

**PARTIAL TAKE
LAND APPRAISAL REPORT
FOR THE
STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
BUREAU OF ENGINEERING AND CONSTRUCTION**

Appraisal Firm Name: Department of Transportation

Appraiser's Name: Michael Aletta

Address: 2800 Berlin Turnpike
Newington, CT 06131-7546

Telephone Number: (860) 594-2425

Assisted By: NA

Project and Serial Number: 135-331-001

Federal Aid Project Number: N/A

Identity of Project: Replacement of Bridge No. 01350 on Route 137 over Rippowam River

Classification of Property Being Appraised: Restricted Use Park Type Land

Type of Taking: Total: X
Partial: X
Easement: X
Other: X (Temporary Construction Easement)

Property Owner: City of Stamford

Property Address: 0 High Ridge Road (Approx. #1236)
Stamford, CT 06903

Property Owner's Address: 888 Washington Boulevard
Stamford, CT 06901

Date Property Owner Advised of Inspection: November 19, 2019 (No owner response to date)

Effective Date of Appraisal: January 14, 2020
Total Damages: \$13,500. (Restricted Land Value)

PROJECT NO: 135-331-001
 OWNER: City of Stamford
 PROPERTY ADDRESS: 0 High Ridge Road Stamford, CT 06903

IDENTIFICATION OF THE APPRAISAL PROBLEM

1. **Client** - This report is written for the State of Connecticut DOT, Division of Rights of Way, its agents and its assigns.
2. **Intended use of the appraisers opinions and conclusions** - This appraisal is written for the Commissioner of Transportation who shall utilize the appraisal as a basis to determine fair market value for the acquisition of real property not necessary for highway purposes. The opinions and conclusions are for general valuation purposes only.
3. **The type and definition of value** - Market Value in exchange in terms of US dollars. The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Any breakout of component values will result in a potentially different total value.
4. **Effective date of the appraiser's opinions and conclusions** - The property owner was initially notified with an appraisal property inspection letter on November 19, 2019. (There has been no response from the owner to date.) The subject property was inspected based upon a public street view and public documents on January 14, 2020 which is the effective date of this appraisal report. See attached narrative.
5. **Characteristics of the property (location and property rights to be valued)** - The subject property's characteristics are included on the form provided in this appraisal. Any further particulars are explained in the appraiser's analysis section. Any applicable subject property taking maps, deeds and pertinent documentation are located in the addendum of this report. The property rights to be valued are fee simple. There is no personal property to be valued other than those items stated in the report.
6. **Extraordinary assumptions necessary for the assignment** - **It is important for the reader of this report to be aware that the subject property is subject to a deed restriction that allows for the subject to be utilized only as a public park type property. Therefore, the subject will be appraised subject to a deed restriction that allows the subject to be utilized for a park type property. If this assumption is proven to be different, I reserve the right to change my opinion of value.**
7. **Hypothetical conditions necessary to arrive at value** -
 The methodology used in this report is a standard state format in the form of a partial before and after valuation appraisal used for eminent domain purposes. This appraisal considers that there is a willing seller in an acquisition by eminent domain and has disregarded any effect on the market value brought on by the States project. I have based my appraisal report on the hypothetical condition that the proposed road or rail project will be completed as currently proposed, in the Department of Transportation construction plans, on the day after the "as of" date. No other conditions are necessary to arrive at a value.

SCOPE OF WORK

1. **Subject** - The property was inspected for comparison to the sales. The neighborhood was viewed to determine reasonable alternative uses of the subject property thus developing the Highest and Best Use and limitations on development.
2. **Sales data search** - I searched for comparable land sales in the market area considering zoning, lot sizes, highest and best use and other criteria. Data was obtained from previous staff appraisals, ConnComp, Commercial Record; computer obtained sales data and Town Records. The data collected, where possible and/or applicable, was verified with the grantors and/or grantees and/or their agents involved with the various real estate transactions, including town officials, brokers, attorneys and applicable documents of record. (The Cost and Income Approaches were considered but found to be not applicable as this is vacant land.)
3. **Public Records** - Public records were searched for sufficient information to make a reasonable study of both the subject and potential sales comparables. I discussed with the town real estate assessor, zoning official and wetlands administrator any pertinent information pertinent to either the subject property, potential sales comparables, local development, wetlands and zoning issues and property requirements.
4. **Neighborhood** - I investigated trends in the immediate and market area concerning any potential property development.
5. **Extraordinary Assumptions** - See Above.
6. **Hypothetical Conditions** - See Above.
7. **Zoning** - I investigated the existing zoning regulations, variance probabilities, and zoning changes and how they could possibly affect the highest and best use.
8. **Utilities** - I examined what limitations the existence or lack of utilities, along with their associated easements, had on the appraisal valuation process.
9. **Reporting** - The pertinent facts, analyses and conclusions were then reported in compliance with the requirements of the Federal Government (49 CFR §24.104), the State of Connecticut, and the Code of Professional Ethics, the Standards of Professional Practice of the Appraisal Foundation USPAP Std. 1 & 2), and USPAP sub standards, as found in the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA). The salient factors have been set forth on individual data sheets, including plot, sketch and photographs. The conclusions that follow are the appraiser's own conclusions based upon the market data researched. If the USPAP Supplemental Standards Rule or the Jurisdictional Exception Rule of the Uniform Standards of Professional Appraisal Practice (USPAP) was invoked in the writing of this review, the Appraiser has included the reasons in the body of this report.

LAND APPRAISAL REPORT

BEFORE

File No. 135-331-001

Borrower /Owner: City of Stamford Census Tract 0204.00 Map Reference 14860
 Property Address 0 High Ridge Rd
 City Stamford County Fairfield State CT Zip Code 06903
 Legal Description See Title Search in State's file.
 Sale Price \$ \$/sq ft Date of Sale _____ Loan Term NA yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ N/A (yr) _____ Loan charges to be paid by seller \$ N/A Other sales concessions N/A
 Lender/Client State of Connecticut DOT Address Appraisal Section, Division of ROW, SOC Dept. of Transportation
 Occupant N/A / Vacant Land Appraised Appraiser Michael Aletta Instructions to Appraiser Determine Estimate of Market Value for the proposed acquisition.

Location Urban Suburban Rural
 Built Up Over 75% 25% to 75% Under 25%
 Growth Rate Fully Dev. Rapid Steady Slow
 Property Values Increasing Stable Declining
 Demand/Supply Shortage In Balance Oversupply
 Marketing Time Under 3 Mos. 4-6 Mos. Over 6 Mos.
 Present Land Use 40% 1 Family 15% 2-4 Family 10% Apts. 10% Condo 24% Commercial
 % Industrial _____ % Vacant _____
 Change in Present Land Use Not Likely Likely (*) Taking Place (*)
 (*) From _____ To _____
 Predominant Occupancy Owner Tenant _____ % Vacant _____
 Single Family Price Range \$ NA to \$ NA Predominant Value \$ NA
 Single Family Age NA yrs. to NA yrs. Predominant Age NA yrs.

Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): The subject property is located in the northerly portion of Stamford, just north of Route 15 between the Route 15 southbound ramp and Wire Mill Road. The area south of Route 15 is commercial in nature and the area north of Route 15 is primarily residential in nature.

Dimensions See Title Search and Taking Map = 1.781 Sq. Ft. or Acres Corner Lot
 Zoning classification RA-1 (Deed Restricted to Park Land Purposes Only) Present Improvements do do not conform to zoning regulations
 Highest and best use Present use Other (specify) _____
 Public Other (Describe) _____
 Elec. Gas Water San. Sewer Underground Elect. & Tel.
 OFF SITE IMPROVEMENTS
 Street Access Public Private
 Surface Paved
 Maintenance Public Private
 Storm Sewer Curb/Gutter
 Sidewalk Street Lights
 Topo Mostly Level/ Some area sloping down and away along River
 Size Average - 1.781+- Acres or 77,580 sq ft
 Shape Irregular
 View Good / Water / Residential
 Drainage Appears Adequate
 Is the property located in a HUD Identified Special Flood Hazard Area? No Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): The Rippowam River flows through the subject property. The subject is located in a flood hazard area. Flood Map Panel #09001C0506F, dated June 18, 2010. See Attached Narrative. The subject's address per the City of Stamford is 0 High Ridge Road. The subject is also located in an Aquifer Protection Area. For mapping purposes only, an address of 1236 High Ridge Road was utilized then the mapping tools were adjusted for the subject's location.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	0 High Ridge Rd Stamford	12 Church Hill Rd Newtown, CT 06470	127 Mad River Rd Wolcott, CT 06716	60 River Rd # 61 Cromwell, CT 06416
Proximity to Subject		24.28 miles NE	44.89 miles NE	57.48 miles NE
Sales Price	\$ <u>\$/sq ft</u>	\$ <u>3.63</u>	\$ <u>2.39</u>	\$ <u>2.17</u>
Price	\$ <u>Sale Price</u>	\$ <u>500,000</u>	\$ <u>300,000</u>	\$ <u>250,000</u>
Data Source	Inspection/Town Recs.	Town Land Records	Town Land Records	Town Land Records
Date of Sale and Time Adjustment	DESCRIPTION 1/14/2020	DESCRIPTION 3/13/2015	DESCRIPTION 10/23/2012	DESCRIPTION 04/22/2016
Location	Good	Average+ <u>+1.09</u>	Average <u>+1.2</u>	Average <u>+0.87</u>
Site/View	1.781+- ac/Good/Wtr	3.162+- ac/Avg <u>+0.54</u>	2.88+- ac/Good <u>+0.24</u>	2.64+- ac/Gd+/Wtr <u>+0.22</u>
Topography	Mostly Level/Gntl Slp	Mstly Lev/Gntl Slp <u>0</u>	Mostly Level <u>0</u>	Mostly Level <u>0</u>
Zoning	RA-1, Res	R1, Res <u>0</u>	GC, Comm <u>0</u>	RPD & A-15 <u>0</u>
Utilities/Enbranc	Sewer,Wt,Elec/Wet	Sewer,Wt,Elec/Wetld <u>0</u>	Septic,Well,Elec/Wetld+ <u>+0.48</u>	Sewer,Wt,Elec/Wetld/Fld <u>0</u>
H & B Use	Park	Fire House <u>0</u>	Dog Park/Demo <u>+0.16</u>	Park/Demo Foundation <u>+0.43</u>
Sales or Financing Concessions	Fee Taking/DROW	NKTAV	NKTAV	NKTAV
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <u>1.63</u>	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <u>2.08</u>	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <u>1.52</u>
Indicated Value of Subject		\$ <u>5.26</u>	\$ <u>4.47</u>	\$ <u>3.69</u>

Comments on Market Data: See Narrative

Comments and Conditions of Appraisal: See Narrative

Final Reconciliation: See Narrative

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF January 14 2019 to be \$ 387,900

Michael Aletta Did Did Not Physically Inspect Property
 Appraiser(s) _____ Review Appraiser (if applicable)

**LAND APPRAISAL REPORT
MARKET DATA ANALYSIS**

AFTER
File No. 135-331-001

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
		DESCRIPTION	+ (-)\$ Adjust.	DESCRIPTION	+ (-)\$ Adjust.	DESCRIPTION	+ (-)\$ Adjust.
Address	0 High Ridge Rd Stamford	12 Church Hill Rd Newtown, CT 06470		127 Mad River Rd Wolcott, CT 06716		60 River Rd # 61 Cromwell, CT 06416	
Proximity to Subject		24.28 miles NE		44.89 miles NE		57.48 miles NE	
Sales Price	\$ /sq ft	\$ 3.63		\$ 2.39		\$ 2.17	
Price	\$ Sale Price	\$ 500,000		\$ 300,000		\$ 250,000	
Data Source	Inspection/Town Recs.	Town Land Records		Town Land Records		Town Land Records	
Date of sale and	DESCRIPTION	DESCRIPTION	+ (-)\$ Adjust.	DESCRIPTION	+ (-)\$ Adjust.	DESCRIPTION	+ (-)\$ Adjust.
Time Adjustment	1/14/2020	3/13/2015		10/23/2012		04/22/2016	
Location	Good	Average+	+1.09	Average	+1.2	Average	+0.87
Site/View	1.744+/- ac/Good/Wtr	3.162+/- ac/Avg	+0.54	2.88+/- ac/Good	+0.24	2.64+/- ac/Gd+/Wtr	+0.22
Topography	Mostly Level/Gntl Slp	Mstly Lev/Gntl Slp	0	Mostly Level	0	Mostly Level	0
Zoning	RA-1, Res	R1, Res	0	GC, Comm	0	RPD & A-15	0
Utilities/Enbranc	Sewer,Wt,Elect/Wet	Sewer,Wt,Elec/Wetld	0	Septic,Well,Elect/Wetld+	+0.48	Sewer,Wt,Elec/Wetld/Fic	0
H & B Use	Park	Fire House	0	Dog Park/Demo	+0.16	Park/Demo Foundatio	+0.43
Sales or Financing	Fee Taking/DROW	NKTAV	-0.06	NKTAV	-0.07	NKTAV	-0.07
Concessions							
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 1.57	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 2.01	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 1.45
Indicated Value							
of Subject		\$ 5.2		\$ 4.4		\$ 3.62	

MARKET DATA ANALYSIS

COMMENTS

Comments: **See Attached Narrative.**

Narrative Analysis

File No. 135-331-001

Borrower	/Owner: City of Stamford				
Property Address	0 High Ridge Rd				
City	Stamford	County	Fairfield	State	CT Zip Code 06903
Lender/Client	State of Connecticut DOT				

APPRAISERS ANALYSIS

The purpose of this appraisal is to estimate the fair market value damages of the State of Connecticut's proposed partial acquisition of the subject property. The subject property will be valued before and after the proposed partial acquisition. The difference between the before and after valuations equals the total fair market value damages.

BEFORE: The property consists of a 1.781 acre or 77,580+/- sq ft, City of Stamford vacant parcel of land located along the westerly side of High Ridge Road between the Route 15 south bound ramp and Wire Mill Road. The subject property is bisected by the Rippowam River. The property was transferred to the City of Stamford via Quit Claim deed for no \$ consideration (no conveyance taxes paid) on October 17, 1996 as recorded in volume 4685, Pages 118 and 119. The deed specifically states that the land can only be utilized for park purposes only. The State of Connecticut also reserved the right to discharge water onto the property. The State also restricted access to the subject property via non-access along various subject boundaries per deed and map.

The subject is zoned RA-1, Residential and is a legally permitted, conforming use. The deed restriction allows the subject to be utilized only for park purposes. The subject will therefore be valued within this appraisal with a park type land use restriction.

THE TAKING: The State of Connecticut (SOC) is proposing to acquire a fee taking of 1,609+/- sq. ft and a drainage right of way easement of 815+/- sq. ft. In addition, a temporary construction easement of 4,966+/- sq. ft. for a 2 year duration for the purpose of installing a temporary earth retaining system, grading, temporary sedimentation control system and temporary dewatering basin, streambed material stockpile area and for crane placement during replacement of Bridge No.01350 on Route 137 over Rippowam River. Construction easement taken under these conditions will be restored by removal of all temporary appurtenances, and grading and/or seeding any areas disturbed by construction.

The State's plans and cross sections indicate that this project is essentially for the replacement of Bridge No. 01350 Route 137 over the Rippowam River. See State's Taking Map, dated September, 2019 (attached).

The proposed acquisition on the subject property affects the land. This appraisal values only the land and the affected miscellaneous site improvements (native trees and brush). This appraisal utilizes an "X" value to represent the unaffected site improvements. It should also be noted that the proposed State's acquisition affects and removes some miscellaneous site improvements such as native tress and brush which are considered within this valuation to have no significant contributory value or \$0.

The cost, income and sales comparison approaches to value, were considered, but only the sales comparison approach was deemed applicable in the subject's valuation herein. Three (3) comparable sales located in Newtown, Wolcott and Cromwell were utilized within this report. All comparables involve sales which were purchased for public uses.

In analyzing the comparables all comparables were considered for all factors affecting value, including but not limited to land size and location. It should be noted by the reader of this report that there is a paucity of comparable sales within this marketplace. These comparables ranged, as unadjusted, from \$2.17/sq ft to \$3.63/sq ft. After adjustments, the comparables ranged from \$3.69/sq ft to \$5.26/sq ft. **After adjusting for all factors affecting value, I estimate the subject's after restricted land unit value at \$5/sq ft (with consideration of the deed restriction).**

AFTER: The property consists of a 1.744 acre or 75,971+/- sq ft, City of Stamford vacant parcel of land located along the westerly side of High Ridge Road between the Route 15 south bound ramp and Wire Mill Road. The subject is now encumbered with a drainage right of way easement of 815+/- sq. ft. The subject property is bisected by the Rippowam River. The property was transferred to the City of Stamford via Quit Claim deed for no \$ consideration (no conveyance taxes paid) on October 17, 1996 as recorded in volume 4685, Pages 118 and 119. The deed specifically states that the land can only be utilized for park purposes only. The State of Connecticut also reserved the right to discharge water onto the property. The State

Narrative Analysis

File No. 135-331-001

Borrower	/Owner: City of Stamford		
Property Address	0 High Ridge Rd		
City	Stamford	County	Fairfield
		State	CT
		Zip Code	06903
Lender/Client	State of Connecticut DOT		

also restricted access to the subject property via non-access along various subject boundaries per deed and map.

The subject is zoned RA-1, Residential and is a legally permitted, conforming use. The deed restriction allows the subject to be utilized only for park purposes. The subject will therefore be valued within this appraisal with a park type land use restriction.

After adjusting for all factors affecting value, I estimate the subject's after restricted land unit value at \$5/sq ft (with consideration of the deed restriction).

CONCLUSIONS:

Before: Land	77,580 sq ft x \$5/sq ft = \$387,900	\$387,900	+ "X"
Plus Contributory Value of Affected Misc. Site Improvements		\$ 0	
Total Before Value		\$ 387,900	+ "X"
After: (75,971 sf - DROW 815 sf = 75,156 sf unencumbered land)			
Unencumbered Land	75,156 sq ft x \$5/sq ft =	\$375,780	+ "X"
DROW Easement	815+/- sq. ft. x \$5/sq. ft. x 90%* =	\$ 3,668	+ "X"
Total After Value	\$ 379,448	\$ 379,400(rd)	+ "X"
Permanent Damages		\$ 8,500	
Plus Temporary Construction Easement Damages			
4,966+/- sq. ft. x \$5/sq. ft. x 10% x 2 Years =	\$4,966 Say \$5,000	\$ 5,000	
Total Damages/Payment		\$ 13,500	

* The DROW easement area damages were estimated at 10% due to the State's existing easement right to discharge water onto the subject.

NON-COMPENSABLE ITEMS

The following is a list of items considered to be non-compensable and are excluded as elements of damage in appraising for eminent domain in the State of Connecticut.

- Increased traffic
- Diversion of traffic
- Changed use of a Public Way
- Exercise of police powers
- Circuitry of travel
- Loss of Business (UASFLA 2016 - Sect. 4.6.2.3 P.159)

The following two (2) items are not considered in the appraisal:

- Tenant Relocation
- Personal Property

Definitions & Limiting Conditions

File No. 135-331-001

Borrower	/Owner: City of Stamford			
Property Address	0 High Ridge Rd			
City	Stamford	County	Fairfield	State
Lender/Client	State of Connecticut DOT			CT
				Zip Code
				06903

DEFINITIONS AND LIMITING CONDITIONS

DEFINITIONS:

Market Value is defined as the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of the appraisal, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property at the time of the appraisal. (Uniform Appraisal Standards for Federal Land Acquisitions, (2016, Sec. 1.2.4, pg. 10)

Date of Report is the date the report is written and indicates the perspective from which the appraiser is examining the market. (2018-2019 USPAP Standards Rule 2-2 (a) (vi))

Effective Date of Appraisal represents one of three valuation dates; in a retrospective report (prior to the date of the report) all data obtained for consideration includes all relevant factual data that affects the value both before and after the effective date of the appraisal; in a prospective report, it represents a date in the future subsequent to the date of the report where all relevant data is projected for valuation purposes; and a current report, where the effective date is contemporaneous with the date of the report and reflects only applicable data up to the effective date of the report. (2018-2019 USPAP Standards Rule 2-2 (a) (vi))

Leased Fee is defined as a property held in fee with the right of use and occupancy conveyed by lease to others. A property consisting of the right to receive ground rentals over a period of time, plus the right of ultimate repossession at the termination of the lease. (Considered only if severance is valued in this appraisal.) ("Real Estate Appraisal Terminology" Revised Edition, p. 149)

Highest and Best Use is defined as the highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions, 2016, Sec. 4.3.1. p. 102) Each potential highest and best use must be analyzed using the following four criteria: (1) Physical possibility, (2) Legal permissibility, (3) Financial feasibility, and (4) Degree of profitability.

Fee Simple Interest is defined as an absolute fee: a fee without encumbrances or limitations to any particular class of heirs or restrictions, but subject to the limitations of eminent domain, escheat, police power and taxation. A Fee Simple Interest is usually considered to be an inheritable estate.

Appurtenances are defined as the incidental rights and interests (e.g. Rights of Way and Easements) over abutting property that attach to and will pass with the land.

Encumbrances are interests or rights in real property which diminish the value of the fee, but do not prevent conveyance of the fee by the owner. Mortgages, taxes and judgments are financial obligations or liens which are considered by the appraiser but usually they do not affect the utility or value of the property. Deed restrictions and easements often do affect the utility of the property and have a resulting influence on value.

Release Value In Assemblage is defined as the total value impact upon an improved or unimproved parcel of land when the release parcel is assembled to it. It includes the value of the release parcel itself, as well as any accruing value enhancements or diminutions, when combined with the first parcel. This value is usually estimated for nonconforming releases wherein the abutter's parcel is appraised first, the assemblage second, and the difference between the two becomes the estimated release value.

Marketing Time is the reasonable opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. It is based on statistical information about days on the market, information gathered through sales verification, interviews of market participants, and anticipated changes in market conditions.

Exposure Time is the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market. In eminent domain appraising, it is presumed that this time period occurs prior to or culminates in the effective date of the appraisal. It is based on statistical information about days on the market, information gathered through sales verification and interviews of market participants.

This format is to be used for Acquisition, Release or Lease Appraisals on properties where estimated damages, excess property value or annual rental is \$25,000 or more, and where a complete appraisal is deemed necessary. If severance damage or plottage value is involved, adequate explanation is to be given in this appraisal.

LIMITING CONDITIONS:

The statements contained in this appraisal are true and the information upon which the opinions expressed herein are based, is correct to the best of my knowledge and belief subject to the limiting conditions herein set forth; (1) The legal description furnished is assumed to be correct. (2) No responsibility is assumed for matters legal in character, nor is any opinion rendered as to title, which is assumed to be good. (3) The plot in this report is included to help the reader to visualize the property. (4) No survey of this land has been furnished the appraiser, and no responsibility is assumed in connection therewith. (5) To the best of the appraiser's knowledge and belief, the statements and opinions contained in this report are supportable. The factual data has been compiled by the appraiser from sources deemed reliable, but no responsibility is assumed for its accuracy.

If the appraised value is a fractional interest, a physical segment, or a partial holding, as stated in the appraisal, the value of the property being appraised cannot be used to estimate the value of the whole simply by mathematical extension. The value of a separate partial interest may differ from its contribution to the whole.

The appraiser is not an expert in hazardous materials or contaminants. If any elements are known, they are reported in the appraisal. The appraisal is then based upon the site as if clean. The appraiser reserves the right to change his/her appraisal if substantial amounts are found to be present.

Borrower	/Owner: City of Stamford			
Property Address	0 High Ridge Rd			
City	Stamford	County	Fairfield	State CT Zip Code 06903
Lender/Client	State of Connecticut DOT			

I hereby certify:

- 1) That the preparation of the report and analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice and USPAP substandards, as found in the Uniform Appraisal Standards for Federal Land Acquisitions.
- 2) I have personally inspected the exterior of the property that is the subject of this report, and that I have NOT afforded the property owner the opportunity to accompany me at the time of inspection. I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales were as represented by the photographs contained in said appraisal.
- 3) To the best of my knowledge and belief, the statements OF FACT contained in the appraisal hereinabove set forth are true, and the information upon which the opinions expressed therein are based is correct, subject to the limiting conditions therein. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 4) I understand that such appraisal may be used in connection with acquisition or release of property by the State of Connecticut, possibly with the assistance of Federal Aid Funds. To the best of my knowledge, this appraisal has been made in conformity with Federal requirements and with the appropriate State laws, regulations, and policies and procedures applicable to appraisal for such purposes. This appraisal was made and the appraisal report prepared in conformity with the Appraisal Foundation's Uniform Standards for Professional Appraisal Practice, except to the extent that the Uniform Appraisal Standards for Federal Land Acquisitions required invocation of USPAP's Jurisdictional Exception Rule, as described in Section D-1 of the Uniform Appraisal Standards for Federal Land Acquisitions. No portion of the value assigned to such property consists of items which are noncompensable under the established laws of said State..
- 5) My engagement in this assignment was not contingent upon developing or reporting predetermined results. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. I have performed prior services regarding the subject property within the last 5 years.
- 6) Neither my employment nor my compensation for completing this assignment is contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 7) I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- 8) No one provided significant real property appraisal assistance to the person signing this report except as stated in this report.
- 9) I will not reveal the findings and results of such appraisal to anyone other than the proper officials of the Connecticut State Department of Transportation or proper officials of the Federal Government until authorized by State officials to do so, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.
- 10) I have not performed services as an appraiser or in any other capacity regarding the property that is the subject of this report within the three year period immediately preceding the acceptance of this assignment.
- 11) My opinion of the Market Value is based upon my independent appraisal and the exercise of my professional judgment without collaboration or direction as to said value. My analyses, opinions and conclusions were developed independently.
- 12) As of January 14, 2020, the within described premises has a Market Value of \$387,900 + "X" Before, and a Market Value of \$379,400 + "X". After, resulting in Permanent Damages in the amount of \$8,500. plus of \$5,000 temporary damages equals total damages/payment of \$13,500.

Signature Michael Aletta
Name Michael Aletta
Date Signed 1/28/2020
State Certification # RCG.0000020 State CT
Or State License # _____ State _____

Signature _____
Name _____
Date Signed _____
State Certification # _____ State _____
Or State License # _____ State _____

Subject Photos

Borrower	/Owner: City of Stamford						
Property Address	0 High Ridge Rd						
City	Stamford	County	Fairfield	State	CT	Zip Code	06903
Lender/Client	State of Connecticut DOT						



Subject

0 High Ridge Rd

Proposed Acquisition Area



Proposed Acquisition Area



Proposed Acquisition Area and Street Scene on High Ridge Rd looking north

Subject Photos

Borrower	/Owner: City of Stamford				
Property Address	0 High Ridge Rd				
City	Stamford	County	Fairfield	State	CT Zip Code 06903
Lender/Client	State of Connecticut DOT				



Street Scene High Ridge Road looking south

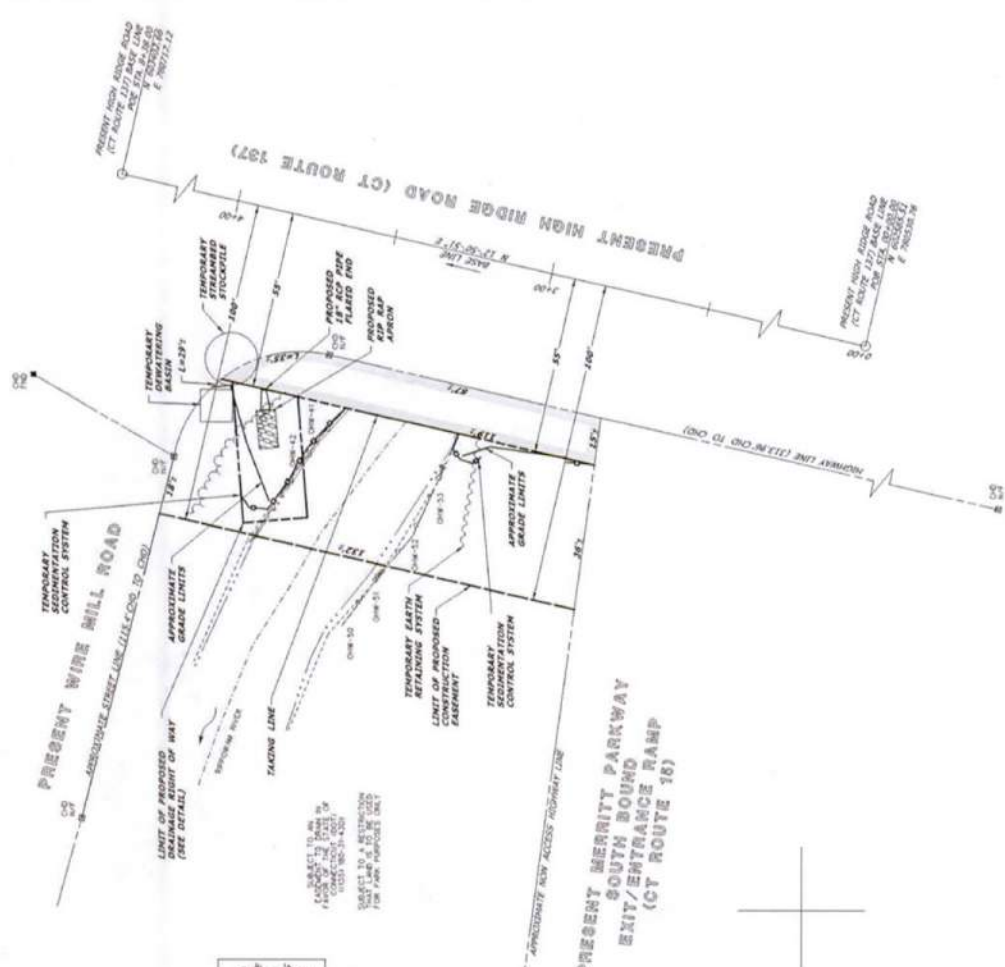
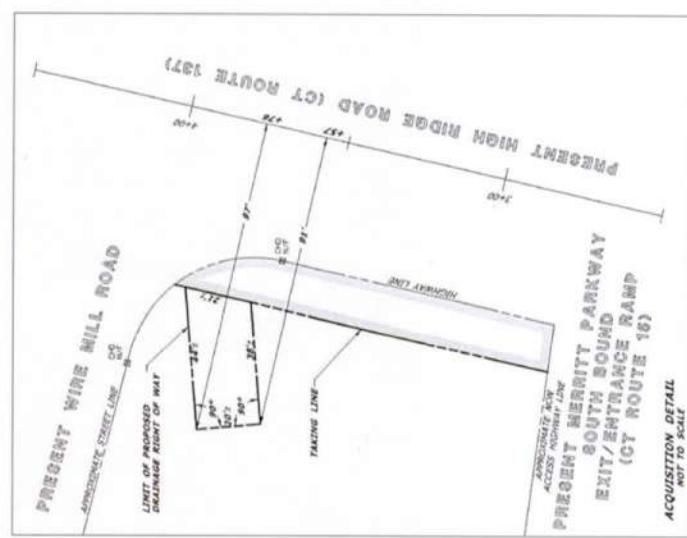
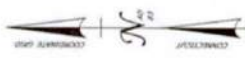


Wire Mill Road at High Ridge Road Subject on right



Interior of Subject from Wire Mill Road

Acquisition Map

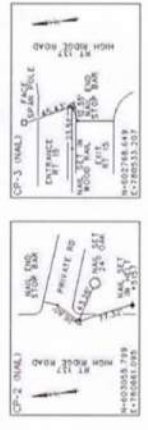


CITY OF STAMFORD
TAKING AREA = 1,609± SQ. FT.

SEPARATE RIGHT OF WAY ACQUIRED
EASEMENT AREA = 815± SQ. FT.

CONSTRUCTION EASEMENT FOR THE PURPOSE OF INSTALLING A TEMPORARY EARTH RETAINING SYSTEM, TEMPORARY SEDIMENTATION CONTROL SYSTEM, TEMPORARY STREAMBED, TEMPORARY STOCKPILE AREA AND FOR CRANE PLACEMENT DURING REPLACEMENT OF BRIDGE APPROACHES AND FOR CRANE PLACEMENT DURING REPLACEMENT OF BRIDGE APPROACHES TAKEN UNDER THIS EASEMENT SHALL BE EXTENDED BY REMOVAL OF ALL TEMPORARY UTILITIES, AND GRADING AND/OR CONSTRUCTION OF ANY AREAS OF THE PROJECT, GRASS SOONER EXTENDING BY THE STATE EASEMENT AREA = 4,586± SQ. FT.

SUBJECT TO AN EASEMENT FOR THE USE OF THE STATE OF CONNECTICUT FOR THE PURPOSES OF THE PROJECT.



- REFERENCES
1. THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION ACT, PUBLIC ACT 127, AS AMENDED, AND THE CONSTRUCTION ACT REGULATIONS, PUBLIC REGULATION 127-221, AS AMENDED, AND THE CONSTRUCTION ACT REGULATIONS, PUBLIC REGULATION 127-221, AS AMENDED, AND THE CONSTRUCTION ACT REGULATIONS, PUBLIC REGULATION 127-221, AS AMENDED.
 2. THE PROPERTY AND STATE LINES SHOWN ON THIS MAP ARE THE RESULT OF A FIELD SURVEY AND ARE NOT NECESSARILY THE RESULT OF A FIELD SURVEY FOR THE PURPOSES OF THIS PROJECT.
 3. THE CONSTRUCTION COMPANY DEVELOPED AND/OR HAS IN POSSESSION OF THE NECESSARY PERMITS FOR THE PROJECT AND THE NECESSARY PERMITS FOR THE PROJECT ARE IN FULL COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
 4. THE CONSTRUCTION COMPANY DEVELOPED AND/OR HAS IN POSSESSION OF THE NECESSARY PERMITS FOR THE PROJECT AND THE NECESSARY PERMITS FOR THE PROJECT ARE IN FULL COMPLIANCE WITH ALL APPLICABLE REGULATIONS.

RIGHT OF WAY SURVEY
TOWN OF STAMFORD
MAP SHOWING LAND ACQUIRED FROM
CITY OF STAMFORD
BY
THE STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
REPLACEMENT OF BRIDGE NO. 01350
ON ROUTE 137 OVER RIPPOWAN RIVER
SCALE 1"=20'
MARK D. KOLBE, P.E.
SEPTEMBER 2018

DATE: _____ REVISION: _____

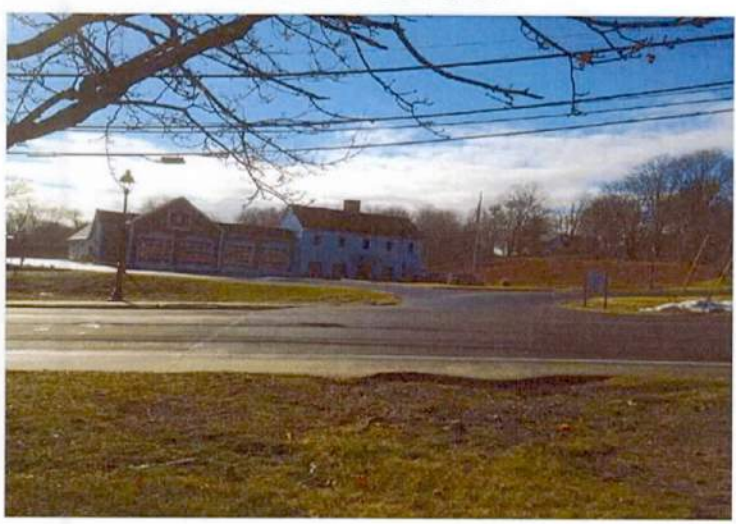
SCALE IN FEET: 0 10 20 30 40 50 60 70 80 90 100

DATE	REVISION	REQ. BY

TOWN NO. 127
PROJECT NO. 127-221
SERIAL NO. 1
TITLE: BRIDGE REPLACEMENT
SHEET 1 OF 1
DATE: _____

Comparable 1

LAND COMPARABLE # 1 PHOTOGRAPH



MAP: 26 BLK: 10 LOT: 48
 GRANTOR: The Episcopal Parish of Trinity Church
 GRANTEE: Newtown Hook & Ladder Co. No. 1
 VOL/PAGE: 1061/587+_ DEED TYPE: Warranty
 CONVEYANCE: TOWN: \$1,250.00 STATE: \$3,750.00
 DESCRIPTION OF FINANCING
 None Noted

STREET ADDRESS: 12 Church Hill Road
 TOWN: Newtown
 DATE OF SALE: 3/13/2015
 RECORDED: 3/13/2015
 INSPECTION DATE: 7/13/16 & 1/19/17
 SALE PRICE: \$500,000
 SALES PRICE VERIFIED BY: Town
 NAME: MA
 DATE: 7/13/16 & 1/19/2017
 RELATIONSHIP: TwN Rcd

CONDITIONS OF SALE:

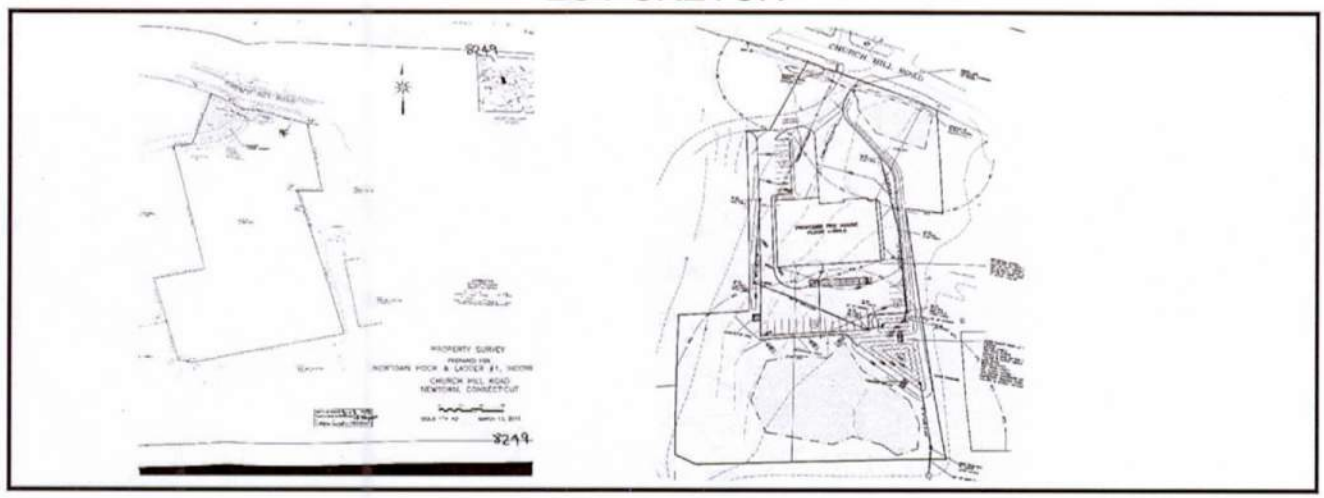
Market

ZONING: R1, Residential
 HIGHEST AND BEST USE: Firehouse
 CONFORMED TO ZONING AT DATE OF SALE?: Yes
 RESALE AS OF DATE OF APPRAISAL?: No
 EXISTING USE LEGALLY PERMITTED: YES
 ASSESSMENT, MILL RATE, TAXS, ON DATE OF SALE:
 \$ 124,220.00 33.07 \$4,107.96
 LAST YEAR OF REVALUATION: 2012
 UTILITIES: Electric, Public Water & Sewer
 DESCRIPTION AND TOPOGRAPHY:
 ACRES 3.16
 SQ.FT. 137,650
 EXPLANATION: Purchase of 3.162 or 137,737 sq ft site.
 Site is encumbered with an access easement in favor of the
 Church & also a limited use restriction. Site is improved with
 Newtown Hook & Ladder Co. Firehouse. Mostly level with
 some gradual sloping. Some wetlands present. Per Fred
 Hurley, Newtown Public Works Director, site has access to
 public sewer and water. Town Clerk Map #8249.

BUILDING GROUND AREA: N/A
 GROSS BUILDING AREA: N/A
 NET USABLE AREA: N/A
 NUMBER OF STORIES: N/A
 YEAR BUILT: N/A
 ROOMS ABOVE GRADE: N/A
 BATHS: N/A
 BASEMENT AREA: N/A
 BASEMENT ROOMS: N/A
 CONDITION AT TIME OF SALE: N/A
 NUMBER OF UNITS: N/A
 TYPE OF HEAT: N/A

UNIT PRICING:
 PER SQ.FT.: \$ 3.63
 PER FRONT FT:
 PER ACRE:
 PER UNIT:

LOT SKETCH



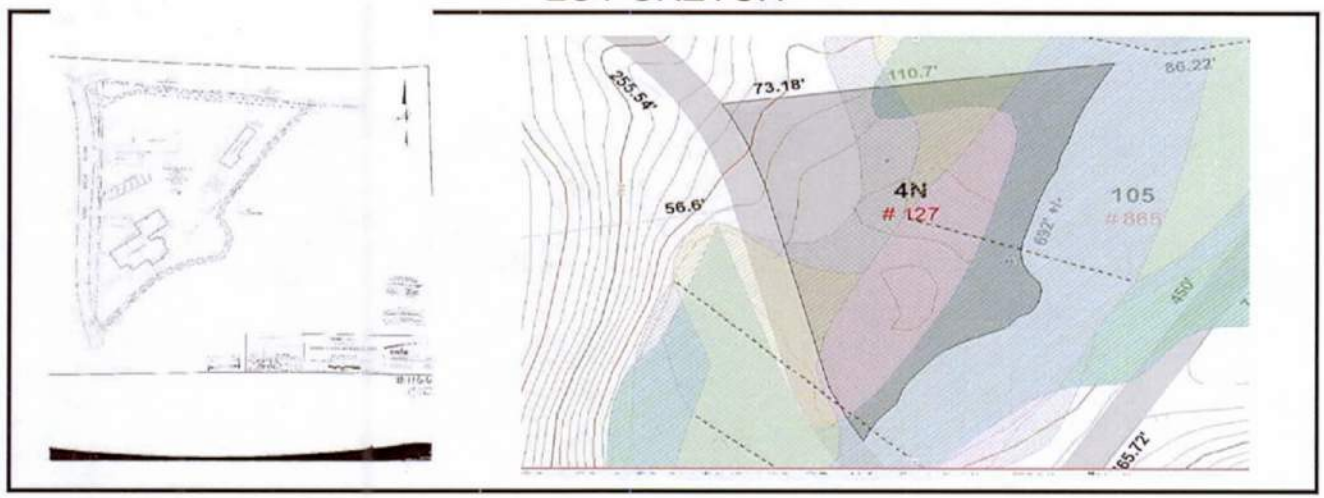
Comparable 2

LAND COMPARABLE # 2 PHOTOGRAPH



MAP: 113	BLK: 1	LOT: 4N	STREET ADDRESS:	127 Mad River Road	
GRANTOR:	BDM Enterprises, LLC		TOWN:	Wolcott	
GRANTEE:	Town of Wolcott		DATE OF SALE:	10/23/2012	
VOL/PAGE:	450/979+	DEED TYPE:	Warranty	RECORDED:	10/24/2012
CONVEYANCE:	TOWN: \$None	STATE: \$None	INSPECTION DATE:	7/20/16 & 1/19/17	
DESCRIPTION OF FINANCING	None Noted		SALE PRICE:	\$300,000	
CONDITIONS OF SALE:	Market		SALES PRICE VERIFIED BY:	Town	
ZONING:	GC, Commercial		NAME:	MA	
HIGHEST AND BEST USE:	Dog Park		DATE:	7/20/16 & 1/19/2017	
CONFORMED TO ZONING AT DATE OF SALE?:	Yes	BUILDING GROUND AREA:	N/A		
RESALE AS OF DATE OF APPRAISAL?:	NO	GROSS BUILDING AREA:	N/A		
EXISTING USE LEGALLY PERMITTED:	YES	NET USABLE AREA:	N/A		
ASSESSMENT, MILL RATE, TAXS, ON DATE OF SALE:	\$ 145,060.00 25.27 \$ 3,665.67		NUMBER OF STORIES:	N/a	
LAST YEAR OF REVALUATION:	2011		YEAR BUILT:	N/A	
UTILITIES:	Electric, No Public W & S Avail		ROOMS ABOVE GRADE:	N/A	
DESCRIPTION AND TOPOGRAPHY:	ACRES 2.88		BATHS:	N/A	
SQ.FT. 125,602	EXPLANATION: Purchase of 2.88 or 125,602 sq ft site.		BASEMENT AREA:	N/A	
	per deed ref. map#1166. Site is utilized as a dog walking park with		BASEMENT ROOMS:	N/A	
	a new small storage structure & fencing. Per the Town, two -		CONDITION AT TIME OF SALE:	N/A	
	approx 2,400sf recycling type structures on site were demolished by		NUMBER OF UNITS:	N/A	
	the Town crew after sale. Site is mostly level but does slope		TYPE OF HEAT:	N/A	
	downward along Mad River boundary with some wetlands & flood		UNIT PRICING:		
	hazard areas along the Mad River .		PER SQ.FT.:	\$ 2.39	
			PER FRONT FT:		
			PER ACRE:		
			PER UNIT:		

LOT SKETCH



Comparable 3

LAND COMPARABLE # 3
PHOTOGRAPH



MAP: 53 BLK: 66 & :LOT: 11 &12 S0019 S0020 STREET ADDRESS: 60 & 61 River Road
 GRANTOR: CLM Realty LLC
 GRANTEE: Town of Cromwell TOWN: Cromwell
 VOL/PAGE: 1554/6+_ DEED TYPE: Warranty
 CONVEYANCE: TOWN: \$None STATE: \$None DATE OF SALE: 4/22/2016
 DESCRIPTION OF FINANCING RECORDED: 4/22/2016
 None Noted INSPECTION DATE:
 SALE PRICE: \$250,000
 CONDITIONS OF SALE: SALES PRICE VERIFIED BY: Town
 Market NAME: MA
 DATE: 1/25/2017
 RELATIONSHIP: Twn Rcd & Planner
 ZONING: RPD, Riparian Protection District & A-15, Res
 HIGHEST AND BEST USE: Park
 CONFORMED TO ZONING AT DATE OF SALE?: Yes BUILDING GROUND AREA: N/A
 RESALE AS OF DATE OF APPRAISAL?: NO GROSS BUILDING AREA: N/A
 EXISTING USE LEGALLY PERMITTED: YES NET USABLE AREA: N/A
 ASSESSMENT, MILL RATE, TAXS, ON DATE OF SALE: NUMBER OF STORIES: N/a
 \$ 143,870.00 33.63 \$ 4,838.35 YEAR BUILT: N/A
 LAST YEAR OF REVALUATION: 2012 ROOMS ABOVE GRADE: N/A
 UTILITIES: Electric, Public Water & Sewer BATHS: N/A
 DESCRIPTION AND TOPOGRAPHY: BASEMENT AREA: N/A
 ACRES 2.64 BASEMENT ROOMS: N/A
 SQ.FT. 115,002 From Surv eys 0019 & 0020 CONDITION AT TIME OF SALE: N/A
 EXPLANATION: Purchase of 2 parcels of land. NUMBER OF UNITS: N/A
 60 River Rd is a riverfront parcel of land containing 1.7 ac on the CT River. TYPE OF HEAT: N/A
 61 River Rd is a parcel of land located on the opposite side of River Rd
 and containing 0.94 acre. Both parcels are essentially mostly level. 60
 River Rd still has the remnants of a concrete bulkhead which was utilized
 for boating purposes many years ago. The remaining foundation on 61
 River Rd is the foundation for the marina/storage facility that once existed
 on this site. Wetlands and flood plain present.

UNIT PRICING:
 PER SQ.FT.: \$ 2.17
 PER FRONT FT:
 PER ACRE:
 PER UNIT:

LOT SKETCH



Subject & Comparable Sales Location Map

Borrower	/Owner: City of Stamford						
Property Address	0 High Ridge Rd						
City	Stamford	County	Fairfield	State	CT	Zip Code	06903
Lender/Client	State of Connecticut DOT						



B & A Table

TABLE OF BEFORE AND AFTER CONCLUSIONS									
Value Before the Taking					Value After the Taking				
Description	Unit Value	Value	Total		Description	Unit Value	Value	Total	
Land Comm	77,580 sf x 5/sf		387,900		Land Unencum.	75,156 sf 5/sf		375,780	
	sf				DROW Easement	815 sf 5/sf x 90%		3,668	
	sf	-	-			sf			
						sf			
Total Land Value			\$ 387,900			sf		379,400(rd)	
Site Improvements					Site Improvements				
(Contributory Value)									
							\$ -		
							-		
							-		
Misc Site Improvements			X		Misc Site Improvements			X	
Buildings		\$ -			Buildings		\$ -		
		-					-		
Value of Buildings		X	X		Value of Buildings		X	X	
Fair Market Value of Entire Property Before Taking				387,900 + "X"	Fair Market Value of Entire Property After Taking				379,400 + "X"
SUMMARY:									
Value of the Taking:		Description		Amount of Loss		Totals			
NA		1 Fee Taking		1,609sf x \$5/sf		8,045			
		2 DROW		815sf x \$5/sf x 10%		408			
Affected Misc Site Improvements						X			
		3		Subtotal		8,453			
Subtotal						8,500(rd)			
Damage to the Remainder				0					
Outside the Taking Area (Severance):		0	0	0					
		1		\$ -					
Temp Area:		2		-		0			
Construction Esmt		3	4,966 sf x \$5/sf x 10% x 2 years	\$4,966		5,000(rd)			
						-			
		Net Total Damages				\$ 13,500			

Title Data including 5 Year History - Page 1

ROW-013 Rev. 4/2015

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS

Primary

LOCATION OF PROPERTY west of bridge 01350 TITLE REPORT PROJECT # 135-331
 STATION _____ MAP SERIAL # 001
 SHEET # _____
 OWNER City of Stamford TOWN / CITY Stamford
 MAILING ADDRESS 888 Washington Blvd ROAD SR 137 High Ridge Road
Stamford CT 06701-2930 SEARCH BY W. Summers, ZG
 LEGAL ADDRESS 0 High Ridge Road (004-2062) DATE 2-10-17, 10-8-19

MAP # 004 BLOCK # 2062 UPDATED BY _____
 LOT # - DATE _____
 FIELD CARD Y/N Y DATE 2-14-17 BRING-DOWN CONDEMNATION BY _____
 DATE _____
 PARCEL OUTLINED CERTIFICATE FILED BY _____
 SURVEY MAP Y DATE-TIME _____
 ASSESSOR MAP Y NOTICE FILED-COURT _____
 SKETCH Y DATE-TIME _____
 CLOSING DATE _____
 5 YR. HISTORY Y/N Y RECORDED BY _____
 10 YR. FEDERAL TAX LIEN Y/N None DATE _____

ENCUMBRANCES

(MORTGAGES, LIENS, LEASES, WATER PRIVILEGES, POLE LINES, RIGHT OF WAY)

CONT. INSIDE Y/N N

GRANTEE	INSTRUMENT	VOLUME	PAGE	DATE
<u>Drainage Rights in favor of S.O.C. (135)180-31-43D</u>	<u>Q/C</u>	<u>4685</u>	<u>118</u>	<u>12-19-96</u>

APPURTENANCES

(DRIVEWAY RIGHTS, UTILITY LINES)

CONT. INSIDE Y/N N

INSTRUMENT	VOLUME	PAGE	DATE

SURVEY MAPS INSIDE

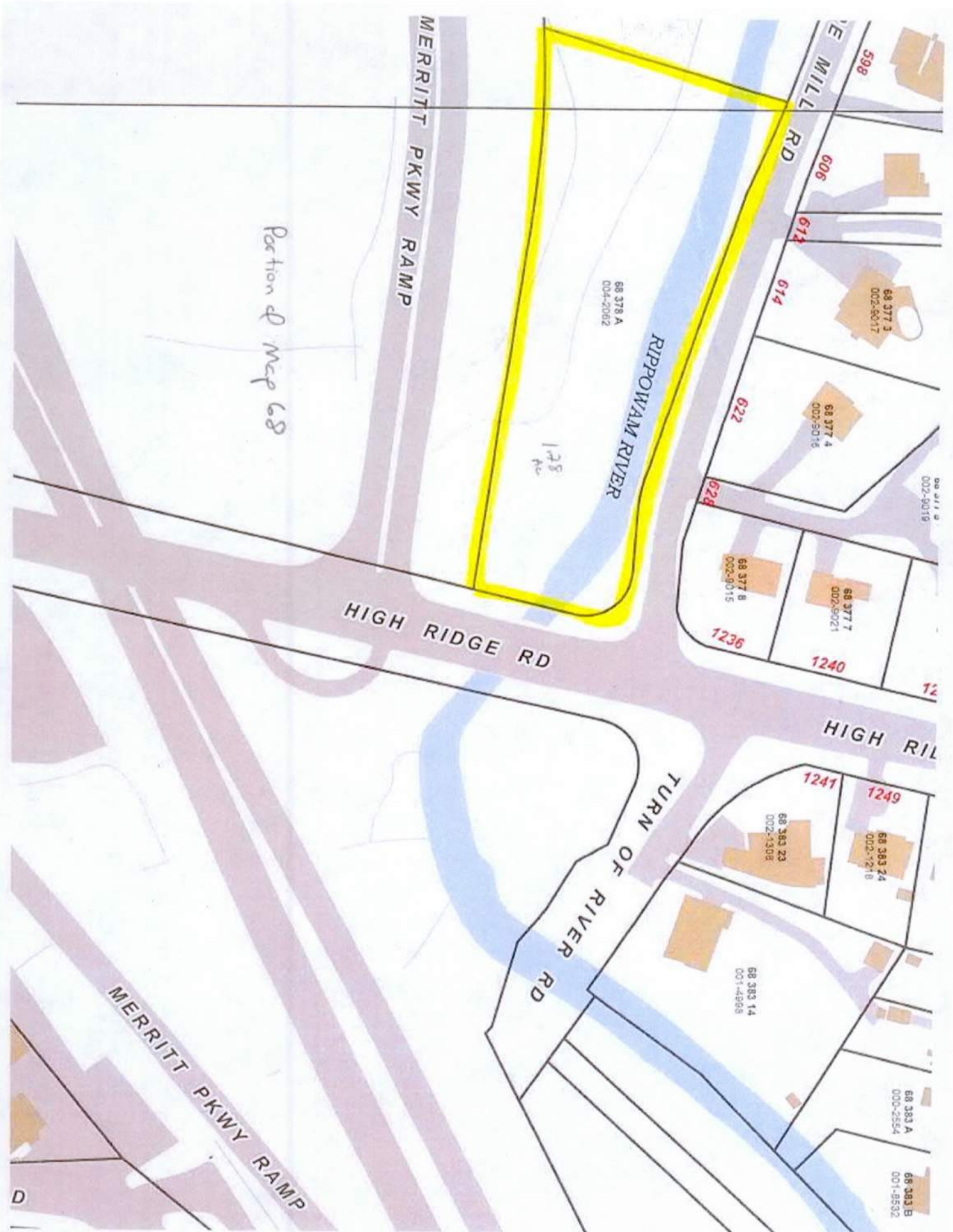
SKETCH ON BACK Y/N Y

TITLE	RECORDING NUMBER	DATE
<u>Map Showing land to be released... 135-180-31-43D</u>		<u>8-5-92</u>
<u>land to be acquired from Catherine Duna Sept 1996</u>		
<u>ROW 10-31-39 135-180-E</u>		
<u>ROW 2-10-1931 No. 574 2nd 3</u>		

SPECIAL REMARKS (POWER OF ATTORNEY, ANCIENT MORTGAGES)

"For Park Purposes only" Q/C 4685/118 12-19-96

Title Data including 5 Year History - Page 3



Title Data including 5 Year History - Page 5

ORIGINAL Recorded 12/19/96 AT 1:09 P.M.

4685/118

QUIT-CLAIM DEED STATUTORY FORM
Block 378



The State of Connecticut, Department of Transportation, J. William Burns, Commissioner, under authority granted by Section 13a-80 of the General Statutes of Connecticut, as revised, acting herein by James F. Byrnes, Jr., P.E., Chief Engineer, Bureau of Engineering and Highway Operations, Department of Transportation, duly authorized, and with the advice and consent of the Office of Policy and Management of the State of Connecticut, and the State Properties Review Board, for a good and valuable consideration Grants for Park Purposes only, to the City of Stamford, a Municipal corporation existing under the laws of the State of Connecticut and having its territorial limits within the County of Fairfield and State of Connecticut, with QUIT-CLAIM COVENANTS,

That certain parcel of land situated in the Town of Stamford, County of Fairfield and State of Connecticut, located on the southerly side of Present Wire Mill Road, at Present High Ridge Road, Conn. Route 137, containing 1.781 acres, more or less, bounded and described as follows:

- NORTHERLY - by Present Wire Mill Road, a total distance of 442.61 feet;
- NORTHEASTERLY- by the intersection of Present Wire Mill Road and Present High Ridge Road, Conn. Route 137, 64.26 feet;
- EASTERLY - by Present High Ridge Road, Conn. Route 137, 87 feet, more or less;
- SOUTHERLY - by Ramp "B" of the Merritt Parkway, a total distance of 502 feet, more or less, by a line designated "Proposed Release Line & Non-Access Highway Line", as shown on the map hereinafter referred to;
- WESTERLY - by land now or formerly of The Stamford Water Company, 213.27 feet.

For the State's source of title to the premises herein conveyed, reference is made to an acquisition by the State of Connecticut from Catherine Dunn as contained in a Warranty Deed recorded in Volume 458 at Page 26 of the Stamford Land Records.

The above-described premises are conveyed subject to such rights and easements as may appear of record and to any state of facts which an inspection of the premises may show.

All rights of Ingress and Egress are specifically denied, directly to and from the Merritt Parkway Ramp "B", Present High Ridge Road, Conn. Route 137, and the intersection of Present High Ridge Road, Conn. Route 137, and Present Wire Mill Road, from and to the land herein conveyed, as more particularly shown on said map.

Title Data including 5 Year History - Page 6

City of Stamford
(135)-180-31-43D

Reserving unto the State Of Connecticut, its successors and assigns, the right, privilege and easement to discharge water onto the land herein conveyed from facilities located within the "Ramp B" right of way, in the direction of the arrows, and into the existing watercourse as shown on said map.

For a more particular description of the above-described premises, reference is made to a map to be filed in the Stamford Town Clerk's Office, entitled: "TOWN OF STAMFORD MAP SHOWING LAND RELEASED TO CITY OF STAMFORD BY THE STATE OF CONNECTICUT MERRITT PARKWAY SCALE 1" = 40' AUGUST 1992 DEPARTMENT OF TRANSPORTATION BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS", Town No. 135, Project No. 180-31, Serial No. 43D, Sheet 1 of 1.

Signed this 17 day of October, A.D. 1996.

Witnessed by:
Lisa S. King
Ralph A. Phillips, Jr.
RALPH A. PHILLIPS, JR.

State of Connecticut
Department of Transportation
J. William Burns, Commissioner
By James F. Byrnes, Jr. (I.S.)
James F. Byrnes, Jr., P.E.
Chief Engineer
Bureau of Engineering and
Highway Operations
Department of Transportation
Duly Authorized

STATE OF CONNECTICUT)
COUNTY OF HARTFORD) ss: Newington

The foregoing Instrument was acknowledged before me this 17 day of October, A.D. 1996, by James F. Byrnes, Jr., P.E., Chief Engineer, Bureau of Engineering and Highway Operations, Department of Transportation of the State of Connecticut.

LISA S. KING
Notary Public
My Commission Expires June 30, 2001
My Commission Expires

Lisa S. King
Notary Public

This conveyance is made with the advice and consent of the undersigned in conformity with Section 13a-80 of the General Statutes of Connecticut, as revised.

Richard W. Kozlowski
Secretary (Date)
Office of Policy and Management
State of Connecticut

State Properties Review Board

APPROVED AS TO FORM:
William B. Balles
Attorney General

By Rowland Balles 11/25/96
(Date)
ROWLAND BALLEK
CHAIRMAN

Date: 11/26/96

Assessor's Online Field Card 2

Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Fireplace Msnry.	
Fpl. Gas/Prefab	
Fpl. Outdoor	
Fpl. Addnl. Open	
Bsmt. Garage	



(<http://images.vgsi.com/photos/StamfordCTPhotos//default.jp>)

Building Layout

(<http://images.vgsi.com/photos/StamfordCTPhotos//Sketches/>)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 902V
Description Exmpt Comm MDL-00
Zone
Neighborhood 0800
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1.78
Depth
Assessed Value \$2,004,020
Appraised Value \$2,862,890

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Assessor's Online Field Card 3

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$0	\$2,862,890	\$2,862,890
2017	\$0	\$2,862,890	\$2,862,890
2016	\$0	\$2,862,890	\$2,862,890

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$0	\$2,004,020	\$2,004,020
2017	\$0	\$2,004,020	\$2,004,020
2016	\$0	\$2,004,020	\$2,004,020

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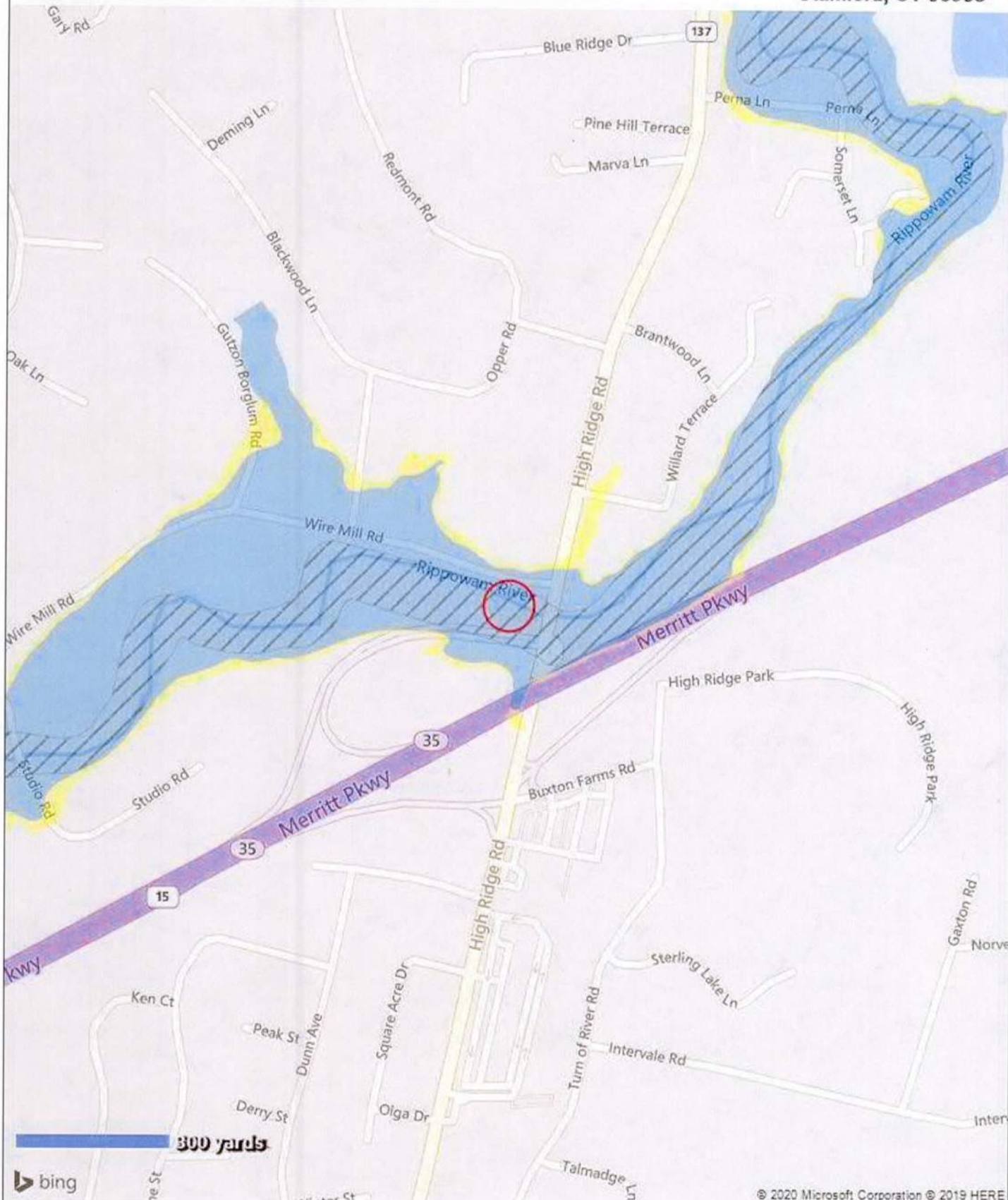
Flood Map

Borrower	/Owner: City of Stamford				
Property Address	0 High Ridge Rd				
City	Stamford	County	Fairfield	State	CT
Lender/Client	State of Connecticut DOT		Zip Code	06903	

InterFlood

 by a la mode

Prepared for: State of Connecticut Department of Transportation
 1236 High Ridge Road
 Stamford, CT 06905



MAP DATA

FEMA Special Flood Hazard Area: Yes
 Map Number: 09001C0506F
 Zone: AE
 Map Date: June 18, 2010
 FIPS: 09001

MAP LEGEND

- Areas inundated by 500-year flooding
- Protected Areas
- Areas inundated by 100-year flooding
- Floodway
- Velocity Hazard
- Subject Area

Powered by CoreLogic®

Property Owner Letter

Borrower	/Owner: City of Stamford			
Property Address	0 High Ridge Rd			
City	Stamford	County Fairfield	State CT	Zip Code 06903
Lender/Client	State of Connecticut DOT			



STATE OF CONNECTICUT
 DEPARTMENT OF TRANSPORTATION
 DIVISION OF RIGHTS OF WAY, APPRAISAL SECTION

2800 BERLIN TURNPIKE, P.O. BOX 317546
 NEWINGTON, CONNECTICUT 06131-7546
 Phone: (860) 594-2425
 Fax: (860) 594-2494



November 19, 2019

The Honorable David Martin, Mayor
 City of Stamford
 888 Washington Boulevard
 Stamford, Connecticut 06901

Dear Mayor Martin,

Subject: Appraisal Property Inspection
 Owner: City of Stamford
 Project & Serial No.: 135-331-001
 Town: Stamford

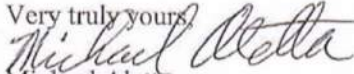
On November 8, 2019, correspondence was sent to you by the State of Connecticut regarding the State's proposed partial acquisition on property located at 0 High Ridge Road in Stamford, CT.

An appraisal must be completed to determine the effect the State's proposed acquisition has on your property as part of the Replacement of Bridge No. 01350 on Route 137 over Rippowam River project. To facilitate the appraisal process, a physical inspection of the exterior of your property must be made.

It is the policy of the Division of Rights of Way to offer the property owner the opportunity to accompany the appraiser on the inspection. Please contact me at 860-594-2425 to schedule a mutually convenient time. If I do not hear from you by December 5, 2019, I will assume that you do not wish to accompany me and I will complete an exterior inspection from the public street.

In approximately 90 days, a representative of the Acquisition Section will contact you to explain, in detail, the State's proposed purchase. The agent will answer any questions you may have. Please be assured you will be given ample time to consider the offer before further action is taken.

Please note that oral representations or promises made during the negotiation process are not binding on the Department of Transportation.

Very truly yours,

 Michael Aletta
 CT Certified General Appraiser
 Division of Rights of Way