

ADDENDUM

Borrower: NA	File No.: 18-1097
Property Address: 0 West Thompson Road	Case No.:
City: Thompson	State: CT Zip: 06277
Lender: Loretta Goeller	

Site Comments

Map ID: 67/102/28

Size: 25+/- acres

Rd Frontage: None

Shape: Irregular

Topography: Generally level

Soils: The soils that make up the majority of the land are Agawam, Hinckley and Occum which are well to excessively well draining soils classified as prime farmland and farmland of statewide importance. The northeastern area of the parcel is made up of Udorthents-Urban soils also a well drained soil. There are about 2 acres of wetland soil (Symbol 101 on the soils map).

Easements: The subject land is accessed from Old Route 2 by a deeded right of way over the railroad. The land is subject to an easement in favor of the abutting lot to the north and to a utility and telephone easement crossing the parcel in the most southern area.

Remarks: The majority of the subject land is in flood hazard areas as indicated on the enclosed flood map. The northeastern 5+/- acres appears to be the only feasible buildable area. The land includes 2,500+/- linear feet of road frontage on the Quinebaug River. The highest and Best use of the land is for industrial use as allowed, farming and possible solar farm.

Zoning

The subject property is a legal nonconforming lot. The zoning regulations require 40,000 square feet of land with a minimum 150 feet of road frontage on a town road. The subject has no road frontage but is grandfathered as it is a lot of record prior to current zoning laws. Allowed uses include manufacturing, wholesaling, warehousing, research laboratories and office.

Comments on Sales Comparison

The sales closed between July of 2013 and June of 2017 in a stable market. It was necessary to include older sales due to the slow industrial market. No time of sale adjustment was warranted. The sales are adjusted on a per acre basis. Sale #1 is adjusted upward for size (+10%) as it is much larger than the subject. This adjustment is based on sales data that indicates a larger parcel will typically have a lower per acre value and vice versa. No size adjustment is made on Sales #2 and #3 as they are very similar in size.

Sale #1: Other than the size adjustment this parcel is very similar. Access is encumbered by the lack of road frontage and water. The property had been on and off the market since 2011. A local investor who also owns abutting land on Powhatten Street purchased the property.

Sale #2: This is the sale of an industrial parcel located in the Killingly I-Park adjacent to I-395 (-20%). The property is accessed from a deeded right of way at the end of Alexander Parkway. The parcel is subject to a gas line easement and a CL & P easement. There are undetermined gravel deposits on the land. This land has superior development potential (+20%).

Sale #3: This parcel has inferior potential as it is located off a discontinued road with no utilities. This is residential land, included due to the lack of industrial land sales and because of the similar size and location in Thompson.

The adjusted sales prices indicate a potential market value of \$1,695 to \$2,196 per acre for the subject. Based on the data a market value of \$2,000/acre is estimated.

Then: 25 acres x \$2,000/acre = \$50,000.

Exposure Time

Exposure time is the estimated length of time prior to the effective date of the appraisal the property being appraised would have had to be exposed to the open market in order to contract a buyer at market value. To the appraiser's knowledge the subject is not currently offered for sale nor has it been on the market in recent months. If offered for sale at the appraised market value an exposure time of 6-18 months is estimated.

Condition of Appraisal Comments

Extraordinary assumptions made are that there are no known legal, environmental or economic concerns affecting the subject property as of the date of appraisal. If these assumptions were found to be false, it could alter the appraiser's opinion of value.

No hypothetical conditions were used in the appraisal.

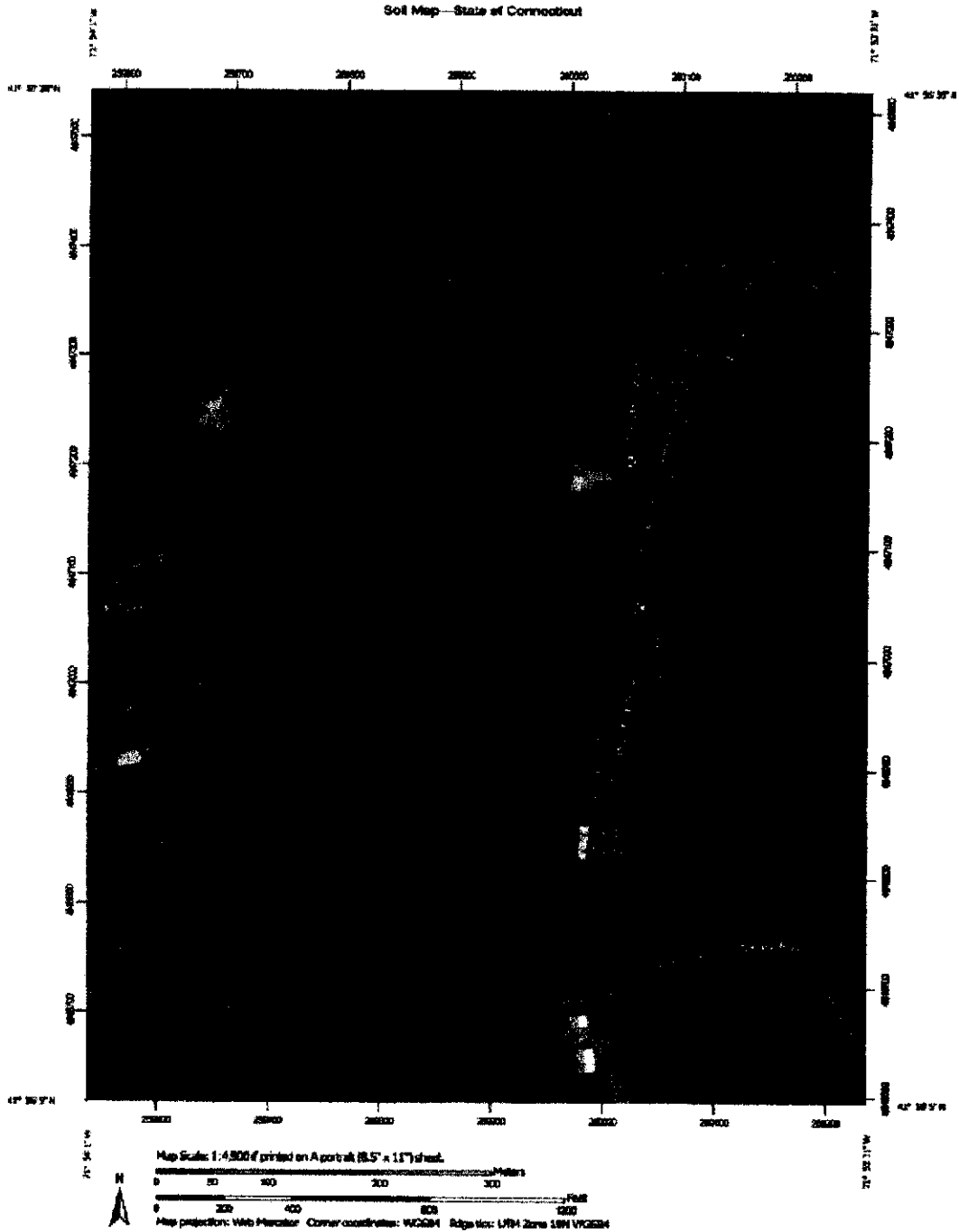
Extra Comments

Definition of Value and Intended Use

The function of this Appraisal Report is to provide an opinion of market value for the fee simple estate identified as Map 67 Block 102 Lot 28 in the Town of Thompson, CT. The client is Loretta Goeller. The intended use of the appraisal is to assist the client with the settlement of an estate. The intended users are the court, the client and her appointees.

Soils Map (Not to exact scale)

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Lender: Loretta Goeller	



USDA
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

4/26/2018
Page 1 of 3

"B"

**PERMANENT SIGHTLINE EASEMENT AND
PERMANENT RIGHT TO MAINTAIN SIGHTLINE
TO BE GRANTED TO AGRO-TECH, LLC
OVER LAND OF REARDON ROAD PROPERTIES, LLC**

KNOW ALL MEN BY THESE PRESENTS:

That IT, **REARDON ROAD PROPERTIES, LLC**, a Connecticut limited liability company with a principal place of business in the Town of Thompson, County of Windham, and State of Connecticut, hereinafter referred to as (Grantor"), as the Owner of Property referenced in the Town of Thompson Land Records in Volume 594, Page 239, for good and valuable considerations do hereby give, grant, bargain, sell and convey unto **AGRO-TECH, LLC**, a Connecticut limited liability company with a principal place of business in the Town of Thompson the Town of Thompson, County of Windham, and State of Connecticut, hereinafter referred to as (Grantee"), as the Owner of Property referenced in the Town of Thompson Land Records in Volume 628, Page 118, the permanent right for a sightline easement and the permanent right to maintain a sightline over and across real property of the Grantor situated on the westerly side of Riverside Drive, Route 12, in the Town of Thompson, County of Windham and State of Connecticut, which rights are more particularly described as follows:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the hereinbefore-granted permanent sightline easement and permanent right to maintain sightline in favor of the Grantee, its successors and assigns forever.

In addition, pursuant to the NOTE concerning sightline easement "B" shown on the MAP, which MAP is referenced in Schedule "A", the GRANTOR grants to the GRANTEE the permanent right to access the sightline easement area described in Schedule "A" and the GRANTEE shall then be responsible to maintain said sightline easement area and that all vegetation within the sightline easement area shall be permanently maintained to provide adequate sightline.

Schedule 'A' - Easement 'A'**Easement Reardon Road Properties, LLC to Agro-Tech, LLC**

Beginning at an iron pipe on the westerly highway line of Connecticut Route 12, A/K/A Riverside Drive, said iron pipe being the northeasterly corner of herein described easement;

Thence, proceeding S27°-20'-00"E along said Connecticut Route 12, A/K/A Riverside Drive, for a distance of 191.52 feet to a point;

Thence, proceeding N32°-32'-38"W thru the easterly side of land of Reardon Road Properties, LLC, for a distance of 187.38 feet to a point on the southerly line of Agro-Tech, LLC;

Thence, proceeding N46°-33'-00"E along land now or formerly of Agro-Tech, LLC, for a distance of 17.71 feet to an iron pipe in the westerly highway line of Connecticut Route 12, A/K/A Riverside Drive, said iron pipe being the point of beginning.

The above described easement is shown on a map entitled "Sight Line Easement Plan, 'Agro-Tech Auto Wash & Lube Center', Prepared For: Agro-Tech, LLC, Lot 1B Riverside Drive(Connecticut Route 12), Thompson, Connecticut, Date: 11/06, Scale: 1"=20 FT., Sheet 4 of 10, Messier & Associates, Inc., Surveyors-Engineers, Putnam/Manchester, CT., Robert R. Messier, L.S., Rev. 1, 01-02-07, Rev. 2, 01-16-07, Rev. 3, 2-28-07."

The intent of this conveyance is to transfer a permanent sight line easement to Agro-Tech, LLC along the westerly highway line of Connecticut Route 12, A/K/A Riverside Drive.

Schedule 'A' Easement 'B'**Easement Reardon Road Properties, LLC to Agro-Tech, LLC**

Beginning at a point on the westerly highway line of Connecticut Route 12, A/K/A Riverside Drive, said point being the northeasterly corner of herein described easement;

Thence, proceeding S73°-43'-41"E along said Connecticut Route 12, A/K/A Riverside Drive, for a distance of 40.15 feet to a point;

Thence, proceeding along said Connecticut Route 12, A/K/A Riverside Drive, on a curve to the right having a delta angle of 28°-35'-06", a radius of 286.65 feet and a length of arc of 143.01 feet to an iron pin;

Thence, proceeding S48°-43'-45"W along land now or formerly of Agro-Tech, LLC, for a distance of 63.45 feet to a point;

Thence, proceeding N41°-32'-35"W thru land now or formerly of Reardon Road Properties, LLC, for a distance of 168.81 feet to a point, said point being the point of beginning.

The above described easement is shown on a map entitled "Sight Line Easement Plan, 'Agro-Tech Auto Wash & Lube Center', Prepared For: Agro-Tech, LLC, Lot 1B Riverside Drive (Connecticut Route 12), Thompson, Connecticut, Date: 11/06, Scale: 1"=20 FT., Sheet 4 of 10, Messier & Associates, Inc., Surveyors-Engineers, Putnam/Manchester, CT., Robert R. Messier, L.S., Rev. 1, 01-02-07, Rev. 2, 01-16-07, Rev. 3, 2-28-07."

The intent of this conveyance is to transfer a permanent sight line easement to Agro-Tech, LLC along the southerly highway line of Connecticut Route 12, A/K/A Riverside Drive.

Schedule 'A' - Easement 'C'**Easement Agro-Tech, LLC to Reardon Road Properties, LLC**

Beginning at an iron pipe on the westerly highway line of Connecticut Route 12, A/K/A Riverside Drive, said iron pipe being the southeasterly corner of herein described easement;

Thence, proceeding S46°-33'-00"E along land now or formerly of Reardon Road Properties, LLC, for a distance of 93.71 feet to a point;

Thence, proceeding along a curve to the right having a delta angle of 20°-36'-36", a radius of 66.18 feet and a length of arc of 23.80 feet to a point;

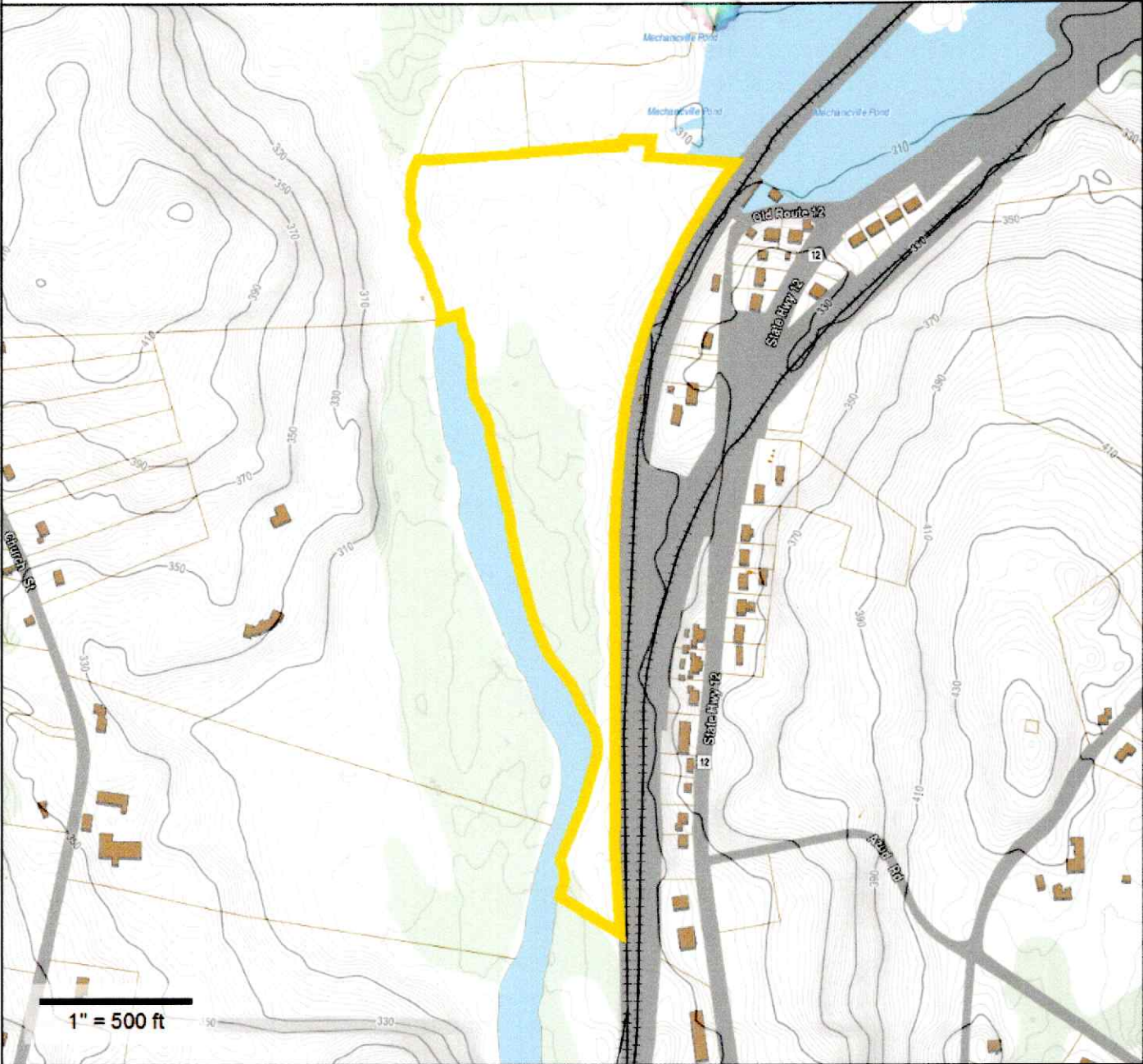
Thence, proceeding along a curve to the right having a delta angle of 45°-28'-30", a radius of 57.21 feet and a length of arc of 45.41 feet to a point;

Thence, proceeding N22°-05'-55"E for a distance of 91.24 feet to a point on the westerly highway line of Connecticut Route 12, A/K/A Riverside Drive;

Thence, proceeding S27°-20'-00"E along said Connecticut Route 12, A/K/A Riverside Drive, for a distance of 95.23 feet to an iron pipe, said iron pipe being the point of beginning.

The above described easement is shown on a map entitled "Sight Line Easement Plan, 'Agro-Tech Auto Wash & Lube Center', Prepared For: Agro-Tech, LLC, Lot 1B Riverside Drive(Connecticut Route 12), Thompson, Connecticut, Date: 11/06, Scale: 1"=20 FT., Sheet 4 of 10, Messier & Associates, Inc., Surveyors-Engineers, Putnam/Manchester, CT., Robert R. Messier, L.S., Rev. 1, 01-02-07, Rev. 2, 01-16-07, Rev. 3, 2-28-07."

The intent of this conveyance is to transfer access to Reardon Road Properties, LLC for egress and ingress including installation and maintenance of utilities.



Property Information

Property ID 002362
Location 0 WEST THOMPSON RD
Owner DEMING HENRY A



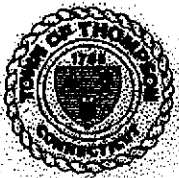
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 5/1/2008

MASSACHUSETTS





TOWN of
THOMPSON
PLANNING & ZONING COMMISSION

MUNICIPAL BUILDING
815 RIVERSIDE DRIVE
NORTH GROSVENORDALE, CT 06255
TELEPHONE: (860) 923-1852
FACSIMILE: (860) 923-9897

MINUTES OF MEETING
PLANNING & ZONING COMMISSION
MONDAY, MARCH 26, 2007 * 7:00 PM
MERRILL SENEY COMMUNITY ROOM

PRESENT: Charles Paquette, John Rice, Randolph Blackmer, Robert Werge, Al Landry, D.R. Hoenig, James Naum, Steven Antos, Daniel Touchette and Greg Lee

ABSENT: Maurice Viens, Lauri Groh-Germain and Peter Nedzweckas

ALSO PRESENT: John Mahon; ZEO, Dennis & Janet Blanchette; J & D Civil Engineers, Ray Nelson; Messier & Associates, Joseph Gaucher, Rick Desrochers, Ronald Brissette, Mark Kennett, David & Judy Mossy, Peter Venuto, James Sali, Shawn Donohoe, Alan & Jeff Rawson, Joseph Donovan, Rachael Johnston

PUBLIC HEARING #1 – opened at 7:00 pm

Special Permit Application #2007-01 – Agro Tech, LLC, Riverside Drive, Map 63, Block 94A, Lot 1B, Zoned Commercial, to construct a carwash and lube center with retail space. (Letter from DOT has been received)

Car Wash

Ray Nelson, Professional Engineer from Messier & Associates, Inc., representing Applicant. Mr. Messier submitted the following:

- copy of letter received from DOT,
- copy of letter from Connecticut Water Company stating they have enough capacity to connect this to a public water main,
- letter from Thompson WPCA,
- copy and explanation of site line easement from adjacent properties,
- copy of storm drainage design for outside storm drainage system and
- information on hydro dynamic separator and bore century unit.

Mr. Nelson explains that proposal is for an auto wash, quick lube and oil facility and some retail space on a parcel of land up to 2.3 acres on connector of Route 12 and Riverside Drive. One entrance and exit for the site near the southern entrance site, providing for traffic circulation to and around the site, both the front and the back of the buildings. The car washes will be entered from the back. Oil lube will be a drive thru area. Retail area with parking front and back and served by public water and sanitary sewers. There will be a full landscape buffer from one side of the property to the other with lower growing plants.



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Question asked: what are the other structures, other than car wash? Mr. Nelson explained a tunnel wash, equipment area, smaller automatic auto wash, oil lube facility in the middle and retail area.

Question asked: what is retail area? Mr. Nelson explained no specific tenants, set up for low impact use; i.e. professional office, something small, not a restaurant or anything. One building for retail area, could be subdivided into two smaller areas. Brick facade, harmonious with neighborhood. Discussion over what had previously been in this site. Question regarding size of exit/entrance? 30 feet. John Rice questioned flood plain. Not proposing any activity within the flood plain. Peter Masse questioned where is this proposed facility going? Explained. Question by Commission: has Wetlands approved this? Yes. Steven Antos: Do we allow shared driveway for commercial uses? John Mahon: only restricted in residential area. John Rice questioned planting of shrubs, who is going to be responsible for maintaining them, etc. is it in the plan? Mr. Nelson, yes. Al Landry concerned with crisscross of traffic. Ray Nelson states dictated by site line. Greg Lee questioned number of parking spaces, 36. Dennis Blanchette, J & D Civil Engineers (representing PH#3, adjoining lot) explained they have own access and will try to coordinate, encouraged by regulations.

John Rice made motion to close Public Hearing #1, seconded by Randolph Blackmer. All in favor. Public Hearing closed at 7:24 pm.

PUBLIC HEARING #2 – opened at 7:24 pm.

Zoning Review Application #2007-02 – Peter Venuto, Azud Road, Map 67, Block 53, Lots 1, 10 and 13, Zoned Industrial. Requesting Zone change from Industrial to Neighborhood Commercial.

Janet Blanchette, J & D Civil Engineers, represents Applicant Peter Venuto, requesting Commission to consider a zone change from a parcel currently zoned industrial to neighborhood commercial. 42 acres, also including 2 small pieces of property currently owned by Town of Thompson, one entirely landlocked within parcel and the other surrounded on three sides. Can remove these two parcels to make the application less intense; however, made part but not integral to what Peter Venuto wants to accomplish on this property. If zoned neighborhood commercial, would like to put up a mixture of multifamily and commercial property. Commercial part closer to Route 12, back on the hill will be the multi-family condominium type development. Just here for zone change, not to approve any specific application on the property. Any application put forth would be considered special permit uses within the neighborhood commercial zone, would have to come back at a future date, if the zone change goes through, to show exact specifics of project; i.e. where driveways would be, traffic issues, etc. Uses permitted by right generally include small stores; such as, beauty salons, offices, laundromat.



Town of
THOMPSON
Inland Wetlands Commission

815 Riverside Drive
N. Grosvenordale, CT 06255
860-923-1852 Office
860-923-9897 Fax



MINUTES

INLAND WETLANDS COMMISSION

TUESDAY, JUNE 13TH, 2006 * 7:00 PM

MERRILL SENEY COMMUNITY ROOM

Page 4 of 10

F). New Business

- 1) Subdivision Application SUB #0601-04 Spicer Road Realty, LLC, Spicer Road, Map 137, Block 20, Lots 6A+5. For conceptual subdivision approval of a 13-Lot Subdivision with proposed road/brook crossing, area of wetlands to be altered is 4,871 sq. ft. Date of Receipt 02-14-06.
The Public Hearing was closed this evening. The vote will be continued until the July 11, 2006 meeting.
- 2) Subdivision Application #0603-03 Thomas & Theresa Cleary, 189 Hill Road, Map 128, Block 14, Lot 4B. For conceptual subdivision approval of a 2-Lot subdivision. Date of Receipt 03-14-06.
The applicant requested an extension.
- 3) Permit Application #06-03-05 Agro-Tech, LLC, Riverside Drive, Map 63, Block 94A, Lot 1B. To conduct regulated activities associated with the construction of a commercial complex consisting of a car wash, lube center, & retail space. Date of Receipt 03-14-06.
Robert Messier, LLS, of Messier & Associates was present & reviewed the site plan with members. He submitted revised plans based on advice from Town Hall Staff, that this is an allowed use, even though it is over an aquifer. Therefore, they are before the commission with the proposed commercial complex consisting of a car wash, lube center, & retail space, they have modified the storm drainage to eliminate some of the on-site storm drainage into separate retention areas, they provided roof runoff to collect on site, the storm water drainage has been moved outside the 50 ft. buffer, the erosion & sediment control plans are updated. The site abuts the French River to the rear of the property, they are outside the flood zone. This proposal will require DEP permitting & oversight. Mr. Messier stated this is state of the art technology with oil & water separators, the car wash water will discharge into the Town Sewer System. Discussion followed.
A Motion was made by Raymond Austin to grant permit #06-03-05 Agro-Tech, LLC, Riverside Drive, Map 63, Block 94A, Lot 1B to conduct regulated activities associated with the construction of a commercial complex consisting of a car wash, lube center, & retail space, with the conditions 10" concrete curbing be installed around the entire site, add an additional oil & water separator at the stormwater discharge exit on the water side of the site, erosion & sediment control measures be in place prior to any earth disturbance, seconded by Ronald Tillen. All in favor, motion carries.