

APPRAISAL REPORT

**MOUNTAIN DAIRY – STEARNS FARM IV
Willard J. Stearns & Sons, Inc.
474 (Farms 4-A & 4-B) & 519 (Farm 4-C) Mansfield City Road
Mansfield, Connecticut**

BY: STEWART APPRAISAL SERVICES

58 Hartford Turnpike
Tolland, CT 06084

TO: Jennifer S. Kaufman
Natural Resources and Sustainability Coordinator
Mansfield Tomorrow Project Manager
Town of Mansfield
10 South Eagleville Road
Storrs-Mansfield, CT 06268

FILE NUMBER: 16025

DATE OF VALUATION: March 16, 2016

PROPERTY TYPE: A total of 48.329 acres of residential zoned agricultural fields and woodlands on both sides of Mansfield City Road. On the east side (#474) is an older single Colonial style farm house, a two car garage, a mobile home dwelling, and three agricultural buildings on 18.907 acres. On the west side (#519) is 29.422 acres of land improved with one older agricultural shed.

The property is being appraised for the potential purchase of the Farm Development Rights with a 4.544 acre Farmstead Envelope surrounding the existing Colonial style house, three farm buildings and the mobile home on the east side of Mansfield City Road. It is to be noted that two parcels are being excluded from the entire property as it presently exists.

Stewart Appraisal Services

REAL ESTATE APPRAISERS & CONSULTANTS
58 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT 06084
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ROBERT G. STEWART, SRA

March 25, 2016

Jennifer S. Kaufman
Natural Resources and Sustainability Coordinator
Mansfield Tomorrow Project Manager
Town of Mansfield
10 South Eagleville Road
Storrs-Mansfield, CT 06268

Re: Mountain Dairy – Stearns Farm IV
Willard J. Stearns & Sons, Inc.
474 (Farms 4-A & 4-B) & 519 (Farm 4-C) Mansfield City Road
Mansfield, Connecticut

Dear Ms. Kaufman,

As requested I have appraised the above noted property for the purpose of estimating the Market Value of the Development Rights (PDR) to be placed on 48.329 acres of a mix of woodland and farmland on both sides of Mansfield City Road. It is to be noted that the property presently consists of 21.036 acres on the east side of Mansfield City Road known as 474 - 504 Mansfield City Road that is improved with two houses, a mobile home, a two car garage, and three agricultural buildings plus 36.533 acres on the west side of Mansfield City Road improved with a house known as 519 Mansfield City Road. House #504, on 2.129 acres on the east side, and house #519, on 7.111 acres on the west side, are being excluded from this appraisal. Each lot meets the 90,000 square feet (2.07 acres) zoning required minimum size building lot for a single family dwelling in the subject's zone with enough area to create one or two more lots on the west side. After the Purchase of the Development Rights (PDR), the existing Colonial style house known as 474 Mansfield City Road as well as a detached garage, three farm buildings, and a mobile home, will be in a 4.454 acre Farmstead Envelope Area.

A survey of the subject has been completed and is on page 8 of this report. On this survey, and in this appraisal report, the east side property (#474) is identified as Farm 4-A with the 4.454 acre Farmstead Envelope labeled Farm 4-B. The west side parcel (unimproved land surrounding the 519 Mansfield City Road house) is identified as Farm 4-C. The two excluded parcels, each improved with a house, are presently part of the entire 57.586 acre subject. After the Purchase of the Development Rights these excluded areas could be subdivided off and sold individually. However, for the Purchase of the Development Rights they are not being subdivided simply excluded. Neither excluded parcel will be subject to any of the Development Right restrictions.

The function of this appraisal is to first negotiate a purchase price of the Development Rights, and then second, for funding of the purchase by the Town of Mansfield, the State Farmland Preservation Program and/or other State and Federal Programs. Recognizing these forms of funding, this appraisal is completed following the USDA/NRCS Agricultural Land Easement Containment and Scope of Work (ACEP-ALE) Requirements.

You and family members of the owning Willard J. Stearns & Sons, Inc., as well as other Town of Mansfield employees and residents involved in the purchase are the initial intended users of this appraisal report. Additional users include the State Farmland Preservation Program as part of the State of Connecticut Department of Agriculture, and any other governmental program involved in funding the Purchase.

In my opinion, the Market Value, as defined, of the fee simple estate of the subject 48.329 acres, as described, Before the Purchase of the Development Rights, as of March 16, 2016 is \$405,000.

In my opinion, the Market Value, as defined, of the fee simple estate of the subject 48.329 acres, as described, After the Purchase of the Development Rights, with a 4.454 acre Farmstead Envelope, as of March 16, 2016 is \$195,000.

In my opinion, the Market Value, as defined, of the Development Rights as outlined for the subject 48.329 acres, as of March 16, 2016 is \$210,000.

In all of the concluded values, only the surface rights with no improvements were valued. No irrigation water rights, crop allotments, or mining rights are included in these appraised values.

The following appraisal report is offered in support of these conclusions. This appraisal report is completed in conformance with the USDA/NRCS Agricultural Land Easement Component and Scope of Work (ACEP-ALE) as well as the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice (USPAP).

Very truly yours,



Robert G. Stewart, SRA
Certified General Appraiser
RCG.0000581
Expires April 30, 2016

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APPRAISER'S CERTIFICATION:

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

- the statements of fact contained in this report are true and correct;
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and legal instructions, and are the personal, unbiased professional analysis, opinions, and conclusions of the appraiser;
- the appraiser has no present or prospective interest in the property appraised and no personal interest or bias 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 except for my previous appraisal of the subject as of October 17, 2014. Due to significant changes in the excluded parcels, a new appraisal report, rather than a Supplemental Appraisal Report, is being completed;
- the compensation received by the appraiser for this appraisal is not contingent on the analyses, opinions, or conclusions reached or reported;
- the appraisal was made and the appraisal report prepared in conformity with the USDA/NRCS Agricultural Land Easement Component and Scope of Work (ACEP-ALE);
- the appraisal was made and the appraisal report prepared in conformity with the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice (USPAP);
- 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 appraised property which is the subject of this report on March 16, 2016 and all comparable sales on various dates used in developing the opinion of value. The subject inspection included a full interior inspection of the 474 dwelling, an exterior inspection of the agricultural buildings and mobile home, and walking most of the land including all the road frontage. In addition the property was discussed with Leslie Stearns and Joshua Stearns, both of which are owners and representatives of Willard J. Stearns & Sons, Inc., who owns the subject, and was inspected on October 17, 2014;
- no one provided significant professional assistance to the appraiser;
- as of the date of this report, Robert G. Stewart, SRA has completed the continuing education program of the Appraisal Institute and the State of Connecticut;
- the appraisal is of a total of 48.329 acres in two parcels as one property excluding a 2.129 acre house lot improved with a Ranch style house on the east side (#504) and a 7.111 acre parcel improved with a Ranch style house on the west side (#519) of Mansfield City Road both Before the Purchase of the Development Rights (PDR) and After the PDR.

In my opinion, as of March 16, 2016, the Market Value of the proposed easement parcel before conveyance of the partial interest is \$405,000, and the Market Value of the proposed easement parcel after conveyance of the partial interest is \$195,000. Therefore, in my opinion the Market Value of the proposed Development Rights Easement, as of March 16, 2016 is \$210,000.



By Robert G. Stewart signed on March 25, 2016

Connecticut Certified General Real Estate Appraiser #RCG.581, Expires April 30, 2016

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

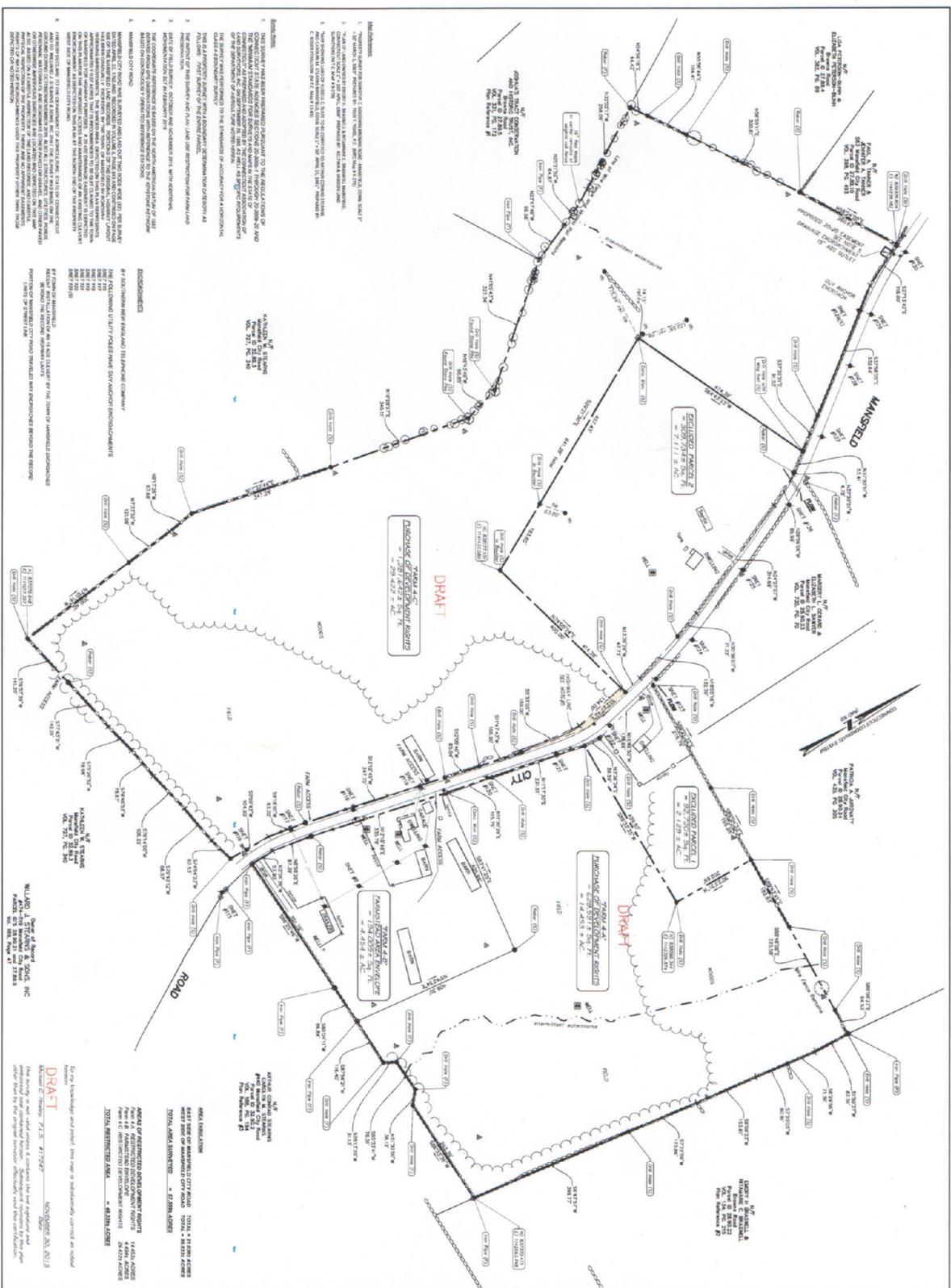
LOCATION:	474 & 519 Mansfield City Road Mansfield, Connecticut
PROPERTY DESCRIPTION:	<p>Farm 4-A & B - 474 Mansfield City Road: 18.907 acres of an existing 21.036 acre parcel of farmland and woodland improved with a single family dwelling, a detached garage, three farm buildings, and a mobile home on the east side of Mansfield City Road.</p> <p>Farm 4-C - 519 Mansfield City Road: 29.422 acres of a 36.533 acre parcel of woodland and farmland improved with one farm shed on the west side of Mansfield City Road directly across from #474.</p> <p>These parcels are being appraised as one 48.329 acre property excluding the two Ranch style single family dwellings each on their own parcel.</p>
OWNER OF RECORD:	Willard J. Stearns & Sons, Inc.
DATE OF INSPECTION & VALUATION:	March 16, 2016
ESTATE VALUED BEFORE:	Fee simple
ESTATE VALUED AFTER:	Fee simple subject to the Purchase of the Development Rights for all 48.329 acres with a 4.454 acre Farmstead Envelope (Farm 4-B) on the east side of the road surrounding all the existing buildings.
HIGHEST & BEST USE BEFORE:	Eventual residential subdivision and development in conformance with zoning when the real estate market and economy improves to make a project more economically feasible. In the short term, the land can continue to be actively farmed.
HIGHEST & BEST USE AFTER:	Continued farmland with the ability to improve the house and agricultural buildings as well as build additional agricultural buildings in the Farmstead Envelope to support production.

APPROACHES TO VALUE DEVELOPED:

Only the Sales Comparison Approach was considered applicable and developed for the before and after valuations of the purchase of the Development Rights. Neither the Cost Approach nor the Income Capitalization Approach was considered applicable or developed.

Market Value of the Development Rights, as outlined, for the 48.329 acres with a 4.454 acre Farmstead Envelope, as of March 16, 2016, is \$210,000.

All concluded values in this appraisal are of only the surface rights. No irrigation water rights, crop allotments, or mining rights are included in these appraised values.



- REVISIONS:**
1. THE SURVEY HAS BEEN REVISED TO REFLECT THE RESULTS OF THE FIELD WORK AND THE REVISIONS TO THE SURVEY DATA. THE REVISIONS TO THE SURVEY DATA ARE SHOWN IN RED.
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NOTICE:

THIS SURVEY HAS BEEN REVISED TO REFLECT THE RESULTS OF THE FIELD WORK AND THE REVISIONS TO THE SURVEY DATA. THE REVISIONS TO THE SURVEY DATA ARE SHOWN IN RED.

REVISIONS:

BY THE FOLLOWING NEW EASEMENTS THE SURVEY COMPANY HAS REVISED THE SURVEY DATA TO REFLECT THE RESULTS OF THE FIELD WORK AND THE REVISIONS TO THE SURVEY DATA. THE REVISIONS TO THE SURVEY DATA ARE SHOWN IN RED.

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NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

PROPOSED FOR:

TOWN OF MANSFIELD
450 W. MANSFIELD, CT

BSC GROUP

300 Windfall Brook Drive
Glastonbury, CT 06033
860.632.3227

LOCUS MAP

SCALE: 1" = 2000'

DRAFT

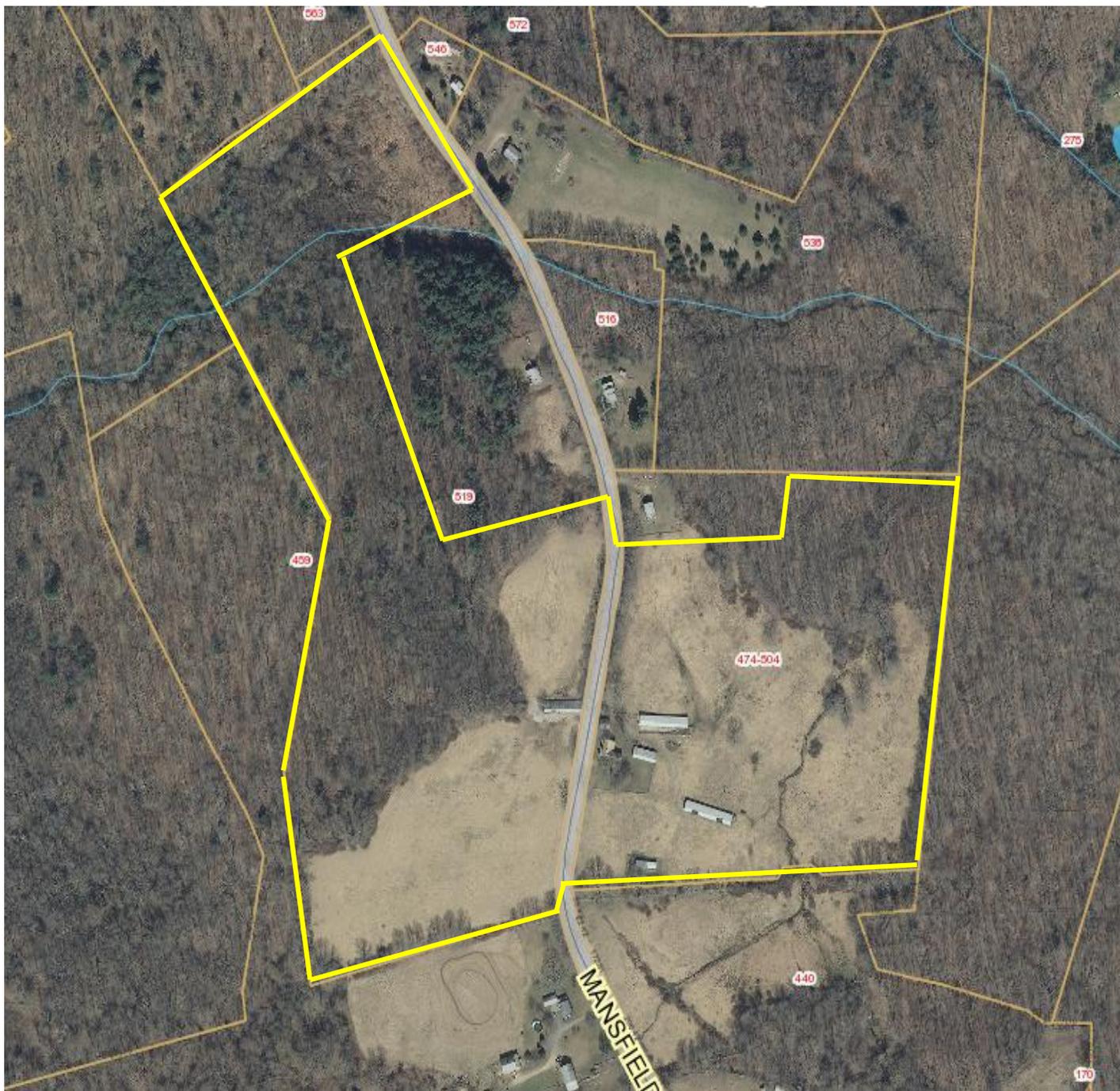
MONUMENTED PROPERTY
SURVEY PLAN
PREPARED FOR
NATURAL RESOURCES
CONSERVATION SERVICE
TOWN OF MANSFIELD

MAP OF THE

WILLARD J. STEVENS & SONS, INC
FARM
#674, 504 & 519 MANSFIELD CITY ROAD
MANSFIELD, CONNECTICUT
Total Restricted Surmised Area = 48,329
NOVEMBER 30, 2015

WILLARD J. STEVENS & SONS, INC
FARM
#674, 504 & 519 MANSFIELD CITY ROAD
MANSFIELD, CONNECTICUT
Total Restricted Surmised Area = 48,329
NOVEMBER 30, 2015

Aerial Photograph from the Town of Mansfield MainStreetGIS with the subject property approximately outlined in yellow.



All subject photographs were taken by Robert G. Stewart, SRA in March 16, 2016 unless noted.
The number of each photograph matches up with the number on the plot plan on page 10.



1. Looking northeast to east at the Farm 4-B subject along Mansfield City Road from the south end of the road frontage and including the house, mobile home and farm buildings.



2. Looking east to south at the Farm 4-A subject from the north end of the road frontage

All subject photographs were taken by Robert G. Stewart, SRA on March 16, 2016 unless noted.
The number of each photograph matches up with the number on the plot plan on page 10.



3. Looking west to northwest to northeast to east at the cornfield and brook on Farm 4-B and 4-A from the southern boundary by the jog which is approximately 575 feet east of Mansfield City Road.



4. Looking east to southeast to southwest to west at the field in the southern half of the Farm 4-C from just southwest of the farm building.

All subject photographs were taken by Robert G. Stewart, SRA on March 16, 2016 unless noted.
The number of each photograph matches up with the number on the plot plan on page 10.



5. Looking west to northwest at the subject Farm 4-C and Mansfield City Road frontage from its southern end of the road frontage.



6. Looking west to southwest at the subject Farm 4-C and Mansfield City Road from the northern end of the southern section of road frontage.

All subject photographs were taken by Robert G. Stewart, SRA on March 16, 2016 unless noted. The number of each photograph matches up with the number on the plot plan on page 10.



7. Looking northwest at the subject and Mansfield City Road from the southeast end of the northern section of road frontage.



8. Looking southwest to south at the Farm 4-C subject's northern end of road frontage and the north end of the subject.

All subject photographs were taken by Robert G. Stewart, SRA on March 16, 2016 unless noted. The number of each photograph matches up with the number on the plot plan on page 10.



9. Looking southwest at the entrance break in the stone wall along Mansfield City Road in the northern section of the Farm 4-C road frontage



10. Looking north at the smaller field to the north of the agricultural building on Farm 4-C from directly west of the shed.

Photographs of the single family dwelling, garage, mobile home, and the agricultural buildings are in the description of improvements section of this report.

STATEMENT OF 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. 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.
6. 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 appraiser 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. I recognize that appraisal reports submitted to the NCRS for review may be used by NCRS for any legal and proper purpose.
7. No hypothetical conditions or unsupported assumptions were used in this appraisal.

SCOPE OF THE APPRAISAL:

The scope of the appraisal involved Robert G. Stewart, SRA inspecting the subject land on my own and house with Joshua Stearns on March 16, 2016. I previously had inspected the land and house as well as meeting individually with Arthur Stearns and then Leslie Stearns to discuss the property including the condition of the house, agricultural buildings, and mobile home, as well as the land use, boundaries, and the proposed Development Rights on October 17, 2014. It is to be noted I did not inspect the interior of the mobile home on either date but I went into the agricultural buildings except for the one furthest from the road on Farm 4-B and the one on Farm 4-C.

In January of 2014 I reviewed parts of a December 2012 appraisal report of the subject completed by Joseph Hickey. I previously appraised the subject as of October 17, 2014 in an appraisal report dated November 12, 2014. This appraisal is an update of this report. As the excluded parcel changed significantly, a new appraisal report, rather than a Supplemental Appraisal Report, was completed. Date from my 2014 appraisal report was used to complete this appraisal report. In addition, public information regarding the subject was obtained at the Mansfield Town Hall and reviewed. This included the Assessor's property card and the Mansfield MainStreetGIS mapping system (<http://wincog-gis.org>). Dimensions and areas used in this appraisal are from the November 20, 2015 survey of the subject completed by BSG Group. Copies of this survey are included in this appraisal report. The subject's deed was obtained at the Town Clerk's office and reviewed. Additional information reviewed at the Town Hall included the Building Department files and the Mansfield Zoning Regulations. Potential uses of the site were discussed with Linda Painter, the Director of Planning & Development. Other maps considered include the USGS Topographic maps, the USDA Soil Survey, the Mansfield Zoning map, and the FEMA Flood maps.

Comparable sales data was obtained from the Conn Comp Sales Database, the Connecticut Multiple Listing Service, the appropriate town halls, my office files, and discussions with area property owners, developers and Realtors. Towns and counties searched for comparables sales before the PDR included all the towns in both Tolland and Windham Counties, as well as some in New London County. Sales of properties after the PDR from throughout eastern and central Connecticut were researched. After the initial research of sales, the specific sales considered were researched more thoroughly at that town hall as well as discussed with the appropriate Realtor and / or property owner.

The appraiser, Robert G. Stewart, SRA, is considered competent to appraise the subject based on my education and experience appraising the subject type property. Robert G. Stewart holds a Connecticut Certified General Appraiser License (RCG.581, expiration April 30, 2016). Copies of my qualifications and Connecticut Certified General Appraiser License are in the addendum of this report.

This appraisal report does not outline every specific task I completed but reports the pertinent items. Additional supporting data is being retained in my files. This report is completed in compliance with the Appraisal Foundation's Uniform Standards of Professional Appraisal Practices (USPAP) and the Agricultural Conservation Easement Program (ACEP) Agricultural Land Easement Component (ALE) appraisal specifications and scope.

SUMMARY OF THE APPRAISAL PROBLEM:

The appraisal problem is to estimate the Market Value of the proposed Purchase of Development Rights (PDR) for the subject approximately 48.329 acres, located on both sides of Mansfield City Road in Mansfield, Connecticut. It is to be noted the 474 Mansfield City Road property (Farm 4-A & B) presently consists of 21.036 acres of which 2.129 acres including the house known as 504 Mansfield City Road is being excluded. The 519 Mansfield City Road property (Farm 4-C) is located on the west side of the road and this appraisal excludes the house known as 519 Mansfield City Road on its own 7.111 acre parcel. Recognizing the similar uses of the two parcels, and that they are directly across the road from each other, they are being valued together as one 48.329 acre property. The subject was surveyed on November 30, 2015 and a copy of the survey is on page 8 of this report. After the Purchase of the Development Rights the property will be limited to one property containing 48.329 acres that cannot be split or sold separately with a 4.454 acre Farmstead Envelope on the east side parcel along the road frontage and surrounding the existing Colonial style house, mobile home, detached garage and three farm buildings.

The Development Rights were valued by valuing the subject's fee simple estate Before and After the Purchase of the Development Rights. The difference in the Before and After values is the value of the Development Rights.

The initial intended users of this appraisal are the Town of Mansfield who is purchasing the property through their Open Space program and various family members and owners of the company that owns the subject, Willard J. Stearns & Sons, Inc., as well as their legal counsel and accountant. The Town and the owners have been discussing the sale of the Development Rights for the subject for a few years and have agreed upon the current surveyed farms. Additional intended users are the State of Connecticut Farmland Preservation Program as part of the State of Connecticut Department of Agriculture, and any other governmental programs involved in funding the purchase.

It is noted that only the surface rights, and no irrigation water rights, crop allotments or mining rights are included in this appraisal. This appraisal will be used in negotiating a purchase price for the Development Rights and then to obtain funding for the purchase.

This definition is from the 519.102 Specifications for Appraisals of Real Property for Farm and Ranch Lands Protection Program (FRPP) Section C. 2.

DEFINITION OF MARKET VALUE:

“Market value means the most probable price which a property should bring in a competitive and open market under 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 passing of title from seller to buyer under conditions whereby--

1. Buyer and seller are typically motivated.
2. Both parties are well informed or well advised and acting in what they consider their own best interests.
3. A reasonable time is allowed for exposure to the open market.
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto.
5. The price represents the normal considerations for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

The following definition is from The Dictionary of Real Estate Appraisal, Fifth Edition © 2010 by the Appraisal Institute:

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 & 3 YEAR SALES HISTORY:

According to the Mansfield Assessor's Records, the title is in the name of the Willard J. Stearns & Sons, Inc. They obtained title from Willard J. Stearns, Willard C. Stearns, and Arthur B. Stearns via a Quit Claim deed on March 12, 1979. This deed is recorded in the Mansfield Land Records in Volume 169, Page 47 and a copy is on the following three pages.

It is to be noted that the transfer was for no conveyance, as it was within the family going from individual people to their corporation. The deed transferred seven different properties and, without a professional title search, I am not sure which of the seven properties transferred, are the subject two parcels.

According to Leslie Stearns the subject has not been publicly offered for sale in the last twelve months. However, the Stearns and the Town of Mansfield and the State have been discussing selling the Development Rights to the subject for several years. The State/Town have purchased the Development Rights to other Stearns land in recent years.

An agreement of the description of the Development Rights, which is being used to value the subject, has been discussed and will be similar to the ones being used in the purchase of other parts of the Stearns Farm in the area. A purchase price, or even the actual sale, has not been agreed upon. This appraisal will be used to negotiate that sale if it does occur.

1775

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That we, WILLARD J. STEARNS, WILLARD C. STEARNS, and ARTHUR B. STEARNS, all of the Town of Mansfield, County of Tolland, and State of Connecticut, for the consideration of a valuable sum of money in Dollars received to our full satisfaction of WILLARD J. STEARNS & SONS, INC., a Connecticut corporation with its principal office in the Town of Mansfield, County of Tolland, and State of Connecticut, have remised, released, and forever quit-claimed, and do by these presents, for ourselves and heirs, justly and absolutely remise, release, and forever QUIT-CLAIM unto the said WILLARD J. STEARNS & SONS, INC., its successors and assigns forever, all such right and title as we, the said Releasors, have or ought to have, especially our undivided one-third interests in or to the tracts, pieces and parcels of land, with the buildings and improvements thereon standing, situated in the Town of Mansfield, County of Tolland, and State of Connecticut, and described in the following seven (7) warrantee deeds, all recorded in the Land Records of the Town of Mansfield:

1. The deed from Harry L. Sherman to Willard C. Stearns, Luther E. Stearns, Arthur B. Stearns, and Willard J. Stearns, d/b/a Willard J. Stearns & Sons, dated March 18, 1954, and recorded on March 18, 1954, in Volume 78, at Pages 15-17 of said records; subject to the exception and exclusion therein described. This is known as the Jacobs place.

2. The deed from Russell C. Slate and Kathleen N. Slate to Willard J. Stearns, Luther E. Stearns, Willard C. Stearns, and Arthur B. Stearns, d/b/a Willard J. Stearns & Sons, dated December 30, 1959, and recorded on January 26, 1960, in Volume 87, at Page 112 of said records.

3. The deed from Russell C. Slate and Kathleen N. Slate to Willard J. Stearns, Luther E. Stearns, Willard C. Stearns, and Arthur B. Stearns, dated March 9, 1962, and recorded on March 27, 1962, in Volume 87, at Page 457 of said records.

"No Conveyance Tax collected

Handwritten signature
Town Clerk of Mansfield"

LAW OFFICES
GAUCHER, KELLEY
& POTTER
670 MAIN STREET
WILLIMANTIC,
CONNECTICUT 06226

4. The deed from The Hartford Electric Light Company to Willard J. Stearns, Willard C. Stearns, and Arthur B. Stearns dated July 9, 1970, and recorded in Volume 112, at Page 81 of the Mansfield Land Records.

5. The deed from David E. Shahan and Ruth M. Shahan to Willard J. Stearns, Luther E. Stearns, Willard C. Stearns, and Arthur B. Stearns dated November 10, 1964, and recorded on November 12, 1964, in Volume 94, at Page 447 of said records. This is known as the Macdonald place.

6. The deed from Robert S. Brown and Clara J. Brown to Willard J. Stearns, Luther E. Stearns, Willard C. Stearns, and Arthur B. Stearns, d/b/a Willard J. Stearns & Sons, dated June 6, 1966, and recorded on June 7, 1966, in Volume 99, at Pages 635-636 of said records. This is referred to as the Brown house and lot.

7. The deed from Charles S. Brown and Robert S. Brown to Willard J. Stearns, Luther E. Stearns, Willard C. Stearns, and Arthur B. Stearns, d/b/a Willard J. Stearns & Sons, dated June 6, 1966, and recorded on June 7, 1966, in Volume 99, at Pages 637-639 of said records; subject to the exceptions, exclusions, and reservation therein described. This is referred to as the Brown land and barns.

The descriptions appearing in the seven (7) deeds referred to above are incorporated herein by the specific references thereto made, and together with and subject to such rights of way as of record appear.

EXCEPTED FROM THESE PARCELS are the following conveyances:

1. A certain deed from Margaret O. Stygar to Willard C. Stearns and Arthur B. Stearns dated April 30, 1974, and recorded in Volume 128, at Page 201 of the Mansfield Land Records.

2. A certain deed from Willard J. Stearns, Willard C. Stearns, and Arthur B. Stearns to David C. Stearns and Cynthia Ann Stearns dated April 27, 1973, and recorded in Volume 121, at Page 695 of the Mansfield Land Records.

LAW OFFICES
GAUCHER, KELLEY
& POTTER
670 MAIN STREET
WILLIMANTIC,
CONNECTICUT 06226

AREA DATA AND ECONOMIC CONDITIONS:

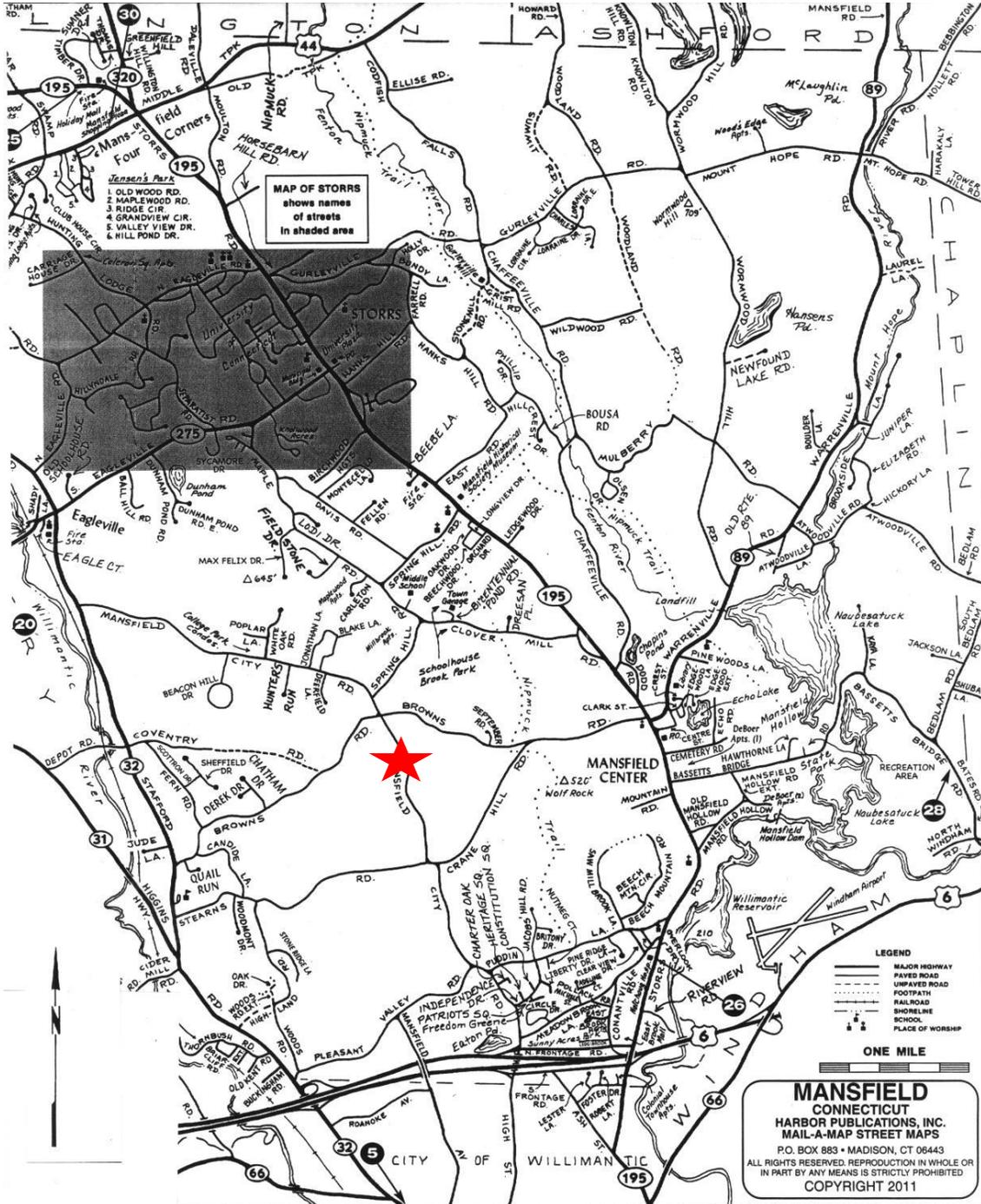
Mansfield is a rural residential community in eastern central Connecticut. According to the Connecticut Economic Resource Center the 2014 population for the town was 26,328 and the town encompasses 45.2 square miles. The community is primarily rural residential with random developments except for the central portion of town, which is known as Storrs. This area surrounds the main campus of the University of Connecticut (UCONN) with over 21,000 students and serves as the town business center with some shopping facilities, the Town Hall, and a regional high school. Shopping was expanded over the last three years with the construction of Storrs Center, a retail and apartment facility on Route 195 on the edge of campus. Surrounding the University campus are numerous residential developments, both single family and multi-family dwellings. In addition, there are some shopping and some condominium complexes in the south end of town near Willimantic.

The subject is in southwestern 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 US Route 6, on the west by CT Route 32, and on the north by CT Route 275 and the University of Connecticut main campus in the area known as Storrs. The subject is located three miles south of the UCONN campus in an area with much woodlands, farmland, and houses. South and west of the subject is much farmland being mostly the Stearns owned and operated Mountain Dairy covering nearly 1,000 acres in various parcels. Houses in the area are generally on 1 to 4 acre lots, were generally built around 1955 to 1990, and are in the \$125,000 to \$325,000 price range. There are some newer residential developments built since the 1980s with a few houses still being built as they are sold. These houses are in the \$375,000 to \$700,000 price range. At the south end of the area is a large condominium complex that was started in the 1980s and finished two years ago plus the athletic stadium for Eastern Connecticut State University, whose campus is further south in Willimantic. Adding to the rural residential setting in the overall area is that the State has purchased the Development Rights ensuring it will stay farmland to over 500 acres of farms just west of the subject.

Area properties are served by on-site well and septic systems. Electricity, telephone and cable television are available along the existing roads. Some shopping is available on Route 195 in Mansfield less than three miles southeast of the subject. Additional shopping is available in Willimantic less than five miles south of the subject. The University of Connecticut is located three miles north and it is the major area employer as well as the athletic and cultural center. Additional employment is available in Willimantic and surrounding towns.

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. Values continued to decline until mid-to-late 2012 when, with an increase in buyer demand, values generally stabilized. Demand continued at a slow, but better than previous years through 2013, slowed slightly in 2014, and remained slow during 2015, slowing even more in 2016. Now, at the start of spring of 2016, the oversupply still exists but values have continued to be stable. With the oversupply of existing houses, new construction and the demand for land has remained very limited. Further, sales activity in the higher priced market, including new construction, has been very slow.

In Mansfield in the last six years there has been only one sale of a significant size parcel of land and it was a long closing extension of an existing subdivision. 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. In 2012 lot sales increased to 9. In 2013 there were 11 lot sales generally in the \$110,000 to \$130,000 range. In 2014 there were 11 building lot sales ranging from \$40,000 to \$125,000 plus one to the long time contract builder in Beacon Hill for \$140,000. In 2015 there were 7 lot sales for \$47,000 to \$115,000. These sales show the significant decline in values and activity from the 2005 to 2006 peak. The general feeling is the recovery will take a few years and values will be stable, to increase slightly, over the next few years.



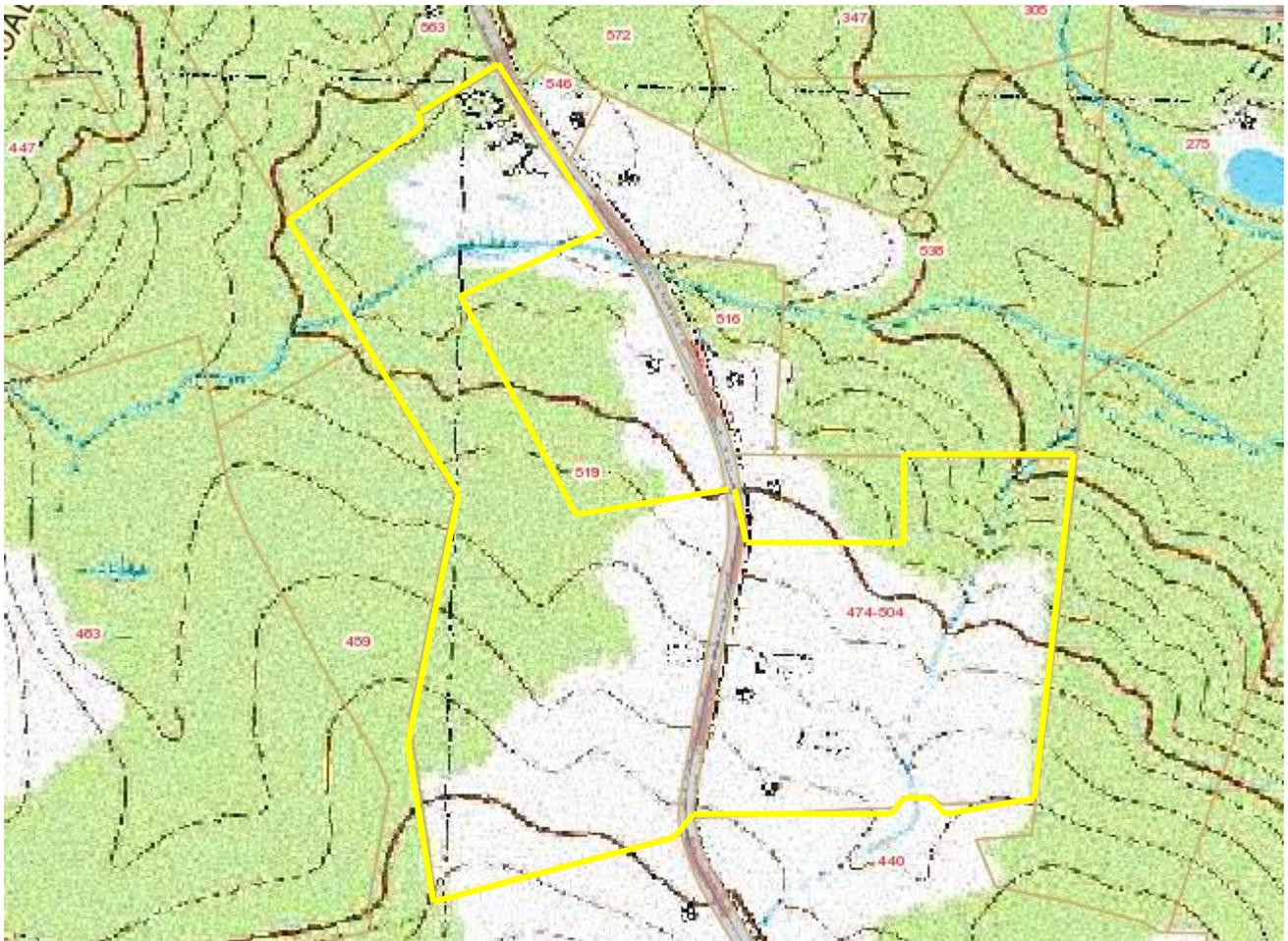
SITE DESCRIPTION – BEFORE THE PURCHASE OF THE DEVELOPMENT RIGHTS:

As noted the subject consists of two parcels on the east and west sides of Mansfield City Road that are being appraised as one property. The parcel on the east side is known as 474 Mansfield City Road (Farm-A and Farm 4-B on survey) and contains a total of 18.907 acres. It is to be noted that the Assessor's identifies this parcel as 474-504 Mansfield City Road and containing 20 acres. But, as noted 2.129 acres improved with the house at 504 Mansfield City Road is being excluded from this appraisal. The parcel on the west side of Mansfield City Road is known as 519 Mansfield City Road (Farm 4-C) and as appraised contains 29.422 acres. The Assessor lists this property as 40.0 acres improved with a house that is being excluded from this appraisal on 7.111 acres. Combining the appraised portions of the two properties, the total subject size is 48.329 acres. The acreage and dimensions used are from the November 2015 survey of the subject, a copy of which is on the next page.

The parcel on the east side of Mansfield City Road has a total of 838.13 feet of road frontage. The parcel is basically rectangular shaped being 1,000 feet wide and 925 feet deep on average. Cut out of the northwest corner is the excluded house lot that is basically 200 by 450 feet. This parcel contains approximately 7.25 acres of active corn field. There is approximately 1 acre of grass and hay along the road frontage at the southern end in the area of the buildings. At the rear of the site there is an approximately 3 acre wet brush area with trees along the rear boundary as well as the northeastern part of the site. In the center of the road frontage is a two car detached garage next to an older single family Farmhouse style dwelling (#474). Directly behind the garage and dwelling are two agricultural buildings. One is fully enclosed and used for storage and the other is a three sided equipment shed. South of these buildings, by the southern boundary, is a mobile home and between the two and further back from the road is another agricultural storage building.

The parcel on the west side is 2,150 feet wide and 850 feet deep on average. Just north of the center is a 635 foot wide and 435 foot deep excluded rectangle that wraps around the existing #519 house. South of the exclusion cut out there is 1,021.69 feet of road frontage and north of the cut out is 540.17 feet of road frontage. This subject parcel has an approximately 7 acre hayfield at the southern end of the road frontage which ends at the agricultural storage shed located very close to the road 475 feet north of the southern boundary. Directly north of this agricultural building is a second hayfield that contains approximately 1.75 acres. Behind this field and continuing north wrapping around the exclusion is natural woods. At the northern end is a roughly 3 acre wet swampy area that is treed and fed by a brook starting to the west of the subject and draining under Mansfield City Road continuing east.

The general topography of the site is down sloping to the north. A copy of the MainStreetGIS map with the subject outlined and showing the topography is directly below. Mansfield City Road slopes down to the north a total of 35 feet along the eastern parcel's road frontage and a total of 40 feet along the western parcel's southern section of road frontage. Along the 7.1 acre excluded parcel, the road slopes down another 20 feet bottoming out at a brook. Beyond the brook, the northern section of road frontage rises up about 8 to 10 feet. The topography extends to the rear of each parcel (both sides of the road). The exception is the eastern parcel slopes down an additional 50 feet in the northeastern corner at a much steeper grade. In general, the grade in the southern two-thirds or 650 feet of the eastern site is 5 to 6%. In the northeastern 350 feet the land slopes down an additional 40 feet at an average grade of 11.5%. A brook flowing onto the eastern subject from the south exits the northern boundary near the rear northeast corner and is in a small natural ravine. The brook on the western parcels flows east across the subject with a large wide area before narrowing down to a pipe under the road.



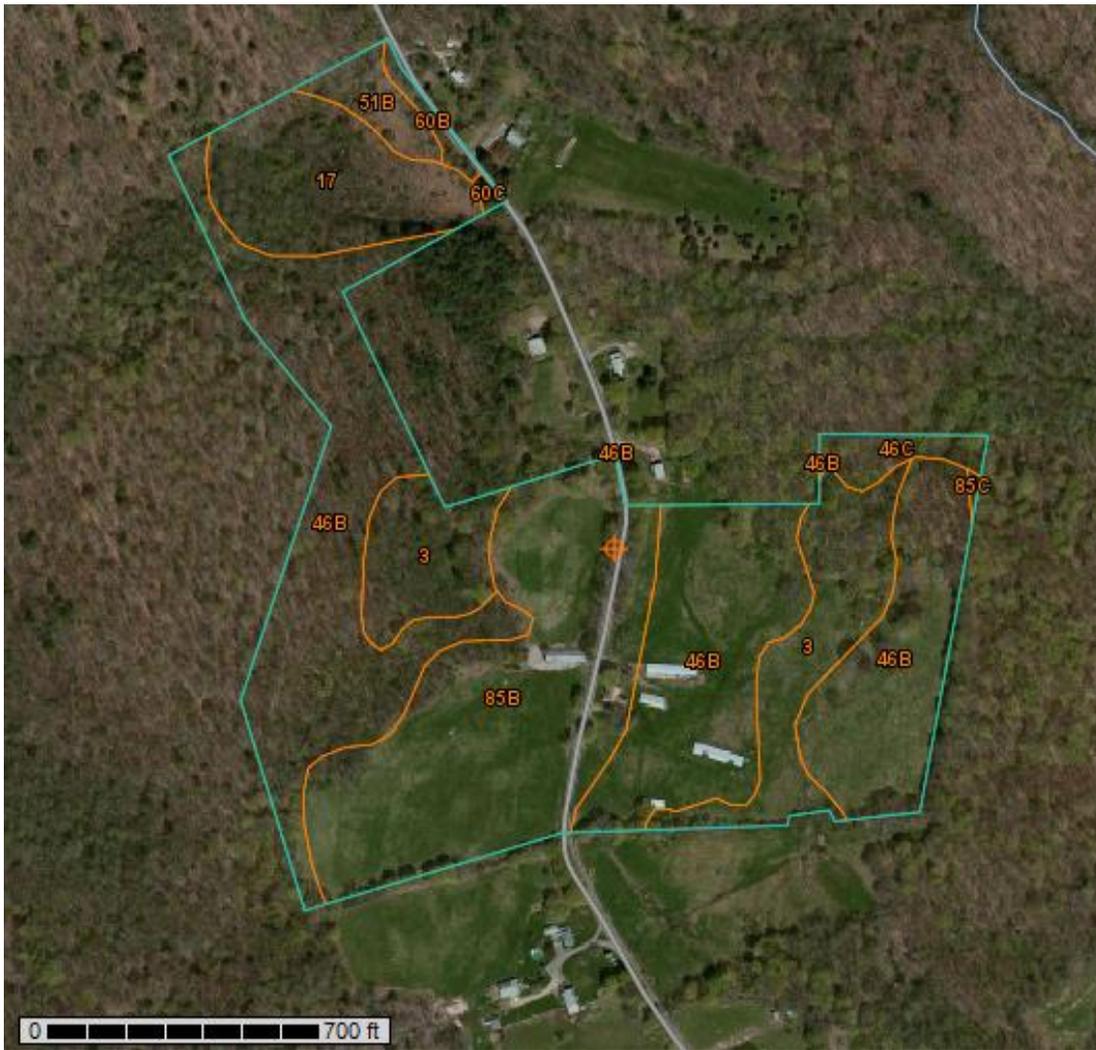
On the next page is a copy of USDA Natural Resources Conservation Service Web Soil Survey with the subject outlined and the soils listed below. As can be seen along the road for the front 85 to 100 feet on the eastern parcel is Paxton and Montauk fine sandy loam, 3 to 8 percent slopes, very stony. The next 400 feet is Woodbridge fine sandy loam, 3 to 15 percent slopes, very stony. Surrounding the brook is a generally 175 foot wide swath of Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony, a designated inland wetland soil. The extreme rear of the site, being 175 feet wide at the northern end and 400 feet near the southern end, is Woodbridge fine sandy loam, 8 to 15 percent slopes, very stony. Walking this site disagrees with these soil classifications primarily due to past active farming of the front two-thirds of the site. That is, in the front farmed land the soils are not very stony although there are some stones. The inland wetlands are not quite as wide and do start in the agricultural field but widen out in the woods to the north. There is a gravel farm driveway crossing between the two fields with a pipe for the brook. The extreme rear is more swampy and wet than the typical Woodbridge soil.

The parcel on the west side of Mansfield City Road is entirely Paxton and Montauk fine sandy loam, 3 to 8 percent slopes, very stony in the two hay fields at the south end. Nearly all of the wooded section is Woodbridge fine sandy loam, 0 to 8 percent slopes, very stony. The exception is a roughly 300 by 325 foot area of inland wetlands directly behind the northern smaller hayfield. These wetlands are Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony. The extreme northern end of the site, surrounding the unnamed brook and extending to the north, contains approximately 4.7 acres of inland wetlands being Timakwa and Natchaug soils. Close to the road in the northeast corner is a roughly 375 foot wide section that widens from a point to 265 feet deep (175 feet on average) of nearly entirely Sutton fine sandy loam, 2 to 8 percent slopes, very stony. Walking the western site generally agrees with the soil classifications. That is, the hayfields are stony although the hay can be harvested. The woodlands are stony and there is a pocket of inland wetland area directly behind the smaller hayfield. The extreme northern end is a large swampy area with a small section between it and the road at the northern boundary.

In regard to residential development and the capabilities of supporting septic systems the Paxton and Montauk soils have reasonable development characteristics although they often require engineered and/or filled septic systems. The Mansfield Inland Wetland Regulations regulate any activity in an inland wetland soil as well as within 80 feet. In regard to farmland, the Canton and Charlton soil, 3 to 8 percent slopes, is a State designated Prime Farm soil. The Canton and Charlton soil, 8 to 15 percent slopes, is a State designated Important Farm soil. The Woodbridge fine sandy loam, 0 to 8 percent slopes is designated as a Locally Important Farm soil. Both the Ridgebury, Leicester, and Whitman soils plus the Timakwa and Natchaug soils are designated inland wetland soils. Following these classifications and the soil survey 1% of the site is Prime State farmland, 0.3% is Important State farmland, and 50.6% is Locally Important farmland. In addition 21.5% is designated inland wetland soils.

Utilities in the area consist of public electricity, telephone and cable television along Mansfield City Road. Area properties are served by individual on-site well and septic systems and there is propane gas available if privately obtained.

Based on my walking the site as an appraiser, no adverse environmental conditions were noted.

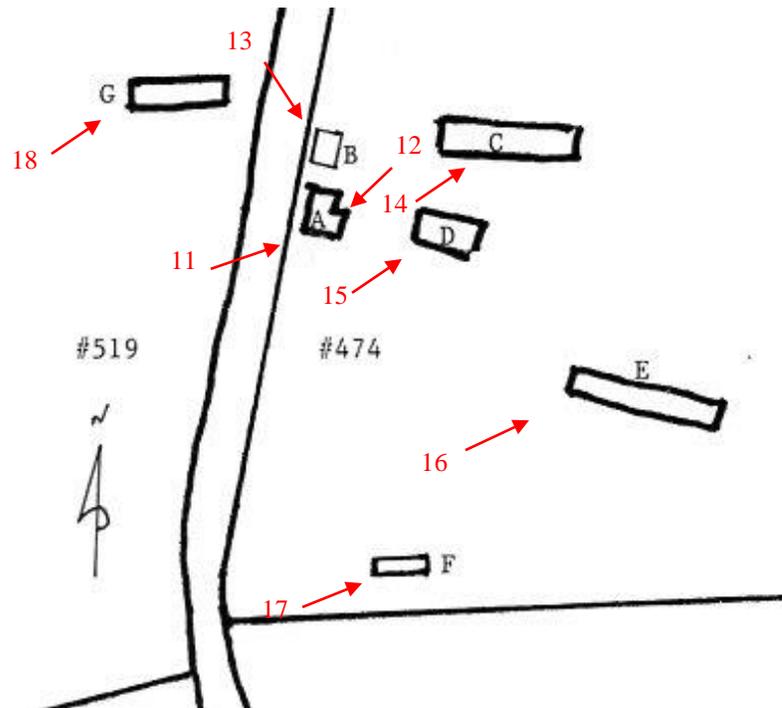


Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	6.8	13.8%
17	Timakwa and Natchaug soils, 0 to 2 percent slopes	4.7	9.6%
46B	Woodbridge fine sandy loam, 0 to 8 percent slopes, very stony	22.4	45.8%
46C	Woodbridge fine sandy loam, 8 to 15 percent slopes, very stony	0.9	1.8%
51B	Sutton fine sandy loam, 2 to 8 percent slopes, very stony	1.1	2.2%
60B	Canton and Charlton soils, 3 to 8 percent slopes	0.4	0.8%
60C	Canton and Charlton soils, 8 to 15 percent slopes	0.1	0.2%
85B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes, very stony	12.5	25.5%
85C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes, very stony	0.1	0.1%
Totals for Area of Interest		48.9	100.0%

DESCRIPTION OF IMPROVEMENTS:

The close up of part of the subject below identifies all the improvements by letter. The arrows match the photographs on the following pages with each building description showing from where each photograph was taken and looking what direction. All of the photographs were taken by Robert G. Stewart, SRA on March 16, 2016.

On 474 Mansfield City Road (all on Farm 4-B) there is an older single family dwelling (A), a detached two car garage (B), an agricultural equipment shed (C), two agricultural storage sheds (D & E), plus a mobile home (F). On 519 Mansfield City Road (Farm 4-C) there is an agricultural storage shed (G).



Building A is an 1800 +/- built single family farm house style two story dwelling that has been vacant for many years and needs numerous repairs, although some renovations were completed a few years ago. The house has a five +/- year old asphalt shingle roof, no rain gutters, wood clapboard siding that is peeling extensively and has mildew and mold on the north side, and newer vinyl insulated glass double hung windows, of which a few are broken. On the front of the house is a four foot wide full length open porch that wraps around the south side for 18 feet and widens to 5 feet although there is a three foot deep bay window reducing the width for 8 feet. There is an ell on the southeast corner that is a storage shed and part of the kitchen. The shed is 13 x 16 feet with a framed garage door size opening (no door). The interior is completely unfinished with a dirt floor. Cut out of the front is five feet of a 5 by 10 foot enclosed entry that has a door into the shed, one to the outside, and one into the kitchen.

The dwelling contains a total of 2,314 square feet partitioned into 9 rooms plus 1 bathroom which is split. The first floor has an entry foyer with a turned staircase that goes upstairs as well as a hall going back to the back part of the house. The living room is two rooms across the front of the house with a 6 foot opening in between plus a 3 foot deep and 8 foot wide bay window at the end. Behind the living room, on the right side, is the dining room with a door into the kitchen in the rear ell. Across the back wall is a family room with a doorway into the kitchen, the living room, and the hall to the front foyer. In the back left corner, off the family room, is a two fixture bathroom containing a sink and a toilet. The sink is very old and the toilet is broken needing to be replaced. Off the hall to the foyer, behind the stairs, is a laundry room which also contains a tub with fiberglass panels for a shower above. This type split did occur in older farmhouses but typically the tub / shower are in the bathroom with the toilet and sink. The kitchen is in the rear ell of the house with a door to the back entry, a door to the side open porch, and a 1 x 9 foot bay extension in the outside wall. The kitchen has a stainless steel sink and a walk-in pantry that is 5 by 6 feet with shelves. It is to be noted there are no cabinets or counters in the kitchen. At the top of the stairs, on the second floor, is a bedroom on the front of the house with a door to the back hall. This hall runs along the back and accesses a small room without a closet, the unfinished attic with a sloped ceiling in the back, another front bedroom, and a hall into the back ell. The back ell contains two bedrooms, only one of which has a closet.

Finishes throughout are dated and lower quality as well as in poor condition. Most of the flooring is older wood although there is some 1960s hardwood but the vinyl tiles in the kitchen are quite old and curling. Most of the walls are plaster, although the living room does have some newer drywall that has been taped but not finished. The kitchen ceiling paint is peeling with large pieces hanging or fallen off. Most of the paint on the plaster walls is peeling throughout. The part of the bathroom with the toilet and sink has older vinyl tile flooring, some of which are missing, plaster walls which are broken in places and some of which have been patched. As noted the toilet is broken and the sink is older. The laundry room has a wood floor which needs to be leveled out and there is mold growing on much of the walls. The second floor has wood flooring throughout, some of which is painted and some of which needs to be leveled and/or refinished. Ceilings are generally low being 6 foot 6 inches in the two front bedrooms and 6 foot 3 inches in the back bedrooms. Paint is peeling throughout on both the walls and ceilings. The front middle bedroom has some patched drywall which is taped but not painted and some of the plaster has been patched in the two back bedrooms.

The house had hot water baseboard heat. However, all of the copper pipes have been removed from the baseboards as have the covers, so the heating will need to be replaced throughout the house. Access to the basement is via a trap door in the back shed and the basement is about 75% of the house. The foundation is stone and the floor is dirt which had standing water when I inspected in on March 16, 2016. As can be seen in the photograph in two pages, the boiler is very old and was an oil hot water system that is no longer connected to the baseboards as the pipes have been cut and removed. In addition, there is no oil line to the boiler, although there is an oil tank in the basement. The electricity is on in the house, although there are very few plugs which is typical of houses of this vintage house.

The house is considered to be in poor condition needing to be either totally gutted and renovated or simply removed. Based on the wet basement and stone foundation, the

extensive needed interior repairs, and the lack of any historic appeal, the house should be razed and replaced if so desired. Supporting this is the unique interior layout. There are five bedrooms on the second floor, of which two do not have closets and the only bathroom is on the first floor. Further, the bathroom is split with the tub in the laundry room and the toilet and sink in a different room off the family room. Lastly, the kitchen has no cabinets or counters. It would be much easier to remove and replace the house than to renovate it.



11. Front and south side of farm house (A)



12. Rear and north side of farm house with extensive peeling

Wet basement and disconnected non-functioning boiler in the farm house (Building A)



Wet basement with dirt floor and clutter



Boiler



13. 2 car detached garage (building B)

Building B is a two car detached garage located directly north of the farmhouse very close to the road. The building is 24 by 20 feet and has one overhead double garage door on the front. The building has an asphalt shingle gable roof and wood novelty siding. The interior has a concrete slab and is unfinished. There is a tree growing into the roof overhang near the front on the side (can be seen in photograph) and there is moss on the north side of the roof. It is to be noted there is no driveway to the garage.

Building C is an equipment shed that is approximately 30 x 130 feet with an open 20 by 130 foot concrete slab on the south side. The pole frame building has an asphalt shingle gable roof, wood walls on three sides with the south side being completely open, except for a support poles. There are a total of nine bays, many of which are full of old car parts and farming equipment plus tires. The siding is mostly horizontal barn board and the interior is entirely unfinished. The concrete slab in front is broken in places and the far eastern end is overgrown with weeds and has much clutter stored. Overall this building is in below average to poor condition needing significant work to be able to use regularly.

Building D is a roughly 22 x 60 foot agricultural storage building located directly behind the house. It has an asphalt shingle saltbox roof and novelty board siding. On the south side there are three walk-in doors plus one on the west end. On the east end is a barn style swing door allowing equipment access to the inside. The interior is totally unfinished except for a 10 x 10 area housing chickens on the west end. There is electricity and lights in the building. The foundation is a perimeter poured concrete that barely extends above the ground and the floor inside is dirt. The building is presently used for storage of both old farm equipment as well two tractors. This building is in average overall condition, although shows its age and could use some sprucing up.



14. Building C equipment shed



15. Building D storage shed

Building E is an agricultural storage shed located 250 feet back from Mansfield City Road between the hay and corn fields. The storage building is approximately 20 by 120 feet and is in fair condition needing numerous repairs or to be removed. The building has an asphalt shingle roof, asphalt shingle siding on three sides, and vertical board and batts on the south side. There is a perimeter poured concrete foundation / footing and access to the building is two 10 x 10 overhead garage doors on the south side. The interior is unfinished with exposed framing and a concrete slab floor. This building is full of older equipment and clutter looking to have not been touched in years.



16. Building E storage shed



17. Building F mobile home

Building F is an older mobile home. The mobile home is 12 by 50 feet and approximately 30 to 40 years old. I did not inspect the interior. The exterior is the original metal siding and the towing tongue is still in place although there is a perimeter skirt. Outside the mobile home is a propane tank as well as an oil tank for assumed cooking and heating. The building is occupied by a farm worker. This mobile home is accessed by a gravel driveway along the southern boundary and has a grass area around the mobile home with a three rail fence separating it from the agricultural hayfield.



18. Building G farm storage building on Farm 4-C

On the western property (Farm 4-C), opposite the garage, is the above agricultural storage building. It is located approximately 475 feet north of the southern boundary and starts about 20 feet in from the road going away from the road. The building is roughly 20 by 100 feet and has an asphalt shingle gable roof, painted novelty siding on the south side, unfinished horizontal wood on the other sides, and some older single pane windows. There is one overhead garage door plus two walk-in doors on the south side for access. There is a poured concrete perimeter foundation, but I was unable to see if there was any finished flooring. The building is extremely full of older stuff and there is much brush overgrown up against the building.

ASSESSMENT & TAXES:

As noted the Mansfield Assessor identifies the entire subject as two parcels. The parcel on the east side is Map 28, Block 90, Lot 21, and is known as 474 - 504 Mansfield City Road. The parcel on the west side is Map 27, Block 89, Lot 9, and is known as 519 Mansfield City Road.

The Town of Mansfield did its last revaluation on October 1, 2014 and the assessment is at 70% of Market Value. However, all but 2 acres of the land is assessed under the Public Act 490 Program as farmland or forest land which drastically reduces its assessment and taxes. The Town of Mansfield's mill rate for the 2014 Grand List is 29.87 mills. The following is the actual assessment and 2014 taxes for the two subject parcels. It is to be noted both properties afford a local farm exemption which lowers the assessment and taxes.

474-504 Mansfield City Road

Building lot	42,100	
474 Dwelling	63,970	
504 Dwelling	48,720	
Mobile Home	15,210	
Outbuildings	53,100	
17.3 acres Farmland	<u>1,300</u>	
Total	\$224,400	
Farm Exemption	<u>- 22,850</u>	
Net Assessment	\$201,550	
	x 29.87 mills	= \$6,020.30

519 Mansfield City Road

2 acre Building lot	47,400	
Dwelling	56,100	
38 acres Farmland	<u>3,200</u>	
Total	\$106,700	
Farm Exemption	<u>- 1,600</u>	
	105,100	
	x 29.87 mills	= <u>\$3,139.34</u>

Total Annual Taxes \$9,259.64

It is to be noted the above taxes include two houses and two parcels that are being excluded from the appraisal. However, as they cannot be easily separated from the overall property, the total taxes are included.

The Mansfield Tax Collector reported that the taxes are current.

The Assessor has increased the assessment of the 474 house \$3,900 for the 2015 Grand List making a correction for the finished attic. It is to be noted the attic not finished.

ZONING:

The subject site is zoned entirely RAR-90, Rural Agricultural Residence. A copy of the RAR-90 Zoning regulations is on the next two pages.

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. The subject land as appraised meets and exceeds these minimum standards so is a conforming lot of record. In addition, the two exclusions for each existing house at 504 and 519 Mansfield City Road conform to these minimum standards.

According FEMA Flood Map 0901280020C, dated January 2, 1981, none of the subject land (either side of Mansfield City Road) is in a flood hazard zone.

G. Uses Permitted In The RAR-90 Zone

The uses listed below in separate categories are permitted in the RAR-90 zones subject to any requirements and standards set forth herein and any other applicable requirements of these Regulations:

1. One single-family dwelling;
2. One two-family dwelling per 120,000 square foot lot, provided the two-family structure is located a minimum of 75 feet from the front property line or, where applicable, the highway clearance setback (see Article VIII, Sec. B.9), provided the two-family structure and all parking areas are located 50 feet from side property lines, provided the subject lot has frontage on a street as defined in these Regulations, and provided a record owner of the subject dwelling shall reside in one of the subject dwelling units. This owner-occupancy requirement shall be recorded on the Land Records if the subject two-family dwelling receives a Zoning Permit and the record owner shall submit adequate proof of occupancy to the Zoning Agent every two years on the 1st of January of each even-numbered year;
3. One single-family dwelling with one efficiency dwelling unit, provided the requirements of Article X, Section L are met and provided special permit approval is obtained in accordance with Article V, Section B;
4. Hospitals, sanitariums, nursing homes, convalescent hospitals and other residential treatment facilities that house and provide services to more than 6 individuals, provided the requirements of Article X, Section G are met and provided special permit approval is obtained in accordance with Article V, Section B. All changes in use within this subsection require special permit approval;
5. Community residences for mentally retarded persons or childcare residential facilities for children with mental or physical disabilities, provided the use complies with the provisions of Section 8-3e of the State Statutes. To establish a community residence or childcare residential facility under this section within 1,000 feet of another community residence or childcare residential facility, special permit approval in accordance with the provisions of Article V, Section B shall be required;
6. Community residences for mentally ill adults, provided the definitions and standards of Sections 19(a)-507 (a and b) CGS are met.
7. Group homes (as defined in Article IV) provided the subject property is at least 3 acres in size, provided the residential character of the premises is maintained and the property is effectively buffered from adjacent properties by existing or proposed vegetation, topographic features, walls, fences or other measures and provided special permit approval is obtained in accordance with Article V, Section B;
8. Churches, other places of worship and identified accessory uses provided the requirements of Article X, Section O are met, and provided special permit approval is obtained in accordance with Article V, Section B. Buildings and uses that may be authorized under this section are limited to the following:
 - Churches, synagogues, temples and buildings used for religious services
 - Accessory rectory, parish house or residence for religious leader(s) or caretakers
 - Garages and accessory buildings used for the storage of maintenance equipment
 - Accessory Community Center utilized for meetings and religious instruction; day care and nursery school programs; and social and recreational activities clearly accessory to the religious use of the property
 - Children's playground and outdoor recreation facilities clearly accessory to the religious use of the property
 - Schools associated with the religious use of the property and conducted for the instruction of adults or children primarily 5 to 18 years of age and giving instruction at least 3 days a week for eight or more months of the year.

9. Schools, libraries, State-licensed group day care homes or State-registered child day care centers as defined by the State Statutes, and other educational facilities, provided special permit approval is obtained in accordance with Article V, Section B. All changes in use within this subsection require special permit approval. State-licensed family day care homes are specifically authorized in Article VII, Section D.
 10. Recreational uses such as golf courses, cross-country skiing facilities, or day camps, provided the subject property is on or within 300 feet of an arterial or collector street as defined in these Regulations and provided special permit approval is obtained in accordance with Article V, Section B. All changes in use within this subsection require special permit approval.
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11. Reservoirs, sewage treatment plants and related facilities, radio, television, and other communication facilities including microwave towers provided special permit approval is obtained in accordance with Article V, Section B. All changes in use within this subsection require special permit approval;
 12. Cemeteries, including the use of land acquired to expand existing cemeteries, provided special permit approval is obtained in accordance with Article V, Section B;
 13. Agricultural Uses as per the provisions of Article X, Section T. Certain Agricultural uses and structures require special permit approval in accordance with Article V, Section B and/or Zoning Permit approval in accordance with Article XI, Section C.
 14. Preservation Uses per the provisions of Article X, Section U provided special permit approval is obtained in accordance with Article V, Section B. All changes of use within this subsection require special permit approval.
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HIGHEST AND BEST USE – BEFORE THE PURCHASE OF DEVELOPMENT RIGHTS:

The following definition is 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 productivity."

The highest and best use of the subject, as if unimproved, is for eventual residential subdivision and development in conformance with zoning. This use is in agreement with the surrounding residential uses although most houses are on lots larger than the minimum zoning 2.07 acre lot. Any subdivision should be delayed until the demand for building lots increases making the created lots marketable and more valuable than today. In the short term, the land can continue to be used as farm land with a mix of hay and corn. Much of the land is not used as it is wooded or too wet or stony to farm.

The highest and best use of the subject, as improved, is to raze the existing farm house and eventually replace it as part of an eventual residential subdivision of the land. The mobile home can continue to be used as a residence and the farm buildings can continue to be used primarily for storage of older farm equipment although they are not actively used or needed. They too would be removed when the land is subdivided and developed. Like with the unimproved highest and best use, any subdivision should be delayed until the market improves making the development more economically feasible. In the meantime, the farming can continue.

Although it is beyond the scope of the appraisal to determine the subdivision potential of the subject, a rough estimate needs to be done to determine its value. That is, the value of subdividable land is based on how many lots it can create and the cost to create those lots. As outlined, both parcels have extensive road frontage. Based on the soils and shape of the two parcels, the most likely subdivision is simply to create building lots using the existing road frontage. The parcel on the east side has inland wetlands starting 425 to 475 feet back from the road so there is room for building lots in front of them. The parcel on the west side is mostly inland wetland soils at the northern end which effectively prohibits any subdivision along the northern road frontage. The wetlands in the woods in the middle of the site start far enough back that one lot can be created in the hayfield. Additional lots can be created in the hay field in the southern part of the site.

Zoning requires 200 feet of road frontage and 90,000 square feet or 2.07 acres per lot. The east side parcel has 838.33 feet of road frontage so there is adequate road frontage to create 4 building lots. The west side parcel has 1,021.61 feet of road frontage south of the house exclusion and 540 feet to the north. The south end is the developable part and there is adequate frontage to create 5 building lots. As noted, north of the house exclusion is too wet to create any building lots. Typically some adjustments need to be made for some natural characteristic but 5 lots along the road looks quite feasible. Recognizing these potential limitations, the subject looks to be able to be subdivided into 9 building lots along the existing road frontage without building any roads. All the

buildings, including the farm house and mobile home, would be removed when the land is subdivided and marketed or developed with houses.

It is stressed that much additional professional work needs to be done to determine the maximum subdivision potential of the two subject parcels. This includes surveying the subject, having a soil scientist locate the inland wetlands, mapping the inland wetlands and the topography, and then completing deep hole tests in the area of proposed house and septic systems. Then the subdivision can be designed and approvals sought from the Inland Wetlands Commission and the Planning and Zoning Commission. Considering the subject as one parcel does not impact the subdivision potential.

VALUATION OF THE SUBJECT – BEFORE THE PURCHASE OF THE DEVELOPMENT RIGHTS:

To value the subject, 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; 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 this income; this process is the capitalization of income 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.

The highest and best use of the subject is to continue the present use as farm land with the mobile home occupied as a residence, and the farm house most likely removed and eventually replaced. The agricultural buildings are used to store old farm equipment that looks to have not been touched in years. Recognizing this, in my opinion, all of the improvements have minimal contributory value and the subject was valued as if unimproved land and the minimal contributory value of the buildings was then added.

As unimproved land only the Sales Comparison Approach was considered applicable and developed to value the subject. 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 (or actually older buildings in need of repairs), this approach would be redundant. Farmland is sometimes rented. However, the rent for farm land is generally at a minimal rate that hopefully covers the cost of ownership rather than actually creating a return on the investment. The subject land is not rented but used by the owners to support their dairy farm south of the subject. In addition, the rental of farmland reflects farm values and not subdivision / development values. Based on these reasons, 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 parcels of residential zoned acreage in Mansfield and the surrounding towns. As outlined, sales of acreage, particularly subdividable land, have been nearly non-existent in Mansfield in the last four years. The last sale of a significant size parcel in Mansfield is one that the buyer subdivided after contracting it and before the closing. To reflect local values it was compared to the subject even though it closed 2.3 years ago. With no other sales in Mansfield, my search for comparables was expanded to cover all of Tolland County and much of Windham County. The comparables located and considered are outlined on the following pages, after which, is a map locating the subject and comparable sales and then, on page 63, is a comparative grid adjusting the comparables to the subject. For comparison purposes, the sales were broken down to a unit price of price per acre. All three sales transferred the fee simple estate interest in that property and were arm's length and not distressed.

Sale 1 is a 40 acre farm with a barn located twelve miles northwest of the subject in abutting lower priced Willington. About 60% of the parcel is open agricultural land and the parcel has extensive road frontage. The sale closed two months ago.

Sale 2 is 47.29 acres of woodlands located 5.6 miles north of the subject in abutting lower priced Willington on busy US Route 44. The wooded parcel is being cleared by the buyer creating hay fields plus riding trails for her horses. This sale closed eleven months ago.

Sale 3 is a 62 acre parcel that abuts a subdivision developed by the buyer over the previous six years. The property was contracted in September of 2011 by the original subdivider of that subdivision and then the contract was assigned to the development builder. They designed and obtained approval of a 17 lot subdivision on a new cul-de-sac road and then closed on the property. This sale is located 1.5 miles northwest of the subject with frontage on Mansfield City Road although it was not used to create the building lots.

Sale 1 - Village Hill Road, Willington



Looking south to west at the sale property from the corner of Village Hill Road (on left) and Blair Road (on right)



Barn and sheds in southeast corner of sale property from Village Hill Road

Sale 1 - Village Hill Road, Willington

Sold January 19, 2016 for \$280,000

Unit Price: \$7,000 per acre

Grantor: Estate of Leo J. Levesque

Grantee: Chester Heckler & Robert S. Maxwell, Jr.

Recorded: Volume 212, Page 597

Description: A 40 acre parcel that is 60% farmland, 40% woodlands on the southwest corner of Village Hill Road and Blair Road. The basically rectangular shaped parcel has not been surveyed and has approximately 1,100 feet on the west side of Village Hill Road and 1,985 feet on the south side of Blair Road. In the southern corner is a 1,360 square foot hay barn with an attached 480 square feet shed plus there is a 448 square foot shed and a 120 square foot metal grain silo. All the farm buildings were built in 1968 per the Assessor's Records, although they look 1940's except for the grain silo. The contributory value of the buildings is estimated at \$25,000 recognizing their age and condition.

The eastern 24 acres is open hay and cornfield. In the rear of the middle is a 4 acre swampy wet area. The western 12 acres is wooded. The land slopes down 5 to 6 feet along Village Hill Road from Blair Road to the south. Going west along Blair Road from Village Hill Road the land slopes down slowly 20 feet in the eastern 800 feet of the field and another 25 feet in the remaining 600 feet of field. The woods slopes down 30 to 35 feet to the rear southwest corner.

According to the USDA Natural Resources Conservation Service Web Soil Survey (copy in two pages), soils are mostly Woodbridge fine sandy loam, 3 to 8 percent slopes in the fields. Through the middle of the field, and back to the rear boundary, plus most of the woods is 17.5 acres (40% of the property) of inland wetlands Ridgebury fine sandy loam and Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony soils. The front 150 feet and rear 250 feet of the woods are Canton and Charlton soils, 3 to 8% slopes, very stony.

The property is zoned Residential R-80. The primary permitted uses are agriculture and single family residences. The minimum lot size is 80,000 square feet (1.84 acre) with 200 feet of road frontage. Rear building lots are allowed with several limitations. The minimum lot frontage is 25 feet and the minimum lot size is the same (80,000 square feet) exclusive of the access strip.

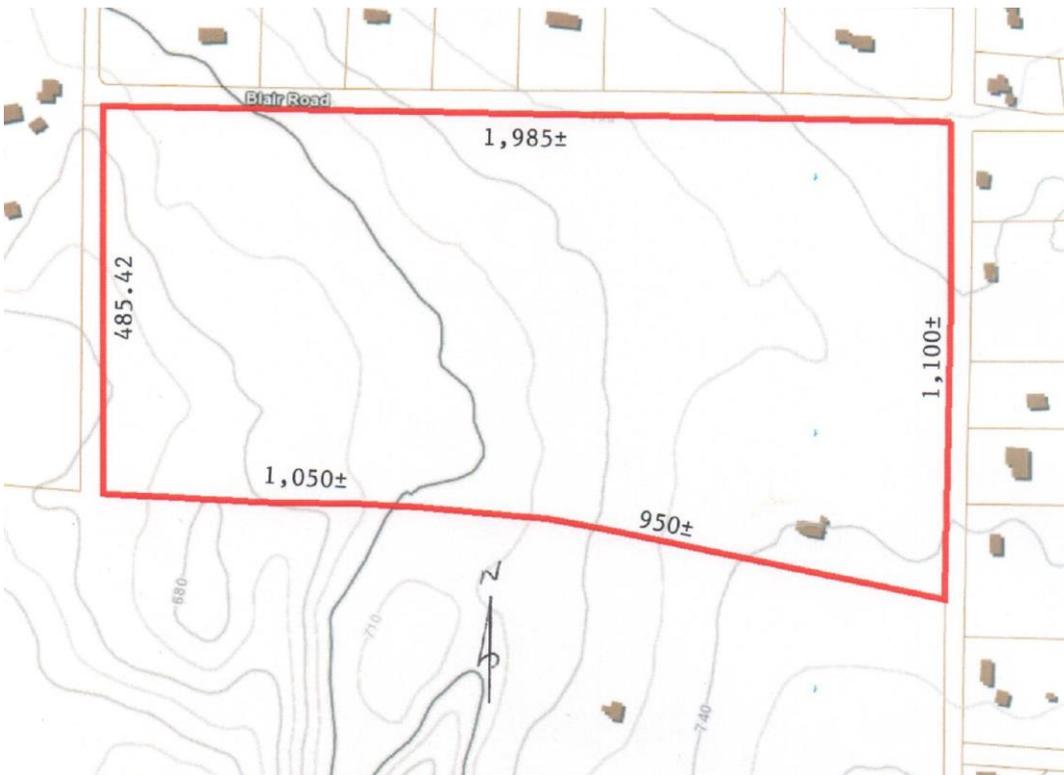
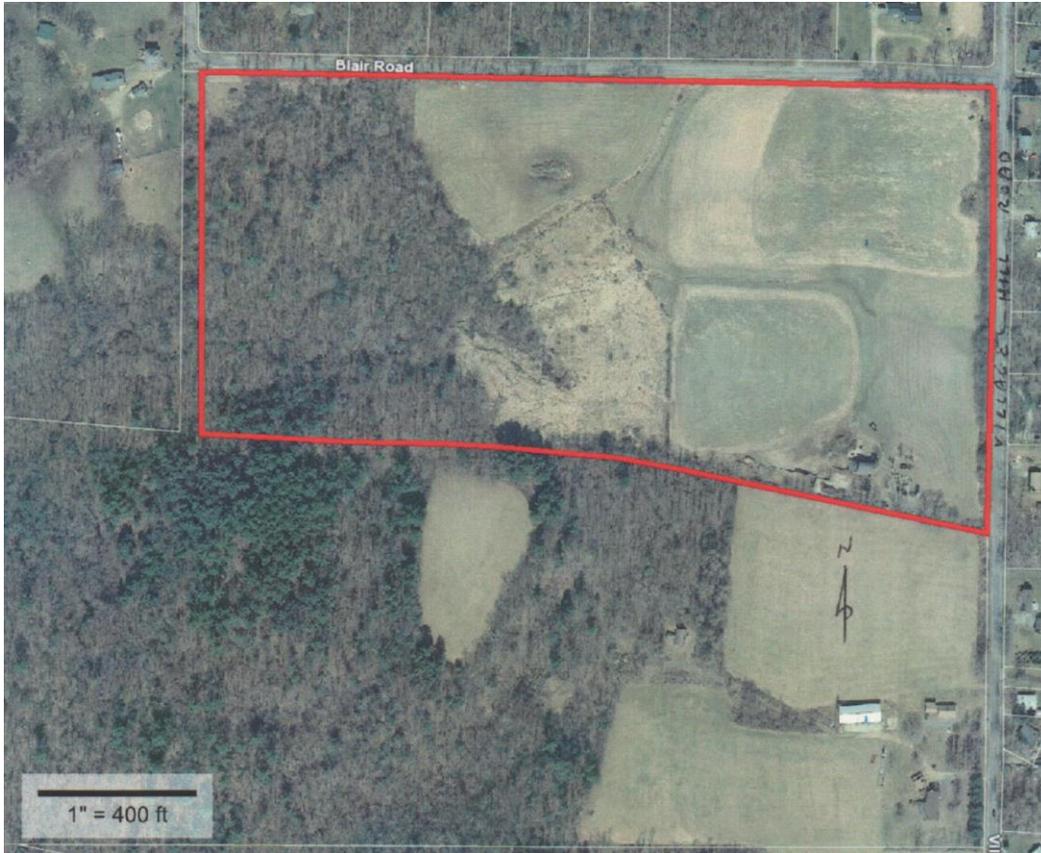
The seller farmed this land and the buyers plan to continue the farming although eventual subdivision is possible. Based on my analysis of the shape, topography, soils and zoning this parcel looks to be able to be subdivided into 9 to 10 building lots using the existing road frontage.

No financing was recorded with this site.

The price per acre was calculated by deducting the \$25,000 contributory value of the barn and sheds from the \$280,000 purchase price and then divided by the 40 acres. Therefore $\$280,000 - \$25,000 = \$255,000$ divided by 40 acres = \$6,375 per acre.

This sale was confirmed with Chester Heckler, one of the buyers, of Heckler Dairy.

Sale 1 - 241 Village Hill Road, Willington



Sale 1 - 241 Village Hill Road, Willington



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ridgebury fine sandy loam	9.7	22.2%
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	7.8	17.8%
45B	Woodbridge fine sandy loam, 3 to 8 percent slopes	13.3	30.4%
61B	Canton and Charlton soils, 3 to 8 percent slopes, very stony	6.9	15.8%
84B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes	6.0	13.7%
85B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes, very stony	0.0	0.1%
Totals for Area of Interest		43.6	100.0%



Looking northwest at the sale property at the east end of the road frontage

Sale 2 - Boston Turnpike, Willington

Sold April 27, 2015 for \$190,000

Unit Price: \$4,018 per acre

Grantor: Jessica L. Ives & Kenneth L. Ives, Jr.

Grantee: Gloria A. Coles

Recorded: Volume 210, Page 146

Description: A 47.291 acre surveyed parcel of land with 551.56 feet of road frontage. The parcel widens to the west over the front 1,600 feet. On the east side, it goes back 295 feet and then turns east 400 feet extending behind two improved house lots. The land then goes back 2,030 feet narrowing over the rear 960 feet from 700 feet to 500 feet wide:

The land rises from the road gradually but continually 100 to 110 feet to the rear at an average grade of 5%. Along the road frontage, the land, and the road slope down 10 to 15 feet to the west side.

At the time of sale the land was almost entirely wooded with a 4 acre \pm open field that was roughly 200 feet wide and 900 feet deep at the east end of the road frontage. The buyer has since clear cut roughly the front half of the parcel.

According to the USDA Natural Resources Conservation Service Web Soil Survey (in 4 pages), soils on the site are Canton and Charlton soils, 3 to 8 percent slopes in the field. To the west is 3.3 acres of Sutton fine sandy loam, 2 to 8 percent slopes, very stony. The majority of the body of the parcel is Canton and Charlton soils, 8 to 15 percent slopes, very stony. The east side behind the jog is 6.2 acres of Ridgebury, Leicester and Whitman soils, 0 to 8 percent slopes, extremely stony, which is a designated inland wetland soil. The survey of the subject in two pages identifies the inland wetlands on the site as delineated by a soil scientist in 1999 for the front half. This shows much more inland wetland soils than the soil survey.

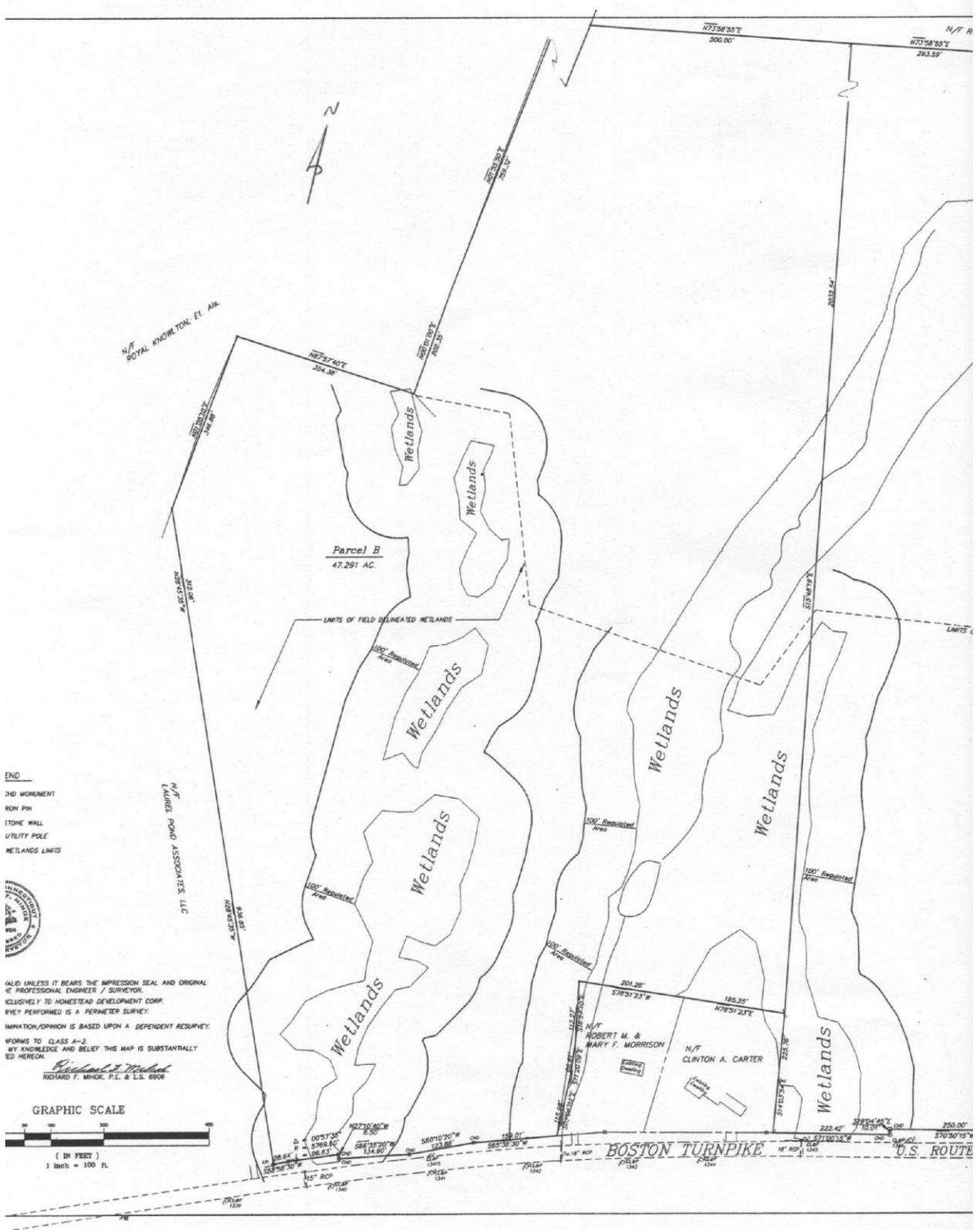
The property is zoned Residential R-80. The primary permitted uses are agriculture and single family residences. The minimum lot size is 80,000 square feet (1.84 acre) with 200 feet of road frontage. Rear building lots are allowed with several limitations. The minimum lot frontage is 25 feet and the minimum size is the same (80,000 square feet) exclusive of the access strip.

The buyer has told the Willington Planner she intends to ride her horses on the property as well as farm it with hay. She has not sought any building approval only the inland wetlands approval to clear the land.

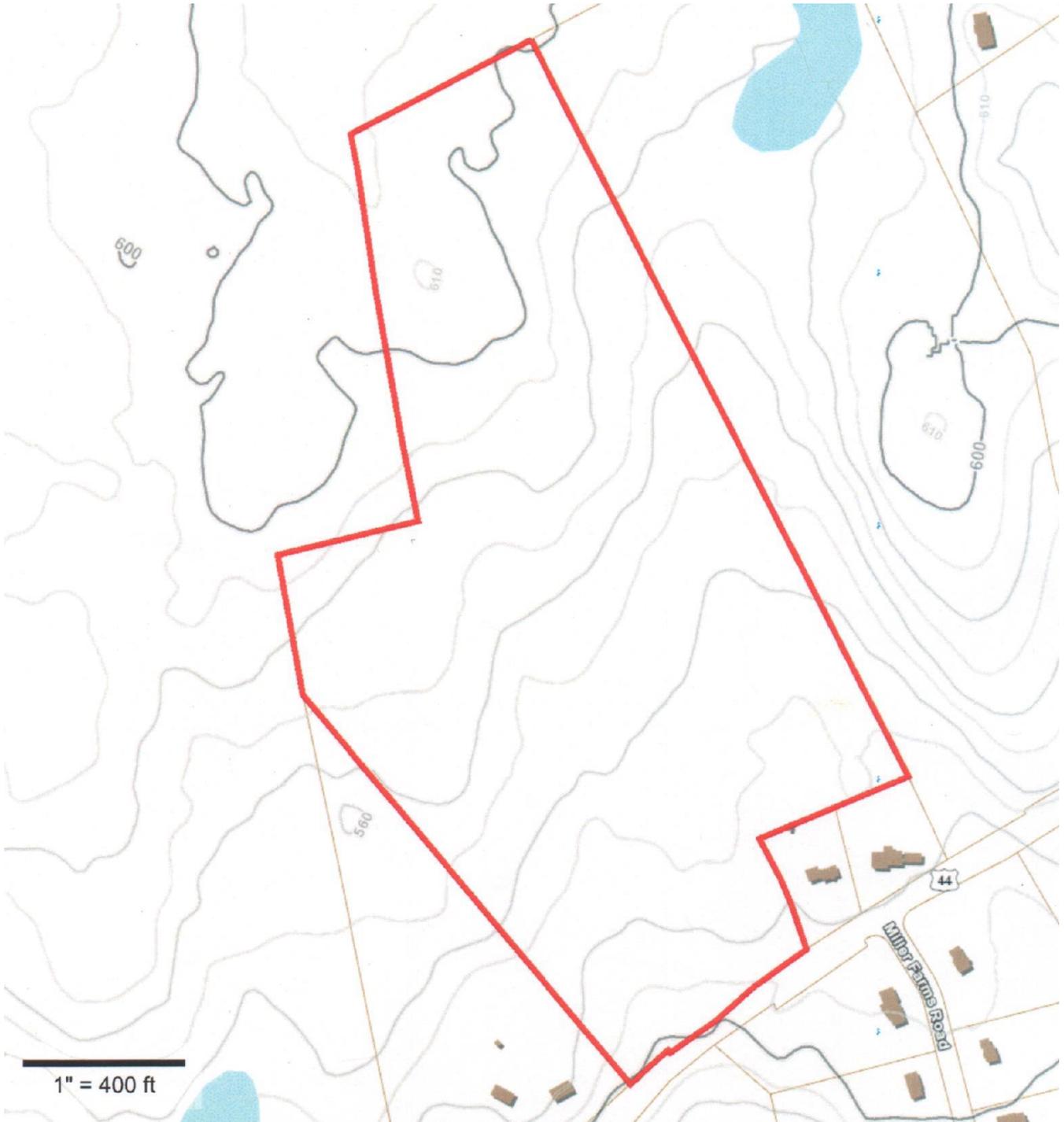
No financing was recorded with this sale.

This sale was confirmed with the buyer, Gloria Coles.

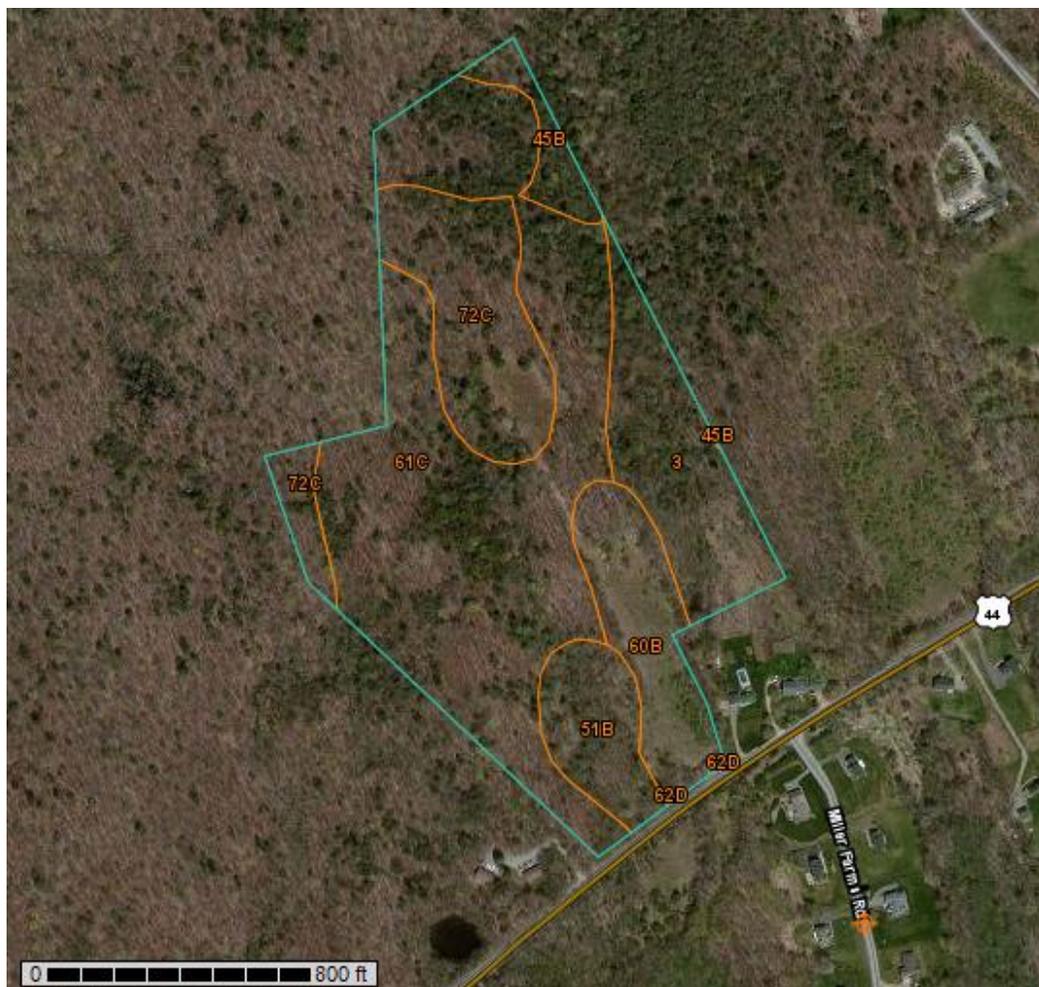
Sale 2 - Boston Turnpike, Willington



Sale 2 - Boston Turnpike, Willington



Sale 2 - Boston Turnpike, Willington



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	6.2	13.2%
45B	Woodbridge fine sandy loam, 3 to 8 percent slopes	1.5	3.1%
51B	Sutton fine sandy loam, 2 to 8 percent slopes, very stony	3.3	7.0%
60B	Canton and Charlton soils, 3 to 8 percent slopes	4.8	10.2%
61C	Canton and Charlton soils, 8 to 15 percent slopes, very stony	23.8	50.6%
62D	Canton and Charlton soils, 15 to 35 percent slopes, extremely stony	0.0	0.1%
72C	Nipmuck-Brookfield complex, 3 to 15 percent slopes, very rocky	7.5	15.9%
Totals for Area of Interest		47.1	100.0%

Sale 3 - Beacon Hill Road, Mansfield



Looking west to north at the sale property from the boundary line at the end of the 50 foot access strip



Looking northwest from Beacon Hill Road at the 430 foot long access strip that needed to be improved with a road to get to the sale property

Sale 3 - Beacon Hill Road, Mansfield

Sold November 22, 2013 for \$372,000

Unit Price: \$6,000 per acre

Grantor: Gladys Marshall aka Gladys R. Marshall

Grantee: Spring Hill Properties, LLC

Recorded: Volume 760, Page 255

Description: A 62.0 acre residential zoned parcel of land with 51.46 feet at the end of a 50 foot access strip and 807.39 feet on the southwest side of Mansfield City Road. The access strip out to Beacon Hill Road is 430 feet long and was formerly a driveway to one rear lot which now has frontage on the new road. After being contracted on September 23, 2011 the buyer designed, paid for, and obtained approval to build a new road into the subject that is 1,500 feet long from Beacon Hill Drive ending in a cul-de-sac. The new road, known as Wyllys Farm Road, supports 17 building lots, three of which are rear lots with a common driveway. The site is zoned Rural Agricultural Residence 90 - RAR-90.

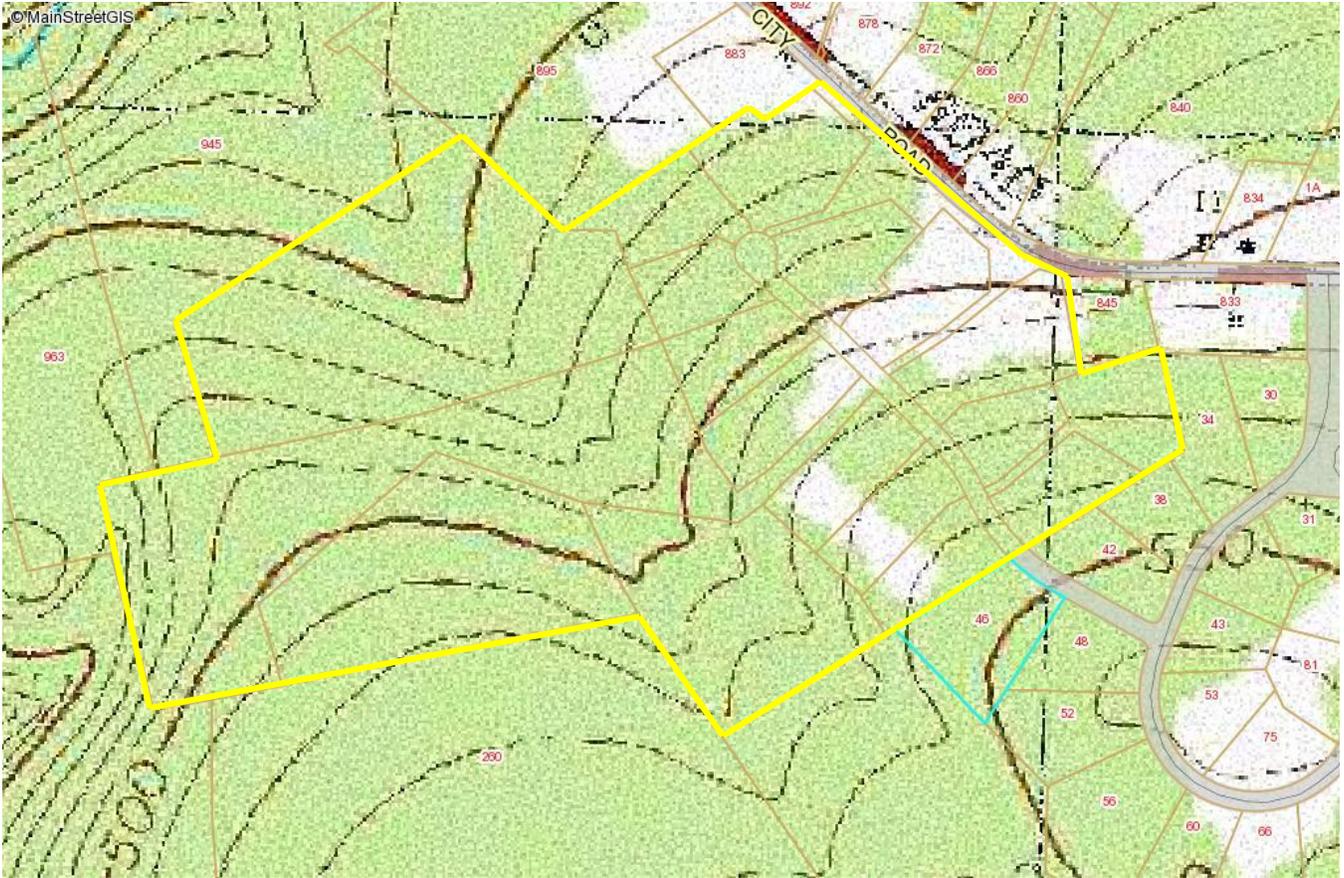
The land is wooded throughout and the general topography is down sloping to the northwest from Beacon Hill Road towards the end of the cul-de-sac and beyond. The new Wyllys Farm Road slopes down 60 feet on the sale property over its length (average 5.6% grade). The general topography of the entire parcel is the same although the extreme western side slopes down slightly further. Soils on the site are a mix of Paxton and Montauk, fine sandy loam, 3 to 8 percent slopes with some being very stony and Woodbridge fine sandy loam, 3 to 8 percent slopes, or 0 to 8 percent slopes, very stony. There is a 375 to 400 foot wide swath of the inland wetland Ridgebury, Leicester and Whitman soils, 0 to 8 percent slopes, extremely stony, to the west of the approved road. According to the subdivision map these wetlands contain a total of 12.72 acres or 20.5% of the site.

It is to be noted that the deed prior to the above noted sale deed is an assignment of the purchase and sales agreement between Eagleville Development Group, LLC and Gladys R. Marshall dated September 23, 2011. This assignment was executed on November 22, 2013, although in reality it was assigned earlier and Spring Hill Properties, LLC designed and completed the subdivision approval. It is also to be noted the deed after the above noted deed is a Quit Claim deed with the same Grantor and Grantee referencing the subdivision map and the 17 lots included.

Financing was provided by Rockville Bank with three mortgages. The first is an open end construction mortgage for \$990,000 with an initial advance of \$395,200. The second is a promissory note for \$1,000,000 which the buyer will be using to pay for building houses. The third is a letter of credit assigned to the Town of Mansfield for \$511,200 which served as the Performance Bond for building Wyllys Farm Road. All three notes have the same terms with the variable interest rate being the Wall Street Journal Prime Rate plus 1% and interest only payments started on January 1, 2014. There is a lot release on the initial \$990,000 of \$82,500 per lot. This financing was considered conventional and used to purchase the land, pay for the road improvements, build houses on the approved lots, and provide the performance bond to the Town.

This sale was confirmed with Frank Halle, the owner / manager of the buying Spring Hill Properties, LLC.

Sale 3 - Beacon Hill Road, Mansfield

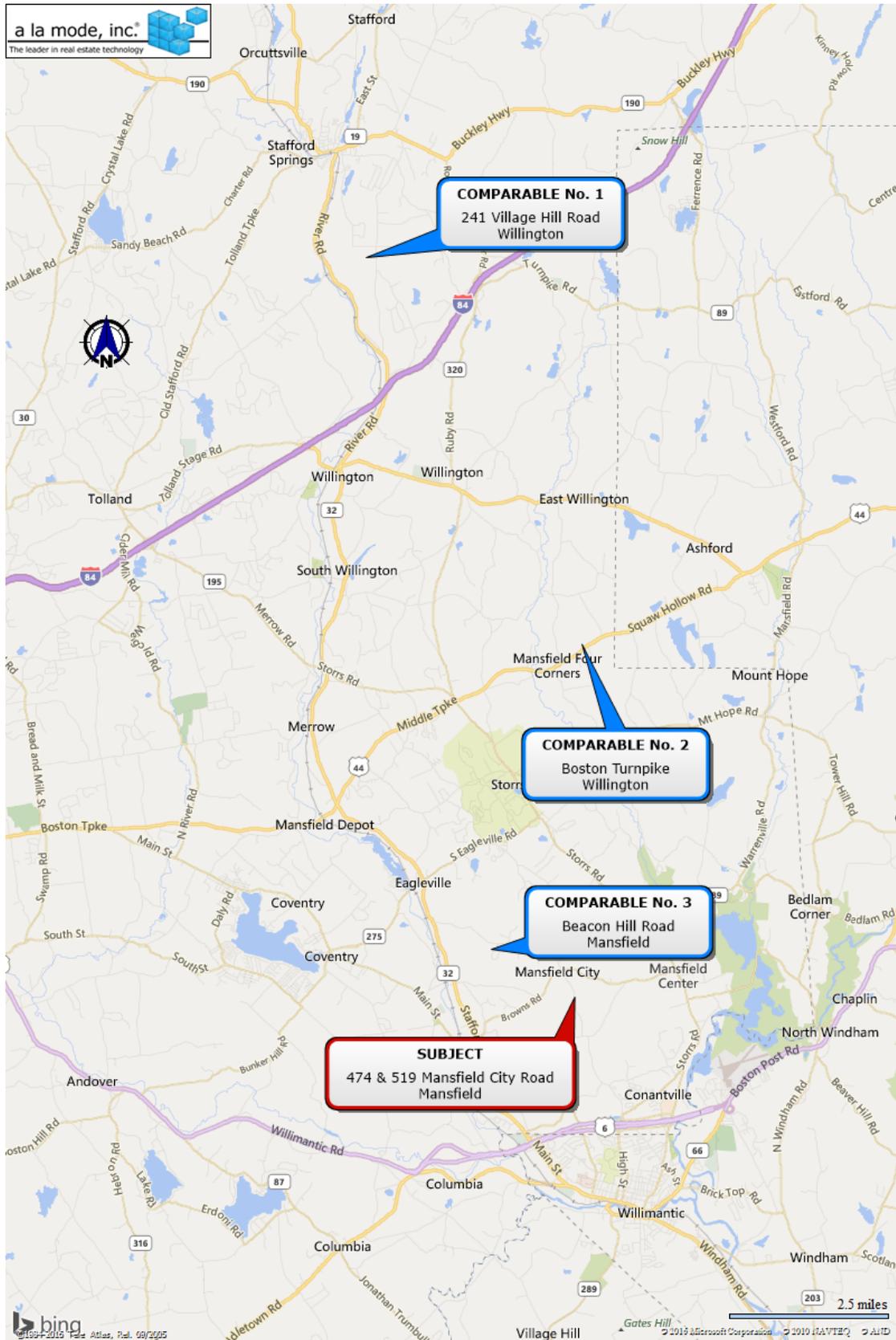


Sale 3 - Beacon Hill Road, Mansfield



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	11.8	19.8%
45B	Woodbridge fine sandy loam, 3 to 8 percent slopes	5.3	8.8%
46B	Woodbridge fine sandy loam, 0 to 8 percent slopes, very stony	15.1	25.3%
84B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes	13.0	21.8%
85B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes, very stony	5.4	9.0%
85C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes, very stony	9.0	15.2%
Totals for Area of Interest		59.7	100.0%

Location Map of subject and comparable sales used in the Before the Purchase of Development Rights Valuation



BEFORE PURCHASE OF DEVELOPMENT RIGHTS VALUATION

	Subject	Sale 1		Sale 2		Sale 3	
Street Address	474 & 519 Mansfield City Road	241 Village Hill Road		Boston Turnpike		Beacon Hill Road	
Town	Mansfield	Willington		Willington		Mansfield	
Sale Price		\$280,000		\$190,000		\$372,000	
Unit Price		\$6,375 per acre		\$4,018 per acre		\$6,000 per acre	
Financing	conventional	no financing	0%	no financing	0%	construction loan	0%
Terms of Sale	conventional	conventional	0%	conventional		contingent on approval	-10%
Date of Sale	March 16, 2016	January 19, 2016	0%	April 27, 2015	0%	November 22, 2013	0%
Adjusted Price Per Acre		\$6,375		\$4,018		\$5,400	
Location	residential	residential - inferior	+20%	residential - inferior	+35%	residential	0%
Site	48.329 acres	40 acres	0%	47.291 acres	0%	62.0 acres	0%
Frontage	838.33, 1021.61, 540.17 ft	1,985 and 1,100 feet	0%	551.56 feet	0%	51.46, 807.39 ft.	+17.5%
Topography	gradual cross slope	gradual cross slope	0%	continual rise	0%	continual down	+2.5%
Soils / % Wetlands	stony / 23%	adequate / 40%	0%	stony / 25%	0%	adequate & stony/21%	-10%
Highest & Best Use	9 lots on existing rd	9-10 lots on existing rd	-2.5%	1-2 building lots on existing road	+40%	17 lots on new road	+45%
	Net Adjust %		+17.5%		+75%		+55%
	Net Adjust \$		+\$1,116		+\$3,014		+\$2,970
	Indicated Unit Value		\$7,490		\$7,032		\$8,370

No adjustment was made for financing or terms of sale as all the sales were at market terms with no impact on the purchase price. Sale 3 was adjusted down 10% for the sale being contingent on the buyer paying for, and getting, subdivision approval before the closing. Values have been stable since each sale closed so they were not adjusted for time. 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 and physical characteristics.

Sales 1 and 2 were adjusted up for being in lower priced Willington with Sale 2 also adjusted for being on busy US Route 44. No size adjustments were made as the subject and sales are similar in size and the comparison is on a per acre basis. No road frontage adjustments were made to Sales 1 and 2 as any value impact was recognized in the highest and best use adjustment. Sale 3 was adjusted up under road frontage reflecting the extraordinary extra cost of building a new road 430 feet in from Beacon Hill Road to get to the sale property. Sale 3 was adjusted up slightly for its land sloping down continually. Sale 1 has better soils but more inland wetlands resulting in no soils adjustment. Sale 3 was adjusted for its better soils and a similar amount of inland wetlands. All the sales were adjusted for their differing highest and best use. Sale 1 was adjusted down slightly for the ability to possibly create one more building lot than the subject using the existing road frontage. Sale 2 was adjusted up 40% for it being able to be split into only one or two building lots with limited subdivision potential. Sale 3 was adjusted up one-half as a new road needed to be built as well as being able to create more lots than the subject.

The three sales indicated a range of per acre values of \$7,032 to \$8,370 per acre for the subject. Sale 1 is the most recent and the most similar, and was most relied on with good support from the other two sales with indicating values bracketing Sale 1's indicated value. The rounded median indicated value of \$7,500 per acre was concluded. Therefore:

$$48.329 \text{ acres @ } \$7,500 \text{ per acre} = \$362,468 \\ \text{rounded to } \$365,000$$

Next the contributory value of the farm house, garage, mobile home and farm buildings need to be estimated. It is to be noted that in my opinion the value of all these buildings is the same both Before and After the Purchase of the Development Rights. This is because the short term highest and best use of the subject is to raze the farm house and continue to use the mobile home and the farm buildings while the land continues to be farmed. In all reality, a subdivision of the subject creating 9 lots would take several years to sell so continuing the same use is more economically feasible. Recognizing that the value of the improvements does not change with the purchase of the Development Rights, the actual value of the houses and farm buildings is not critical for this appraisal of the Development Rights. In other words, they will be added into the Before land value and added into the After land value at the same amount, resulting in no net change to the value of the Development Rights. Because of this, the values estimated are based on a brief analysis of the market and not a detailed valuation analysis.

As noted earlier, in my opinion, the farm house needs too many repairs to renovate and should be removed and replaced if so desired. Recognizing this, this house has no contributory value. The mobile home was valued based on recent sales of mobile homes in parks and on their own lot in Mansfield. Based on my analysis of these sales, in my opinion, the mobile home has a contributory value of \$10,000.

The farm buildings were valued on a per square foot basis based on their typical construction, storage use, older age and needed repairs. The contributory value of these was estimated on average at \$3.00 per square foot based on my discussions with farmers that have purchased farms with farm buildings as well as my analysis of sales of farms with agricultural buildings in the general area. The 2 car garage, equipment shed, and three storage buildings contain a total of 10,100 square feet for an indicated contributory value of \$30,300, rounded to \$30,000.

Adding the \$40,000 value of the mobile home and farm buildings to the land value, the Sales Comparison Approach indicates a market value of the subject 48.329 acres as is (Before the Purchase of the Development Rights) of \$405,000.

FINAL RECONCILIATION OF SUBJECT VALUE BEFORE THE PURCHASE OF DEVELOPMENT RIGHTS:

Before the Purchase of Development Rights, the subject was valued as one 48.329 acre property excluding the two existing Ranch style houses on a 2.129 acre and a 7.111 acre lot. As appraised, the 18.907 acre on the east side of the road has 838.33 feet of road frontage. The 29.422 acres on the west side of the road have 1,021.61 feet of road frontage at the southern end and 540.17 feet at the northern end.

The subject land is improved with an older house that needs such extensive repairs that I think it should be removed rather than renovated. In addition there is an older mobile home, a two car garage, an equipment shed and three farm storage sheds. All the buildings are older and in need of repairs with limited contributory value. Their contributory value was estimated based on sales of properties with similar buildings and discussions with farmers. It is noted, that in my opinion, based on the short term highest and best use of continuing to use the mobile home and outbuildings and the condition of the farm buildings, and they can continue to be used after the Purchase of the Development Rights, they have the same contributory value Before and After the Purchase of the Development Rights. Therefore, their actual value does not impact the value of the Development Rights and is not a critical component of the entire appraisal.

The subject acreage was valued as if unimproved. Only the Sales Comparison Approach reflects the thinking of a buyer or seller of the subject land and this method was developed recognizing the highest and best use of an eventual subdivision creating 9 building lots along the existing road frontage. Two sales of similar sized parcels in abutting Willington in the last year were compared to the subject. Sale 1 closed only two months ago and is the most similar in farm use and road frontage. Sale 2 is very similar in size but was almost entirely woods and had much less road frontage and subdivision potential. Sale 3 is the only sale of a significant sized parcel of land in Mansfield in the last four years and was considered to reflect local values. It actually has frontage on the same road as the subject and the buyer subdivided it prior to the closing. These three sales provided a good indication of the subject's land value.

The final step to valuing the entire subject was to combine the land value and the contributory value of the improvements.

In my opinion, the Market Value, as defined, of the subject 48.329 acres, as described, Before the Purchase of the Development Rights, as of March 16, 2016, is \$405,000.



Robert G. Stewart, SRA
CT Appraiser #RCG.581
Expires April 30, 2016

LEGAL DESCRIPTION – AFTER PURCHASE OF DEVELOPMENT RIGHTS:

Title to the subject will remain the same in the name of Willard J. Stearns & Sons, Inc. The change will be that the Development Rights will encumber all 48.329 acres but there will be a 4.454 acre Farmstead Envelope on the eastern parcel surrounding all the buildings on that parcel. The Envelope will allow the buildings (including the farm house and mobile home) to be repaired and/or replaced and new agricultural buildings to be built. The specific restrictions after the Purchase of the Development Rights have not been finalized but the following are ones proposed for another Stearns Farm with changes made by me to reflect the 4.454 acre Farmstead Envelope.

- the Premises would be restricted to agricultural use only, except in the Farmstead Envelope as specified herein;
- the existing house known as 504 Mansfield City Road will be excluded on a 2.129 acre parcel and the house at 519 Mansfield City Road will be excluded on a 7.111 acre parcel. Neither of these exclusion areas will be subject to any restrictions and can be split off and sold separately;
- there will be a 4.454 acre Farmstead Envelope on the eastern parcel along the road frontage surrounding all the existing buildings. In the Farmstead Envelope the existing buildings can be repaired, enlarged, removed, and/or replaced and new agricultural buildings can be built;
- in the aggregate, impacts to prime farmland soils may not exceed two percent (2%) of the prime farmland soils on the Premises, and, in the aggregate, impervious surfaces may not exceed two percent (2%) of the Premises, respectively;
- any construction in the Farmstead Envelope would be subject to prior notice and approval of the Commissioner of Agriculture and the Town of Mansfield;
- agricultural practices would be in accordance with a conservation plan by the U.S. Department of Agriculture's Natural Resources Conservation Service and approved by the Commissioner of Agriculture;
- no gravel excavation would be allowed except for agricultural purposes on the Premises with prior approval of the Commissioner of Agriculture;
- no division or subdivision of any or all of the 48.329 acre Premises would be allowed and the Premises could only be transferred in its entirety (i.e. all 48.329 acres) as one farm;

NEIGHBORHOOD FACTORS – AFTER PURCHASE OF DEVELOPMENT RIGHTS:

The subject neighborhood would not change After the Purchase of Development Rights of the subject. The subject farmland and woodlands will continue to be used agriculturally, including the woodlands, indefinitely with the Purchase of Development Rights in place.

SITE DESCRIPTION – AFTER PURCHASE OF DEVELOPMENT RIGHTS:

After the Purchase of the Development Rights, the subject will not change from the current 48.329 acres as appraised with two parcels cut out around the existing two houses known as 504 & 519 Mansfield City Road.

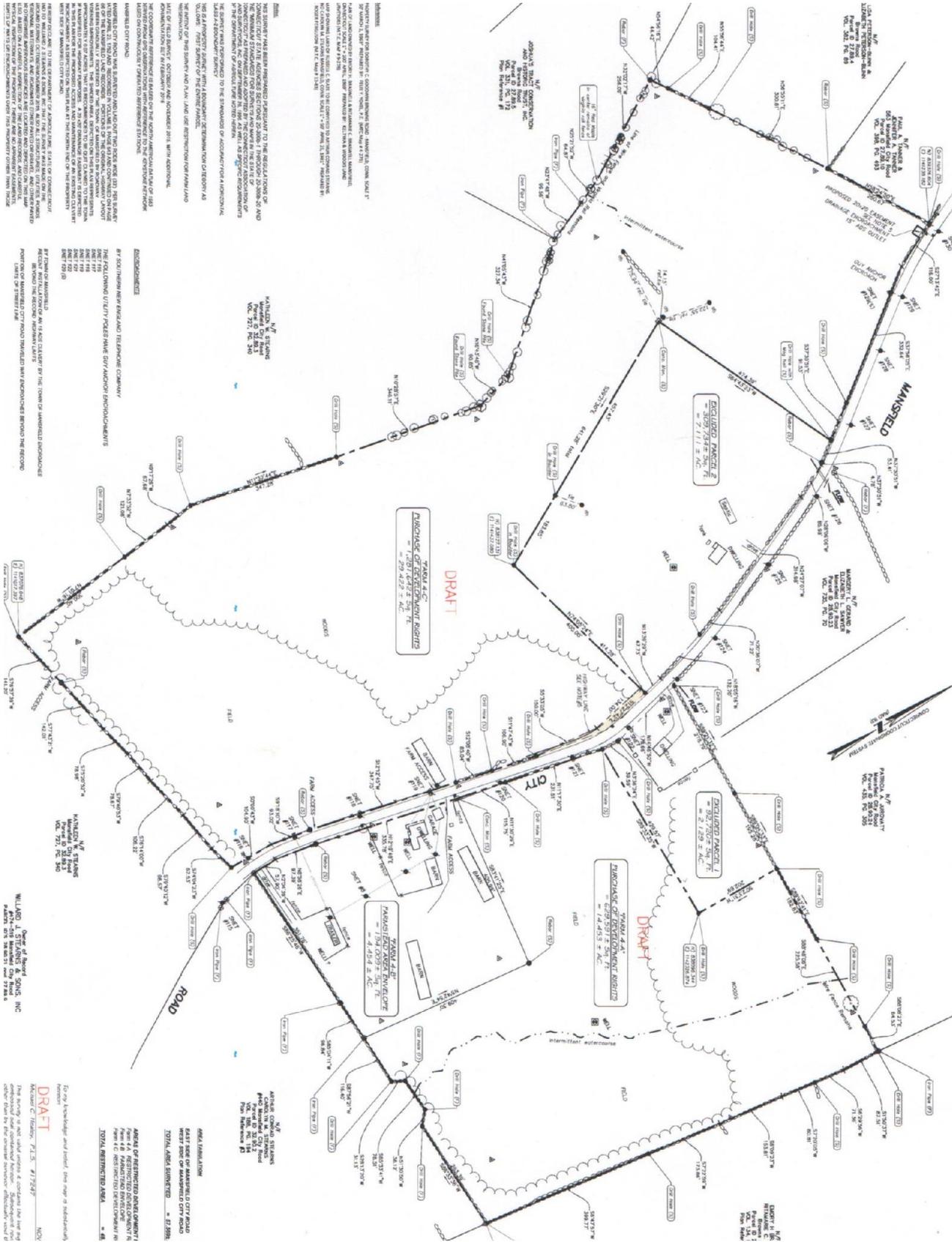
There will be no change in the acreage or road frontage of the subject. There will be no change in soils or topography. There will be a 4.454 acre Farmstead Envelope along the southern 491.07 feet of road frontage on the eastern parcel. The Envelope will be 405.99 feet deep on the northern end and 448.60 feet deep along the southern boundary. The Farmstead Envelope will surround all the existing buildings on this parcel consisting of the older farm house, the detached 2 car garage, the three agricultural equipment and storage sheds, and the mobile home. Use restrictions outlined on the previous page will encumber all 48.329 acres.

The USDA NRCS Web Soil Survey identifying the soils on the subject is on page 30 of this report. Of the soil classifications listed, the Canton and Charlton soils, 3 to 8 percent slopes are designated Prime Farmland Soils and are approximately 1% of the site containing roughly 0.4 acre. The Canton and Charlton soils, 8 to 15 percent slopes is a State designated Important Farmland Soil and is 0.2% of the site or 0.1 acre. The Woodbridge fine sandy loam, 0 to 8 percent slopes, very stony, is designated a Locally Important Farmland Soil and is 45.8% of the site or roughly 22.4 acres.

DESCRIPTION OF IMPROVEMENTS – AFTER PURCHASE OF THE DEVELOPMENT RIGHTS:

There will be no change to any of the improvements on the subject land.

SITE SURVEY – AFTER PURCHASE OF DEVELOPMENT RIGHTS:



NOTES:

1. THE SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NORTH CAROLINA BOARD OF SURVEYING AND MAPPING, INC. (NCSBM) AND THE RULES AND REGULATIONS OF THE NORTH CAROLINA BOARD OF PROFESSIONAL ENGINEERS, INC. (NCEM).

2. THE SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NORTH CAROLINA BOARD OF SURVEYING AND MAPPING, INC. (NCSBM) AND THE RULES AND REGULATIONS OF THE NORTH CAROLINA BOARD OF PROFESSIONAL ENGINEERS, INC. (NCEM).

3. THE SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NORTH CAROLINA BOARD OF SURVEYING AND MAPPING, INC. (NCSBM) AND THE RULES AND REGULATIONS OF THE NORTH CAROLINA BOARD OF PROFESSIONAL ENGINEERS, INC. (NCEM).

4. THE SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NORTH CAROLINA BOARD OF SURVEYING AND MAPPING, INC. (NCSBM) AND THE RULES AND REGULATIONS OF THE NORTH CAROLINA BOARD OF PROFESSIONAL ENGINEERS, INC. (NCEM).

5. THE SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NORTH CAROLINA BOARD OF SURVEYING AND MAPPING, INC. (NCSBM) AND THE RULES AND REGULATIONS OF THE NORTH CAROLINA BOARD OF PROFESSIONAL ENGINEERS, INC. (NCEM).

ENCLOSURES:

BY SOUTHWESTERN ENERGY SERVICES COMPANY

THE FOLLOWING UTILITY FILES HAVE CITY APPROVAL ENCLOSURES:

ENCLOSURE 1: 11/11/2010

ENCLOSURE 2: 11/11/2010

ENCLOSURE 3: 11/11/2010

ENCLOSURE 4: 11/11/2010

ENCLOSURE 5: 11/11/2010

ENCLOSURE 6: 11/11/2010

ENCLOSURE 7: 11/11/2010

ENCLOSURE 8: 11/11/2010

ENCLOSURE 9: 11/11/2010

ENCLOSURE 10: 11/11/2010

OWNER OF SURVEY:

WILLIAM J. STEVENS & SONS, INC.

Owner of Record

Address: 101 S. 10th St., Raleigh, NC 27601

Phone: 919.978.1111

Fax: 919.978.1112

Website: www.wjss.com

DATE OF SURVEY: 11/11/2010

PROJECT: EAST SIDE OF MANAGED CITY ROAD

WEST SIDE OF MANAGED CITY ROAD

TOTAL AREA SURVEYED: 48.28 AC.

TOTAL AREA DEVELOPED: 48.28 AC.

FOR YOUR KNOWLEDGE AND CONSIDERATION:

THE SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NORTH CAROLINA BOARD OF SURVEYING AND MAPPING, INC. (NCSBM) AND THE RULES AND REGULATIONS OF THE NORTH CAROLINA BOARD OF PROFESSIONAL ENGINEERS, INC. (NCEM).

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ASSESSMENT & TAXES – AFTER PURCHASE OF THE DEVELOPMENT RIGHTS:

There will be no change to the subject's Assessment or taxes after the Purchase of the Development Rights.

ZONING – AFTER PURCHASE OF THE DEVELOPMENT RIGHTS:

No change in zoning will occur with the purchase. No request for rezoning has been made or is planned. The major limitation in regard to zoning is that the Purchase of the Development Rights will no longer allow the subject to be subdivided although it can be developed with agricultural buildings with prior State approval.

HIGHEST & BEST USE – AFTER PURCHASE OF THE DEVELOPMENT RIGHTS:

The highest and best use of the subject After the Purchase of the Development Rights (PDR) is the continuation of its present use as agricultural farmland and woodlands. The farm house would most likely be removed and replaced although it can be renovated. The mobile home can continue to be a residence for a farm worker. The equipment shed and the three agricultural storage sheds can be used to support the farming although they all need some repairs. If so desired, but not likely due to the soils, some of the woodlands could be cleared for additional agricultural land.

VALUATION – AFTER PURCHASE OF THE DEVELOPMENT RIGHTS:

After the Purchase of the Development Rights, the subject will be one 48.329 acre property that will be limited to agricultural use with no subdivision or development potential.

Like in the Before Valuation, only the Sales Comparison Approach was considered applicable and developed. As noted the existing improvements were given the same contributory value of \$40,000 recognizing their condition, needed repairs, and use. For the same reasons noted in the Before valuation, neither the Cost Approach nor the Income Capitalization Approach was considered applicable or developed.

To develop the Sales Comparison Approach, a study was conducted to locate sales of similar sized properties that have been purchased with the Development Rights already sold. Comparable sales are limited in the general area primarily due to the limited number of parcels where the Development Rights have been sold. Therefore, my search for comparable sales covered most of eastern Connecticut focusing on recent sales activity as well as similar sized parcels all of which have had the Development Rights already sold.

The specific sales compared to the subject are outlined on the following pages, after which is a map locating the subject and sales and then a comparison grid adjusting them to the subject on page 88. Two sales that closed in 2015 plus one older sale that closed in 2013 were located and compared to the subject. The most recent sale is located in similar nearby Columbia extending into Hebron. The other two sales are located in the similar nearby town of Lebanon. The three sale bracket the subject in size and amount of active agricultural use. For comparison purposes, the sales are broken down to a unit price of price per acre. To avoid confusion with the Before comparables, these comparable sales are numbered starting with Sale 4.

Sale 4 closed five and one-half months ago and is a slightly larger 52.96 acre parcel of slightly less than half active farmland located 8.5 miles southwest of the subject spanning the Columbia and Hebron town line. The sale has two sections of road frontage wrapping around two house lots that family members of the seller live in. The sale land is improved with an old Colonial that needed to be either torn down or totally redone plus a barn that was leaning. These two buildings are in a 1.152 acre Farmstead Envelope. The State of Connecticut had purchased the Development Rights in December of 2014 and the land was sold to the abutting farmer who is expanding his active tilled fields

Sale 5 closed eleven months ago and is located 10.6 miles south of the subject in Lebanon. It is a larger 73 acre farm that is 75% active farmland and sold with a 2.01 acre Building Envelope for a house. The land was improved with a newer metal barn whose contributory value was deducted before calculating the price per acre of land. The State had purchased the Development Rights in 2001.

Sale 6 closed thirty-two months ago and is located 12.75 miles south of the subject in the similar town of Lebanon. The 32 acre farm included a house and barn in a residential and agricultural 2 acre zone with a Conservation Easement encumbering the remaining 30 acres. The Conservation Easement acts the same as the Purchase of Development Rights and was purchased by the State in 2011.

Sale 4 - 477 Route 66, Columbia & Hebron



Looking east to southeast at the northern end of the farmland and the house & barn from Route 66



Looking southeast at the southern section of road frontage in
Columbia into Hebron from Route 66

Sale 4 - 477 Route 66, Columbia & Hebron

Sold September 28, 2015 for \$225,000

Unit Price: \$4,248 per acre

Grantor: Lori Kassman, a/k/a Lori Heam, Robin Jacobson, Edward Kassman, Saul Steven Kassman, a/k/a Steven (Saul) Kassman, and Abby Kassman-Harned

Grantee: David Szegda

Recorded: Columbia - Volume 217, Page 730
Hebron - Volume 525, Page 542

Description: A total of 52.96 acres of farm and woodland improved with an 1860 built 1.5 story single-family dwelling and one barn. The parcel spans the town line with 47.2 acres in Columbia and 5.7 acres in Hebron. The Development Rights to the property were sold to the State of Connecticut on November 13, 2014.

The parcel has two sections of road frontage wrapping around two house lots owned and occupied by family members. The northern road frontage is 679.55 feet and the southern road frontage is 575.60 feet in Hebron. The southern road frontage is wooded and slopes down with a guard rail along the full length. The northern road frontage is open and used to access the farmland. The parcel is generally 700 feet wide and 3,150 feet deep and narrows to the rear which is 572.74 feet wide.

All of the northern frontage is open hay fields with an older house and barn in the middle of the road frontage. Going south along the eastern boundary are five agricultural fields totaling 13.5 acres that have been farmed with various crops over the years. The balance of the site is wooded and extends into Hebron on the west side.

The general topography is down sloping to the southwest along the road frontage and to the rear. Along the northern road frontage the land slopes down 30 feet to the south for the depth of the parcel. Behind the two house cut-out the land continues down 15 to 20 feet for the full depth. The five fields in the eastern half slope and terrace 50 feet. To the west of the fields, and south of the last field, the land slopes down fairly quickly 60 to 70 feet to the west side boundary.

According to the USDA Natural Resources Conservation Service Web Soil Survey (copy in four pages), soils going in from the northern road frontage area are Woodbridge fine sandy loam with 8 to 15 percent slopes along the road and 3 to 8 percent slopes angling back. The northern four agricultural fields are Paxton and Montauk fine sandy loams, 3 to 8 percent slopes. The southernmost field is Woodbridge fine sandy loam, 3 to 8 percent slopes. Along the south end of the southernmost field is a 125 foot strip of inland wetland Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony. Most of the woods to the west and south is Woodbridge fine sandy loam 3 to 15 percent slopes, extremely stony with two pockets of Paxton and Montauk fine sandy loams 8 to 15 and 15 to 35 percent slopes. I walked this land in 2012 and 2013 with the owners, and in general the soils agree with these classifications. The soils are 56% Prime Farmland, 5% Important Farmland, and 5% Inland Wetlands.

The sale property is zoned RA Rural Agricultural Residence in Columbia and R-1 Residential in Hebron. Both zones allow farming and single family dwellings. As the sale of the Development Rights prohibit any subdivision of the land, the minimum lot size requirements are unimportant.

As noted, in the middle of the northern road frontage is an 1860 built 1.5 story single family dwelling containing 1,334 square feet. The house was in poor condition with no updating in nearly 80 years. Behind the house is a 1,728 square foot barn that was leaning and needed structural supports before it could be used. Due to the condition of both buildings, they had no contributory value at the time of sale. The house and barn are in a 1.52 acre Farmstead Envelope where the house can be repaired or replaced and agricultural buildings and a roadside farm stand can be built.

No financing was recorded with the sale.

The sale was confirmed with Abby Kassman-Harned, one of the sellers who managed the sale.

Sale 4 - 477 Route 66, Columbia & Hebron



Sale 4 - 477 Route 66, Columbia & Hebron



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	2.6	4.9%
45A	Woodbridge fine sandy loam, 0 to 3 percent slopes	0.1	0.3%
45B	Woodbridge fine sandy loam, 3 to 8 percent slopes	7.8	14.9%
45C	Woodbridge fine sandy loam, 8 to 15 percent slopes	6.2	11.8%
46C	Woodbridge fine sandy loam, 8 to 15 percent slopes, very stony	0.5	0.9%
47C	Woodbridge fine sandy loam, 3 to 15 percent slopes, extremely stony	14.5	27.6%
84B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes	15.1	28.6%
84C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes	2.8	5.4%
85B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes, very stony	0.1	0.1%
86D	Paxton and Montauk fine sandy loams, 15 to 35 percent slopes, extremely stony	2.9	5.5%
Totals for Area of Interest		52.7	100.0%

Sale 5 - 798 Goshen Hill Road, Lebanon



Looking north to northeast at the sale property farmland with the metal farm building in the middle from Goshen Hill Road. The red barn in the distance on the right and the house is not included in the sale.

Sale 5 - 798 Goshen Hill Road, Lebanon

Sold April 21, 2015 for \$580,000

Unit Price: \$6,404 per acre - adjusted

Grantor: Brian A. & Julie A. Parrow

Grantee: Segundo M. Acosta & Imelda M. Paucer

Recorded: Volume 294, Page 770

Description: A total of 73.0 acres of residential zoned land with 879.57 feet on the north side and 445.88 on the west side on the inside of a curve in Goshen Hill Road. The Development Rights had been sold previously to all 73.0 acres with a 2.01 acre Building Envelope for one house located at the peak of the hill about 1,575 from the road. The front 75% is open agricultural fields and the rear 25% is natural woods. The basically rectangular shaped parcel is generally 1,250 feet wide and 2,775 feet deep with two cut-outs. In the southwest corner a 2.02 acre improved building lot that was not included in this sale. In addition a 3.91 acre lot on the east side improved with a house and barn was not part of the sale although the property transferred to the same buyer on the same day for \$400,000. My analysis found that although the two properties transferred between the same parties, the prices stated for each accurately reflected the market value of each.

The general topography is sloping down to the east side and rising up to the middle of the site and then back down. Specifically, along Goshen Hill Road at the south end, the road and the land for the front 550 feet slope down 25 feet to the east side. Going north into the site starting 550 feet in, the land rises up 20 feet in 450 feet (4.4% grade) and then levels for 250 feet. From this plateau peak, the land slopes down 65 feet in 1,100 feet slowly at first and then steeper with an average grade of 5.9%. The down slope is to the rear and to the east. The rear 400 to 500 feet of the site is basically level. A site plan showing the topography is in three pages.

According to the USDA Natural Resources Conservation Service Web Soil Survey (copy in three pages), soils are Sutton fine sandy loam, 3 to 8 percent slope and 2 to 8 percent slopes, very stony along Goshen Hill Road for 100 to 200 feet. There is then a strip in inland wetlands Ridgebury fine sandy loam that is 150 feet wide on the west side and 300 feet wide on the east side including a 150 foot square shaped pond. Going up the slope is 225 feet of Sutton fine sandy loam, 3 to 8 percent slopes followed by 850 feet of Canton and Charlton soils, 3 to 8 percent slopes. The down slope is the same Canton and Charlton soils but with 8 to 15 percent slopes on the west half. The east side is Sutton fine sandy loam, 3 to 8 percent slopes for 150 x 750 feet. The full width of the site then is Hinckley loamy sand, 3 to 8 percent slopes for 225 to 400 feet to the bottom of the slope. The rear level land is all inland wetland soils consisting of Walpole sandy loam, Scarboro muck, and Timakwa and Natchaug soils, all with 0 to 3 percent slopes. These soils are 41.8% Prime Farmland, 40.5% Important Farmland, and 28.3% Inland Wetlands.

The site is zone Rural Agricultural Residence, RA. The minimum lot size is 2 acres with 200 feet of road frontage. Utilities available along Goshen Hill Road consist of electricity, telephone and cable television with internet access. Area dwellings require a well and septic system.

There is one building on the property consisting of a 50 x 100 foot (5,000 square foot) metal pre-engineered barn built in 2005. It can be seen in the photograph on the previous page.

The Development Rights to the property were sold to the State of Connecticut on April 10, 2001. They encumbered all 73.0 acres of this sale with a 2.01 acre Building Envelope that is 296 feet square roughly 1,575 feet back from the road on the west side. This area is shown on the survey and is where the farm driveway circles in the aerial photograph on the soil survey. This envelope can be improved with a single family dwelling with some limitations. This is the high point of the land and area and will provide a view of the area valley that is desirable. In addition, agricultural buildings can be built anywhere on the parcel with some restrictions.

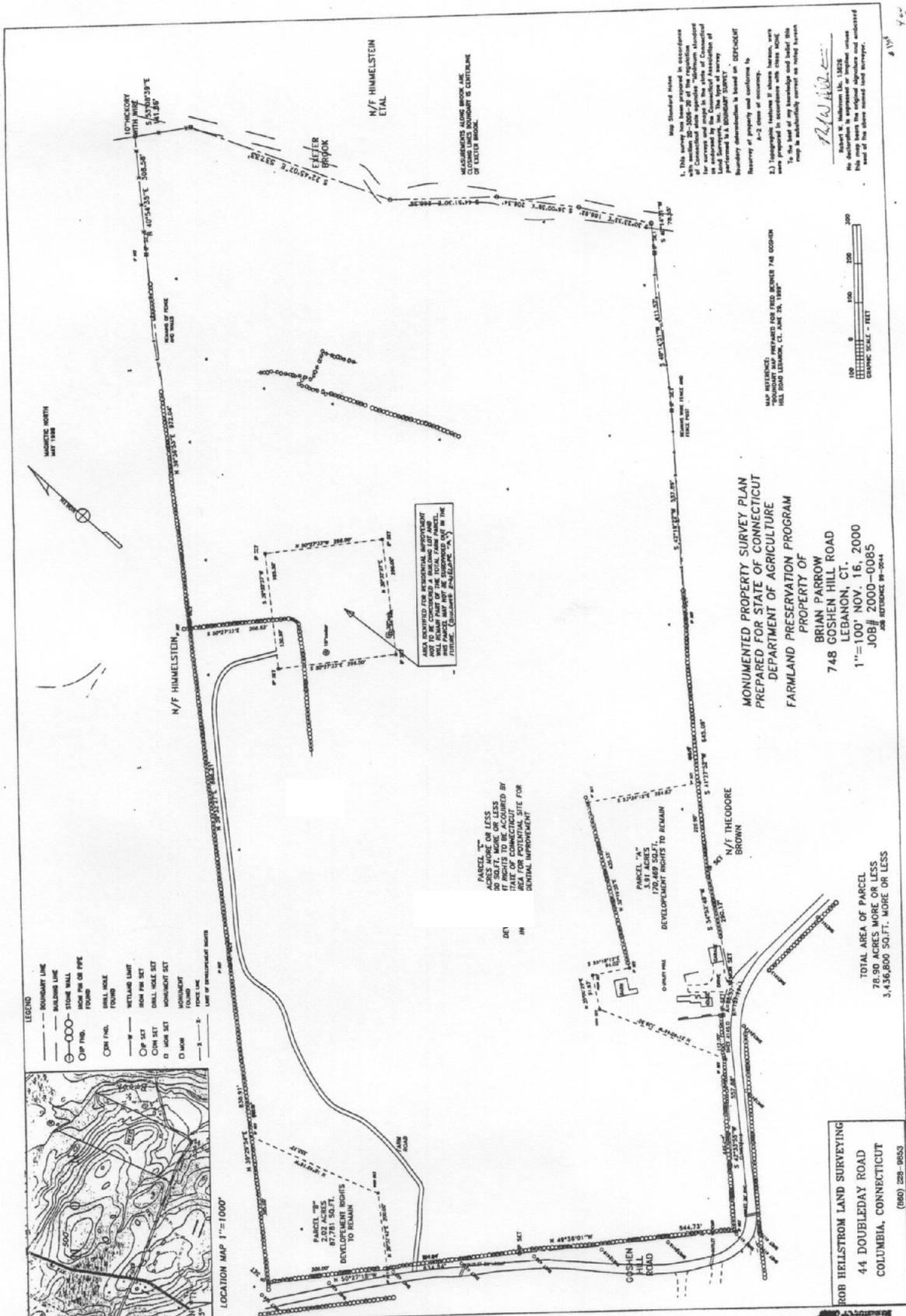
The Development Rights Survey on the next page shows a 3.91 acre Parcel A improved with a house and outbuildings on the east side and a 2.02 acre Parcel B at the west end of the road frontage. Neither of these parcels were included in this sale and they are not encumbered with the Development Rights.

No financing was recorded with this sale.

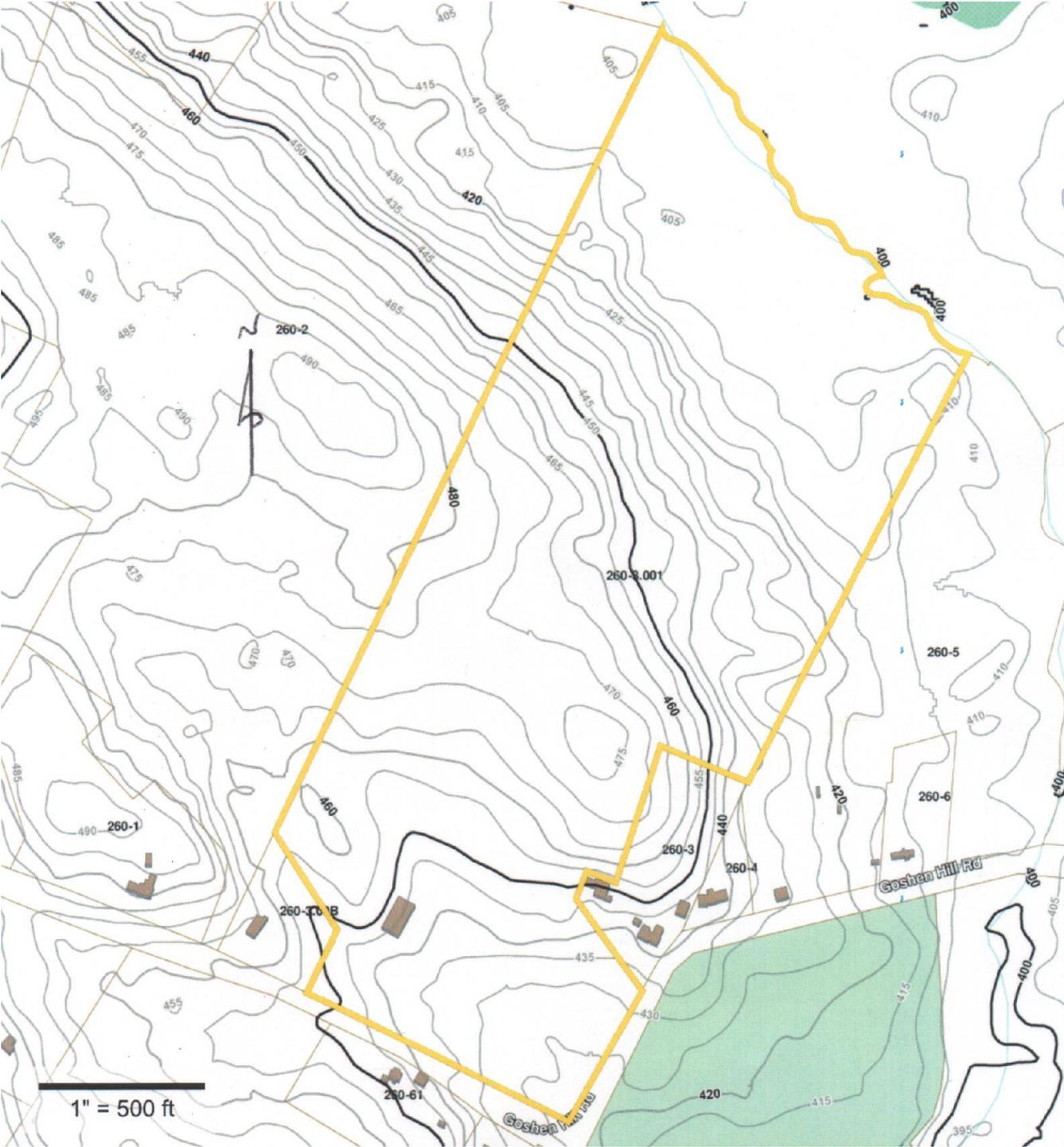
The price per acre was calculated by deducting the contributory value of the metal barn that is 50 x 100 feet and was built in 2008. Its contributory value was estimated at \$20 to \$25 per square foot or \$100,000 to \$125,000 with the average used. Therefore, \$580,000 minus \$112,500 = \$467,500 divided by 73.0 acres = \$6,404 per acre.

The sale was confirmed with Philip Chester, The Lebanon Town Planner.

Sale 5 - 798 Goshen Hill Road, Lebanon - Site survey



Sale 5 - 798 Goshen Hill Road, Lebanon



Sale 5 - 798 Goshen Hill Road, Lebanon



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ridgebury fine sandy loam	6.7	9.0%
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	0.2	0.2%
13	Walpole sandy loam, 0 to 3 percent slopes	5.1	6.8%
15	Scarboro muck, 0 to 3 percent slopes	4.3	5.8%
17	Timakwa and Natchaug soils, 0 to 2 % slopes	4.9	6.5%
21A	Ninigret and Tisbury soils, 0 to 5 percent slopes	0.1	0.1%
38C	Hinckley loamy sand, 3 to 15 percent slopes	12.7	17.1%
50B	Sutton fine sandy loam, 3 to 8 percent slopes	11.4	15.4%
51B	Sutton fine sandy loam, 2 to 8 percent slopes, very stony	1.5	2.0%
60B	Canton and Charlton soils, 3 to 8 percent slopes	19.5	26.2%
60C	Canton and Charlton soils, 8 to 15 percent slopes	7.9	10.6%
84B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes	0.1	0.1%
305	Udorthents-Pits complex, gravelly	0.1	0.1%
Totals for Area of Interest		74.3	100.0%



Looking north across some of the farmland at the house and barn from Norwich Avenue

Sale 6 - 124 Norwich Avenue, Lebanon

Sold July 7, 2013 for \$165,000

Unit Price: \$3,047 per acre - adjusted

Grantor: Maxine Mindel, Marjorie Mindel, Sylvia Pinhassey & Howard Mindel

Grantee: Cyril W. Green, III & Lindsay K. Green

Recorded: Volume 285, Page 705

Description: A total of 32 acres of farmland and woodlands with 1,125.18 feet of road frontage. The parcel is basically 450 foot wide and 1,620 foot deep with several angles in the western boundary. The front and southeast third is open farmland and the balance of the site is natural woods.

There is a 1938 built Dutch Colonial style house containing 1,584 square feet on the site about 375 feet from the road. Behind the house is a 1940 built two story barn containing 1,104 square feet that is built into the slope so that both levels have walk-in access. In addition, there is a three sided equipment shed. At the time of sale the house needed several repairs and the farm buildings were dated but in use. Based on my comparison to other house and farm building property sales, the house, excluding any land had a contributory value of \$45,000 and the farm building had a contributory value of \$22,500. This leaves \$97,500 for land divided by 32 acres equals \$3,047 per acre.

The sale property land rises up 25 feet to the house and slopes down to the east side a total of 50 to 60 feet across the width of the front half of the site. The rear half slopes down quicker a total of 75 to 100 feet.

Soils on the site are outlined in three pages after the topography map of the sale property. The soils are 15% Prime Farmland, 4% Important Farmland, and 1% Inland Wetlands.

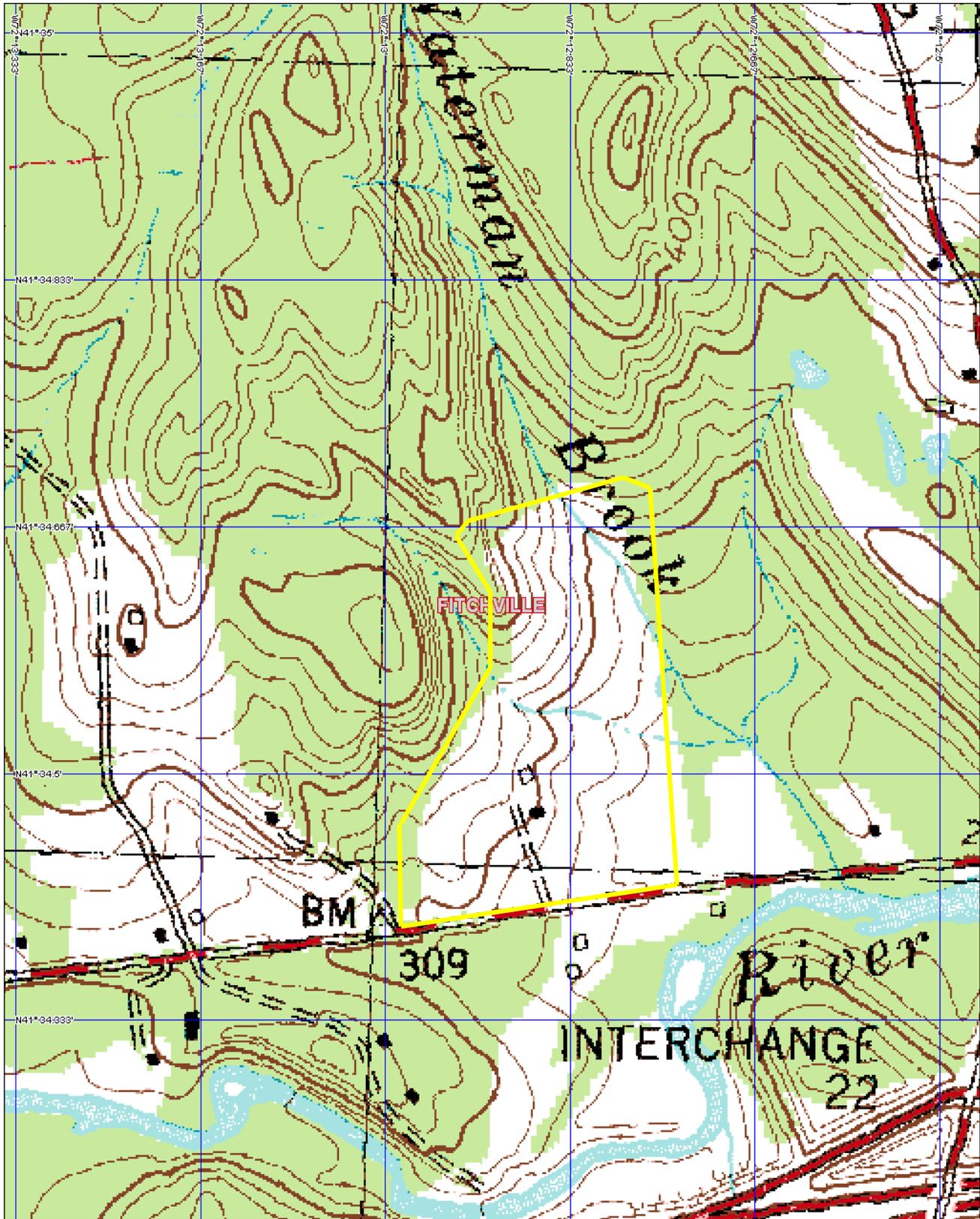
The site is zone Rural Agricultural Residence, RA. The minimum lot size is 2 acres with 200 feet of road frontage. Utilities available along Norwich Avenue, and connected to the house, consist of electricity, telephone and cable television with internet access. An On-site well and septic system is needed.

A Conservation Easement encumbering all 32 acres but including a 2.0 acre Residential & Agricultural Facilities Zone was conveyed on March 31, 2011. The Residential & Agricultural Facilities Zone surrounds the existing buildings and is located 275 feet back from the road. It allows new agricultural buildings and repairs to the existing buildings including the house. The Conservation Easement effectively does the same thing as Purchasing the Development Rights.

The sale was financed privately by Timothy A. Slate and Linda C. Slate who were prior owners. They provided a \$165,000 (100%) mortgage with no terms disclosed. This financing was considered to have not impacted the purchase price.

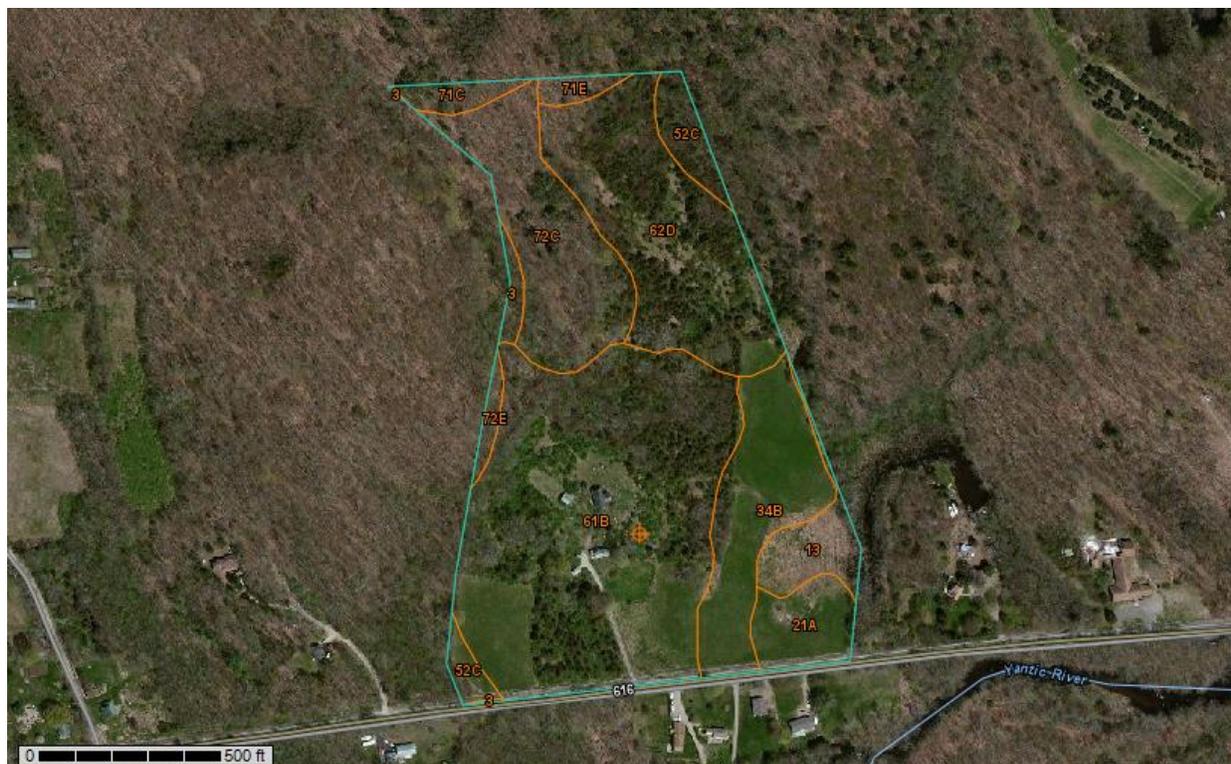
The sale was confirmed with Philip Chester, The Lebanon Town Planner.

Sale 6 - 124 Norwich Avenue, Lebanon



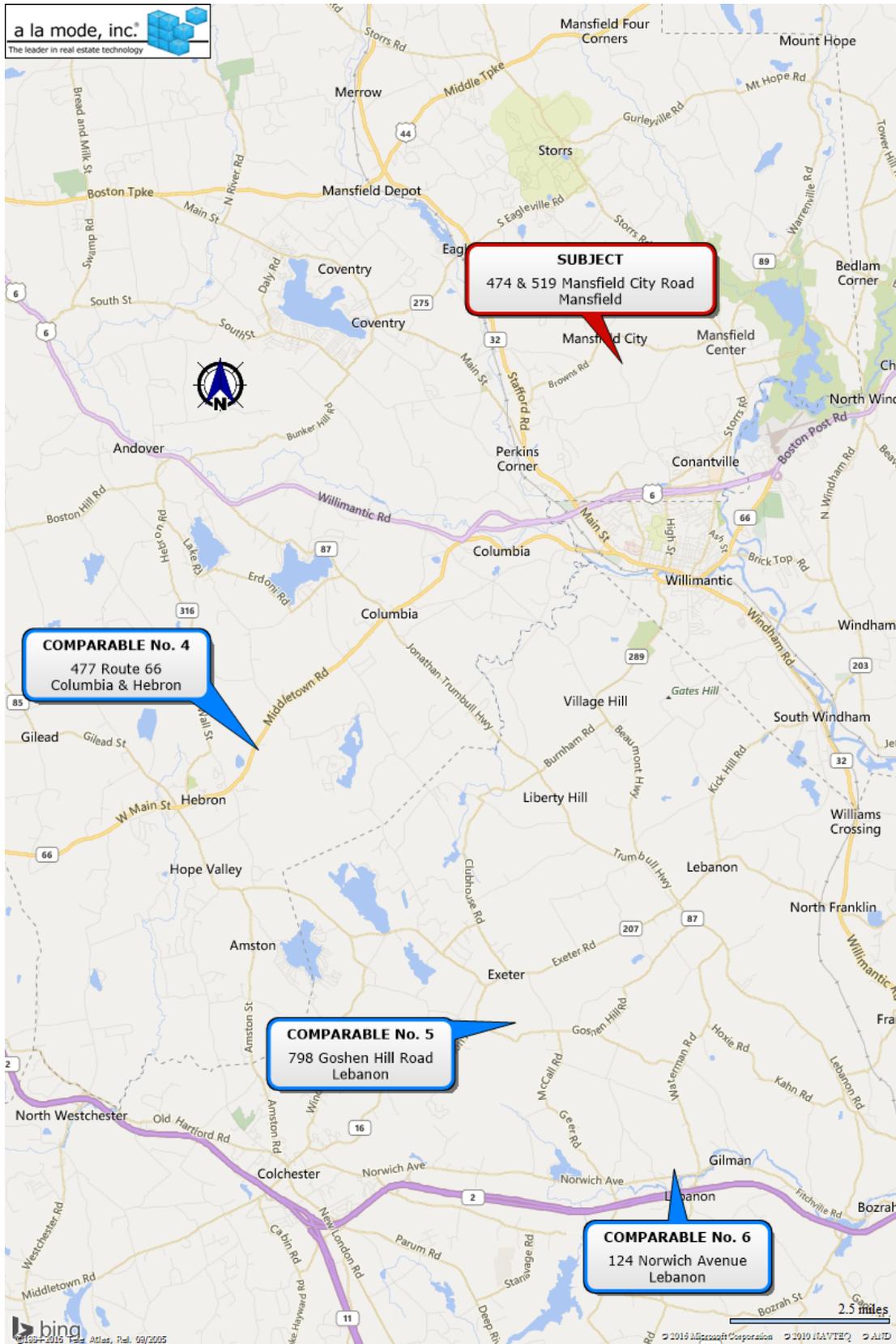
3-D TopoQuads Copyright © 1999 DeLorme Yarmouth, ME 04096 Source Data: USGS 150 ft Scale: 1 : 6,400 Detail: 15-0 Datum: WGS84

Sale 6- 124 Norwich Avenue, Lebanon



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, extremely stony	0.3	0.9%
13	Walpole sandy loam	1.2	3.6%
21A	Ninigret and Tisbury soils, 0 to 5 percent slopes	1.4	4.1%
34B	Merrimac sandy loam, 3 to 8 percent slopes	3.7	11.1%
52C	Sutton fine sandy loam, 2 to 15 percent slopes, extremely stony	1.2	3.5%
61B	Canton and Charlton soils, 3 to 8 percent slopes, very stony	14.0	41.5%
62D	Canton and Charlton soils, 15 to 35 percent slopes, extremely stony	6.3	18.8%
71C	Nipmuck-Brimfield-Rock outcrop complex, 3 to 15 percent slopes	0.5	1.5%
71E	Nipmuck-Brimfield-Rock outcrop complex, 15 to 45 percent slopes	0.3	1.0%
72C	Nipmuck-Brookfield complex, 3 to 15 percent slopes, very rocky	4.4	13.1%
72E	Nipmuck-Brookfield complex, 15 to 45 percent slopes, very rocky	0.3	0.8%
Totals for Area of Interest		33.7	100.0%

Location Map of subject and comparable sales used for the
After the Purchase of Development Rights valuation



VALUATION – AFTER PURCHASE OF THE DEVELOPMENT RIGHTS

	Subject	Sale 4	Sale 5	Sale 6
Street Address	474 & 519 Mansfield City Road	477 Route 66	798 Goshen Hill Road	124 Norwich Avenue
Town	Mansfield	Columbia & Hebron	Lebanon	Lebanon
Sale Price		\$225,000	\$408,000	\$165,000
Unit Price		\$4,248 per acre	\$6,404 adj per acre	\$3,047 adj per acre
Terms of Sale	after PDR	After PDR	after PDR	After Conservation Esmt 0%
Financing		no financing 0%	no financing 0%	private 0%
Date of Sale	March 16, 2016	September 28, 2015 0%	April 21, 2015 0%	July 7, 2013 0%
Adj Price Per Acre		\$4,248	\$6,404	\$3,047
Location	residential	residential 0%	residential 0%	residential 0%
Site	48.329 acres	52.96 acres 0%	73 acres +10%	32 acres -10%
Frontage	838.33, 1,021.61, 540.17 ft	679.55 and 575.60 ft 0%	1,625.45 feet 0%	1,125 feet 0%
Topography	gradual cross slope	rise before steep down +2.5%	rises up then down 0%	cross slope-steep +10%
Soils	0.4% prime) 46% locally important) 14% wetlands)	56% prime) 5% important) -25% 5% wetlands)	42% prime) 41% important) -30% 28% wetlands)	15% prime) 4% important) -10% 1% wetlands)
Agricultural	40% tilled	40% tilled 0%	75% tilled -20%	25% tilled +5%
Envelope	4.454 acre Farmstead	1.152 acre Farmstead +2.5%	2.01 acre House with View plus Agricultural -10%	2.0 acre Residential & Agricultural Facilities Zone +2.5%
	Net Adjust %	-20%	-50%	-2.5%
	Net Adjust \$	-\$850	-\$3,202	-\$76
	Indicated Unit Value	\$3,398	\$3,202	\$2,971

No adjustments were made for terms of sale as two were after the Purchase of the Development Rights like the subject and one was encumbered with a Conservation Easement which is effectively the same as Purchase of the Development Rights. No adjustments were made for financing as all were considered to be at market terms with no impact on the price paid. Time adjustments of 0% were made as values have been stable since each comparable sold. With the subject and sales on the same market terms and time basis, the price per acre was re-calculated. To this value, adjustments were made for differing location and physical characteristics.

No location adjustments were made as all are in similar locations in similar Columbia / Hebron and Lebanon. Sale 5 was adjusted up for size and Sale 6 was adjusted down for size recognizing the fact that larger parcels sell for a lower price per acre and vice versa. No road frontage adjustments were made as all had similar values. Sale 4 was adjusted up for its steeper topography on the west side and Sale 6 was adjusted up for its steeper topography. All three sales were adjusted down for their better farmland soils and for differing amounts of inland wetlands. Sale 4 has the same amount of active agricultural land as the subject. Sale 5 was adjusted down 20% for 75% of the property being active tilled agricultural farmland in comparison to the subject's 40%. Sale 6 was adjusted up for having less tilled agricultural used land. Sales 4 & 6 have similar amounts of active agricultural land as the subject. Sale 4 was adjusted up for its much smaller Farmstead Envelope. Sale 5 was adjusted up for its smaller House Building Envelope, but down for the view from that site and down for the ability to build agricultural buildings anywhere on the parcel. Sale 6 was adjusted up for its smaller Residential Envelope recognizing it also is an Agricultural Facilities Zone.

The three sales indicated a range of per acre values for the subject after the Purchase of the Development Rights of \$2,971 to \$3,398. The two most recent sales were most relied on with support from the older Lebanon sale and the rounded median indicated value of \$3,200 per acre was concluded. Therefore:

$$\begin{array}{r} 48.329 \text{ acres @ } \$3,200 \text{ per acre} = \$154,653 \\ \text{Rounded to} \quad \quad \quad \$155,000 \end{array}$$

Like with the Before value, the contributory value of the existing improvement need to be added. In the Before valuation, I concluded the value of the improvements is the same Before the PDR as well as After the PDR. Therefore, the improvements' contributory value of \$40,000 is added resulting in an indicated value of the subject of \$195,000 After the Purchase of the Development Rights.

FINAL RECONCILIATION AFTER PURCHASE OF THE DEVELOPMENT RIGHTS:

After the Purchase of Development Rights, the subject was valued as one property containing 55.16 acres with a 4.4 acre Farmstead Envelope surrounding all the improvements on the east side of Mansfield City Road. Only the Sales Comparison Approach was considered applicable and developed to value the subject.

In general, sales of acreage that have had the Development Rights (PDR) sold have been very limited primarily due to the limited number of such parcels in eastern Connecticut as well as the slow real estate market and economy over the past seven to eight years. However, I located two recent sales in nearby Columbia and Lebanon. In addition, an older sale of a smaller parcel in Lebanon that was encumbered with a Conservation Easement was considered. No sale of an after PDR in Mansfield was located. The sales considered bracket the subject is size and amount of active farmland. Two have an Agricultural or Farmstead Envelope improved with a house and agricultural building like the subject. The last sale had a Farmstead Envelope but as there was a significant house and barns, the land and improvements were deducted and the only the land portion of the sale was considered. The three sales compared to the subject provided a good indication of the subject's value After the Purchase of the Development Rights.

As noted, neither the Cost Approach nor the Income Capitalization Approach reflects the thinking of a buyer or seller of farmland or the older buildings on the subject. Therefore, neither approach was developed and the Sales Comparison Approach was totally relied on to value the subject.

In my opinion, the Market Value, as defined, of the subject 48.329 acres, After the Purchase of the Development Rights, as outlined, as of March 16, 2016, is \$195,000.



Robert G. Stewart, SRA
CT Appraiser #RCG.581
Expires April 30, 2016

ACQUISITION ANALYSIS:

The subject was valued to estimate the Market Value of the Development Rights using the professionally recognized method of valuing the subject prior to the Purchase of the Development Rights (Before) and with the Development Rights sold (After). The difference in the two values is the value of the Development Rights.

The following is the mathematical calculations to calculate the value of the Development Rights on the subject 48.329 acres, as outlined, as of March 16, 2016:

Before Purchase of Development Rights	\$405,000
After Purchase of Development Rights	<u>195,000</u>
Value of Purchase of Development Rights	\$210,000

In my opinion, the Market Value, as defined, of the Development Rights, as outlined and encumbering the 48.329 acres described, as of March 16, 2016 is:

TWO HUNDRED TEN THOUSAND DOLLARS
(\$210,000).

In all of the concluded values, only the surface rights were valued. No irrigation water rights, crop allotments, or mining rights are included in this appraised value.



Robert G. Stewart, SRA
CT Appraiser #RCG.581
Expires April 30, 2016
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ADDENDUM

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, 2011, 2012, 2013, 2014
- o Leasing Commercial Real Estate – University of Connecticut – 1999
- o Appraisal of Contaminated Property – International Association of Assessing Officers – 2000
- 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 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 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 Connecticut Economic Outlook – Appraisal Institute –2010, 2011, 2012, 2014, 2015, 2016
- o Capital Markets Update – Appraisal Institute - 2011
- o Problems in Residential Appraising - Appraisal Institute - 2011
- o Appraisal Curriculum Overview, General - Appraisal Institute - 2011
- o IRS Valuation - Appraisal Institute - 2012
- o CT Real Estate Appraisal Law – Appraisal Institute – 2001, 2003, 2005, 2007, 2009, 2012, 2014, 2015
- o Code of Ethics - Greater Hartford Association of Realtors - 2012
- o Valuing Conservation Easements - Appraisal Institute - 2013
- o Uniform Standards Professional Appraisal Practice (USPAP) Course – 2004, 2006, 2008, 2010, 2012, 2014, 2105
- o Relocation Appraisals and the ERC Form - Employee Relocation Council - 2014
- o Flood Disaster Protection Act (FDPA) & National Flood Insurance Program (NFIP) for the real estate appraiser - Appraisal Institute – 2014
- o Liability issues for appraisers performing litigation and other non-lending work seminar sponsored by the Appraisal Institute - 2015

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.

