

STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

IN RE: :
 :
APPLICATION OF CELLCO PARTNERSHIP : DOCKET NO. 397
D/B/A VERIZON WIRELESS FOR A :
CERTIFICATE OF ENVIRONMENTAL :
COMPATIBILITY AND PUBLIC NEED FOR :
THE CONSTRUCTION, MAINTENANCE :
AND OPERATION OF A WIRELESS :
TELECOMMUNICATIONS FACILITY AT 445 :
PROSPECT STREET, WOODSTOCK, :
CONNECTICUT : APRIL 22, 2010

SUBMISSION OF SUPPLEMENTAL EVIDENCE AND INFORMATION

Cellco Partnership d/b/a Verizon Wireless (“Cellco”) has compiled a series of additional exhibits in support of its proposal to construct a telecommunications facility on the 44-acre Rich Farm property at 445 Prospect Street, Woodstock, Connecticut (the “East Woodstock cell site”). These additional exhibits were compiled at the request of the Connecticut Siting Council (“Council”) and relate to certain specific matters discussed at the Council’s March 11, 2010 hearing. Cellco will seek to have each of these exhibits admitted into the Docket No. 397 record. The numbering of these exhibits follow sequentially, those exhibits previously admitted.

1. Exhibit No. 17 – This exhibit consists of a photograph of a new Cellco installation in Granby, Connecticut. In Granby, Cellco recently extended the height of an existing 64-foot grain silo by 20 feet, to an overall height of 84 feet. Cellco installed its antennas at a centerline height of 74’-6” inside the top of the silo structure. AT&T antennas are located at the 64’-6” level inside the silo.

2. Exhibit No. 18 – This exhibit contains a copy of the Conveyance of Development Rights for the Kuper property located immediately north of the Rich Farm. This exhibit includes a map showing the Kuper property, and the area in the southwest corner of the parcel marked “Lands Retained By Arthur & Phyllis Kuper”. This 2.52 acre portion of the Kuper property is not part of the land whose development rights were sold to the State of Connecticut.
3. Exhibit No. 19 – This exhibit is a coverage map, showing the proposed coverage along portions of Route 169 and Route 197 from Cellco’s existing cell sites and proposed East Woodstock cell site at cellular frequencies.
4. Exhibit No. 20 – This exhibit is a preliminary wetlands delineation map for the southeast portion of the Rich Farm. The “Proposed Alt. Tower Location” identified on this exhibit is the same location as Potential Alternate Site B shown on Exhibit 22 below.
5. Exhibit No. 21 – This exhibit includes a visual assessment memorandum consisting of a series of photosimulations showing the Alternative Site Location near the Rich Farm barn buildings depicting two alternative stealth tower structures; a 150-foot farm silo; a 150-foot windmill structure; and a viewshed map for the Alternate Site Locations. Although Cellco would maintain a 140-foot antenna centerline at this location to meet its coverage objectives, an additional ten feet would be necessary to develop these stealth alternatives. The cost for these alternative structures are estimated to be \$750,000 for the farm silo and \$60,000 to 75,000 for the windmill structure. A tower at any of the alternative site locations would cost Cellco approximately \$50,000.
6. Exhibit No. 22 – This exhibit includes an assessment memorandum of four (4) alternative site locations on the Rich Farm. This memo concludes that Site B is an alternative worthy of further review by the Council. Also included in this exhibit is a series of

photosimulations and associated viewshed map, as well as a preliminary lease exhibit and access route for the "Potential Alternate Site B".

7. Exhibit No. 23 – This exhibit contains existing and proposed coverage plots for a 160-foot tower at Alternate Site B at cellular and PCS frequencies.

Respectfully submitted,

CELLCO PARTNERSHIP d/b/a VERIZON
WIRELESS

By: 

Kenneth C. Baldwin, Esq.
Robinson & Cole LLP
280 Trumbull Street
Hartford, CT 06103-3597
Its Attorneys

EXHIBIT NO.

17



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CONVEYANCE OF DEVELOPMENT RIGHTS

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

KNOW YE THAT ARTHUR KUPER and PHYLLIS KUPER, both of the Town of Woodstock, County of Windham, and State of Connecticut, hereinafter referred to as Grantors, for the consideration of TWO HUNDRED FIFTY THREE THOUSAND FIVE HUNDRED SEVENTY-FIVE and 00/100 (\$253,575.00) DOLLARS and other good and valuable considerations, received to their full satisfaction of the STATE OF CONNECTICUT, a sovereign, do give, grant, bargain, sell and confirm in perpetuity unto the said STATE OF CONNECTICUT, its successors and assigns forever, hereinafter referred to as Grantee, DEVELOPMENT RIGHTS, as such term is defined in Chapter 422a of the Connecticut General Statutes, more specifically Section 22-26bb(d) of the Connecticut General Statutes, in and to the following described agricultural land:

ALL THOSE certain pieces or parcels of land situated in the Town of Woodstock, County of Windham, and State of Connecticut, as follows:

See Schedule "A" annexed hereto and made a part hereof, which land is hereinafter referred to as the "Premises".

The rights herein conveyed are conveyed subject to and in accordance with the purposes and provisions of Chapter 422a of the Connecticut General Statutes, (hereinafter referred to as Chapter 422a).

Said DEVELOPMENT RIGHTS are conveyed subject to the matters on Schedule B attached hereto and made a part hereof.

CUMMINGS, BOLAND, ST. ONGE & BROUILLARD
ATTORNEYS AT LAW
211 KENNEDY DR., P. O. BOX 950, PUTNAM, CT 06260
JURIS NO. 101899 (203) 922-0481

Grantors acknowledge that it is the purpose and intent of Chapter 422a of the Connecticut General Statutes that agricultural land be maintained and preserved for farming and food production purposes and that such maintenance and preservation is necessary in order to insure the well-being of the people of the State of Connecticut now and in the future. Grantors acknowledge that the parties intend by this conveyance to prohibit the subdivision or development of the Premises for residential, commercial and/or industrial purposes on the Premises. This conveyance is made in accordance with the following terms and conditions:

A. The Grantors covenant for themselves, their legal representatives, heirs, successors and assigns, that the Premises will, at all times, be held, used, and conveyed in their entirety and subject to, and not used in violation of, the following restrictions as said restrictions may be limited or affected by the provisions of Paragraph B below.

(1) The fee simple owner of the above described land shall not subdivide, develop, construct on, sell, lease or otherwise improve the Premises for uses that result in rendering the Premises no longer agricultural land;

(2) No use shall be made of the Premises, and no activity shall be permitted or conducted thereon which is or may be inconsistent with the perpetual protection and preservation of the land as agricultural land. No activity shall be carried on which is detrimental to the actual or

potential agricultural use of the Premises, or detrimental to soil conservation, or to good agricultural management practices;

(3) Said development rights are considered and deemed dedicated to the State of Connecticut in perpetuity in accordance with Chapter 422a of the Connecticut General Statutes.

B. Notwithstanding any provision of this instrument to the contrary, the Grantors for themselves, their legal representatives, successors, heirs, and assigns, hereby reserve all other customary rights and privileges of ownership including:

(1) the right to privacy;

(2) the right to carry out regular agricultural practices;

(3) the right to conduct the uses defined in Subsection (q) of Section 1-1 of the Connecticut General Statutes;

(4) the right of the fee owner of the premises to develop, construct on, sell the Premises in its entirety, lease or otherwise improve the Premises to preserve, maintain, operated or continue the Premises as agricultural land, including but not limited to construction thereon of (a) residences for persons directly incidental to farm operation and buildings for animals; (b) roadside stands and farm markets for sale to the consumer of food products and ornamental plants; (c) facilities for the storage of

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equipment and products or processing thereof; (d) such other improvements, activities and uses thereon as may be directly or incidentally related to the operation of the agricultural enterprise, as long as the acreage and productivity of arable land for crops is not materially decreased and due consideration is given to the impact of any decrease in acreage or productivity of such arable land upon the total farm operation, provided, however, that new construction of or modification of an existing farm building necessary to the operation of a farm on prime farmland, as such term is defined by the United States Department of Agriculture, on the Premises, shall be limited to not more than five percent of the total of such prime farmland.

(5) the rights of the fee owner of the Premises to provide for the extraction of gravel or like natural elements for purposes directly or incidentally related to the operation of the agricultural enterprise or;

(6) the rights of the fee owner of the Premises to the existing water and mineral rights, exclusive of gravel, except that no extraction or removal of minerals by any surface mining method shall be permitted. Furthermore, retention of such mineral rights is made subject to the purpose and provisions of Paragraph A (2), above.

Grantors, their successors, heirs and assigns, shall notify the Commissioner of Agriculture of any proposed sub-surface extraction or removal of minerals or construction on the

Premises. Such notification shall be made on a form provided by the Commissioner.

The Commissioner of Agriculture may enter upon the Premises, at all reasonable times, for the purpose of determining compliance with the provisions of this conveyance and of Chapter 422a.

Grantee, its successors and assigns, shall have the right to enforce the restrictions contained in this conveyance by appropriate legal proceedings, including but not limited to, the right to require the restoration of the property to its condition at the time of the conveyance, as modified by any uses and alterations permitted under this conveyance.

TO HAVE AND TO HOLD the above granted DEVELOPMENT RIGHTS, unto it, the said Grantee, its successors and assigns forever, to its and their own proper use and behoof.

AND ALSO, the said Grantors do for themselves, their heirs, executors, successors, assigns and administrators, covenant with the said Grantee, its successors and assigns, that at and until the ensembling of these presents, it is well seized of the Premises, as a good indefeasible estate in FEE SIMPLE: and has good right to bargain and sell said DEVELOPMENT RIGHTS in manner and form as above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

AND FURTHERMORE, the said Grantors, do by these presents bind themselves and their heirs, successors, assigns, executors and administrators forever to WARRANT AND DEFEND the above

granted and bargained DEVELOPMENT RIGHTS in said Premises to the said Grantee, its successors and assigns, against all claims and demand whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, the said Grantors, have hereunto caused their hands and seals to be set this 25th day of April, 1988.

Signed, sealed and delivered in the presence of:

William H. Stokorf
William H. Stokorf

Arthur Kuper
Arthur Kuper

Veronica A. Harris
Veronica A. Harris

Phyllis R. Kuper
Phyllis R. Kuper

STATE OF CONNECTICUT)
COUNTY OF WINDHAM) ss. Putnam April 25, 1988

Personally appeared Arthur Kuper and Phyllis Kuper, signers and sealers of the foregoing instrument and acknowledged the same to be their free act and deed, before me.

William H. St. Onges
William H. St. Onges
Commissioner of the Superior Court

Approved as to Form

Clarine Nardi Riddle

Date: 5/2/88
Clarine Nardi Riddle
Deputy Attorney General

CUMMINGS, BOLAND, ST. ONGE & BROUILLARD
ATTORNEYS AT LAW
211 KENNEDY DR., P. O. BOX 550, PUTNAM, CT 06260
JURIS NO. 101690 G039 928-0481

SCHEDULE A

Parcel A

A certain piece or parcel of land located in the Town of Woodstock, Windham County, Connecticut, bounded and described as follows:

Beginning at a point along the westerly side of Prospect Street, so-called, said point being located approximately 3300 feet southerly along Prospect Street from the Connecticut-Massachusetts State Line, said point being marked by a concrete monument set at the northeast corner of lands of Theriault;

Thence along lands of said Theriault the following two (2) courses:

- 1) South 88 degrees 21 minutes 52 seconds West a distance of 262.66 feet to a concrete monument;
- 2) South 05 degrees 18 minutes 01 seconds East a distance of 200.16 feet to a concrete monument set at lands of Rich and Pattee;

THENCE along lands of said Rich and Pattee the following seven (7) courses:

- 1) South 88 degrees 21 minutes 51 seconds West a distance of 161.80 feet along a stonewall to an iron pin set at a stonewall corner;
- 2) South 89 degrees 21 minutes 20 seconds West a distance of 494.08 feet to an iron pin set in a stonepile;
- 3) South 03 degrees 08 minutes 40 seconds East a distance of 38.28 feet to an iron pin;
- 4) North 89 degrees 24 minutes 17 seconds West a distance of 479.44 feet to an iron pin;
- 5) North 01 degrees 02 minutes 26 seconds West a distance of 517.35 feet to a concrete monument;
- 6) North 89 degrees 21 minutes 07 seconds West a distance of 216.50 feet to an iron pin;
- 7) North 89 degrees 21 minutes 07 seconds West a distance of 565.83 feet to an iron pipe found set in a stonepile at lands of Sherman;

THENCE South 88 degrees 26 minutes 02 seconds West a distance of 320.07 feet along lands of said Sherman to a concrete monument set at a stonewall corner of lands of Rich and Pattee;

THENCE North 01 degrees 50 minutes 40 seconds West a distance of 317.55 feet along a stonewall and along lands of said Rich and Pattee to a field stone set up in said wall;

THENCE North 01 degrees 36 minutes 58 seconds West a distance of 342.45 feet continuing along lands of said Rich and Pattee in part and along lands of Morse in part to a concrete monument set at lands of Remian;

THENCE along lands of said Remian the following three (3) courses:

- 1) North 89 degrees 23 minutes 02 seconds East a distance of 279.78 feet to a drill hole;
- 2) North 89 degrees 23 minutes 02 seconds East a distance of 600.00 feet to a drill hole;
- 3) North 01 degrees 36 minutes 58 seconds West a distance of 346.50 feet to a concrete monument set at lands of Selzo;

THENCE along lands of said Selzo the following two (2) courses:

- 1) North 85 degrees 42 minutes 59 seconds East a distance of 419.00 feet to a concrete monument;
- 2) North 02 degrees 12 minutes 23 seconds West a distance of 386.44 feet to an iron pipe at the East end of a stonewall at lands of Remian;

THENCE along lands of said Remian and along a stonewall the following three (3) courses:

- 1) North 86 degrees 19 minutes 28 seconds East a distance of 285.75 feet to a point;
- 2) North 82 degrees 58 minutes 02 seconds East a distance of 58.84 feet to a point;
- 3) North 86 degrees 41 minutes 15 seconds East a distance of 145.69 feet to a drill hole at lands of Smith;

THENCE, along lands of said Smith and along said stonewall the following four (4) courses:

- 1) North 86 degrees 41 minutes 15 seconds East a distance of 53.65 feet to a point;
- 2) North 84 degrees 21 minutes 50 seconds East a distance of 59.70 feet to a point;
- 3) North 87 degrees 12 minutes 30 seconds East a distance of 111.31 feet to a point;
- 4) North 85 degrees 35 minutes 15 seconds East a distance of 160.28 feet to a concrete monument set at lands of Daniel and Margaret Kuper;

THENCE along lands of said Kuper the following three (3) courses:

- 1) South 06 degrees 31 minutes 42 seconds East a distance of 201.50 feet to a concrete monument;
- 2) South 76 degrees 11 minutes 40 seconds East a distance of 175.87 feet to an iron pin;

3) North 84 degrees 46 minutes 34 seconds East a distance of 50.00 feet to an iron pin set at the westerly side of Prospect Street;

THENCE southerly along the westerly side of said Prospect Street the following six (6) courses:

1) South 06 degrees 32 minutes 37 seconds East a distance of 324.62 feet to an iron pin;

2) South 04 degrees 25 minutes 58 seconds East a distance of 428.12 feet to a point;

3) South 09 degrees 06 minutes 40 seconds East a distance of 87.71 feet to a drill hole;

4) South 06 degrees 01 minutes 12 seconds East a distance of 187.93 feet to a point;

5) South 01 degrees 47 minutes 29 seconds East a distance of 103.71 feet to an iron pin;

6) South 01 degrees 47 minutes 29 seconds East a distance of 396.85 feet to the place or point of beginning, containing 75.14 acres of land, more or less.

Said parcel is shown as "PARCEL A" on a map entitled "Survey of Lands of Arthur and Phyllis Kuper, Prospect Street, Windham County, Woodstock, Connecticut, Scale 1" = 200', Date 1/4/88 Job No. C87-17" by Weller Associates.

Parcel B

A piece or parcel of land located in the Town of Woodstock, Windham County, Connecticut, bounded and described as follows:

Beginning at a point along the easterly side of Prospect Street so-called, at the Connecticut-Massachusetts State Line, said point being located South 88 degrees 26 minutes 26 seconds East a distance of 3.59 feet from a state line bound stone, and said point being marked by an iron pin;

THENCE easterly along the said Connecticut-Massachusetts State Line, and through lands of Arthur and Phyllis Kuper the following four (4) courses:

1) South 88 degrees 26 minutes 26 seconds East a distance of 1320.39 feet to an iron pin set in a North-South stonewall;

2) South 88 degrees 26 minutes 26 seconds East a distance of 278.28 feet to an iron pin;

3) South 88 degrees 26 minutes 26 seconds East a distance of 377.95 feet to a drill hole set in a North-South stonewall.

4) South 88 degrees 26 minutes 26 seconds East a distance of 406.75 feet to a drill hole set in a North-South stonewall at lands of Ziemba.

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THENCE along land of said Ziemba and along a stonewall the following twenty-one (21) courses:

- 1) South 00 degrees 40 minutes 52 seconds West a distance of 32.84 feet to a point;
- 2) South 24 degrees 51 minutes 18 seconds West a distance of 41.13 feet to a concrete monument set at a stonewall corner;
- 3) North 89 degrees 19 minutes 48 seconds West a distance of 109.39 feet to a point;
- 4) South 88 degrees 01 minutes 58 seconds West a distance of 238.57 feet to a point;
- 5) North 89 degrees 41 minutes 54 seconds West a distance of 43.83 feet to an iron pin set at a stonewall intersection;
- 6) North 89 degrees 41 minutes 54 seconds West a distance of 139.20 feet to a point;
- 7) South 88 degrees 51 minutes 03 seconds West a distance of 77.50 feet to a 30-inch hickory tree;
- 8) South 04 degrees 27 minutes 38 seconds West a distance of 69.07 feet to a point;
- 9) South 02 degrees 12 minutes 35 seconds West a distance of 207.44 feet to an iron pin set at a stonewall corner;
- 10) South 07 degrees 54 minutes 00 seconds West a distance of 119.38 feet to a point;
- 11) South 06 degrees 09 minutes 59 seconds West a distance of 146.17 feet to a point;
- 12) South 07 degrees 55 minutes 50 seconds West a distance of 146.52 feet to a drill hole set at a stonewall corner;
- 13) South 89 degrees 57 minutes 20 seconds East a distance of 130.15 feet to a point;
- 14) South 87 degrees 19 minutes 14 seconds East a distance of 57.31 feet to a point;
- 15) North 89 degrees 59 minutes 24 seconds East a distance of 100.90 feet to a point;
- 16) South 87 degrees 02 minutes 44 seconds East a distance of 57.74 feet to a concrete monument set at a stonewall intersection.
- 17) South 07 degrees 14 minutes 05 seconds West a distance of 135.99 feet to a point;
- 18) South 09 degrees 03 minutes 36 seconds West a distance of 139.59 feet to a point;
- 19) South 14 degrees 58 minutes 49 seconds West a distance of 75.67 feet to a point;
- 20) South 24 degrees 04 minutes 35 seconds West a distance of 62.75 feet to a point;

21) South 31 degrees 12 minutes 26 seconds West a distance of 101.53 feet, partly along a stonewall to an iron pin set in the centerline of the Old Willard Pratt Road so-called, said to be a discontinued road, and at lands of Mitchell and Ziemba.

THENCE along the centerline of said discontinued road and along said lands of Mitchell and Ziemba South 88 degrees 36 minutes 50 seconds West a distance of 39.83 feet to an iron pin.

THENCE continuing along lands of said Mitchell and Ziemba, mostly along a stonewall, the following nine (9) courses:

- 1) South 03 degrees 28 minutes 53 seconds East a distance of 295.86 feet to a point;
- 2) South 06 degrees 30 minutes 48 seconds East a distance of 151.05 feet to a drill hole;
- 3) South 60 degrees 05 minutes 57 seconds West a distance of 75.69 feet to a point;
- 4) South 41 degrees 07 minutes 30 seconds West a distance of 43.67 feet to a drill hole;
- 5) South 08 degrees 42 minutes 46 seconds West a distance of 256.57 feet to a drill hole;
- 6) South 05 degrees 13 minutes 51 seconds East a distance of 111.36 feet to a point;
- 7) South 02 degrees 18 minutes 41 seconds East a distance of 78.72 feet to a drill hole;
- 8) South 05 degrees 59 minutes 58 seconds West a distance of 55.86 feet to a point;
- 9) South 02 degrees 51 minutes 17 seconds West a distance of 76.02 feet to an iron pin set at a stonewall corner at lands of Ide;

THENCE along lands of said Ide and along lands of an unknown owner, South 07 degrees 20 minutes 32 seconds East a distance of 527.68 feet to an iron pin;

THENCE along lands of said unknown owner the following two (2) courses:

- 1) South 09 degrees 25 minutes 10 seconds East a distance of 166.19 feet to an 8" pine tree;
- 2) South 05 degrees 15 minutes 13 seconds West a distance of 315.48 feet to a concrete monument set at lands of Rich and Pattee;

THENCE along lands of said Rich and Pattee and along a stonewall in part, the following five (5) courses;

- 1) South 88 degrees 02 minutes 43 seconds West a distance of 123.04 feet to a point;

2) South 86 degrees 12 minutes 35 seconds West a distance of 146.31 feet to a point;

3) South 88 degrees 04 minutes 25 seconds West a distance of 77.54 feet to an iron pin;

4) South 87 degrees 54 minutes 53 seconds West a distance of 268.84 feet to a point;

5) South 87 degrees 49 minutes 56 seconds West a distance of 96.42 feet to a concrete monument set at lands of Arthur and Phyllis Kuper;

THENCE through lands of said Kuper the following two (2) courses:

1) North 04 degrees 08 minutes 55 seconds West a distance of 400.00 feet to a point;

2) South 88 degrees 33 minutes 09 seconds West a distance of 272.94 feet to a concrete monument set along the easterly side of said Prospect Street;

THENCE northerly along the easterly side of Prospect Street the following fifteen (15) courses:

1) North 02 degrees 30 minutes 42 seconds West a distance of 264.50 feet to a point;

2) North 00 degrees 04 minutes 51 seconds West a distance of 179.09 feet to a point;

3) North 06 degrees 01 minutes 12 seconds West a distance of 191.12 feet to an iron pin;

4) North 09 degrees 06 minutes 40 seconds West a distance of 87.02 feet to a point;

5) North 04 degrees 25 minutes 58 seconds West a distance of 427.00 feet to an iron pin;

6) North 06 degrees 32 minutes 37 seconds West a distance of 581.17 feet to an iron pin;

7) North 08 degrees 02 minutes 12 seconds West a distance of 74.52 feet to a point;

8) Along a curve to the left, with a radius of 340.00 feet, an arc length of 227.37 feet, a chord bearing of North 26 degrees 54 minutes 30 seconds West, a chord distance of 223.16 feet to an iron pin;

9) North 46 degrees 03 minutes 58 seconds West a distance of 102.05 feet to an iron pin;

10) Along a curve to the right, with a radius of 280.00 feet, an arc length of 114.64 feet, a chord bearing of North 34 degrees 20 minutes 13 seconds West, a chord distance of 113.84 feet to an iron pin;

11) North 22 degrees 36 minutes 28 seconds West a distance of 210.64 feet to a point;

NOTICE OF ACQUISITION OF DEVELOPMENT RIGHTS

Pursuant to Section 22-26cc(b) of the Connecticut General Statutes, notice is hereby given that pursuant to Chapter 422(a) of the Connecticut General Statutes, the State of Connecticut, acting by and through the Commissioner of Agriculture, has acquired development rights as such term is defined in Section 22-26bb(d) of the Connecticut General Statutes, from ARTHUR KUPER and PHYLLIS KUPER, both of the Town of Woodstock, County of Windham, and State of Connecticut, such parties being the fee simple owners of agricultural land, as such term is defined in Section 22-26bb(a) of the Connecticut General Statutes. The land upon which such rights have been acquired is defined in Schedule A attached hereto and made a part hereof.

It is the purpose and intent of such conveyance to protect such land as agricultural land in accordance with the Statement of Intent set forth in Section 22-26aa of the Connecticut General Statutes so as to benefit the well being of the people of the State of Connecticut now and in the future.

For a more detailed description of the restrictions on such land, reference is made to that certain Conveyance of Development Rights from ARTHUR KUPER and PHYLLIS KUPER to the State of Connecticut dated April 15, 1988, a copy of which has been recorded in the Land Records of the Town of Woodstock on May 4, , 1988 at 3:00 ~~XXX~~/p.m.

IN WITNESS WHEREOF, I have hereunto set my hand and seal
this 27th day of April 1988.

Signed, sealed and delivered
in the presence of:

Faith F. Casarella
Faith F. Casarella

Kenneth B. Andersen (L.S.)
Kenneth B. Andersen
Commissioner of Agriculture

Patricia Russell
Patricia Russell

STATE OF CONNECTICUT)
COUNTY OF HARTFORD) ss. Hartford April 27, 1988

Personally appeared KENNETH B. ANDERSEN, Commissioner of
Agriculture of the State of Connecticut, signer and sealer of the
foregoing instrument and acknowledged the same to be his free act
and deed and the free act and deed of the State of Connecticut,
before me.

Joseph J. Dippel
~~Commissioner of the Superior Court~~
Notary Public

JOSEPH J. DIPPEL
NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 31, 1993



CUMMINGS, BOLAND, ST. ONGE & BROUILLARD
ATTORNEYS AT LAW
211 KENNEDY DR., P. O. BOX 650, PUTNAM, CT 06260
JURIS NO. 101698 C031 928-0481

SCHEDULE A

Parcel A

A certain piece or parcel of land located in the Town of Woodstock, Windham County, Connecticut, bounded and described as follows:

Beginning at a point along the westerly side of Prospect Street, so-called, said point being located approximately 3300 feet southerly along Prospect Street from the Connecticut-Massachusetts State Line, said point being marked by a concrete monument set at the northeast corner of lands of Theriault;

Thence along lands of said Theriault the following two (2) courses:

- 1) South 88 degrees 21 minutes 52 seconds West a distance of 262.66 feet to a concrete monument;
- 2) South 05 degrees 18 minutes 01 seconds East a distance of 200.16 feet to a concrete monument set at lands of Rich and Pattee;

THENCE along lands of said Rich and Pattee the following seven (7) courses:

- 1) South 88 degrees 21 minutes 51 seconds West a distance of 161.80 feet along a stonewall to an iron pin set at a stonewall corner;
- 2) South 89 degrees 21 minutes 20 seconds West a distance of 494.08 feet to an iron pin set in a stonepile;
- 3) South 03 degrees 08 minutes 40 seconds East a distance of 38.28 feet to an iron pin;
- 4) North 89 degrees 24 minutes 17 seconds West a distance of 479.44 feet to an iron pin;
- 5) North 01 degrees 02 minutes 26 seconds West a distance of 517.35 feet to a concrete monument;
- 6) North 89 degrees 21 minutes 07 seconds West a distance of 216.50 feet to an iron pin;
- 7) North 89 degrees 21 minutes 07 seconds West a distance of 565.83 feet to an iron pipe found set in a stonepile at lands of Sherman;

THENCE South 88 degrees 26 minutes 02 seconds West a distance of 320.07 feet along lands of said Sherman to a concrete monument set at a stonewall corner of lands of Rich and Pattee;

THENCE North 01 degrees 50 minutes 40 seconds West a distance of 317.55 feet along a stonewall and along lands of said Rich and Pattee to a field stone set up in said wall;

THENCE North 01 degrees 36 minutes 58 seconds West a distance of 342.45 feet continuing along lands of said Rich and Pattee in part and along lands of Morse in part to a concrete monument set at lands of Remian;

THENCE along lands of said Remian the following three (3) courses:

- 1) North 89 degrees 23 minutes 02 seconds East a distance of 279.78 feet to a drill hole;
- 2) North 89 degrees 23 minutes 02 seconds East a distance of 600.00 feet to a drill hole;
- 3) North 01 degrees 36 minutes 58 seconds West a distance of 346.50 feet to a concrete monument set at lands of Selzo;

THENCE along lands of said Selzo the following two (2) courses:

- 1) North 85 degrees 42 minutes 59 seconds East a distance of 419.00 feet to a concrete monument;
- 2) North 02 degrees 12 minutes 23 seconds West a distance of 386.44 feet to an iron pipe at the East end of a stonewall at lands of Remian;

THENCE along lands of said Remian and along a stonewall the following three (3) courses:

- 1) North 86 degrees 19 minutes 28 seconds East a distance of 285.75 feet to a point;
- 2) North 82 degrees 58 minutes 02 seconds East a distance of 58.84 feet to a point;
- 3) North 86 degrees 41 minutes 15 seconds East a distance of 145.69 feet to a drill hole at lands of Smith;

THENCE, along lands of said Smith and along said stonewall the following four (4) courses:

- 1) North 86 degrees 41 minutes 15 seconds East a distance of 53.65 feet to a point;
- 2) North 84 degrees 21 minutes 50 seconds East a distance of 59.70 feet to a point;
- 3) North 87 degrees 12 minutes 30 seconds East a distance of 111.31 feet to a point;
- 4) North 85 degrees 35 minutes 15 seconds East a distance of 160.28 feet to a concrete monument set at lands of Daniel and Margaret Kuper;

THENCE along lands of said Kuper the following three (3) courses:

- 1) South 06 degrees 31 minutes 42 seconds East a distance of 201.50 feet to a concrete monument;
- 2) South 76 degrees 11 minutes 40 seconds East a distance of 175.87 feet to an iron pin;

3) North 84 degrees 46 minutes 34 seconds East a distance of 50.00 feet to an iron pin set at the westerly side of Prospect Street;

THENCE southerly along the westerly side of said Prospect Street the following six (6) courses:

- 1) South 06 degrees 32 minutes 37 seconds East a distance of 324.62 feet to an iron pin;
- 2) South 04 degrees 25 minutes 58 seconds East a distance of 428.12 feet to a point;
- 3) South 09 degrees 06 minutes 40 seconds East a distance of 87.71 feet to a drill hole;
- 4) South 06 degrees 01 minutes 12 seconds East a distance of 187.93 feet to a point;
- 5) South 01 degrees 47 minutes 29 seconds East a distance of 103.71 feet to an iron pin;
- 6) South 01 degrees 47 minutes 29 seconds East a distance of 396.85 feet to the place or point of beginning, containing 75.14 acres of land, more or less.

Said parcel is shown as "PARCEL A" on a map entitled "Survey of Lands of Arthur and Phyllis Kuper, Prospect Street, Windham County, Woodstock, Connecticut, Scale 1" = 200', Date 1/4/88 Job No. C87-17" by Weiler Associates.

Parcel B

A piece or parcel of land located in the Town of Woodstock, Windham County, Connecticut, bounded and described as follows:

Beginning at a point along the easterly side of Prospect Street so-called, at the Connecticut-Massachusetts State Line, said point being located South 88 degrees 26 minutes 26 seconds East a distance of 3.59 feet from a state line bound stone, and said point being marked by an iron pin;

THENCE easterly along the said Connecticut-Massachusetts State Line, and through lands of Arthur and Phyllis Kuper the following four (4) courses:

- 1) South 88 degrees 26 minutes 26 seconds East a distance of 1320.39 feet to an iron pin set in a North-South stonewall;
- 2) South 88 degrees 26 minutes 26 seconds East a distance of 278.28 feet to an iron pin;
- 3) South 88 degrees 26 minutes 26 seconds East a distance of 377.95 feet to a drill hole set in a North-South stonewall.
- 4) South 88 degrees 26 minutes 26 seconds East a distance of 406.75 feet to a drill hole set in a North-South stonewall at lands of Ziemba.

THENCE along land of said Ziembra and along a stonewall the following twenty-one (21) courses:

- 1) South 00 degrees 40 minutes 52 seconds West a distance of 32.84 feet to a point;
- 2) South 24 degrees 51 minutes 18 seconds West a distance of 41.13 feet to a concrete monument set at a stonewall corner;
- 3) North 89 degrees 19 minutes 48 seconds West a distance of 109.39 feet to a point;
- 4) South 88 degrees 01 minutes 58 seconds West a distance of 238.57 feet to a point;
- 5) North 89 degrees 41 minutes 54 seconds West a distance of 43.83 feet to an iron pin set at a stonewall intersection;
- 6) North 89 degrees 41 minutes 54 seconds West a distance of 139.20 feet to a point;
- 7) South 88 degrees 51 minutes 03 seconds West a distance of 77.50 feet to a 30-inch hickory tree;
- 8) South 04 degrees 27 minutes 38 seconds West a distance 69.07 feet to a point;
- 9) South 02 degrees 12 minutes 35 seconds West a distance of 207.44 feet to an iron pin set at a stonewall corner;
- 10) South 07 degrees 54 minutes 00 seconds West a distance of 119.38 feet to a point;
- 11) South 06 degrees 09 minutes 59 seconds West a distance of 146.17 feet to a point;
- 12) South 07 degrees 55 minutes 50 seconds West a distance of 146.52 feet to a drill hole set at a stonewall corner;
- 13) South 89 degrees 57 minutes 20 seconds East a distance of 130.15 feet to a point;
- 14) South 87 degrees 19 minutes 14 seconds East a distance of 57.31 feet to a point;
- 15) North 89 degrees 59 minutes 24 seconds East a distance of 100.90 feet to a point;
- 16) South 87 degrees 02 minutes 44 seconds East a distance of 57.74 feet to a concrete monument set at a stonewall intersection.
- 17) South 07 degrees 14 minutes 05 seconds West a distance of 135.99 feet to a point;
- 18) South 09 degrees 03 minutes 36 seconds West a distance of 139.59 feet to a point;
- 19) South 14 degrees 58 minutes 49 seconds West a distance of 75.67 feet to a point;
- 20) South 24 degrees 04 minutes 35 seconds West a distance of 62.75 feet to a point;

21) South 31 degrees 12 minutes 26 seconds West a distance of 101.53 feet, partly along a stonewall to an iron pin set in the centerline of the Old Willard Pratt Road so-called, said to be a discontinued road, and at lands of Mitchell and Ziemba.

THENCE along the centerline of said discontinued road and along said lands of Mitchell and Ziemba South 88 degrees 36 minutes 50 seconds West a distance of 39.83 feet to an iron pin.

THENCE continuing along lands of said Mitchell and Ziemba, mostly along a stonewall, the following nine (9) courses:

1) South 03 degrees 28 minutes 53 seconds East a distance of 295.86 feet to a point;

2) South 06 degrees 30 minutes 48 seconds East a distance of 151.05 feet to a drill hole;

3) South 60 degrees 05 minutes 57 seconds West a distance of 75.69 feet to a point;

4) South 41 degrees 07 minutes 30 seconds West a distance of 43.67 feet to a drill hole;

5) South 08 degrees 42 minutes 46 seconds West a distance of 256.57 feet to a drill hole;

6) South 05 degrees 13 minutes 51 seconds East a distance of 111.36 feet to a point;

7) South 02 degrees 18 minutes 41 seconds East a distance of 78.72 feet to a drill hole;

8) South 05 degrees 59 minutes 58 seconds West a distance of 55.86 feet to a point;

9) South 02 degrees 51 minutes 17 seconds West a distance of 76.02 feet to an iron pin set at a stonewall corner at lands of Ide;

THENCE along lands of said Ide and along lands of an unknown owner, South 07 degrees 20 minutes 32 seconds East a distance of 527.68 feet to an iron pin;

THENCE along lands of said unknown owner the following two (2) courses:

1) South 09 degrees 25 minutes 10 seconds East a distance of 166.19 feet to an 8" pine tree;

2) South 05 degrees 15 minutes 13 seconds West a distance of 315.48 feet to a concrete monument set at lands of Rich and Pattee;

THENCE along lands of said Rich and Pattee and along a stonewall in part, the following five (5) courses;

1) South 88 degrees 02 minutes 43 seconds West a distance of 123.04 feet to a point;

2) South 86 degrees 12 minutes 35 seconds West a distance of 146.31 feet to a point;

3) South 88 degrees 04 minutes 25 seconds West a distance of 77.54 feet to an iron pin;

4) South 87 degrees 54 minutes 53 seconds West a distance of 268.84 feet to a point;

5) South 87 degrees 49 minutes 56 seconds West a distance of 96.42 feet to a concrete monument set at lands of Arthur and Phyllis Kuper;

THENCE through lands of said Kuper the following two (2) courses:

1) North 04 degrees 08 minutes 55 seconds West a distance of 400.00 feet to a point;

2) South 88 degrees 33 minutes 09 seconds West a distance of 272.94 feet to a concrete monument set along the easterly side of said Prospect Street;

THENCE northerly along the easterly side of Prospect Street the following fifteen (15) courses:

1) North 02 degrees 30 minutes 42 seconds West a distance of 264.50 feet to a point;

2) North 00 degrees 04 minutes 51 seconds West a distance of 179.09 feet to a point;

3) North 06 degrees 01 minutes 12 seconds West a distance of 191.12 feet to an iron pin;

4) North 09 degrees 06 minutes 40 seconds West a distance of 87.02 feet to a point;

5) North 04 degrees 25 minutes 58 seconds West a distance of 427.00 feet to an iron pin;

6) North 06 degrees 32 minutes 37 seconds West a distance of 581.17 feet to an iron pin;

7) North 08 degrees 02 minutes 12 seconds West a distance of 74.52 feet to a point;

8) Along a curve to the left, with a radius of 340.00 feet, an arc length of 227.37 feet, a chord bearing of North 26 degrees 54 minutes 30 seconds West, a chord distance of 223.16 feet to an iron pin;

9) North 46 degrees 03 minutes 58 seconds West a distance of 102.05 feet to an iron pin;

10) Along a curve to the right, with a radius of 280.00 feet, an arc length of 114.64 feet, a chord bearing of North 34 degrees 20 minutes 13 seconds West, a chord distance of 113.84 feet to an iron pin;

11) North 22 degrees 36 minutes 28 seconds West a distance of 210.64 feet to a point;

12) North 22 degrees 24 minutes 03 seconds West a distance of 283.91 feet to an iron pin;

13) North 28 degrees 24 minutes 03 seconds West a distance of 186.06 feet to an iron pin;

14) North 30 degrees 30 minutes 00 seconds West a distance of 136.23 feet to a drill hole;

15) North 26 degrees 22 minutes 14 seconds West a distance of 174.10 feet to the place or point of beginning, containing 93.91 acres of land, more or less.

Said parcel is shown as "Parcel B" on a map entitled "Survey of Lands of Arthur and Rhyllis Kuper, Prospect Street, Windham County, Woodstock, Connecticut, Scale 1" = 200', Date 1/4/88, Job No. C87-178 by ~~Weller Associates~~.

Received May 4, 1988 at 3:00 p.m.

Attest: Judith Walberg Corser
Town Clerk

