned the land on the east shore of Ten Mile River and purchased the land for hunting and walking (passive recreation).

No financing was recorded with this sale.

	Subject	Sale 1	Sale 2	Sale 3
Street Address	Sawmill Brook Lane	Old Blacksmith Shop Road	Punkin Drive	Baker Hill Road
Town	Mansfield	Mansfield	Ellington	Columbia
Sale Price		\$5,000	\$60,000	\$32,000
Unit Price		\$1,000 per acre	\$2,727 per acre	\$2,462 per acre
Terms of Sale		no financing	no financing	no financing
Date of Sale	November 1, 2012	September 20, 2011 -2½%	April 26, 2012 -1%	January 28, 2011 -6%
Adj Unit Price Per Acre		\$975	\$2,700	\$2,314
Location	residential	residential	residential-better -5%	residential-similar
Site	17 acres	5.0 acres -3%	22.0 acres 0%	13.0 acres 0%
Access	land locked	land locked	land locked	140 feet -50%
Topography	rolling, steep	down slope	basically level -20%	b. level, 80% wet
Highest & Best Use	sell to abutter	sell to abutter	sell to abutter	open space
Gain to Buyer	fill gap in Town Forest	woodlands +5%	farm & woodlands -35%	hunting property -5%
Loss to Seller	none	none	none	hunting property
Net Adjust %		+2%	-60%	-55%
Net Adjust \$		+\$20	-\$1,620	-\$1,273
Indicated Unit Value		\$995	\$1,080	\$1,041

No adjustment was made for the lack of financing or terms of sale as there was no impact on the purchase price. All the sales were adjusted down for time to reflect the decline in values since each comparable sold. This adjustment reflects the slower rate of decline in values over the last year including values stabilizing in the last few months.

With the sales on the same terms and time basis, an adjusted price per acre was calculated. This rate was then adjusted for differing location, physical characteristics and the highest & best use/motivation of each buyer and seller. Sale 2 was adjusted down 5% for being in a slightly higher priced residential area in nearby Ellington. Sale 1 was adjusted down for size recognizing that smaller parcels sell for a higher price per acre. Sale 3 was adjusted down 50% for having immediate access from a public road. Sale 2 was adjusted down for its basically level usable topography. Sale 3 was not adjusted for its leveler topography as the land is 80% inland wetlands which limits its use much like steep topography. Sale 1 was adjusted up slightly as the buyer is not filling in a gap or an abutter with access. Sale 2 was adjusted down 35% as the buyer has immediate use as farmland behind his house. Sale 3 is mostly inland wetlands and flood hazard land that is good for seasonal hunting and passive recreation with river frontage which is considered slightly better than the subject filling in a gap of open space land.

The three sales indicate a very small range of value of \$995 to \$1,080 per acre for the subject. Sale 1 is in Mansfield surrounded by Town owned land. Sale 2 is the most recent and is rear land purchased by an abutter. Sale 3 is a parcel with very limited use. All three sales were relied on with the rounded median value of \$1,040 per acre concluded. Therefore:

$$\begin{array}{r}
 17 \text{ acres @ } \$1,040 \text{ per acre} = \\
 \text{rounded to}
 \end{array}
 \begin{array}{r}
 \$17,680 \\
 \$18,000.
 \end{array}$$

FINAL RECONCILIATION:

The subject is a rear landlocked parcel of unimproved land containing approximately 17 acres. There is no known legal access to the property and it is surrounded on three sides by the Town owned Dunhamtown Forest open space land. This surrounding land is a 223 acre public preserve that has walking trails and severe topography and is mostly land for local natural habitat. The walking trails are open for public use.

The highest and best use of the subject is concluded to sell or donate to the Town of Mansfield who can fill in a 610 x 1,575 foot gap along the southern boundary of the Dunhamtown Forest. There is one other abutter who has access the subject and could legally access the subject if he added it to his property. However, all it would do is increase the depth of his existing 625 x 1,700 foot, 22.6 acre lot, to a depth of 3,275 feet. In other words, it would add minimal, if anything, to his existing property.

To value the subject only the Sales Comparison Approach was considered applicable and developed. This approach involves comparing sales of similar properties to the subject and adjusting them for differences resulting in an indicated value of the subject. This approach truly reflects the thinking of a buyer or seller of unimproved land. My search for recent comparable sales included Mansfield and the surrounding ten towns. My search first focused on rear 3 to 35 acre landlocked parcels. Only two sales were located in the last three years. One sale is located in Mansfield and, much like the subject, is surrounded by the Sawmill Brook Preserve, an open space area of multiple parcels that is owned by either the Town of Mansfield or Joshua's Land Trust. A second landlocked sale of 22 acres in nearby Ellington was located. This parcel was much closer to a public road and was purchased by an abutter who plans to use the land privately for his own small farm. No other sales of rear landlocked parcels were located so an undevelopable 13 acre parcel in abutting Columbia was considered. This sale has extensive frontage on Ten Mile River, is nearly entirely inland wetlands, and has frontage on a public road so can be easily accessed. It was purchased by an abutter for hunting and passive recreation. These three sales provided a very good indication of the subject's value.

As outlined the Cost Approach and the Income Capitalization Approach do not reflect the thinking of a buyer or seller of unimproved land and were not developed. The Sales Comparison Approach was totally relied on to value the subject.

In my opinion, the Market Value of the subject, consisting of 17 acres of unimproved rear land, as of November 1, 2012, is:

**EIGHTEEN THOUSAND DOLLARS
(\$18,000).**



Robert G. Stewart, SRA
CT General Appraiser #RCG.0000581
Expires April 30, 2013

[12272]

ADDENDUM

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following limiting conditions:

1. The legal description furnished to me is assumed to be correct.
2. I assume no responsibility for matters legal in character, nor do I render any opinion as to the title, which is assumed to be good. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear and under responsible ownership.
3. Sketches in this report are included to assist the reader in visualizing the property and no land survey was made by the appraiser.
4. The information contained in this report is not guaranteed, but it was gathered from reliable sources which are believed to be accurate.
5. This report is not to be reproduced in part or as a whole without the prior written consent of the appraiser.
6. The appraiser, by reason of this appraisal, is not required to give testimony or attendance in court, with reference to the property appraised, unless arrangements have been previously made therefore.
7. Any distribution of the total valuation in this report between land and improvements applies only under the existing program of land utilization. The separate valuation for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
8. Disclosure of the contents of this appraisal report is governed by the by-laws and regulations of the Appraisal Institute. Neither all nor any part of the contents of this report (especially any conclusion as to value, the identity of the appraisers or firm with which they are connected, or any reference to the Appraisal Institute) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior written consent and approval of the appraisers so designated in this report.
9. The Americans with Disabilities Act (ADA) became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal the property is not in compliance with one or more of the of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

CERTIFICATE OF APPRAISER

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediate preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to 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.
- The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Appraisal Institute's Code of Professional Ethics and Standards of Professional Appraisal Practice, which include 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.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant professional assistance to the person signing this certification.
- As of the date of this report, Robert G. Stewart, SRA has completed the continuing education program of the Appraisal Institute.

November 9, 2012



Robert G. Stewart, SRA
CT General Appraiser #RCG.0000581
Expires April 30, 2013

PROFESSIONAL QUALIFICATIONS
ROBERT G. STEWART, SRA
CT General Certified Appraiser License RCG.0000581

STEWART APPRAISAL SERVICES
(860) 871-8015

58 Hartford Turnpike
Tolland, CT 06084

EDUCATION

- o Allegheny College, Meadville, PA - B.S. - Economics & Mathematics, 1978
- o Course 101 - An Introduction to Appraising Real Property, Society of Real Estate Appraisers - 1980
- o Course 201 -Principles of Income Property Appraising, Society of Real Estate Appraisers - 1980
- o Adjusting for Financing Differences in Residential Properties Seminar - Society of Real Estate Appraisers - 1982
- o Course 202 - Applied Income Property Valuation, Society of Real Estate Appraisers - 1983
- o Appraising Individual Condominiums and Preparation of the Project Analysis of FNMA, FHLMC, MGIC Approval Seminar-1983
- o "Reading the Land" Seminar - sponsored by the Tolland County Soil & Water Conservation District - 1987
- o Course 1B-A & B - Capitalization Theory and Techniques, Part A - American Institute of Real Estate Appraisers - 1988
- o Course 2-1 - Case Studies in Real Estate Valuation - American Institute of Real Estate Appraisers - 1989
- o Course 2-2- Report Writing and Valuation Analysis - American Institute of Real Estate Appraisers - 1989
- o Appraising Troubled Properties - CT Chapter of the Appraisal Institute - 1992
- o Rates, Ratios & Reasonableness Seminar - CT Chapter of the Appraisal Institute - 1993
- o Standards of Professional Practice, Parts A & B - Appraisal Institute – 1993 & 2000
- o Environmental Risk and the Real Estate Appraisal Process - Appraisal Institute - 1994
- o Dynamics of Office Building Valuation - 1995
- o Environmental Concerns with Residential Real Estate - Appraisal Institute - 1996
- o Highest & Best Use and Market Analysis - Appraisal Institute - 1996
- o Uniform Standards of Professional Appraisal Practice (USPAP) and CT Appraisal Law Update - 1997
- o Connecticut Housing Conference by the Appraisal Institute and UCONN Center for Real Estate – 1998, 2011
- o Valuation of Detrimental Conditions in Real Estate Seminar - Appraisal Institute - 1998
- o Connecticut Commercial Real Estate Conference - University of Connecticut – 1998, 2000, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010
- o Leasing Commercial Real Estate – University of Connecticut – 1999
- o Appraisal of Contaminated Property – International Association of Assessing Officers – 2000
- o CT Real Estate Appraisal Law – Appraisal Institute – 2001, 2003
- o Land Valuation Techniques – Appraisal Institute – 2001
- o Appraising Commercial Real Estate in a Litigation Context – Appraisal Institute – 2002
- o Seminar on New Concepts in 12th Edition of The Appraisal of Real Estate – Appraisal Institute – 2002
- o Litigation Skills for the Appraiser – Appraisal Institute – 2002
- o Small Hotel/Motel Valuation Seminar – Appraisal Institute – 2002
- o Apartment Appraising: Concepts & Applications – Appraisal Institute Course 330 – 2002
- o Uniform Standards Professional Appraisal Practice (USPAP) Course – 2004, 2010
- o Appraisal of Local Retail Properties – Connecticut Chapter Appraisal Institute – 2004
- o Appraisal of Nursing Facilities – Appraisal Institute – 2005
- o The Yellow Book Seminar – Uniform Appraisal Standards for Federal Land Acquisitions – Appraisal Institute – 2005
- o Evaluating Commercial Construction – Appraisal Institute – 2006
- o Relocation Appraisal Training Program – Employee Relocation Council – 2006
- o Code of Professional Ethics & Standards of Professional Practice of the Appraisal Institute – 2007
- o Appraising Conservation Easements – Appraisal Institute – 2007
- o Real Estate Development and Land Use – Appraisal Institute – 2007

- o Analyzing properties in Distressed Real Estate Markets – Appraisal Institute – 2008
- o Appraising Distressed Commercial Real Estate – Appraisal Institute – 2009
- o Soil Surveys for Appraisals and the Farm/Ranch Protection Program Seminar – Appraisal Institute – 2009
- o Eminent Domain in the State of CT – Appraisal Institute - 2010
- o Business Practices and Ethics – Appraisal Institute – 2010
- o Market Conditions Update - The Warren Group – 2010
- o 2011 Connecticut Economic Outlook – Appraisal Institute – 2011
- o Capital Markets Update – Appraisal Institute - 2011

PROFESSIONAL AFFILIATIONS

- o Senior Residential Appraiser (SRA) Member - The Appraisal Institute
- o Appraiser Member - Greater Hartford Board of Realtors
- o Certified Relocation Professional Designation (CRP) - Employee Relocation Council

EXPERIENCE

- o 1981 to Present Own and operate **Stewart Appraisal Services** in Tolland, CT
- o 1979 to 1981 Employed by Richard H. Barry, Inc., Manchester, CT, as a staff appraiser, appraising various types of property, both improved and unimproved
- o 1978 - 1979 Employed by Norman E. Wright Associates, Putney, VT, as a residential staff appraiser

Qualified as an expert witness in Superior and Bankruptcy Court

April 2012

