Farmington River Farm and Forest

Stone Road, Windsor & Spoonville Road, East Granby, CT | 280± acres



For more information, please contact:

Keith Ross
kross@landvest.com| 617-371-7316

LandVest

INDEX

A. STATEMENT OF LIMITATIONS.....1

B. SUMMARY OF IMPORTANT FACTS..... 2

C. PROPERTY IDENTIFICATION.....3

1. **Windsor ad East Granby Descriptions**
2. **Site Description**
3. **Ownership & Tax Assessment**
4. **Orthophotograph Base Plan**
5. **Orthophotograph Base Soil Plan**
6. **Base Plan**
7. **Regional Conservation Context Plan**

D. REGULATORY FACTORS.....9

1. **Zoning**
2. **Wetlands**
3. **Flood Zones**

E. PHOTOS……...10

F. APPENDIX

1. **Deeds and Property Record Cards**

A. STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding approximately 280+/-acres of land and 8 tobacco barns. The property is located at 872 Stone Road in Windsor and 101 Spoonville Road in East Granby, CT and is currently offered for sale by LandVest, Inc. (hereinafter, the Offered Property).

Neither the Seller nor Seller's representatives make any express or implied representation or warranty as to the accuracy or completeness of any information in this information package or any of the exhibits attached hereto, and none of such persons shall have any liability relating to or arising from use of any information or any errors there in or omissions there from. Prospective buyers are not entitled to rely on the accuracy or completeness of this information and shall be entitled to rely solely on such representations and warranties as may be in a Purchase and Sale Agreement relating to the proposed acquisition, subject to the terms and conditions of such agreement.

Any alternative use of the Offered Property implied in this information package **does not** constitute a warranty or guarantee of approval. It is the sole responsibility of the Buyer to determine the viability of any contemplated use of the Offered Property under pertinent federal, state, and local regulations. The Seller makes no representation as to the likelihood of approval of any proposed use.

Neither Seller nor any of its representatives are under any legal obligation and shall have no liability of any nature whatsoever with respect to the proposed acquisition by virtue of this information package or otherwise.

No legal liability is created by this information package, and this document is to be used in whole and not in part. Any sketches produced by LandVest in this information package show approximate dimensions and are included only to assist the reader in visualizing the Offered Property.

The Offered Property is sold in its as is condition and no warranties, guarantees, or representations are given as to the condition of site improvements or their compliance with federal, state, or local building, zoning, and/or other regulations.

The Seller reserves the right to reject all offers, to enter into an agreement with someone other than the highest offeror, and to negotiate further with one or more offerors. If an offer sets forth a price and conditions that are acceptable to the Seller, the Seller will prepare a proposed Purchase and Sale Agreement which will require a deposit of a portion of the purchase price, to be forfeited upon non-performance. No party, Seller or Buyer, will be bound until a Purchase and Sale Agreement is signed by both parties and the deposit paid.

Access to the Offered Property is not allowed unless accompanied or provided permission by an authorized employee of LandVest, Inc.

B. SUMMARY OF IMPORTANT FACTS

Offered Property:	280 acres with 90+/- acres of prime agricultural land and the balance in riverine forests and wetland along the Farmington River. This is an area of historical significance for this area of Windsor and East Granby. Farmed since the early 1800's for tobacco and row crops the soils are world renown for their productivity. There are 8 tobacco barns in various conditions on the property.
Property Location:	872 Stone Road Windsor & 101 Spoonville Road East Granby, CT
Assessor Map & Lots:	see attached spreadsheet
Assessment:	**$1,381,690 appraised value** **$779,400 assessed value under Use Assessment** **$33.27/thousand is 2022 Tax Rate for Windsor** **$33.02/thousand is 2022 Tax Rate for East Granby**
Record Owners:	River Bend Development CT, LLC
Recorded Deeds:	Windsor Book 1121 Page 400, East Granby Book 114 Page 28
Zoning:	The property in Windsor is in the Agricultural Zone requiring 3 ac and 150 feet frontage for each lot. The property in East Granby is located in the R-30 zone requiring 30,000 sqft and 150 ft for each lot
Wetlands:	See attached maps
Flood Zones:	See attached maps
Utilities:	Electric on the road and water and sewer are private

C. PROPERTY IDENTIFICATION

The property has been farmed for many generations in tobacco and row crops. The property has approximately 90 acres open in fields with Merrimac fine sandy loam and Windsor loamy sand, two of the finest agricultural soils. There are 3,361 feet of frontage along the Farmington River and 1000 feet of frontage along Stone Road in Windsor and 816 feet of frontage along Spoonville Road in East Granby. There are 8 tobacco barns on the properties in various conditions. Mot of the land is classified under current use in CT. These agricultural lands do allow for residential development, but zoning changes to other uses may be difficult.

TOWN OF EAST GRANBY DESCRIPTION

East Granby is in the Farmington valley, with the Farmington River passing along the southern border of the town. The Metacomet Ridge, a mountainous trap rock ridgeline that stretches from Long Island Sound to nearly the Vermont border, runs through the center of the town, cutting off Salisbury Plain to the east, which used to lie under the ancient, glacial Lake Hitchcock. High points on the Metacomet Ridge in East Granby include Hatchet Hill and Peak Mountain; the latter offers a bird's eye view of the historic Old Newgate Prison. The 51-mile (82 km) Metacomet Trail traverses the ridge. As of 2000, the median income for a household in the town was $68,696, and the median income for a family was $77,621.[9] Males had a median income of $48,992 versus $37,450 for females. The per capita income for the town was $30,805. About 0.9% of families and 1.5% of the population were below the poverty line, including 0.6% of those under age 18 and 3.2% of those age 65 or over. (Adapted from Wikipedia)

TOWN OF EAST GRANBY HISTORY

Original inhabitants of the current East Granby area were Native American peoples, including the Algonquin/Poquonock, the Massaco, and the Agawam.[3]

The East Granby area was first settled by Europeans in 1664, which was one of the four Congregational parishes in Simsbury.[4] The Turkey Hills Ecclesiastical Society in 1786 became a section of Granby, and in 1858 was incorporated as the Town of East Granby.

The first incorporated copper mine in America resided in what is now East Granby. The mine later became Old Newgate Prison, a Revolutionary War jail and the first state prison in the United States (1790).

Farming was the mainstay of the town for much of its history. The early twentieth century saw local farmers specializing in dairy product and tobacco. (Adapted from Wikipedia)

TOWN OF WINDSOR DESCRIPTION

Windsor is a town in Hartford County, Connecticut, United States, and was the first English settlement in the state. It lies on the northern border of Connecticut's capital, Hartford. The population of Windsor was 29,492 at the 2020 census.

Poquonock (/pəˈkwɒnək/) is a northern area of Windsor that has its own zip code (06064) for post-office box purposes. Other unincorporated areas in Windsor include Rainbow and Hayden Station in the north, and Wilson and Deerfield in the south.

The Day Hill Road area is known as Windsor's Corporate Area, although other centers of business include New England Tradeport, Kennedy Industry Park and Kennedy Business Park, all near Bradley International Airport and the Addison Road Industrial Park. The Connecticut River defines Windsor's east border. The city of Hartford, the capital of Connecticut, is adjacent to Windsor to the south. The town of Windsor Locks, home of Bradley International Airport, is adjacent to Windsor to the north. Prior to its incorporation in 1854, it was known as the Pine Meadow section of Windsor. The towns of East Windsor and South Windsor are on the east side of the Connecticut River. The town of Bloomfield is to the west. The town of East Granby is to the northwest.

The Farmington River joins the Connecticut River in Windsor. The Farmington River is dammed in the northwest corner of Windsor to form the 234-acre (0.95 km^2) Rainbow Reservoir. (Adapted from Wikipedia)

TOWN OF WINDSOR HISTORY

In the summer of 1640, an event took place that would forever change the boundaries of the Connecticut River Valley. During a grain famine, the founder of Springfield, William Pynchon,[11] was given authority by Windsor and Hartford to negotiate a price for grain for the three settlements with the natives. First, the natives refused to sell grain at the usual market price, and then refused to sell it at "a reasonable price". Pynchon refused to buy it, attempting to teach the natives a peaceful lesson about integrity and reliability. Windsor's cattle were starving, however, and the citizens of Hartford were furious. With Windsor's consent, Hartford commissioned the famous Indian fighter John Mason to travel to Springfield with "money in one hand and a sword in the other" to threaten the natives, and thereby force the grain trade. The natives capitulated and ultimately sold their grain. After "negotiating the trade", Mason refused to share the grain with Springfield, and, to add further insult, insisted that Springfield pay a tax when sailing ships passed Windsor. Outraged, Springfield forever sided with the Massachusetts Bay Colony, a faraway theocracy based in Boston, rather than with the Connecticut Colony, which was much closer geographically and far more compatible ideologically. Windsor played a neutral role in the colonial rivalry between Hartford and Springfield; however, Windsor's direct border with both settlements caused many discussions about whether to align with Massachusetts or Connecticut. Ultimately, Windsor sided with Connecticut. (Adapted from Wikipedia)

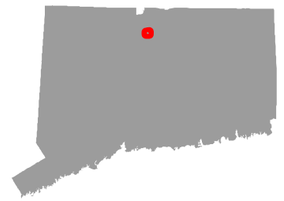
Griffin

Windsor & East Granby, CT

Base Plan Orthophotograph

LEGEND

- Subject Property - 280.1 ±Ac
- Fields -88.17±Ac
- Woodlands -176.98±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands - 14.95±Ac
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Notes:
Credits: 2022 Imagery from Nearmap Imagery map service.

Date: 03/28/23

Project Number: CT0155-CG

0 250 500 1,000 Feet

Scale: 1 " = 500 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: CT0155-CG ortho fields

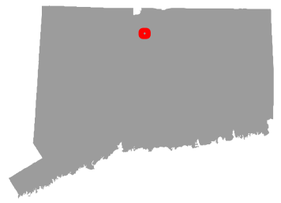
Griffin

Windsor & East Granby, CT

Base Plan Orthophotograph Soils

LEGEND

- Subject Property - 280.1 ±Ac
- Adjacent Properties
- Protected Land
- Soil Types
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes:
Credits: 2022 Imagery from Nearmap Imagery map service.

Date: 03/28/23

Project Number: CT0155-CG

0 250 500 1,000 Feet

Scale: 1 " = 500 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Map Unit	Soil Type Name
5	Wilbraham silt loam, 0 to 3 percent slopes
12	Raypol silt loam
15	Scarboro muck, 0 to 3 percent slopes
23A	Sudbury sandy loam, 0 to 5 percent slopes
28B	Elmridge fine sandy loam, 3 to 8 percent slopes
29A	Agawam fine sandy loam, 0 to 3 percent slopes
34A	Merrimac fine sandy loam, 0 to 3 percent slopes
34B	Merrimac fine sandy loam, 3 to 8 percent slopes
36A	Windsor loamy sand, 0 to 3 percent slopes
36B	Windsor loamy sand, 3 to 8 percent slopes
36C	Windsor loamy sand, 8 to 15 percent slopes
38C	Hinckley loamy sand, 3 to 15 percent slopes
38E	Hinckley loamy sand, 15 to 45 percent slopes
40A	Ludlow silt loam, 0 to 3 percent slopes
82B	Broadbrook silt loam, 3 to 8 percent slopes
82C	Broadbrook silt loam, 8 to 15 percent slopes
103	Rippowam fine sandy loam
306	Udorthents-Urban land complex
702A	Tisbury silt loam, 0 to 3 percent slopes
704B	Enfield silt loam, 3 to 8 percent slopes
W	Water

Document Name: CT0155-CG ortho soils

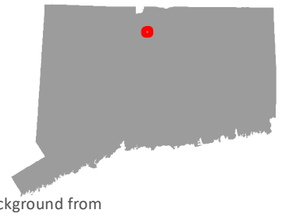
Griffin

Windsor, CT

Base Plan

LEGEND

- Subject Property - 280.1 ±Ac
- Adjacent Properties
- Protected Land
- Building Footprints
- Open Water
- Wetlands - 15.04 ±Ac
- CT Natural Diversity Database (CDEEP)
- CT Critical Habitat (CDEEP)
- Palustrine Forested, Floodplain Forest, FF
- Natural Diversity Area
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 03/28/23

Project Number: CT0155-CG

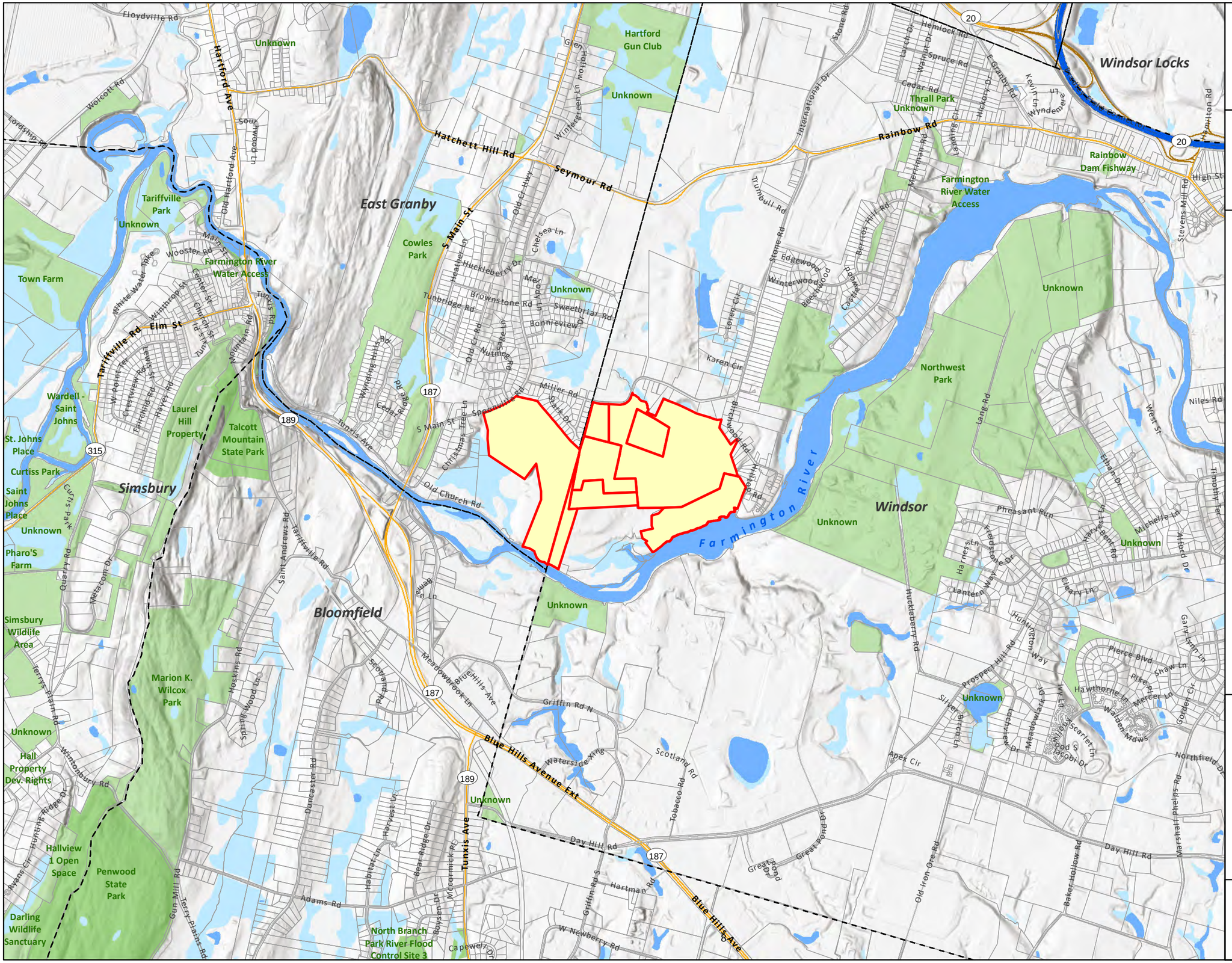
0 250 500 1,000 Feet

Scale: 1 " = 500 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: CT0155-CG base


Griffin
Windsor, CT
Conservation Context
LEGEND
Subject Property - 280.1 ±Ac
Adjacent Properties
Protected Land
Open Water
Wetlands
Perennial Streams
Intermittent Streams
Notes:
Credits: Background from ESRI 'Terrain Base' map service
Date: 03/28/23
Project Number: CT0155-CG
0 1,000 2,000 4,000 Feet
Scale: 1 " = 2,000 '
This plan is conceptual only and is not represented as an engineered plan.
LandVest
Document Name: CT0155-CG conservation context
East Granby
Windsor Locks
Windsor
Simsbury
Bloomfield
Hartford Gun Club
Thrall Park
Rainbow Dam Fishway
Farmington River Water Access
Cowles Park
Tariffville Park
Town Farm
Wardell - Saint Johns
Laurel Hill Property
Talcott Mountain State Park
St. Johns Place
Curtiss Park
Saint Johns Place
Pharo'S Farm
Simsbury Wildlife Area
Marion K. Wilcox Park
Hall Property Dev. Rights
Hallview 1 Open Space
Penwood State Park
Darling Wildlife Sanctuary
North Branch Park River Flood Control Site 3
Northwest Park
Hatchett Hill Rd
Seymour Rd
Rainbow Rd
S Main St
Tariffville Rd
Elm St
Blue Hills Avenue Ext
Day Hill Rd
Tunxis Ave
Old Church Rd
Farmington River
187
189
315
20

D. REGULATORY FACTORS

The following section of this Property Profile discusses some of the regulatory factors that have an impact on proposed uses of the Offered Property.

ZONING

The Offered Property is predominately located in The property in Windsor is in the Agricultural Zone requiring 3 ac and 150 feet frontage for each lot. The property in East Granby is located in the R-30 zone requiring 30,000 sqft and 150 ft for each lot. Additional information can be found at: East Granby Zoning Regs (eastgranbyct.org) and for Windsor at: https://townofwindsorct.com/app/uploads/sites/6/2017/08/Latest-Annotated-Zoning-Regulations_11-09-22.pdf

WETLANDS

see Site Analysis map above.

FLOOD ZONES

see Site Analysis map above.

RARE SPECIES: PRIORITY & ESTIMATED HABITAT

See Site Analysis map above

ENVIRONMENTAL CONDITIONS

There are no known adverse environmental conditions on the site based on information provided by the client and a review of local records.

E. Property Photographs

































APPENDIX

1. Property Record Card and Deeds

Property Location 40 HILLTOP RD | Map ID 4/ 146/ 8/ / | Bldg Name | State Use 7120
Vision ID 89 | Account # 03984.00 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/15/2020 9:38:38 PM

CURRENT OWNER

RIVER BEND DEVELOPMENT CT LL

204 WEST NEWBERRY ROAD

BLOOMFIELD CT 06002

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	4 Gas	1 Paved	

SUPPLEMENTAL DATA

Alt Prcl ID	3984	CTRACT	4735.02
INC:		CBLOCK	201
GH		DIST	
		HEART	
2007	21070	GL YEAR	
GIS ID	3984	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
FARM LAND	6-1	56,000	39,200
		Total 56,000	39,200

6164

WINDSOR, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
RIVER BEND DEVELOPMENT CT LLC	1775	0754	07-12-2013	U	V	0	4
RIVER BEND ASSOCIATES INC	1121	0400	06-30-1997	U	V	0	3
CULBRO CORP	0420	0026	02-09-1982			0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2019	6-1	39,200	2018	6-1	39,200	2017	6-1	23,380
	Total	39200		Total	39200		Total	23380

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Sub	Nbhd Name	B	Tracing	Batch
0001	A				

NOTES

03984.00

0004-0146-0008

30.07AC=B

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	56,000
Special Land Value	39,200
Total Appraised Parcel Value	56,000
Valuation Method	C
Total Appraised Parcel Value	56,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
04-26-1988	KM			00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	7120	Tillable B MDL-0	AG		1.000	AC	1,860	1.00000	0	1.00		1.000	P.A. 490	1.0000		1,900
1	7120	Tillable B MDL-0	AG		29.070	AC	1,860	1.00000	0	1.00		1.000	P.A. 490	1.0000		54,100
										19						
		Total Card Land Units			1.000	AC	Parcel Total Land Area			30.0700					Total Land Value	56,000

Property Location 40 HILLTOP RD | Map ID 4/ 146/ 8/ / | Bldg Name | State Use 7120
Vision ID 89 | Account # 03984.00 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/15/2020 9:38:40 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
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:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	0
Percent Good	
Cns Sect Rcnld	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Blt	Cond. C	% Gd	Grade	Grade A	Appr. V

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
						20
	Ttl Gross Liv / Lease Area	0	0			0

No Sketch

101 SPOONVILLE ROAD

Location	101 SPOONVILLE ROAD	**Mblu**	25/ 375/ / /
Acct#	101757	**Owner**	RIVER BEND DEVELOPMENT CT, LLC
Assessment	$226,200	**Appraisal**	$639,300
PID	1779	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2018	$174,000	$465,300	$639,300
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2018	$121,800	$104,400	$226,200

Owner of Record

Owner	RIVER BEND DEVELOPMENT CT, LLC	**Sale Price**	$0
Co-Owner		**Certificate**	
		Book & Page	0198/0089

Address	C/O INDUS REALTY TRUST INC 204 WEST NEWBERRY ROAD BLOOMFIELD, CT 06002	**Sale Date** **Instrument**	07/15/2013 CN

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
RIVER BEND DEVELOPMENT CT, LLC	$0		0198/0089	CN	07/15/2013
RIVER BEND ASSOCIATES INC	$0		0114/0028		07/09/1997

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: $0
Building Percent Good:
Replacement Cost Less Depreciation: $0

Building Attributes	
Field	**Description**
Style:	Outbuildings
Model	
Grade:	
Stories:	
Occupancy	

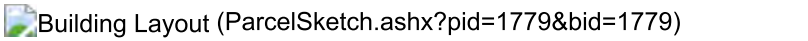
Building Photo



(https://images.vgsi.com/photos/EastGranbyCTPhotos//default.jpg)

Exterior Wall A	
Exterior Wall B	
Roof Structure:	
Roof Cover	
Interior Wall A	
Interior Wall B	
Interior Flr A	
Interior Flr B	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Num Xtra Fix	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Fin. Basement	
Fin. Bsmt. Qual.	
Bsmt. Garage	
Fireplaces	
Whirlpools	
Num Park	

Building Layout


Building Layout (ParcelSketch.ashx?pid=1779&bid=1779)

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

Fireplaces 2	
Fin Rsd Bsm	
Fin Rsd B Qual	
Fndtn Cndtn	
Basement	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	600
Description	Tillable A MDL-00
Zone	R30
Neighborhood	100
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	82
Frontage	0
Depth	0
Assessed Value	$104,400
Appraised Value	$465,300

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
GAR1	Garage	A	Average	1200.00 S.F.	$12,000	1

BRN1	1 Story Barn	A	Average	5850.00 S.F.	$46,800	1
BRN3	Tobacco Barn			6000.00 S.F.	$57,600	1
BRN3	Tobacco Barn			6000.00 S.F.	$57,600	1

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$174,000	$465,300	$639,300
2017	$174,000	$364,000	$538,000
2012	$174,000	$364,000	$538,000

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$121,800	$104,400	$226,200
2017	$121,800	$138,300	$260,100
2012	$121,800	$83,200	$205,000

(c) 2023 Vision Government Solutions, Inc. All rights reserved.

Property Location 872 STONE RD | Map ID 4/ 146/ 14/ / | Bldg Name | State Use 1300
Vision ID 96 | Account # 03981.00 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/15/2020 9:39:54 PM

CURRENT OWNER

RIVER BEND DEVELOPMENT CT LL

204 WEST NEWBERRY ROAD

BLOOMFIELD CT 06002

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	4 Gas	1 Paved	

SUPPLEMENTAL DATA

Alt Prcl ID	3981	CTRACT	4735.02
INC:		CBLOCK	201
GH		DIST	
		HEART	
2007	119630	GL YEAR	
GIS ID	3981	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	59,800	41,860
RES OUTBL	1-4	1,000	700
FARM LAND	6-1	189,000	132,300
	Total	249,800	174,860

6164

WINDSOR, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
RIVER BEND DEVELOPMENT CT LLC	1775	0754	07-12-2013	U	V	0	4
RIVER BEND ASSOCIATES INC	1121	0400	06-30-1997	U	V	0	3
CULBRO CORP	0420	0026	02-09-1982			0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2019	1-1	41,860	2018	1-1	41,860	2017	1-1	41,860
	1-4	700		1-4	700		1-4	700
	6-1	132,300		6-1	132,300		6-1	105,350
	Total	174860		Total	174860		Total	147910

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Sub	Nbhd Name	B	Tracing	Batch
4	A				

NOTES

03981.00

0004-0146-0014

REF:V1247 P519 11-20-00

CORRECTION PER ASSESSOR

10-1-08

PA490=TILLABLE A

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,000
Appraised Land Value (Bldg)	248,800
Special Land Value	132,300
Total Appraised Parcel Value	249,800
Valuation Method	C
Total Appraised Parcel Value	249,800

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-100780	07-21-2010	RS	Residential		09-30-2010			SHED

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
04-26-1988	KM			00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1300	Vacant	AG		1.000	AC	81,225	1.00000	1	0.92	4	0.800		1.0000		59,800
1	7110	Tillable A MDL-0	AG		98.270	AC	2,090	0.92000	0	1.00		1.000	TILLABLE A	1.0000		189,000
		Total Card Land Units			1.000	AC	Parcel Total Land Area			99.2700					Total Land Value	248,800

Property Location 872 STONE RD | Map ID 4/ 146/ 14/ / | Bldg Name | State Use 1300
Vision ID 96 | Account # 03981.00 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/15/2020 9:39:56 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
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:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	0
Percent Good	
Cns Sect Rcnld	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Blt	Cond. C	% Gd	Grade	Grade A	Appr. V
SHD2	W/LIGH			L	120	9.00	2010		92		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
						27
	Ttl Gross Liv / Lease Area	0	0			0

No Sketch

Property Location 890 STONE RD | Map ID 4/ 146/ 11/ / | Bldg Name | State Use 7110
Vision ID 90 | Account # 03982.00 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/15/2020 9:38:49 PM

CURRENT OWNER

RIVER BEND DEVELOPMENT CT LL

204 WEST NEWBERRY ROAD

BLOOMFIELD CT 06002

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	4 Gas	1 Paved	

SUPPLEMENTAL DATA

Alt Prcl ID	3982	CTRACT	4735.02
INC:		CBLOCK	201
GH		DIST	
		HEART	
2007	14280	GL YEAR	
GIS ID	3982	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
FARM LAND	6-1	29,300	20,510
		Total 29,300	20,510

6164

WINDSOR, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
RIVER BEND DEVELOPMENT CT LLC	1775	0754	07-12-2013	U	V	0	4
RIVER BEND ASSOCIATES INC	1121	0400	06-30-1997	U	V	0	3
CULBRO CORP	0430	0167	09-09-1982			0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2019	6-1	20,510	2018	6-1	20,510	2017	6-1	16,310
	Total	20510		Total	20510		Total	16310

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Sub	Nbhd Name	B	Tracing	Batch
0001	A				

NOTES

03982.00

0004-0146-0011

14.00 AC=A

REF:V1247 P519 11-20-00

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	29,300
Special Land Value	20,510
Total Appraised Parcel Value	29,300
Valuation Method	C
Total Appraised Parcel Value	29,300

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
04-26-1988	KM			00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	7110	Tillable A MDL-0	AG		1.000	AC	2,090	1.00000	0	1.00		1.000	P.A. 490		1.0000		2,100
1	7110	Tillable A MDL-0	AG		13.000	AC	2,090	1.00000	0	1.00		1.000	P.A. 490		1.0000		27,200
										28							
		Total Card Land Units			1.000	AC	Parcel Total Land Area			14.0000						Total Land Value	29,300

Property Location 890 STONE RD | Map ID 4/ 146/ 11/ / | Bldg Name | State Use 7110
Vision ID 90 | Account # 03982.00 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/15/2020 9:38:51 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
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:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	0
Percent Good	
Cns Sect Rcnld	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Blt	Cond. C	% Gd	Grade	Grade A	Appr. V

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
						29
	Ttl Gross Liv / Lease Area	0	0			0

No Sketch

Property Location 976 STONE RD | Map ID 4/ 146/ 1/ / | Bldg Name | State Use 1060
Vision ID 86 | Account # 03983.00 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/15/2020 9:38:03 PM

CURRENT OWNER

RIVER BEND DEVELOPMENT CT LL

204 WEST NEWBERRY ROAD

BLOOMFIELD CT 06002

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level		1 Paved	

SUPPLEMENTAL DATA

Alt Prcl ID	3983	CTRACT	4735.02
INC:		CBLOCK	202
GH		DIST	MULTI
		HEART	
2007	113750	GL YEAR	
GIS ID	3983	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	65,000	45,500
RES EXCES	1-2	54,400	38,080
RES OUTBL	1-4	104,000	72,800
Total		223,400	156,380

6164

WINDSOR, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
RIVER BEND DEVELOPMENT CT LLC	1775	0754	07-12-2013	U	I	0	4
RIVER BEND ASSOCIATES INC	1121	0400	06-30-1997	U	I	0	3
CULBRO CORP	0312	0001	09-29-1976			0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2019	1-1	45,500	2018	1-1	45,500	2017	1-1	45,500
	1-2	38,080		1-2	38,080		1-2	38,080
	1-4	72,800		1-4	72,800		1-4	72,800
	Total	156380		Total	156380		Total	156380

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Sub	Nbhd Name	B	Tracing	Batch
4	A				

NOTES

03983.00

0004-0146-0001

BARN#170,171,173,179,180

REF:V1247 P519 11-20-00

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	104,000
Appraised Land Value (Bldg)	119,400
Special Land Value	0
Total Appraised Parcel Value	223,400
Valuation Method	C
Total Appraised Parcel Value	223,400

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
07-11-2018	WS			95	Desk Review
04-26-1988	KM			00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1060	AC Lnd Imp	AG		1.000	AC	81,225	1.00000	1	1.00	4	0.800		1.0000		65,000
1	1060	AC Lnd Imp	AG		7.160	AC	9,500	1.00000	0	1.00	4	0.800		1.0000		54,400
										30						
		Total Card Land Units			1.000	AC	Parcel Total Land Area			8.1600					Total Land Value	119,400

Property Location	976 STONE RD		Map ID	4/ 146/ 1/ /		Bldg Name	State Use 1060
Vision ID 86		Account # 03983.00		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 4/15/2020 9:38:05 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	94	Outbuildings
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
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:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	0
Percent Good	
Cns Sect Rcnld	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Blt	Cond. C	% Gd	Grade	Grade A	Appr. V
BRN7	TOBAC			L	5,136	9.00	2003		45		0.00	20,800
BRN7	TOBAC			L	5,136	9.00	2003		45		0.00	20,800
BRN7	TOBAC			L	5,136	9.00	2003		45		0.00	20,800
BRN7	TOBAC			L	5,136	9.00	2003		45		0.00	20,800
BRN7	TOBAC			L	5,136	9.00	2003		45		0.00	20,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
						31
	Ttl Gross Liv / Lease Area	0	0			0

No Sketch

Property Location 986 STONE RD | Map ID 4/ 146/ 2/ / | Bldg Name | State Use 7120
Vision ID 87 | Account # 03985.00 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/15/2020 9:38:15 PM

CURRENT OWNER

RIVER BEND DEVELOPMENT CT LL

204 WEST NEWBERRY ROAD

BLOOMFIELD CT 06002

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	4 Gas	1 Paved	

SUPPLEMENTAL DATA

Alt Prcl ID	3985	CTRACT	4735.02
INC:		CBLOCK	201
GH		DIST	
		HEART	
2007	6160	GL YEAR	
GIS ID	3985	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
FARM LAND	6-1	9,800	6,860
		Total 9,800	6,860

6164

WINDSOR, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
RIVER BEND DEVELOPMENT CT LLC	1775	0754	07-12-2013	U	V	0	4
RIVER BEND ASSOCIATES INC	1121	0400	06-30-1997	U	V	0	3
CULBRO CORP	0728	0275	01-06-1989			0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2019	6-1	6,860	2018	6-1	6,860	2017	6-1	5,180
	Total	6860		Total	6860		Total	5180

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Sub	Nbhd Name	B	Tracing	Batch
0001	A				

NOTES

03985.00 4/146/2 CORRECT STREET SEQUENCE 10/05

REF:V1247 P519 11/2000

PA490: 2AC=TILLB 1AC=TILLC

20.50AC=PASTURE

F/K/A 490 STONE RD

PARCEL ADDRESS CHANGED TO

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	9,800
Special Land Value	6,860
Total Appraised Parcel Value	9,800
Valuation Method	C
Total Appraised Parcel Value	9,800

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
04-26-1988	KM			00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	7120	Tillable B MDL-0	AG		1.000	AC	1,860	1.00000	0	1.00		1.000	P.A. 490	1.0000		1,900
1	7120	Tillable B MDL-0	AG		1.000	AC	1,860	1.00000	0	1.00		1.000	P.A. 490	1.0000		1,900
1	7160	Tillable C MDL-0	AG		1.000	AC	1,270	1.00000	0	1.00		1.000	P.A. 490	1.0000		1,300
1	7180	PASTURE MDL-	AG		20.500	AC	230	1.00000	0	1.00		1.000	P.A. 490	1.0000		4,700
										32						
		Total Card Land Units			1.000	AC	Parcel Total Land Area			23.5000					Total Land Value	9,800

Property Location 986 STONE RD | Map ID 4/ 146/ 2/ / | Bldg Name | State Use 7120
Vision ID 87 | Account # 03985.00 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/15/2020 9:38:17 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
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:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	0
Percent Good	
Cns Sect Rcnld	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Blt	Cond. C	% Gd	Grade	Grade A	Appr. V

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
						33
	Ttl Gross Liv / Lease Area	0	0			0

No Sketch

Property Location 996 STONE RD | Map ID 4/ 146/ 4/ / | Bldg Name | State Use 1300
Vision ID 88 | Account # 03986.00 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/15/2020 9:38:26 PM

CURRENT OWNER

RIVER BEND DEVELOPMENT CT LL

204 WEST NEWBERRY ROAD

BLOOMFIELD CT 06002

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	4 Gas	8 None	

SUPPLEMENTAL DATA

Alt Prcl ID	3986	CTRACT	4735.02
INC:		CBLOCK	201
GH		DIST	
		HEART	
2007	96530	GL YEAR	
GIS ID	3986	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	65,000	45,500
RES EXCES	1-2	116,100	81,270
	Total	181,100	126,770

6164

WINDSOR, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
RIVER BEND DEVELOPMENT CT LLC	1775	0754	07-12-2013	U	V	0	4
RIVER BEND ASSOCIATES INC	1121	0400	06-30-1997	U	V	0	3
CULBRO CORP	0420	0026	02-09-1982			0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2019	1-1	45,500	2018	1-1	45,500	2017	1-1	45,500
	1-2	81,270		1-2	81,270		1-2	81,270
	Total	126770		Total	126770		Total	126770

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Sub	Nbhd Name	B	Tracing	Batch
4	A				

NOTES

03986.00 4/146/4

F/K/A 380 STONE RD

PARCEL ADDRESS CHANGED TO

CORRECT STREET SEQUENCE 10/05

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	181,100
Special Land Value	0
Total Appraised Parcel Value	181,100
Valuation Method	C
Total Appraised Parcel Value	181,100

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
04-26-1988	KM			00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1300	Vacant	AG		1.000	AC	81,225	1.00000	1	1.00	4	0.800		1.0000		65,000
1	1300	Vacant	AG		13.000	AC	9,500	0.94000	0	1.00		1.000	SIZE	1.0000		116,100
										34						
		Total Card Land Units			1.000	AC	Parcel Total Land Area			14.0000					Total Land Value	181,100

Property Location 996 STONE RD | Map ID 4/ 146/ 4/ / | Bldg Name | State Use 1300
Vision ID 88 | Account # 03986.00 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/15/2020 9:38:28 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
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:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	0
Percent Good	
Cns Sect Rcnld	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Blt	Cond. C	% Gd	Grade	Grade A	Appr. V

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
						35
	Ttl Gross Liv / Lease Area	0	0			0

No Sketch

Property Location 1006 STONE RD | Map ID 5/ 146/ 22/ / | Bldg Name | State Use 7120
Vision ID 118 | Account # 03990.00 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/15/2020 9:43:04 PM

CURRENT OWNER

RIVER BEND DEVELOPMENT CT LL

204 WEST NEWBERRY ROAD

BLOOMFIELD CT 06002

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level		1 Paved	

SUPPLEMENTAL DATA

Alt Prcl ID	3990	CTRACT	4735.02
INC:		CBLOCK	201
GH		DIST	
		HEART	
2007	4480	GL YEAR	
GIS ID	3990	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
FARM LAND	6-1	12,700	8,890
		Total 12,700	8,890

6164

WINDSOR, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
RIVER BEND DEVELOPMENT CT LLC	1775	0752	07-12-2013	U	V	0	3
GRIFFIN LAND & NURSERIES INC	1121	0328	06-27-1997	U	V	0	4
CULBRO LAND RESOURCES	0352	0108	10-16-1978			0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2019	6-1	8,890	2018	6-1	8,890	2017	6-1	4,830
	Total	8890		Total	8890		Total	4830

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Sub	Nbhd Name	B	Tracing	Batch
0001	A				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	12,700
Special Land Value	8,890
Total Appraised Parcel Value	12,700
Valuation Method	C
Total Appraised Parcel Value	12,700

NOTES

03990.00 5/146/22

PA490: 2AC=TILLB 7AC=TILLC

F/K/A 360 STONE RD

PARCEL ADDRESS CHANGED

TO CORRECT STREET SEQUENCE 10/05

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
04-14-1988	MT			00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	7120	Tillable B MDL-0	AG		1.000	AC	1,860	1.00000	0	1.00		1.000	P.A. 490	1.0000		1,900
1	7120	Tillable B MDL-0	AG		1.000	AC	1,860	1.00000	0	1.00		1.000	P.A. 490	1.0000		1,900
1	7160	Tillable C MDL-0	AG		7.000	AC	1,270	1.00000	0	1.00		1.000	P.A. 490	1.0000		8,900
										36						
		Total Card Land Units			1.000	AC	Parcel Total Land Area			9.0000				Total Land Value		12,700

Property Location	1006 STONE RD		Map ID	5/ 146/ 22/ /		Bldg Name	State Use 7120
Vision ID 118		Account # 03990.00		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 4/15/2020 9:43:06 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
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:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	0
Percent Good	
Cns Sect Rcnld	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Blt	Cond. C	% Gd	Grade	Grade A	Appr. V

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
						37
	Ttl Gross Liv / Lease Area	0	0			0

No Sketch

Property Location 1320 STONE RD | Map ID 5/ 146/ 7/ / | Bldg Name | State Use 1310
Vision ID 116 | Account # 03992.00 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/15/2020 9:42:38 PM

CURRENT OWNER

FARMINGTON RIVER POWER CO
C/O US TAX CONSULTING GROUP L
PO BOX 1029
DUBLIN PA 18917-1029

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level		1 Paved	

SUPPLEMENTAL DATA

Alt Prcl ID	3992	CTRACT	4735.02
INC:		CBLOCK	0
GH		DIST	
		HEART	
2007	151480	GL YEAR	
GIS ID	3992	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
VAC RS LN	5-1	239,300	167,510
	Total	239,300	167,510

6164

WINDSOR, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
FARMINGTON RIVER POWER CO	0107	0127	02-06-1931			0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2019	5-1	167,510	2018	5-1	167,510	2017	5-1	207,060
	Total	167510		Total	167510		Total	207060

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	239,300
Special Land Value	0
Total Appraised Parcel Value	239,300
Valuation Method	C
Total Appraised Parcel Value	239,300

ASSESSING NEIGHBORHOOD

Nbhd	Sub	Nbhd Name	B	Tracing	Batch
4	A				

NOTES

03992.00 10/1/2005
0005-00146-0007
EASEMENT REF V1269 P526
F/K/A 320 STONE RD
PARCEL ADDRESS CHANGED
TO CORRECT STREET SEQUENCE

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
04-14-1988	MT			OO	

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1310	Vacant	AG		28.300	AC	9,500	0.89000	0	1.00		1.000		1.0000		239,300
										38						
		Total Card Land Units			28.300	AC	Parcel Total Land Area			28.3000					Total Land Value	239,300

Property Location	1320 STONE RD		Map ID	5/ 146/ 7/ /		Bldg Name	State Use 1310
Vision ID 116		Account # 03992.00		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 4/15/2020 9:42:40 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
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:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	0
Percent Good	
Cns Sect Rcnld	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Blt	Cond. C	% Gd	Grade	Grade A	Appr. V

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
						39
	Ttl Gross Liv / Lease Area	0	0			0

No Sketch

Property Location 1330 STONE RD | Map ID 5/ 146/ 7/A / | Bldg Name | State Use 1010
Vision ID 117 | Account # 03991.00 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/15/2020 9:42:49 PM

CURRENT OWNER

KRANYIK CYNTHIA

129 JOCKEY HOLLOW RD

MONROE CT 06468-1270

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level		3 Unpaved	

SUPPLEMENTAL DATA

Alt Prcl ID	3991	CTRACT	4735.02
INC:		CBLOCK	201
GH		DIST	
		HEART	
2007	61880	GL YEAR	
GIS ID	3991	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	61,100	42,770
DWELLING	1-3	39,100	27,370
RES OUTBL	1-4	500	350
	Total	100,700	70,490

6164

WINDSOR, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
KRANYIK CYNTHIA	1793	0169	04-08-2014	U	I	0	10
BIRGE SUMNER ESTATE	1783	0738	10-29-2013	U	I	0	10
BIRGE SUMNER	0189	0068	04-05-1963			0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2019	1-1	42,770	2018	1-1	42,770	2017	1-1	42,770
	1-3	27,370		1-3	27,370		1-3	24,640
	1-4	350		1-4	350		1-4	350
	Total	70490		Total	70490		Total	67760

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Sub	Nbhd Name	B	Tracing	Batch
4	A				

NOTES

03991.00 SUMNER DOD 7/21/13

0005-0146-0007 A

F/K/A 330 STONE RD

PARCEL ADDRESS CHANGED

TO CORRECT STREET SEQUENCE

10/1/2005

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	37,900
Appraised Xf (B) Value (Bldg)	1,200
Appraised Ob (B) Value (Bldg)	500
Appraised Land Value (Bldg)	61,100
Special Land Value	0
Total Appraised Parcel Value	100,700
Valuation Method	C
Total Appraised Parcel Value	100,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
05-02-2013	DM			50	Mailer Return
05-01-1999				50	Mailer Return
03-01-1999				51	1st DM Sent
04-14-1988	MT			00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1010	Single Fam	AG		0.750	AC	81,225	1.25334	1	1.00	4	0.800		1.0000		61,100
										40						
		Total Card Land Units			0.750	AC	Parcel Total Land Area			0.7500				Total Land Value		61,100

Property Location	1330 STONE RD		Map ID	5/ 146/ 7/A /		Bldg Name	State Use 1010
Vision ID 117		Account # 03991.00		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 4/15/2020 9:42:51 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	01	Ranch
Model	01	Residential
Grade:	02	Below Average
Stories:	1	1 Story
Occupancy	1	
Exterior Wall 1	11	Clapboard
Exterior Wall 2		
Roof Structure:	03	Gable
Roof Cover	03	Asphalt
Interior Wall 1	03	Plastered
Interior Wall 2		
Interior Flr 1	09	Soft Wood
Interior Flr 2		
Heat Fuel	02	Oil
Heat Type:	05	Hot Water
AC Type:	01	None
Total Bedrooms	01	1 Bedroom
Total Bthrms:	1	1 Full
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:	3	3 Rooms
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	82,382
Year Built	1875
Effective Year Built	
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	24
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	46
Cns Sect Rcnld	37,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Blt	Cond. C	% Gd	Grade	Grade A	Appr. V
FPL1	FIREPL			B	1	2600.00	1988		46		0.00	1,200
LNT	LEAN-T			L	152	3.00	2003		100		0.00	500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	684	684		94.60	64,706
FEP	Porch, Enclosed	0	224		56.59	12,676
						41
	Ttl Gross Liv / Lease Area	684	908			77,382

Property Location 1340 STONE RD | Map ID 5/ 146/ 6/ / | Bldg Name | State Use 1310
Vision ID 115 | Account # 03989.00 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/15/2020 9:42:25 PM

CURRENT OWNER

MOSKEWICH LENORE E 1/3 INT &
RAYMOND J 1/3 INT & DODD LORRAI
54 SPOONVILLE RD

EAST GRANBY CT 06026

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level		3 Unpaved	

SUPPLEMENTAL DATA

Alt Prcl ID	3989	CTRACT	4735.02
INC:		CBLOCK	201
GH		DIST	MULTI
		HEART	
2007	114590	GL YEAR	
GIS ID	3989	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES EXCES	1-2	4,200	2,940
VAC RS LN	5-1	65,000	45,500
FARM LAND	6-1	37,200	26,040
Total		106,400	74,480

6164

WINDSOR, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MOSKEWICH LENORE E 1/3 INT &	1325	0020	05-01-2002	U	I	0	10
MOSKEWICH NORA E ESTATE	1286	0214	09-12-2001	U	I	0	10
MOSKEWICH NORA E	0921	0089	12-28-1992	U		0	10
MOSKEWICH JOHN &	0362	0175	04-16-1979			0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2019	1-2	2,940	2018	1-2	2,940	2017	1-2	2,940
	5-1	45,500		5-1	45,500		5-1	45,500
	6-1	26,040		6-1	26,040		6-1	15,120
	Total	74480		Total	74480		Total	63560

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Sub	Nbhd Name	B	Tracing	Batch
4	A				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	106,400
Special Land Value	26,040
Total Appraised Parcel Value	106,400
Valuation Method	C
Total Appraised Parcel Value	106,400

NOTES

03989.00 5/146/6
UST=ATCH=BAS=NV
DM=CHANGE
REF:V1213 P403
AMENDED RIGHT OF WAY
PA490 REVIEWED & CORRECTED 6/05

F/K/A 340 STONE RD
PARCEL ADDRESS CHANGED TO
CORRECT STREET SEQUENCE 10/05
DWELLING GONE 10-1-12

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
04-19-2012	WS			01	Measur+1Visit
05-01-1999				50	Mailer Return
03-01-1999				51	1st DM Sent
04-14-1988	MT			O4	

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1310	Vacant	AG		1.000	AC	81,225	1.00000	1	1.00	4	0.800		1.0000		65,000
1	1010	Single Fam	AG		0.500	AC	9,500	0.88000	0	1.00		1.000		1.0000		4,200
1	7120	Tillable B MDL-0	AG		6.000	AC	1,860	1.00000	0	1.00		1.000	P.A. 490	1.0000		11,200
1	7160	Tillable C MDL-0	AG		18.200	AC	1,270	1.00000	0	1.00		1.000	P.A. 490	1.0000		23,100
1	7180	PASTURE MDL-	AG		12.800	AC	230	1.00000	0	1.00		1.000	P.A. 490	1.0000		2,900
										42						
		Total Card Land Units			1.000	AC	Parcel Total Land Area			38.5000				Total Land Value		106,400

Property Location 1340 STONE RD | Map ID 5/ 146/ 6/ / | Bldg Name | State Use 1310
Vision ID 115 | Account # 03989.00 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 4/15/2020 9:42:28 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
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:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	100
Percent Good	
Cns Sect Rcnld	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Blt	Cond. C	% Gd	Grade	Grade A	Appr. V
FND1	FOUND			L	1	10000.0	1900		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
						43
	Ttl Gross Liv / Lease Area	0	0			0

No Sketch

(Corporation)

136SEC

VOL 114 PAGE 028

Cleveland Legal Blank Service, Inc. Hartford, Connecticut

STATUTORY FORM QUIT CLAIM DEED

CULBRO CORPORATION, a New York corporation with offices at 387 Park Avenue South, New York, New York 10016

~~X~~

for consideration paid, grants to RIVER BEND ASSOCIATES, INC., a Connecticut corporation with offices located at 204 West Newberry Road, Bloomfield, Connecticut 06002

~~X~~ with QUIT-CLAIM COVENANTS

(Description and Encumbrances, if any and any additional provisions)

Those certain pieces or parcels of land situated and being in the Town of East Granby, County of Hartford and State of Connecticut as more particularly bounded and described in Exhibit A attached hereto and made a part hereof (the "Premises").

Less and excepting, however, those pieces or parcels of land described in Exhibit B attached hereto and made a part hereof.

The Premises are conveyed subject to all rights of way, restrictions, reservations, easements, agreements and encumbrances as may of record appear.

No representation is made as to the exact area or acreage of the Premises.

By this deed, and except for that property commonly and historically called the "Indianhead Farm" and conveyed from Culbro Corporation to General Cigar Co., Inc. by Quit-Claim Deed of even*date herewith, it is the Grantor's purpose and intent to grant and convey to the Grantee herein all of the Grantor's real property and related improvements and appurtenances located in the Town of East Granby, County of Hartford and State of Connecticut.

*or near

CONVEYANCE TAXES COLLECTED

$10,776.72 STATE
$ 2,000.00 PUBLIC ACT 490 PENALTY
$ 2,370.88 TOWN OF EAST GRANBY

Elisabeth W Burningham
TOWN CLERK

Signed this 26 day of February, 1997

Witnessed by:

CULBRO CORPORATION

By A Ross Waller
Its Secretary

STATE OF ~~CONNECTICUT~~ NEW YORK
COUNTY OF New York } ss. N.Y.C. February 26, 1997

Personally Appeared A. Ross Waller, as aforesaid, Signer of the foregoing Instrument, and acknowledged the same to be his free act and deed as such Secretary and the free act and deed of said corporation/partnership, before me.

Grantees' Mailing Address
204 West Newberry Road
Bloomfield, CT 06002

Alecia C Hansen
Notary Public ~~/ J. of Peace / Commissioner~~ of Superior Court

ALECIA C. HANSEN
NOTARY PUBLIC, State of New York
No. 24-4671815 Qual. in Kings County
Commission Expires April 30, 1998

EXHIBIT A

Those certain pieces or parcels of land together with the buildings and improvements thereon and the appurtenances thereto, situate, lying and being in the Town of East Granby, County of Hartford and State of Connecticut, more particularly bounded and described as follows, to wit:

PARCEL 1. So much of the following parcel of land lying within the Town of East Granby:

That certain piece or parcel of land, situated partly in the Town of Simsbury and partly in the Town of East Granby, containing in all five and 18/100 (5.18) acres, more or less, of which 33/100 acres are located in the Town of East Granby, shown as "Parcel D" on a map or plan entitled "Property of Cullman Brothers, Inc. Wolcott Road Simsbury, Connecticut Scale 1' = 200' February 1963 Survey by Harold R. Sanderson, C.E. & L.S. Bloomfield, Connecticut" and which piece or parcel is more particularly bounded and described as follows:

Beginning at a merestone located on the northwesterly line of Wolcott Road approximately ninety (90) feet southwest of the East Granby - Simsbury town line; thence S 45° 40' 00" W a distance of one thousand ninety-four and 6/10 (1,094.6) feet to a merestone; thence N 36° 39' 50" W a distance of three hundred fifty-two and 17/100 (352.17) feet to an iron pin; thence N 64° 00' 00" E a distance of five hundred one and 97/100 (501.97) feet to an iron pin; thence N 50° 00' 00" E a distance of six hundred forty (640) feet to an iron pin; thence S 19° 10' 20" E a distance of one hundred fifty-seven and 8/10 (157.8) feet to the merestone marking the point of beginning.

Being all and the same premises conveyed to the Releasor herein (then known as General Cigar Co., Inc.) by Deed of Cullman Bros., Inc. to General Cigar Co., Inc. dated February 21, 1964 and recorded on the Land Records of the Town of East Granby in Volume 39 at page 020, to which reference may be had.

PARCEL 2. So much of the following parcel of land lying within the Town of East Granby:

That certain piece or parcel of land, situated partly in the Town of Windsor and partly in the Town of East Granby, commonly and historically comprising a part of the "Hazelwood Farm", so-called, designated as Parcel A of II-HAZELWOOD FARM Windsor and East Granby, as described in a Deed from American Sumatra Tobacco

Corporation to General Cigar Co., Inc., dated October 3, 1967 and recorded on the Land Records of the Town of East Granby in Volume 45 at Page 370, to which reference may be had, and being the same premises shown and designated on a certain map or plan entitled "THE AMERICAN SUMATRA TOBACCO CO. HAZELWOOD FARM WINDSOR & EAST GRANBY CONN. SCALE 1" = 250' TOTAL 551.13 ACS. PLUS 16.65 ACS PURCHASED 1954 W. H. BURNHAM SURVEYOR JULY, 1954, which map or plan is on file in the Town Clerk's office in said Town of East Granby, to which reference may be had for a more particular description of said premises.

PARCEL 3. So much of the following parcel of land lying within the Town of East Granby:

That certain piece or parcel of land, situated partly in the Town of Windsor and partly in the Town of East Granby, commonly and historically comprising a part of the "McKinney Farm", so-called, designated as III-McKINNEY FARM Windsor and East Granby, as described in a Deed from American Sumatra Tobacco Corporation to General Cigar Co., Inc., dated October 3, 1967 and recorded on the Land Records of the Town of East Granby in Volume 45 at Page 370, to which reference may be had, and being the same premises shown and designated on a certain map or plan entitled "THE AMERICAN SUMATRA TOBACCO CO. McKINNEY FARM WINDSOR & EAST GRANBY, CONN. SCALE 1" = 200' TOTAL 97.0 =/- ACS. W. H. BURNHAM SURVEYOR AUG. 1954, which map or plan is on file in the Town Clerk's office in said Town of East Granby, to which reference may be had for a more particular description of said premises, excluding therefrom those two (2) parcels identified as such on Exhibit B attached hereto and made a part hereof as if set forth at length.

PARCEL 4. So much of the following parcels of land lying within the Town of East Granby:

Those certain pieces or parcels of land, situated partly in the Towns of Granby and Simsbury and partly in the Town of East Granby, commonly and historically comprising a part of the "Floydville Farm", so-called, designated as I- FLOYDVILLE FARM Granby, East Granby and Simsbury comprising two (2) parcels, as described in a Deed from American Sumatra Tobacco Corporation to General Cigar Co., Inc., dated October 3, 1967 and recorded on the Land Records of the Town of East Granby in Volume 45 at Page 377, to which reference may be had, and being the same premises shown and designated as:

PARCEL A: Situated in the Towns of East Granby and Granby, Conn. and comprising the premises of American Sumatra Tobacco Corporation shown on a map entitled "THE AMERICAN SUMATRA TOBACCO CO. FLOYDVILLE FARM EAST GRANBY & GRANBY SCALE 1" = 200' TOTAL ACRES 336.56 W. H. BURNHAM SURVEYOR SEPT. 1954", which map or plan is on file in the Town Clerk's office in said Town of East Granby, to which reference may be had for a more particular description of said premises.

PARCEL B: Situated in the Towns of Granby, East Granby and Simsbury, Connecticut and comprising the premises of American Sumatra Tobacco Corporation shown on a map entitled "THE AMERICAN SUMATRA TOBACCO CO. FLOYDVILLE FARM GRANBY, EAST GRANBY & SIMSBURY SCALE 1" = 200' TOTAL ACRES 252.47 W. H. BURNHAM SURVEYOR SEPT. 1954", which map or plan is on file in the Town Clerk's office in said Town of East Granby, to which reference may be had for a more particular description of said premises,

excluding therefrom those three (3) parcels identified as such on Exhibit B attached hereto and made a part hereof as if set forth at length.

PARCEL 4. So much of the following parcel of land lying within the Town of East Granby:

That certain piece or parcel of land together with the improvements thereon, situated in the Town of Windsor, County of Hartford and State of Connecticut to the rear of Stone Road and at the terminus of International Drive in East Granby, Connecticut and shown on a map entitled "Property of Culbro Corp. Rear Lands - Stone Road - Windsor, Conn. Scale: 1" = 40 ft. Date October 7, 1978 Edward F. Lally, Jr. Civil Engineer 30 Hope Circle Windsor Conn." which map is on file in the own Clerk's Office in said Town of Windsor to which reference may be had, and being more particularly bounded and described as follows:

Beginning at a point in the East Granby-Windsor Town Line, which point marks the southerly corner of the terminus of International Drive; thence running S 53° 10' 40" E along the East Granby-Windsor Town Line, being land now or formerly of Culbro Land Resources, Inc. for a distance of four hundred ninety-eight and forty-four one-hundredths (498.44) feet to a point; thence running N 57° 45' 18" W for a distance of four hundred fifteen and no one-hundredths (415.00) feet to a point; thence running N 31° 50' 03" W for a distance of ninety-one and no one-hundredths (91.00) feet to the point or place of beginning, the last two (2) courses and distances being along other land now or formerly of Culbro Corporation.

Being all and the same premises conveyed to the Releasor herein by Quit-Claim Deed from Culbro Land Resources, Inc. to Culbro Corporation dated January 31, 1979 and recorded on the Land Records of the Town of East Granby in Volume 60 at page 936, to which reference may be had.

PARCEL 5

Three certain premises or parcels of land, together with the buildings and improvements thereon and the appurtenances thereto, situated on or westerly of the westerly line of Hartford Avenue (Connecticut Route 189), and more particularly bounded and described as follows:

FIRST PARCEL:

Beginning at a point located a distance of approximately forty (40) feet from, and on a bearing of N 39° 25' 05" W from the northerly intersection of Russelton Avenue and a right-of-way appurtenant to these premises, which point marks the easterly corner of the premises herein described; thence N 39° 25' 05" W a distance of two hundred thirty and 26/100 (230.26) feet through a merestone to a point in the center of a lagoon; thence S 75° 59' 25" W a distance of eighty-eight and 79/100 (88.79) feet to another point in the center of the lagoon; thence S 47° 59' 25" W a distance of one hundred ten (110) feet to a point; thence S 55° 59' 25" W a distance of one hundred ninety-seven (197) feet to a point in the lagoon; thence N 88° 00' 35" W a distance of seventy-two (72) feet to a point in the lagoon; thence N 80° 00' 35" W a distance of one hundred ninety-nine (199) feet to a point in the lagoon; thence N 42° 00' 35" W a distance of eighty-four (84) feet to a point in the westerly extremity of the lagoon; thence N 4° 00' 35" W a distance of forty-seven (47) feet to a point on the south side of Salmon Brook; thence N 33° 59' 35" W a distance of one hundred ninety-three (193) feet to a point; thence S 65° 00' 25" W a distance of two hundred sixty-three (263) feet to a point; thence S 13° 00' 25" W a distance of one hundred thirty-five (135) feet to a point; thence S 30° 59' 35" E a distance of one hundred twenty-five (125) feet to a point in the center line of Salmon Brook; thence S 1° 00' 25" W a distance of seventy (70) feet to a point in the center line of Salmon Brook; thence S 42° 20' 25" W a distance of sixty-six (66) feet to a point in a fence line; thence S 45° 33' 30" E along a fence line a distance of ninety-eight and 92/100 (98.92) feet to a point; thence S 37° 42' 20" E a distance of eighty-seven and 99/100 (87.99) feet to a point; thence S 35° 31' 00" E a distance of three hundred ninety-one and 74/100 (391.74) feet to a point; thence S 38° 49' 10" E a distance of eighty and 24/100 (80.24) feet to a point; thence S 32° 25' 40" E a distance of one hundred thirty-six and 43/100 (136.43) feet to an iron pin marking the southerly corner of the premises herein described; thence N 45° 15' 10" E a distance of one hundred eight and 47/100 (108.47) feet to an iron pin; thence N 42° 20' 10" E a distance of one hundred eighty-seven and 9/10 (187.9) feet to a point; thence N 54° 41' 10" E a distance of one hundred five and 2/10 (105.2) feet to a point; thence N 38° 33' 10" E a distance of one hundred twenty-six and 6/10 (126.6) feet to a point; thence N 35° 14' 10" E a distance of five hundred fifty and 43/100 (550.43) feet the the point of beginning.

- 4 -

Said premises are conveyed together with a right-of-way for foot and vehicle traffic from the easterly corner of said premises to the public highway known as "Hartford Avenue" as of record may appear.

Said First Parcel contains fourteen and 98/100 (14.98) acres, more or less, and is shown as " PARCEL B" on a map entitled "PROPERTY OF CULLMAN BROTHERS INC. HARTFORD AVENUE GRANBY & EAST GRANBY CONNECTICUT SCALE 1" = 400' FEBRUARY 1963 SURVEY BY HAROLD R. SANDERSON C.E.&L.S. BLOOMFIELD CONNECTICUT REVISED FEBRUARY 1964", a copy of which map is to be recorded in said Town of East Granby.

and being the "First Parcel" as described in a Deed from Cullman Bros., Inc. to Releasor (then known as General Cigar Co., Inc.), dated February 21, 1964 and recorded in Volume 39 at page 009, et seq. of the Land Records of the Town of East Granby, to which reference may be had.

SECOND PARCEL:

a certain piece or parcel of land, containing 25 acres, more or less, situated partly in the Town of East Granby and partly in the Town of Granby, County of Hartford and State of Connecticut, located on the Westerly side and in the rear of Hartford Avenue, a.k.a. Connecticut Route #189, and being more particularly bounded and described as follows:

Beginning at an iron pin on the Northerly line of land of the Penn Central Transportation Company, which iron pin is located S 59° 31'45" W a distance of 1058.73 feet from the Westerly highway line of Hartford Avenue; thence running generally in a Southwesterly direction along the Northerly line of land of the Penn Central Transportation Company, a distance of 545.55 feet more or less, to an iron pin and land of the Grantee marked by an old fence; thence running in a Northwesterly direction a distance of 320 feet to an iron pin; thence in a Northerly direction 250 feet to an iron pin; thence in a Westerly direction 111 feet to an iron pin; thence in a Northwesterly direction a distance of 127 feet to an iron pin; thence in a Northerly direction a distance of 182 feet to an iron pin, the last five courses following an old fence; thence in a circular line running in a Northerly, Easterly and Southeasterly direction and following an old fence at the bottom of a slope to an iron pin; thence Westerly following an old fence, a distance of 372 feet, more or less, to an iron pin; thence S 29°03'50" E a distance of 173.18 feet to an iron pin; thence N 85°04'50" E a distance of 183.57 feet to an iron pin; thence S 33° 33' W a distance of 35.15 feet to an iron pin; the last ten courses being along land of the Grantee; thence S 3°01'55" W a distance of 1039.03 feet to the point or place of beginning.

Being more particularly shown as "Parcel A" on a map entitled "Property Of CULLMAN BROTHERS, INC. Hartford Avenue - Connecticut Route No. 9 Granby & East Granby Connecticut Scale 1" = 200' January 1963 Survey By Harold R. Sanderson C.E.&L.S. Bloomfield Connecticut Rev. July 1970", certified substantially correct by Clifford A. Washburn, Jr., which map is on file in the Town Clerks' Offices of East Granby and Granby.

-5-

And being that portion of said Second Parcel as is located in the Town of East Granby as conveyed to the said General Cigar Co., Inc. by Warrantee Deed from Walter S. Rollins, et al dated July 13, 1970 and recorded in the Land Records of the Town of East Granby in Volume 49 at Page 235; to which reference may be had.

Less and excepting from said Second Parcel that portion thereof heretofore conveyed by Releasor (then known as General Cigar Co., Inc.) to Andrew M. Yakemore, by Warrantee Deed dated December 5, 1995 and recorded in the Land Records of the Town of East Granby in Vol. 56 at Page 949, to which reference may be had.

THIRD PARCEL:

all that certain piece or parcel of land, together with the buildings and improvements thereon and the appurtenances thereto, located in part in the Town of Granby, County of Hartford and State of Connecticut, and in part in the Town of East Granby, in said County and State, and more particularly bounded and described as follows:

Beginning at a Connecticut Highway Department marker located on the west side of Hartford Avenue (Connecticut Route No. 189) thirty (30) feet, more or less, northerly of the Granby-East Granby town line; thence S 15° 02' 10" W, crossing said Granby-East Granby town line, a distance of three hundred forty-three and 6/10 (343.6) feet to a Connecticut Highway Department marker; thence S 13° 16' 10" W a distance of two hundred four and 4/100 (204.04) feet to a merestone; thence S 89° 10' 40" W a distance of nine hundred seventy-eight and 92/100 (978.92) feet along a fense line to an iron pin; thence N 33° 33' 00" E a distance of thirty-five and 15/100 (35.15) feet to an iron pin; thence S 85° 04' 50" W a distance of one hundred eighty-three and 57/100 (183.57) feet, crossing Salmon Brook, to an iron pin; thence N 29° 03' 50" W a distance of one hundred seventy-three and 18/100 (173.18) feet to a tree; thence N 44° 42' 10" E a distance of nineteen and 13/100 (19.13) feet to an iron pin; thence N 18° 56' 40" W a distance of three hundred fifty-eight and 97/100 (358.97) feet to an iron pin; thence N 6° 10' 50" E a distance of two hundred three and 93/100 (203.93) feet to a tree; thence N 14° 53' 20" E a distance of three hundred thirty-three and 73/100 (333.73) feet to a point in a fence line; thence N 31° 12' 00" E a distance of one hundred twenty-one and 96/100 (121.96) feet to an iron pin; thence N 38° 21' 50" W

a distance of five hundred seventy and 33/100 (570.33) feet to an iron pin; thence N 47° 49' 30" E a distance of two hundred thirty-five and 4/100 (235.04) feet to an iron pin; thence N 38° 00' 40" W a distance of six hundred eighty-nine and 73/100 (689.73) feet to an iron pin; thence N 49° 57' 30" E a distance of two hundred sixty-one and 12/100 (261.12) feet to a fence corner; thence N 30° 09' 50" W a distance of forty-one and 89/100 (41.89) feet to a point in a fence line; thence N 5° 22' 00" W a distance of eighty (80) feet to the center line of Salmon Brook; thence along the center line of said Salmon Brook commencing in a northeasterly direction and turning to a southeasterly direction a distance of five hundred and fifty (550) feet, more or less, to a point; thence S 15° 00' 00" E a distance of one hundred (100) feet to a point in a fence line; thence S 38° 30' 30" E a distance of two hundred ninety-six (296) feet to an iron pin; thence N 66° 58' 50" E a distance of two hundred eighty-one and 9/100 (281.09) feet to an iron pin; thence S 47° 20' 00" E a distance of three hundred twenty-six and 4/10 (326.4) feet to the center line of Salmon Brook; thence along the center line of Salmon Brook in a generally southeasterly direction a distance of nine hundred ten (910) feet, more or less, to a point; thence S 11° 01' 00" W a distance of one hundred fifteen (115) feet to an iron pin; thence N 62° 59' 10" E a distance of nine hundred twenty-seven and 26/100 (927.26) feet to a merestone located in the easterly line of said Hartford Avenue; thence in a curve to the right having a radius of three thousand five hundred forty-two (3,542) feet a distance of two hundred fifty-four and 6/100 (254.06) feet to a Connecticut Highway Department marker; thence S 16° 48' 40" W a distance of five hundred seventy-eight and 14/100 (578.14) feet to a Connecticut Highway Department marker; thence S 14° 28' 40" W a distance of one hundred forty-six and 6/10 (146.6) feet to a Connecticut Highway Department marker; thence S 43° 19' 50" W a distance of five hundred nine and 37/100 (509.37) feet to a point in a fence line; thence S 28° 18' 40" E a distance of thirty-six and 86/100 (36.86) feet to a point; thence S 51° 14' 50" E a distance of two hundred fifty-five and 71/100 (255.71) feet to a merestone; thence S 15° 02' 10" W a distance of seventy-five and 94/100 (75.94) feet to the point or place of beginning.

Said parcel contains eighty-five (85) acres, more or less, and is shown as "PARCEL C" on a map entitled "PROPERTY OF CULLMAN BROTHERS, INC. HARTFORD AVENUE GRANBY & EAST GRANBY CONNECTICUT SCALE 1" = 400' FEBRUARY 1963 SURVEY BY HAROLD R. SANDERSON C.E.&L.S. BLOOMFIELD CONNECTICUT REVISED FEBRUARY 1964", a copy of which map is to be recorded in the Land Records of said towns of Granby and East Granby.

Approximately 5.9 acres of said land are located within the Town of East Granby, as shown on said map. And being the same Premises conveyed by Deed from Cullman Bros, Inc. to Releasor (then known as General Cigar Co., Inc. dated February 21, 1964 and recorded in Volume 39 at Page 016 of the Land Records of the Town of East Granby, to which reference may be had.

Said premises are conveyed subject to the following:

1. All recorded easements, covenants and restrictions.

2. Taxes on the list of October 1, 1996, which the Releasee assumes and agrees to pay as part consideration for this deed.

VOL 114 PAGE 037

EXHIBIT B

Less and excepting from the premises shown and designated on Exhibit A the following premises heretofore conveyed by Releasor or its predecessors in title, as follows:

1. Those premises conveyed by Quit-Claim Deed from General Cigar Co., Inc. to The Hartford Electric Light Company dated February 3, 1969 and recorded in the Land Records of the Town of East Granby in Volume 47 at Page 452.

2. Those premises conveyed by Quit-Claim Deed from General Cigar Co., Inc. to John B. Hogan dated June 14, 1973 and recorded in the Land Records of the Town of East Granby in Volume 54 at Page 443, as corrected by Quit-Claim Deed from General Cigar Co., Inc. to John B. Hogan dated June 28, 1973 and recorded in the Land Records of the Town of East Granby in Volume 54 at Page 586.

3. Those premises conveyed by Warranty Deed from Culbro Corporation to Culbro Land Resources, Inc. dated June 8, 1978 and recorded in the Land Records of the Town of East Granby in Volume 59 at Page 682, as corrected by Quit-Claim Deed from Culbro Corporation to Culbro Land Resources, Inc. dated December 6, 1978 and recorded in the Land Records of the Town of East Granby in Volume 60 at Page 594.

4. Those premises conveyed by Warranty Deed from Culbro Corporation to Richard H. Bauer dated August 24, 1978 and recorded in the Land Records of the Town of East Granby in Volume 59 at Page 1078, being a portion of the premises conveyed to General Cigar Co., Inc. (predecessor in interest to Culbro Corporation) by Warranty Deed from American Sumatra Tobacco Corporation dated October 3, 1967 and recorded in the Land Records of the Town of East Granby in Volume 45 at Page 370, to which reference may be had.

5. Those premises conveyed by Warranty Deed from Culbro Corporation to Culbro Land Resources, Inc. dated October 10, 1978 and recorded in the Land Records of the Town of East Granby in Volume 60 at Page 204.

6. Those premises conveyed by Quit-Claim Deed from Culbro Corporation to Culbro Land Resources, Inc. dated December 22, 1978 and recorded in the Land Records of the Town of East Granby in Volume 60 at Page 909.

7. Those premises conveyed by Warranty Deed from Culbro Corporation to the Town of East Granby dated August 10, 1987 and recorded in the Land Records of the Town of East Granby in Volume 80 at Page 221.

And also less and excepting from the premises shown and designated on Exhibit A the following premises heretofore conveyed by Releasor or its predecessors in title, as recited in the Deeds from American Sumatra Tobacco Corporation above referred to, as follows:

1. Parcels 1 and 2 shown as heretofore conveyed by American Sumatra Corporation from the McKinney Farm as described in the Deed from American Sumatra Corporation to General Cigar Co., Inc. dated October 3, 1967 and recorded on the Land Records of the Town of East Granby in Volume 45 at Page 370, bounded and described as follows:

PARCEL 1: A certain piece or parcel of land situated on the northeasterly side of Tunxis Avenue, in the Town of East Granby, County of Hartford, State of Connecticut and bounded:

NORTHEASTERLY: by land now or formerly of Albert P. Cowles, 280.00 feet;
SOUTHEASTERLY: by other land of the Grantor, 199.08 feet;
SOUTHWESTERLY: by Tunxis Avenue, 180.10 feet; and
WESTERLY: by land now or formerly of Harry W. Case, 190.42 feet.

Being the same premises conveyed by American Sumatra Tobacco Corporation to The Hartford Electric Light Company by deed dated December 6, 1957 and recorded in Volume 26, Page 314 of the East Granby Land Records.

PARCEL 2: Located in the Town of East Granby, Connecticut, on the northeasterly side of Route #9, containing .63 of an acre, more or less, and bounded and described as follows:

Beginning at a point in the northeasterly highway line of Route #9 said point being 60 feet northwesterly from and measured at right angles to the base line of the relocation of Route #187 more particularly shown on map hereinafter referred to; thence northeasterly along a line 60 feet northwesterly from and parallel with the said base line 118 feet, more or less, to a point opposite Station 313+50; thence northeasterly again, in a straight line, 82 feet, more or less, to land now or formerly of Albert P. Cowles, said straight line being elongated to a point 100 feet northwesterly from and measured at right angles to the said base line at Station 318+00.

Being Parcel #5 in the deed from American Sumatra Tobacco Corporation to the State of Connecticut dated November 25, 1958 and recorded in Volume 29, Page 73 of the East Granby Land Records.

2. Parcels 3, 4 and 5 shown as heretofore conveyed by American Sumatra Corporation from the Floydville Farm as described in the Deed from American Sumatra Corporation to General Cigar Co., Inc. dated October 3, 1967 and recorded on the Land Records of the Town of East Granby in Volume 45 at Page 377, bounded and described as follows:

PARCEL 3: A certain parcel of land containing 19.75 acres of land more or less, located on the southwesterly side of a private road in the Towns of Simsbury and East Granby, County of Hartford, State of Connecticut and more particularly bounded and described as follows:

Beginning at a monument at the Westerly corner of the herein described premises and thence running North 26° 50' 30" East 483.42' along land now or formerly of the New York, New Haven and Hartford Railroad to a monument marking the boundary line between the towns of Simsbury and East Granby; thence continuing in the same direction still along land now or formerly of the New York, New Haven and Hartford Railroad 675.00' to a point on the Southwesterly side of a private roadway, said point marking a Northeasterly corner of the herein described premises; thence running South 77° 39' 00" East 71.00' along a private roadway to a point, said point marking a Northeasterly corner of the herein described premises; thence running South 35° 17' 00" East still along a private roadway, 1057.74' to a point, said point marking the Easterly corner of the herein described premises; thence running South 58° 15' 20" West along land now or formerly of Cullman Bros. Inc., 640.00' to a point; thence South 72° 15' 10" West, still along land now or formerly of Cullman Bros., Inc., 501.61' to a point; thence running North 28° 27' 30" West along land now or formerly of the Town of Simsbury, 380.53' to a monument marking the place of beginning.

Being the same premises conveyed by American Sumatra Tobacco Corporation to Dalene Hardwood Flooring Company, Incorporated by deed dated April 3, 1957 and recorded in Volume 24, Page 136 of the East Granby Land Records and in Volume 119, Page 235 of the Simsbury Land Records.

PARCEL 4: A certain piece or parcel of land situated on the southeast side of Farren Road in the Town of East Granby, County of Hartford and State of Connecticut, and more particularly bounded and described as follows:

Beginning at a point in the Southeast side of Farren Road at the boundary line of land of Simsbury Flying Service, Inc., which point is 785 feet more or less Northeast of the intersection of said street with the Simsbury - East Granby Town Line; thence running Northeast along the Southeast side of said Farren Road along a course of N 49° 20' 30" E, a distance of 1234.16 feet to a point; thence continuing Northeast along said Farren Road, along a course of N 59° 05' 30" E, a distance of 427.27 feet to a point; thence continuing Northeast along said Farren Road, along a course of N 41° 35' 30" E, a distance of 286.00 feet to a point; thence running Southeast along a course of S 58° 59' 00" E, a distance of 200.00 feet to a point; thence running South along a course of S 14° 05' 00" W, a distance of 735.83 feet to a point; thence running Southwest along a course of S 51° 40' 40" W, a distance of 257.48 feet to a point; thence running West along a course of N 85° 58' 20" W, a distance of 284.70 feet to a point; thence running Southwest along a course of S 68° 46' 00" W, a distance of 336.87 feet to a point; thence continuing Southwest along a course of S 56° 55' 20" W, a distance of 362.80 feet to a point; thence continuing Southwest along a course of S 42° 34' 50" W, a distance of 150.75 feet to a point; thence running South along a course of S 28° 28' 00" W, a distance of 215.89 feet to a point. The last eight (8) courses are along land now or formerly of American Sumatra Tobacco Corporation. Thence running West along land now or formerly of Cullman Bros. Inc., along a course of N 88° 00' 00" W, a distance of 76.93 feet to a point; thence running North along land now or formerly of Simsbury Flying Service, Inc., along a course of N 16° 23' 20" W, a distance of 351.68 feet to the point or place of beginning. Containing 19.2 acres more or less.

The above described premises are bounded as follows:

Northeast, East and Southeast,	by land now or formerly of American Sumatra Tobacco Corporation
South,	by land now or formerly of Cullman Bros., Inc.,
West,	by land now or formerly of Simsbury Flying Service, Inc. and
Northwest,	by Farren Road.

Being the same premises conveyed by American Sumatra Tobacco Corporation to John C. Stoddard and Robert E. Moran by deed dated May 4, 1956, recorded in Volume 22, Page 260 of the East Granby Land Records and by correcting deed dated October 17, 1958 and recorded in Volume 27, Page 491 of the East Granby Land Records.

PARCEL 5: All that certain piece or parcel of land shown as the 60.00' Right of Way on a map or plan entitled, "Property of American Sumatra Tobacco Corporation and His Lordship's Line Industrial Park, Inc. to be conveyed to Town of East Granby Farren Road East Granby, Connecticut Scale: 1" = 80' August, 1967 Office of Harold R. Sanderson C.E. & L.S. Bloomfield, Connecticut", which map is or is to be placed on file in the office of the Town Clerk of said Town of East Granby and to which reference may be had, and being further bounded and described as follows:

Beginning at a point in the northwesterly street line of Farren Road and in the Simsbury-East Granby Town Line said point being 17.03 feet westerly of a monument also set in the Town Line, which monument marks the end of the northwesterly street line of Wolcott Road in Simsbury; thence westerly along the Simsbury-East Granby Town Line a distance of 13.54 feet to a point; thence northwesterly at an interior angle of 144°-52'-10" a distance of 119.97 feet to a point which marks the northwesterly corner of land now or formerly of Cullman Bros., Inc., and the northeasterly most corner of land previously conveyed to Dalene (now His Lordship's Line) by American Sumatra Tobacco Corporation and recorded in the East Granby Land Records Volume 24 Page 136; thence continuing in a straight line along the northerly property line of said Dalene a distance of 1057.74 feet to a point; thence westerly at an interior angle of 222°-22'-00", still along land of said Dalene a distance of 71.00 feet to property of the N.Y.,N.H.&Hartford R.R.; thence northerly at an interior angle of 75°-30'-30" along said N.Y.,N.H.&Hartford R.R. a distance of 121.60 feet to a point; thence southeasterly at an interior angle of 62°-07'-30" a distance of 1267.86 feet along other land of the Grantor herein to a point; thence easterly at an interior angle of 215°-07'-50" a distance of 51.03 feet still along other land of said Grantor to a point in the aforementioned northwesterly street line of Farren Road; thence Southwesterly along said northwesterly street line of Farren Road a distance of 82.38 feet to the point or place of beginning.

Being the same premises conveyed by American Sumatra Tobacco Corporation to Town of East Granby by deed dated August 29, 1967 and recorded in the East Granby Land Records.

RECEIVED JULY 9, 1997 AT 10:25 A.M.
BY Elisabeth W Birmingham
TOWN CLERK

-5-

PG400

(Corporation) VOL 121 PG402 136SFC Cleveland Legal Blank Service, Inc. Hartford, Connecticut

STATUTORY FORM QUIT CLAIM DEED

CULBRO CORPORATION, a New York corporation with offices at 387 Park Avenue South, New York, New York 10016
~~of~~

for consideration paid, grants to RIVER BEND ASSOCIATES, INC., a Connecticut corporation with offices located at 204 West Newberry Road, Bloomfield, Connecticut 06002

~~of~~ **with QUIT-CLAIM COVENANTS**

(Description and Encumbrances, if any and any additional provisions)

Those certain pieces or parcels of land situated and being in the Town of Windsor, County of Hartford and State of Connecticut as more particularly bounded and described in Exhibit A attached hereto and made a part hereof (the "Premises").

Less and excepting, however, those pieces or parcels of land described in Exhibit B attached hereto and made a part hereof.

The Premises are conveyed subject to all rights of way, restrictions, reservations, easements, agreements and encumbrances as may of record appear.

No representation is made as to the exact area or acreage of the Premises.

By this deed, it is the Grantor's purpose and intent to grant and convey to the Grantee herein all of the Grantor's real property and related improvements and appurtenances located in the Town of Windsor, Connecticut.

State 32,933.00

Conveyance Tax received

Kathleen K. Lewis

TOWN CLERK OF WINDSOR

Taxon 6421.98

Signed this 26 **day of** February , **19** 97

Witnessed by:

CULBRO CORPORATION

By A Ross Wollen

Its Secretary

STATE OF ~~CONNECTICUT~~ NEW YORK,

COUNTY OF New York } **ss.** February 26, **19** 97

Personally Appeared A Ross Wollen, as aforesaid, Signer of the foregoing Instrument, and acknowledged the same to be his free act and deed as such Secretary and the free act and deed of said corporation/partnership, before me.

Alecia C. Hansen

Notary Public ~~/ J. of Peace~~ / Commissioner of Superior Court

ALECIA C. HANSEN
NOTARY PUBLIC, State of New York
No. 24-4671815 Qual. in Kings County
Commission Expires April 30, 1998

Grantees' Mailing Address

204 West Newberry Road

Bloomfield, CT 06002

TOWN OF WINDSOR - ACQUISITIONS

EXHIBIT A

Those certain pieces or parcels of land together with the buildings and improvements thereon and the appurtenances thereto, situate, lying and being in the Town of Windsor, County of Hartford and State of Connecticut, more particularly bounded and described as follows, to wit:

PARCEL 1. Those certain pieces or parcels of land, set forth in two (2) pieces as described below, containing in all 37.2 acres, more or less, conveyed by Warrantee Deed from The Hartford Guaranteed Mortgage Company to General Cigar Co., Inc. dated January 4, 1945 and recorded in the Land Records of the Town of Windsor in Volume 121 at Page 323, all as more particularly bounded and described as follows:

FIRST PIECE: Commencing at a point in the Southerly line of STONE ROAD, which is the Northwesterly corner of the piece herein described, and also the Northeasterly corner of land belonging to the State of Connecticut; thence running SOUTHERLY along the EASTERLY line of said land of the State of Connecticut, a distance of Seven Hundred Eighty-Two and Fifty-One Hundredths (782.50) feet, to the Northwest corner of land now or formerly of Susan E. Giddings; thence EASTERLY along the Northerly line of Susan E. Giddings, a distance of Eight Hundred Forty-Five and Forty-Four One Hundredths (845.44) feet, to the Northeast corner of said Giddings' Land; thence SOUTHERLY along the EASTERLY line of said Giddings' land, a distance of Seven Hundred Fifty Four and Ninety One Hundredths (754.90) feet; to a stone; thence EASTERLY along land now or formerly of Walter Sherlock, a distance of Four Hundred Sixty-Nine and Eighty-Four One Hundredths (469.84) feet, to a stone set at the Northeast corner of said Sherlock's land; thence still EASTERLY along land now or formerly of Charles Norkaitis, a distance of Six Hundred Forty-Five and thirty-Three One-Hundredths (645.33) feet, to land of Veronica Rugenius; thence WESTERLY along the SOUTHERLY boundary line of land of said Veronica Rugenius, a distance of Four Hundred Twelve (412) feet; thence NORTHERLY along the WESTERLY boundary line of said land of Veronica Rugenius, a distance of Seven Hundred Eighty-Two and Fifty One-Hundredths (782.50) feet, to a stone; thence EASTERLY along the North line of said land of Veronica Rugenius a distance of Four Hundred Thirty-Five and Fifty One Hundredths (435.50) feet, to a stone; thence in a NORTHEASTERLY direction, a distance of Sixty-Two (62) feet, to a stone located at the Southeast corner of land now or formerly of Joseph Kuritis; thence NORTHWESTERLY in the line of a wire fence, a distance of One Hundred Fifteen (115) feet to a point in the middle of WEST BROOK; thence NORTHERLY and NORTHWESTERLY in the middle thread of said Brook, a distance of Nine Hundred Feet, (900) feet, more or less, to point of intersection with the EASTERLY line of STONE ROAD; thence first SOUTHERLY and then WESTERLY along the

EAST and SOUTH highway boundary of said STONE ROAD, a total distance of Ten Hundred Ten (1010) feet, more or less, to point of beginning, all as shown on a map entitled "Plans Showing Property of General Cigar Co., Inc., STONE ROAD, Windsor, Conn., Scale 1" = 100", Nov. 1944" made by John H. Keithline, registered State of Connecticut Land Surveyor, No. 1317, and certified by him as being substantially correct. Said tract contains TWENTY NINE ACRES (20), more or less.

SECOND PIECE: Commencing at a point where the NORTHERLY line of STONE ROAD intersects the EAST GRANBY-WINDSOR TOWN line; thence running in a NORTHERLY direction along said Town Line, a distance of Two Hundred Seventy-Five and Fifty-Two One-Hundredths (275.52) feet, to land of William Miller; thence running EASTERLY along the SOUTHERLY line of land of said Miller, a distance of One Hundred Eighty One and Eighty One-Hundredths (181.80) feet; thence running NORTHERLY along the EASTERLY line of said Miller's land a distance of Four Hundred Fifty (450) feet, to the middle of WEST BROOK; thence in a SOUTHEASTERLY direction, in the middle thread of said Brook, along property now or formerly of Frank Bitcauski, a distance of Nine Hundred Seventy-Five (975) feet, more or less, to the west line of STONE ROAD; thence running first SOUTHERLY and then SOUTH-WESTERLY and WESTERLY along the WESTERLY and NORTHERLY highway line of said Road, a distance of Nine Hundred Eighty (980) feet, more or less, to point of beginning, all as shown on said map entitled "Plans Showing Property of General Cigar Co., Inc., Stone Road, Windsor, Conn., Scale 1" = 100', Nov. 1944.", copy of which will be filed with the Town Clerk in said Windsor.

Said tract contains EIGHT and TWO-TENTHS (8.2) ACRES, more or less.

PARCEL 2. That certain piece or parcel of land, containing 52.89 acres of land, more or less, conveyed by Warrantee Deed from Charles Norkaitis and Eva Turosky Norkaitis to General Cigar Co., Inc. dated November 13, 1946 and recorded in the Land Records of the Town of Windsor in Volume 124 at Page 642, all as more particularly bounded and described as follows:

Beginning at a stone bound at the Northeast corner of other land of the Grantee; thence South 38°-33' West, along said other land of the Grantee, a distance of Six Hundred Forty-five (645) feet to a stone bound; thence North 66°-33' West, along said other land of the Grantee, a distance of Thirty-nine and 3/10 (39.3) feet to a stone bound; thence South 20°-05' West, along land now or formerly of W. Sherlock, land now or formerly of H.M. Canning and other land of the Grantors, partly by each, a distance of Six Hundred Sixty-three (663) feet to a point; thence South 68°-28' East, a distance of Three Hundred Seventy-three (373) feet to a point; thence South 63°-11' East, a distance of Five Hundred Eighty-three (583) feet to a stone wall; thence North 89°-14' East, along land now or formerly of Harry Schwolsky, a distance of Nine Hundred Forty-six (946) feet to a point; thence North 41°-29' East, along said land now or formerly of Harry Schwolsky, a distance of Three Hundred Fifty-four (354) feet to a point; thence North 2°-41' East along said land now or formerly of Schwolsky, and land now or formerly of William Miller, partly by each, a distance of Six Hundred Eighty-three (683) feet to a point; thence North 89° 41' West, along land now or formerly of A.L. and V.G. Searle, a distance of Five Hundred Forty-six (546) feet to a point which is a fence corner; thence North 52°-03' West, along said land now or formerly of A.L. and V.G. Searle, a distance of Four Hundred Sixty-nine (469) feet to a point; thence S37° 30' West, along land now or formerly of Veronica Rugenius, a distance of Four Hundred Fourteen (414) feet to a stone bound; thence North 51° 35' West, along said land now or formerly of Veronica Rugenius, a distance of Four Hundred Forty (440) feet to the point of beginning;

containing Fifty-two and 89/100 (52.89) acres of land.

PARCEL 3. That certain piece or parcel of land, containing 6.24 acres, more or less, conveyed by Warranty Deed from William Miller to General Cigar Co., Inc. dated January 23, 1954 and recorded in the Land Records of the Town of Windsor in Volume 148 at Page 573, all as more particularly bounded and described as follows:

Beginning at an iron pin located in the westerly line of Birchwood Road at the southeasterly corner of land of Evelyn Gelinas; thence southerly along the westerly line of Birchwood Road, a distance of two hundred eighty-five (285) feet, more or less, to a stone bound; thence continuing southerly along the westerly line of Birchwood Road, a distance of one hundred forty-nine (149) feet, more or less, to land now or formerly of one Whittemore; thence S-66°-07'W, a distance of six hundred twenty-three (623) feet, more or less, along land now or formerly of said Whittemore to a point in the easterly line of land of General Cigar Co., Inc.; thence N-2°-41'E, a distance of four hundred seventy-four (474) feet, more or less, along said land of General Cigar Co., Inc. to land now or formerly of A. L. Searle et al; thence N-45°-40'E, a distance of four hundred ninety-eight (498) feet, more or less, along said land now or formerly of Searle to an iron pipe; thence S-33°-53'E, a distance of one hundred seventy-three and 93/100(173.93) feet, more or less, along land of said Evelyn Gelinas to the point of beginning. Containing 6.24 acres.

PARCEL 4. So much of the following parcel of land lying within the Town of Windsor:

Those certain pieces or parcels of land, situated, in part partly in the Town of Bloomfield and partly in the Town of Windsor, commonly and historically comprising a part of the "Clark Farm", so-called, designated as Parcel A and Parcel B of I-CLARK FARM Windsor and Bloomfield, as described in a Deed from American Sumatra Tobacco Corporation to General Cigar Co., Inc., dated October 3, 1967 and recorded on the land records of the Town of Windsor in Volume 210 at Page 556, to which reference may be had, which parcels are more particularly bounded and described as follows:

PARCEL A:

ALL that certain piece or parcel of land, with the buildings and improvements thereon situate partly in the Town of Windsor and partly in the Town of Bloomfield, County of Hartford and State of Connecticut, bounded and described as follows:

Beginning at the intersection of the southwesterly side of Marshall Phelps Road with the northwesterly side of Pigeon Hill Road; running thence southwesterly, along the northerly side of Pigeon Hill Road, about 550 feet to a merestone; thence continuing southwesterly, along said northwesterly line of Pigeon Hill Road, about 383 feet to a merestone; thence southwesterly, along the northwesterly line of a Town road about 329 feet to a merestone and lands now or formerly of the Metropolitan District; thence westerly, along said Metropolitan District lands and crossing the Town Line between Windsor and Bloomfield, about 596 feet to a merestone; thence northeasterly, still along land now or formerly of the Metropolitan District and recrossing said Town Line, about 271 feet to a merestone; thence North 8° 28' East, still along said Metropolitan District lands, 201.2 feet; thence North 4° 39' East, still along said Metropolitan District lands 426.5 feet to a merestone; thence North 81° 40' 05" East 1053.50 feet to the southwesterly side of Marshall Phelps Road; and thence southeasterly, along said southwesterly side of Marshall Phelps Road, about 430 feet to the point of beginning.

- 5 -

PARCEL B:

ALL that certain piece or parcel of land, with the buildings and improvements thereon, situate in the Town of Windsor, County of Hartford and State of Connecticut, bounded and described as follows:

Beginning at the corner formed by the intersection of the northeasterly side of Bloomfield Avenue (bearing North 53° 42' West) and the southeasterly side of Pigeon Hill Road; thence northeasterly, along said side of Pigeon Hill Road as it turns, about 1835 feet to a merestone in said southeasterly side of Pigeon Hill Road opposite its junction with Marshall Phelps Road; thence easterly, along the southerly side of Pigeon Hill Road as it turns, a distance of about 330 feet to a point in the center thread of a brook, which point is distant westerly 60 feet, as measured along said southerly side of Pigeon Hill Road, from a merestone at the westerly corner of lands now or formerly of Hebebrand; thence southerly, along the center thread of said brook as it winds and turns, a distance of about 840 feet to the southerly side of a culvert under a farm road; thence South 28° 43' West 400.22 feet to a point; thence South 12° 35' West 646.36 feet to a point in the northerly line of land now or formerly of Caesar; thence North 63° 51' West, along said Caesar lands, 30.0 feet to a merestone in the northerly corner of said Caesar lands; thence South 26° 47' 30" West, still along said Caesar lands, 284.7 feet to a merestone in the northeasterly side of Bloomfield Avenue; and thence northwesterly, along said northeasterly side of Bloomfield Avenue as it turns, a distance of about 879 feet to the point of beginning.

Being the same premises conveyed to American Sumatra Tobacco Corporation by deed of The Imperial Agricultural Corporation dated January 31, 1956 and recorded in Volume 160, Page 12 of the Windsor Land Records.

PARCEL 5. So much of the following parcel of land lying within the Town of Windsor:

Those certain pieces or parcels of land, situated, in part partly in the Town of Bloomfield and partly in the Town of Windsor, commonly and historically comprising a part of the "Holcomb Farm", so-called, designated as Parcel A, Parcel B and PARCEL C of II HOLCOMB FARM Windsor and Bloomfield, as described in a Deed from American Sumatra Tobacco Corporation to General Cigar Co., Inc., dated October 3, 1967 and recorded on the land records of the Town of Windsor in Volume 210 at Page 556, to which reference may be had, which parcels are more particularly bounded and described as follows:

PARCEL A: Situated partly in the Town of Windsor and partly in the Town of Bloomfield, Connecticut and comprising the premises of American Sumatra Tobacco Corporation shown on a map entitled "THE AMERICAN SUMATRA TOBACCO CO. GRIFFIN PLANT HOLCOMB FARM AND LAND NORTH OF NEWBERRY RD. SCALE 1" = 200' TOTAL 314.6 ACRES W.H. BURNHAM SURVEYOR JULY 1954", which map is on file in the Office of the Town Clerk of Windsor to which reference may be had for a more particular description. #901

PARCEL B: Situated in the Town of Windsor, Connecticut and comprising the premises of American Sumatra Tobacco Corporation shown on a map entitled "THE AMERICAN SUMATRA TOBACCO CO. GRIFFIN PLANT MARSHALL FARM, FULLER LOT, KIRKBRIDE LOT PLUS 25.63 ACRES SCALE 1" = 200' TOTAL 164.21 ACRES W.H. BURNHAM SURVEYOR JULY 1954", which map is on file in the Office of the Town Clerk of Windsor to which reference may be had for a more particular description.

PARCEL C: A certain piece or parcel of land, together with the improvements thereon, located westerly of Marshall Phelps Road, in the Town of Windsor, County of Hartford and State of Connecticut, bounded and described as follows:

PARCEL C: A certain piece or parcel of land, together with the improvements thereon, located westerly of Marshal Phelps Road, in the Town of Windsor, County of Hartford and State of Connecticut, bounded and described as follows:

-7-

Beginning at a merestone, said merestone marking the southeast corner of the herein granted premises and said merestone being the northeasterly corner of land of American Sumatra Tobacco Corporation, (Kirkbride Lot, so-called); and thence in a general westerly direction along land of American Sumatra Tobacco Corporation, one thousand three hundred fifty-one (1351) feet to a merestone; thence continuing in the same direction, one thousand three hundred sixty-two (1,362) feet along land of American Sumatra Tobacco Corporation to a merestone, said merestone being the southwesterly corner of the herein granted premises; thence in a general northerly direction along land now or formerly of Peter DeFronzo and land now or formerly of Philip Ellsworth, eight hundred eight (808) feet to a merestone, said merestone marking the northwesterly corner of the herein granted premises; thence in a general easterly direction, one thousand two hundred ninety-four (1294) feet along land of American Sumatra Tobacco Corporation to a merestone, said merestone being set on a line dividing land now or formerly of Walter J. Mechachonis and land now or formerly of H. C. Thrall & Sons, Inc., (Warner Lot, so-called); thence in a general southerly direction, six hundred sixteen & 9/10 (616.9) feet along land of the aforesaid H. C. Thrall & Sons, Inc. to a point; thence turning in a general easterly direction, one thousand three hundred twenty-eight & 1/10 (1328.1) feet along land of the aforesaid H. C. Thrall & Sons, Inc. to a merestone; thence in a general southerly direction, two hundred forty-one & 8/10 (241.8) feet along land now or formerly of H. C. Thrall & Sons, Inc., (Griswold Lot, so-called) to the point or place of beginning.

Said premises contain 33.2 acres of land and are the same premises conveyed to American Sumatra Tobacco Corporation by deed of Walter J. Mechachonis dated February 6, 1959 and recorded in Volume 170, Page 346 of the Windsor Land Records.

excluding therefrom, however, those three (3) parcels identified as such on Exhibit B attached hereto and made a part hereof as if set forth at length.

PARCEL 6. So much of the following parcel of land lying within the Town of Windsor:

Those certain pieces or parcels of land, situated, in part partly in the Town of Bloomfield and partly in the Town of Windsor, commonly and historically comprising a part of the "Home Farm", so-called, as described in a Deed from American Sumatra Tobacco Corporation to General Cigar Co., Inc., dated October 3, 1967 and recorded on the land records of the Town of Windsor in Volume 210 at Page 556, to which reference may be had, which parcels are more particularly bounded and described as follows:

Comprising the premises of American Sumatra Tobacco Corporation shown on a map entitled "THE AMERICAN SUMATRA TOBACCO CO. GRIFFIN PLANT HOME FARM - PEASE FARM - TAYLOR FARM WINDSOR AND BLOOMFIELD, CONN. SCALE 1" = 200' TOTAL ACRES SHOWN ON THIS MAP 512.9 ACRES W.H. BURNHAM SURVEYOR ", which map is on file in the Office of the Town Clerk of Windsor to which reference may be had for a more particular description.

excluding therefrom, however, that parcel identified as such on Exhibit B attached hereto and made a part hereof as if set forth at length.

PARCEL 7. So much of the following parcel of land lying within the Town of Windsor:

Those certain pieces or parcels of land, situated, in part partly in the Town of Bloomfield and partly in the Town of Windsor, commonly and historically comprising a part of the "DuBon Farm", so-called, designated as Parcels A, C,D AND E of IV - DuBON FARM Windsor and Bloomfield, as described in a Deed from American Sumatra Tobacco Corporation to General Cigar Co., Inc., dated October 3, 1967 and recorded on the land records of the Town of Windsor in Volume 210 at Page 556, to which reference may be had, which parcels are more particularly bounded and described as follows:

PARCEL A:

Situated partly in said Town of Windsor and partly in said Town of Bloomfield, and bounded and described as follows:

Beginning at a merestone in the Town line between Bloomfield and Windsor where the northerly line of Tariffville Road meets the northerly line of Blue Hills Avenue; thence north 29° 36' west 1582.9 feet in the northerly street line of Blue Hills Avenue to a merestone; thence north 49° 49' east 459.4 feet along land now or formerly of James A. Waugh to a point; thence north 62° 26' east 637.5 feet along a ridge and land now or formerly of said Waugh to a point; thence south 6° 28' east 318.2 feet along a ditch and land now or formerly of said Waugh to a point; thence north 32° 10' east 644 feet along a ridge and land now or formerly of said Waugh to a point; thence north 61° 31' west 295 feet along a ridge and land now or formerly of said Waugh to a point; thence north 27° 32' east 311 feet along a ridge and land now or formerly of said Waugh to a merestone; thence south 63° 21' east 253 feet along fence indications and land now or formerly of Frank W. Adams to a point; thence south 65° 06' east 692 feet along fence indications and land now or formerly of said Adams to a merestone; thence south 69° 47' east 315.7 feet along land now or formerly of said Adams to a merestone; thence south 20° 08' west 197 feet along a ditch and land now or formerly of the American Sumatra Tobacco Company to a merestone; thence south 25° 29' east 114.1 feet along a ditch and land now or formerly of said American Sumatra Tobacco Company to a point; thence 0° 27' east 285.3 feet along a ditch and land now or formerly of said American Sumatra Tobacco Company to a point; thence south 31° 09' west 366.6 feet along a ditch and land now or formerly of said American Sumatra Tobacco Company and William Galinski et al to a point; thence south 69° 04' east 38.3 feet along land now or formerly of said Galinski et al to a point; thence south 10° 48' west 475 feet along a

fence and land now or formerly of said Galinski et al to a twelve (12) inch Hickory tree; thence south 20° 06' west 107 feet along a fence and land now or formerly of said Galinski et al to a twelve (12) inch Pine tree; thence south 60° 11' east 372.4 feet along a fence and land now or formerly of said Galinski et al to a point; thence south 61° 22' east 653 feet along land now or formerly of said Galinski et al to a point; thence south 59° 26' east 451 feet along fence indications and land now or formerly of Anton Spodis et al to a fence post; thence south 63° 09' east 168.6 feet along a fence and land now or formerly of said Spodis et al to an eighteen (18) inch Hickory tree; thence south 57° 07' east 314.3 feet along land now or formerly of said Spodis et al to a merestone; thence south 24° 54' west 429.9 feet along land now or formerly of said American Sumatra Tobacco Company to a merestone; thence south 25° 13' west 947.4 feet along land now or formerly of said American Sumatra Tobacco Company to a merestone; thence north 63° 58'. west 654.9 feet along land now or formerly of said American Sumatra Tobacco Company to a point; thence in the same straight line north 63° 58' west 467.5 feet along land now or formerly of said American Sumatra Tobacco Company to a merestone; thence north 45° 18' east 176.3 feet along a fence and land now or formerly of John Dovidatitis to a point; thence continuing in the same straight line north 45° 18' east about 6.7 feet along land now or formerly of said Dovidatitis to the approximate south line of Scotland Road; thence about north 60° east 16.5 feet to the approximate north line of Scotland Road; thence westerly following the said north line of Scotland Road about 1420 feet to a point in said northerly street line of Tariffville Road; thence north 36° 34' west 385 feet along said northerly street line of Tariffville Road to point of beginning;

Bounded: Northerly by lands now or formerly of James A. Waugh, Frank W. Adams, American Sumatra Tobacco Company, William Galinski et al and Anton Spodis et al, partly by each;

Easterly by lands now or formerly of said American Sumatra Tobacco Company, said William Galinski et al and said James A. Waugh, partly by each;

Southerly by lands now or formerly of said American Sumatra Tobacco Company, John Dovidatitis, Scotland Road, Tariffville Road, Blue Hills Avenue and said James A. Waugh, partly by each; and

Westerly by lands now or formerly of said James A. Waugh and said John Dovidatitis, partly by each;

and containing 153.25 acres, about 48 acres being in the Town of Bloomfield and about 105.25 acres in the Town of Windsor.

PARCEL C:

Situated wholly in said Town of Windsor, and bounded and described as follows:

Beginning at a stake at the intersection of the southwesterly street line of Blue Hills Avenue Extension (sometimes known as Tariffville Road, and formerly as Granby Turnpike) and the Bloomfield-Windsor Town line; thence south 27° 52' west 359.11 feet, following said Town line, to a sandstone merestone at the southwesterly corner of the piece herein conveyed; thence south 61° 46' 30" east 323.01 feet to a point; thence north 49° 11' 30" east, 179.08 feet to a merestone in the southwesterly line of said Blue Hills Avenue Extension; thence north 35° 31' 30" west 434 feet in the southwesterly street line of said Blue Hills Avenue Extension, to the point of beginning.

Said premises contain 2.5 acres more or less and are bounded as follows:

NORTHEASTERLY	by Blue Hills Avenue Extension, 434.0 feet;
EASTERLY	by land of Earl R. Graves, et ux, 179.08 feet;
SOUTHERLY	by land now or formerly of The American Sumatra Tobacco Company, 323.01 feet; and
WESTERLY	by the Bloomfield Town line 359.11 feet.

PARCEL D:

Situated wholly in said Town of Windsor, containing about 16 acres, and bounded and described as follows:

Commencing at a merestone marking the Northwest corner of the premises herein described and the Southwest corner of land now or formerly of American Sumatra Tobacco Company, thence running South 63° 02' East 859.2 feet to a merestone marking the Southwest corner of Hartman Tobacco Co.; thence running South 44° 31' East along land now or formerly of said Hartman Tobacco Co. a distance of 401.5 feet to a merestone; thence running South 33° 49' West along land now or formerly of Anton Spodis et al a distance of 555.8 feet to a point 28 feet West of a merestone set in the Southerly line of land now or formerly of Anton Spodis et al; thence North 61° 22' West along land now or formerly of Imperial Agricultural Corporation a distance of 625 feet to a merestone; thence running North 60° 11' West a distance of 372.4 feet along land now or formerly of said Imperial Agricultural Corporation to a 12" pine tree; thence North 20° 06' East along land now or formerly of said Imperial Agricultural Corporation a distance of 107 feet to a 12" hickory tree; thence North 10° 48' East along land now or formerly of said Imperial Agricultural Corporation a distance of 475 feet to a merestone; thence North 69° 04' West along land now or formerly of said Imperial Agricultural Corporation a distance of 38.3 feet to a merestone; and thence North 31° 09' East along land now or formerly of Imperial Agricultural Corporation a distance of 84.4 feet to a merestone, the point of beginning.

Said four (4) parcels are the same premises conveyed to American Sumatra Tobacco Corporation by deed of The Imperial Agricultural Corporation dated January 31, 1956 and recorded in Volume 160, Page 22 of the Windsor Land Records and in Volume 75, Page 214 of the Bloomfield Land Records.

PARCEL E: A certain piece of parcel of land, with all the buildings thereon, situated in said Town of Windsor and bounded and described as follows:

Beginning at a point in the easterly line of the highway leading from Windsor to East Granby, known as the Turnpike Road, 10 feet northerly from the northerly range of the store and dwelling house of Samuel Burstein; thence northeasterly on a line parallel with said store and dwelling a distance of 95.1 feet; thence at right angles to the last described line southeasterly along land of Samuel Burstein 98 feet; thence southwesterly 92.7 feet to the easterly line of land of the American Sumatra Tobacco Company; thence southeasterly along said company's land 61 feet to a sandstone monument; thence continuing southeasterly along said company's land at right angles and distance as shown on said map hereinafter described 802.7 feet to a stone monument; thence northeasterly along said company's land 172.8 feet to the southerly line of a roadway from the aforesaid Turnpike to the Plantation of Adelbert Dubon; thence northwesterly along said roadway at right angles and distance shown on map aforesaid, 1401.7 feet to the easterly line of said Turnpike; thence southeasterly at right angles and distance as shown on map aforesaid, 463 feet along said Turnpike to the point of beginning; and containing 5.01 acres.

Said premises are designated as "Parcel 1", on a map entitled, "Samuel and Annie Burstein to Victor Batonis, Windsor, Connecticut, Scale 1" = 100', April, 1926, H. R. Turner, C. E. Windsor, Connecticut." which map is on file in the Windsor Town Clerk's office, and are the same premises conveyed to American Sumatra Tobacco Corporation by deed of Hartford National Bank and Trust Company, Administrator of the Estate of John Dovidaitis, dated August 27, 1959 and recorded in Volume 172, Page 401 of the Windsor Land Records.

EXCLUSIVE, HOWEVER, of a certain piece of interior land, situated easterly of Blue Hills Avenue Extension in the Town of Bloomfield, County of Hartford, State of Connecticut and more particularly bounded and described as follows:

Beginning at a point marked by an iron pin fifteen (15) feet southeasterly measured in a line running S 33° 42' E from a center point in the sixteen (16) inch gas transmission pipe line of Tennessee Gas Transmission Company approximately two hundred eighty-seven and five tenths (287.5) feet easterly of the intersection of said pipe line with the easterly line of Blue Hills Avenue Extension as measured along said pipe line; thence running N 33° 42' W a distance of two hundred (200) feet to an iron pin; thence running N 56° 18' E a distance of two hundred (200) feet to an iron pin; thence running S 33° 42' E a distance of two hundred (200) feet to an iron pin; thence running S 56° 18' W a distance of two hundred (200) feet to the iron pin marking the place of beginning and being bounded northeasterly, southeasterly, southwesterly and northwesterly by land of the Grantor.

Being the same premises conveyed by American Sumatra Tobacco Corporation to The Hartford Gas Company by deed dated December 27, 1966 and recorded in Volume 114, Page 59 of the Bloomfield Land Records.

PARCEL 8. So much of the following parcel of land lying within the Town of Windsor:

That certain piece or parcel of land, situated in the Town of Windsor, commonly and historically comprising "Burnham Farm", so-called, as described in a Deed from American Sumatra Tobacco Corporation to General Cigar Co., Inc., dated October 3, 1967 and recorded on the land records of the Town of Windsor in Volume 210 at Page 573, to which reference may be had, which parcel is more particularly bounded and described as follows:

Comprising the premises of American Sumatra Tobacco Corporation shown on a map entitled "THE AMERICAN SUMATRA TOBACCO CO. GRIFFIN PLANT BURNHAM FARM, 1929 PURCHASE AND LITTLE POND LOT SCALE 1" = 200' TOTAL 181.05 ACRES W.H. BURNHAM SURVEYOR JULY 1954", which map is on file in the Office of the Town Clerk of Windsor to which reference may be had for a more particular description.

excluding therefrom, however, that parcel identified as such on Exhibit B attached hereto and made a part hereof as if set forth at length, set forth as item 2 on Exhibit B, as heretofore conveyed to the Town of Windsor.

PARCEL 9. So much of the following parcel of land lying within the Town of Windsor:

That certain piece or parcel of land, situated partly in the Town of Windsor and partly in the Town of East Granby, commonly and historically comprising a part of the "Hazelwood Farm", so-called, designated as Parcels A, B, C and D of II-HAZELWOOD FARM Windsor and East Granby, as described in a Deed from American Sumatra Tobacco Corporation to General Cigar Co., Inc., dated October 3, 1967 and recorded on the Land Records of the Town of Windsor in Volume 210 at Page 573, to which reference may be had, and being the same premises bounded and described as follows:

Parcel A: Situated in the Towns of Windsor and East Granby and comprising the premises of American Sumatra Tobacco Corporation shown on a certain map or plan entitled "THE AMERICAN SUMATRA TOBACCO CO. HAZELWOOD FARM WINDSOR & EAST GRANBY CONN. SCALE 1" = 250' TOTAL 551.13 ACS. PLUS 16.65 ACS PURCHASED 1954 W. H. BURNHAM SURVEYOR JULY, 1954, which map or plan is on file in the Town Clerk's office in said Town of Windsor, to which reference may be had for a more particular description of said premises.

Parcel B: A certain piece or parcel of land, containing 16.65 acres of land located Westerly and to the rear of Stone Road in the Town of Windsor, County of Hartford and State of Connecticut and bounded and described as follows:

PARCEL B: A certain piece or parcel of land, containing 16.65 acres of land, located Westerly and to the rear of Stone Road in the Town of Windsor, County of Hartford and State of Connecticut and bounded and described as follows:

Beginning at a merestone located on the Westerly boundary of land of Peter Stone and marking the Northeasterly corner of the land herein described, which merestone is located 23.5 feet Southerly of a merestone located 730 feet Westerly of the Westerly line of Stone Road and marking the Northwesterly corner of land of Peter Stone; thence running Northwesterly along land now or formerly of The American Sumatra Tobacco Company 460.35 feet to a merestone; thence continuing in a Northwesterly direction still along said land of The American Sumatra Tobacco Company, 266.0 feet to an iron pin; thence running Southerly along a row of stones approximately ten (10) feet apart, 1465.0 feet to an iron pin; thence running Northeasterly, 446.63 feet to an iron pin; thence turning an interior angle of 116° 19' 18" and running Northerly 404.7 feet to an iron pin; thence turning an interior angle of 184° 46' 30" and running Northeasterly 766.10 feet to the point of beginning, the last described line forming an interior angle of 91° 53' with the first described line in this description; said last three courses being along land of Peter Stone.

Being the same premises conveyed to The American Sumatra Tobacco Company by deed of Peter Stone dated November 5, 1954 and recorded in Volume 154, Page 112 of the Windsor Land Records.

Parcel C: Two (2) certain pieces or parcels of land with the buildings and improvements thereon standing, situated in the Town of Windsor, County of Hartford and State of Connecticut and more particularly bounded and described as follows:

PARCEL C: Two (2) certain pieces or parcels of land with the buildings and improvements thereon standing, situated in the Town of Windsor, County of Hartford and State of Connecticut and more particularly bounded and described as follows:

FIRST PIECE:

NORTH on land now or formerly of William A. Seymour, 406.7 feet, more or less;

EAST on land now or formerly of the Connecticut Tobacco Corporation, 1829 feet, more or less;

SOUTH on land now or formerly of J. J. O'Brien, 406.7 feet, more or less; and

WEST on land now or formerly of Barney Petritis, et al, 1829 feet, more or less;

Containing seventeen (17) acres, more or less.

SECOND PIECE:

NORTH on land now or formerly of Henry Z. Thompson, 592 feet, more or less;

EAST on land now or formerly of the Connecticut Tobacco Corporation, 679.8 feet, more or less;

SOUTH on land now or formerly of the Connecticut Tobacco Corporation, and land now or formerly of Barney Petritis, et al partly on each in all 477.7 feet more or less; and

WEST on land now or formerly of John Ridikouski, 700 feet, more or less;

Containing eight and one-fourth (8¼) acres, more or less.

Being the same premises conveyed to American Sumatra Tobacco Corporation by deed of Harold G. Holly, Jr. dated December 1, 1956 and recorded in Volume 163, Page 16 of the Windsor Land Records.

Parcel D: A certain piece or parcel of land situated in the Town of Windsor, County of Hartford and State of Connecticut, located on the Westerly side and in the rear of Stone Road and described as follows:

PARCEL D: A certain piece or parcel of land situated in the Town of Windsor, County of Hartford and State of Connecticut, located on the Westerly side and in the rear of Stone Road and described as follows:

Northerly by land now or formerly of Henry Snow and land now or formerly of John Adams and John Floyd, partly by each, which is also the East Granby Town Line; Easterly by land now or formerly of Samuel White, land now or formerly of Stephen W. Laseke, et al and land now or formerly of Anthony Lonewski, partly by each; Southerly by land now or formerly of the American Sumatra Tobacco Corporation, land now or formerly of Adolph Korper and land now or formerly of Maciej Ciemiega, partly by each; and Westerly by land now or formerly of Maciej Ciemiega.

Being the same premises conveyed to American Sumatra Tobacco Corporation by deed of Adolph W. Viets dated December 11, 1956 and recorded in Volume 163, Page 46 of the Windsor Land Records.

excluding therefrom, however, those parcels identified as such on Exhibit B attached hereto and made a part hereof as if set forth at length.

PARCEL 10. So much of the following parcel of land lying within the Town of Windsor:

That certain piece or parcel of land, situated partly in the Town of Windsor and partly in the Town of East Granby, commonly and historically comprising a part of the "McKinney Farm", so-called, designated as III-McKINNEY FARM Windsor and East Granby, as described in a Deed from American Sumatra Tobacco Corporation to General Cigar Co., Inc., dated October 3, 1967 and recorded on the Land Records of the Town of Windsor in Volume 210 at Page 573, to which reference may be had, and being the same premises shown and designated on a certain map or plan entitled "THE AMERICAN SUMATRA TOBACCO CO. McKINNEY FARM WINDSOR & EAST GRANBY, CONN. SCALE 1" = 200' TOTAL 97.0 +/- ACS. W. H. BURNHAM SURVEYOR AUG. 1954", which map or plan is on file in the Town Clerk's office in said Town of Windsor, to which reference may be had for a more particular description of said premises.

Parcels 8, 9 and 10, or a portion thereof are subject to and may be affected by a certain Boundary Line Agreement dated October 2, 1970 by and between Bertha Mae Golding, Margaret Carter, Lillian Leveille, Marion Gelinas, James H. Nolan, Michael T. Nolan and Jules Nolan (collectively the party of the first part) and General Cigar Co., Inc. (the party of the second part) and recorded in the Land Records of the Town of Windsor in Volume 250 at Page 32.

PARCEL 11. That certain piece or parcel of land conveyed by Deed from The Imperial Agricultural Corporation to General Cigar Co., Inc. dated October 3, 1967 and recorded in the Land Records of the Town of Windsor in Volume 210 at Page 580, all as more particularly bounded and described as follows:

Beginning at a point in the southerly line of Pigeon Hill Road, which point is marked by a merestone set at the westerly corner of land now or formerly of Anthony Hebebrand; thence S 23° 58' E, along said land now or formerly of Hebebrand, a distance of 135.1 feet to a merestone; thence S 48° 34' E, along said land now or formerly of Hebebrand, a distance of 110.1 feet to a merestone; thence S 59° 39' 30" E, along said land now or formerly of Hebebrand, a distance of 113.65 feet to a merestone; thence S 70° 26' E, along said land now or formerly of Hebebrand, a distance of 111.75 feet to a merestone; thence continuing S 70° 26' E, along other land of The Imperial Agricultural Corporation, a distance of 100 feet to a point; thence southerly in a straight line to a merestone set in the northerly corner of land now or formerly of Nathan Apter; thence S 54° 04' W, along said land now or formerly of Apter, a distance of 397.1 feet to a merestone; thence S 9° 07' W, along said land now or formerly of Apter, a distance of 203.7 feet to a merestone set in the northerly corner of land now or formerly of Mildred Daleb; thence S 12° 10' 30" W, along said land now or formerly of Daleb, a distance of 412.9 feet to a merestone set in the easterly corner of land now or formerly of Emma Caesar et al; thence N 63° 51' W, along said land now or formerly of Caesar et al, a distance of 467.5 feet to a point; thence in a generally northerly direction, along the easterly line of land now or formerly of American Sumatra Tobacco Corporation (which land comprises PARCEL B conveyed by The Imperial Agricultural Corporation to American Sumatra Tobacco Corporation by deed dated January 31, 1956 and recorded in Volume 160, Page 12 of the Windsor Land Records) to the southerly line of Pigeon Hill Road; thence easterly along the southerly line of Pigeon Hill Road, a distance of 60 feet to the point of beginning.

PARCEL 12. That certain piece or parcel of land conveyed by Warrantee Deed from Merritt L. Whittemore to General Cigar Co., Inc. dated March 27, 1969 and recorded in the Land Records of the Town of Windsor in Volume 218 at Page 107, all as more particularly bounded and described as follows:

a certain piece or parcel of land, located on the Westerly side of Birchwood Road in said Town of Windsor, known as Lot No. 4 on a map entitled, "Final Plot Plan Merritt L. Whittemore Birchwood Road - Windsor, Conn. SCALE: 1 IN. = 40 FT. DATE: Sept., 1963 Revised: July, 1966 - Lots 4, 5 & 6 Changed. W. M. Alford Civil Engineer Windsor, Conn.", which map is on file in the Town Clerk's Office of said Town of Windsor. Said premises are more particularly bounded and described as follows, to wit:

NORTH: By land now or formerly of Merritt L. Whittemore, being Lot No. 3 on said map, Three Hundred Seventy-Three and forty-nine one-hundredths (373.49) feet;

EAST: By Birchwood Road, One Hundred Ten (110) feet;

SOUTH: By land now or formerly of John M. Dansereau and Louise Dansereau, being Lot No. 5 as shown on said map, Two Hundred Seventy-Two (272) feet;

EAST Again: By Lots Nos 5 & 6 as shown on said map, partly by each, in all, Ninety-Two and ninety-nine one-hundredths (92.99) feet;

SOUTH Again: By Lot No. 7 as shown on said map, One Hundred Forty-Three and fifty-eight one-hundredths (143.58) feet; and

WEST: By land now or formerly of General Cigar Co., Inc., Fifty-Two (52) feet.

Said premises are subject to a drainage right of way as of record appears.

Said premises are also subject to taxes due the Town of Windsor on the List of October 1, 1968, which taxes the Grantee herein assumes and agrees to pay as part consideration for this transfer.

PARCEL 13. That certain piece or parcel of land conveyed by Deed from Theodore Kostner, Arthur Anisansel and Walston S. Brown, Trustees, to General Cigar Co., Inc. dated November 12, 1970 and recorded in the Land Records of the Town of Windsor in Volume 224 at Page 582, all as more particularly bounded and described as follows:

Beginning at a merestone set in the easterly line of Marshall Phelps Road, which merestone marks the northwesterly corner of the land herein described and the southwesterly corner of land now or formerly of Wojciech Mazur et al; thence S 63° 38' E, along said land of Mazur, Three Hundred Sixty-three and 5/10 (363.5) feet to a merestone; thence S 63° 18' 30" E, along said land of Mazur, Three Hundred Nine and 3/10 (309.3) feet to a merestone; thence S 63° 34' 30" E, along said land of Mazur, One Hundred Seventy-two (172) feet to a merestone; thence S 63° 41' 30" E, along said land of Mazur, One Hundred Forty-eight and 6/10 (148.6) feet to a merestone; thence S 63° 23' 30" E, along said land of Mazur, Two Hundred Thirty-four and 5/10 (234.5) feet to a merestone; thence S 63° 34" E, along land now or formerly of John Wassell et al, Ninety-six and 4/10 (96.4) feet to a merestone; thence S 70° 02' E, along land now or formerly of Wilhelmina Ransom, Five Hundred Forty-one and 6/10 (541.6) feet to a point; thence S 11° 21' W, along land now or formerly of Aksel Jensen, Four Hundred Ninety-five and 2/10 (495.2) feet to a merestone; thence S 85° 21' 30" W, along said land of Jensen, Four Hundred Five and 9/10 (405.9) feet to a merestone; thence S 84° 42' W, along land now or formerly of Charles Sackett, Seventy and 5/10 (70.5) feet to a merestone; thence S 84° 52' 30" W, along said land of Sackett, Two Hundred Fifty-three and 3/10 (253.3) feet to a merestone; thence S 85° 03' W, along said land of Sackett, Three Hundred Thirty and 6/10 (330.6) feet to a merestone; thence S 85° 08' 30" W, along said land of Sackett, Six Hundred Ninety and 6/10 (690.6) feet to a merestone set in the easterly line of Marshall Phelps Road; thence northerly and northeasterly, along the easterly line of Marshall Phelps Road, One Thousand Four Hundred Eighty (1,480) feet, more or less, to the place of beginning; containing 40.94 acres.

PARCEL 14. That certain piece or parcel of land conveyed by Special Warranty Deed from Aetna Life Insurance Company to General Cigar Co., Inc. dated December 24, 1975 and recorded in the Land Records of the Town of Windsor in Volume 301 at Page 63, all as more particularly bounded and described as follows:

all that certain piece or parcel of land, with the buildings and improvements thereon, situated on the south side of Pigeon Hill Road in the Town of Windsor, County of Hartford and State of Connecticut, and being shown and designated as Parcel A on a certain map or plan entitled "Plan Prepared for AETNA LIFE INSURANCE CO., & GENERAL CIGAR CO., INC. South Side-Pigeon Hill Rd.-Windsor, Conn. W. M. ALFORD CIVIL ENGINEER WINDSOR, CONN. Scale: 1 in. = 40 ft. Date: Aug.11, 1975", which map is to be filed in the Town Clerk's Office in said Town of Windsor, and being bounded:

NORTHEAST:	by land now or formerly of Aetna Life Insurance Co., (formerly Hebebrand), as shown on said map, 368.87 feet;
SOUTH:	by land now or formerly of General Cigar Co., Inc. as shown on said map, 139.00 feet;
SOUTHWEST:	by land now or formerly of said General Cigar Co., Inc. as shown on said map, 110.10 feet; and
WEST:	by land now or formerly of said General Cigar Co., Inc. as shown on said map, 135.10 feet.

The northwest corner of said parcel is marked by a concrete marestone set in the south line of said Pigeon Hill Road.

Containing 10,800 square feet.

-23-

PARCEL 15. That certain piece or parcel of land conveyed by Quit Claim Deed from the Town of Windsor to Culbro Corporation dated November 21, 1979 and recorded in the Land Records of the Town of Windsor in Volume 377 at Page 282, as corrected by Quit-Claim Deed from the Town of Windsor to Culbro Corporation dated June 17, 1980 and recorded in the Land Records of the Town of Windsor in Volume 389 at Page 14, and, as corrected, as more particularly bounded and described as follows:

A certain piece or parcel of land situated in the Town of Windsor, County of Hartford and State of Connecticut, shown as "Area = 15,951 Sq. Ft. To Be Deeded To Culbro Corp. From Town of Windsor" on a map entitled "Realignment Of 60' Right-Of-Way Griffin Road North Windsor, Connecticut Scale 1" = 40' August 13, 1979 Edward F. Lally Jr. Civil Engineer Windsor Conn." which map is on file in the Town Clerk's Office in said Town of Windsor, to which reference may be had, and being more particularly bounded and described as follows:

Beginning at a point in the northwesterly line of a right-of-way, now known as Griffin Road North, shown as "R.O.W. = 3.8932 Acres" on a map entitled "Resubdivision Culbro Land Resources Inc. Blue Hills Avenue Windsor, Connecticut Scale: 1 In. = 100 Ft. November 12, 1979 Edward F. Lally, Jr. Civil Engineer Windsor, Conn.", which map is on file in the Town Clerk's Office in said Town of Windsor to which reference may be had (the "Resubdivision Map"), which point is located 2,090.36 feet from the southeasterly corner of "Parcel 4 Area = 6.597 Acres" as shown on the Resubdivision Map, as measured along the northeasterly line of Blue Hills Avenue and the northwesterly line of said Griffin Road North; thence running N 36° 01' 40" E, 280.00 feet to a point; thence running S 53° 58' 20" E, 280.00 feet to a point; thence running westerly along the arc of a curve deflecting to the left having a radius of 280.00 feet and a central angle of 38° 12' 48", 186.74 feet to a point; thence running N 53° 58' 20" W, 21.79 feet to a point; thence running westerly and southwesterly along the arc of a curve deflecting to the left having a radius of 25.00 feet and a central angle of 90° 00' 00", 39.27 feet to a point; thence running S 36° 01' 40" W, 21.79 feet to a point; thence running westerly and southwesterly along the arc of a curve deflecting to the left having a radius of 280.00 feet and a central angle of 38° 12' 48", 186.74 feet to the point or place of beginning.

PARCEL 16. Those three (3) certain pieces or parcels of land conveyed by Warrantee Deed from Harry Schwolsky to Culbro Corporation dated February 8, 1982 and recorded in the Land Records of the Town of Windsor in Volume 420 at Page 26, all as more particularly bounded and described as follows:

PARCEL 1 19.803 AC.

Beginning at a brownstone merestone set in the northeasterly line of the premises herein described, which merestone is located S50°30'58"W of and 271.80 feet from a brownstone merestone set in the southwesterly line of Stone Road and which point marks the westerly corner of land now or formerly of Dominic Kuraitis; thence S43°56'31"E, 210.42 feet to a brownstone merestone; thence S40°32'36"E, 472.24 feet to an existing iron pipe, the last two courses being along the southwesterly line of land now or formerly of Dominic Kuraitis; thence S48°46'38"E, along land now or formerly of Joseph P. & Agatha T. Gust, 465.12 feet to a brownstone merestone; thence S64°36'27"E along land now or formerly of Edward G. & Mary A. Yesaitis, 100.05 feet to a concrete merestone; thence S40°24'38"W along land now or formerly of Michael E. & June A. Daugherty, 83.61 feet to a existing iron pipe; thence S44°27'02"W along land now or formerly of Richard Havunen and land now or formerly of Culbro Corp., in part by each, 499.38 feet to a concrete merestone; thence N61°20'59"W, 546.00 feet to a point; thence N53°42'59"W, 469.00 feet to a point, the last two courses being along land now or formerly of Culbro Corp.; thence N36°49'46"E, 243.72 feet to a point; thence N35°35'16"W, 377.18 feet to a concrete merestone, the last two courses being along land now or formerly of Michael Raigienius et al; thence N49°59'13"E along land now or formerly of Culbro Corp., 62.37 feet to a brownstone merestone; thence N48°12'55"E, 421.23 feet to an existing iron pipe; thence S44°06'39"E, 114.10 feet to the point or place of beginning, the last two courses being along land now or formerly of Anthony M. Kuraitis et al.

PARCEL 2 30.067 A.C.

Beginning at a point marked by a Windsor Highway Department concrete merestone a "right angle" turn in Hilltop Road and which point also marks the northerly corner of land now or formerly of Wilfred W. & Anna L. Boyd; thence S44°43'59"W along said land now or formerly of Wilfred W. & Anna L. Boyd, 210.09 feet to a broken concrete merestone shown as "Point A" on said map; thence along land now or formerly of Farmington River Power Company the following courses and distances: N15°37'24"E, 121.80 feet; N14°26'24"E, 141.60 feet; N32°26'24"E, 146.00 feet; N48°49'36"W, 67.70 feet; N41°34'36"W, 88.70 feet; S1°51'24"W, 59.30 feet; S29°40'36"E, 70.60 feet; S62°44'24"W, 82.60 feet; S20° 41'36"E, 68.60 feet; S51°14'24"W, 68.80 feet; S20°51'24"W, 53.20 feet; S25°02'24"W, 112.80 feet; S64°22'24"W, 87.60 feet; S10°25'36"E, 61.10 feet; S40°51'24"W, 57.00 feet; N79°25'36"W, 45.90 feet; S24°56'24"W, 35.80 feet; S56° 46'24"W, 38.90 feet; S70°25'24"W, 17.50 feet; N16°55'36"W, 8.90 feet; N17°42'24"E, 27.00 feet; S50°12'24"W, 67.60 feet; N74°57'36"W, 106.60 feet; N81°47'36"W, 66.40 feet; S83° 37'24"W, 86.90 feet; N61°04'36"W, 83.30 feet; S68°55'24"W, 61.60 feet; N68°20'36"W, 107.60 feet; N63°05'36"W, 65.30 feet; S86°24'24"W, 45.70 feet; S36°30'36"E, 105.00 feet; S70°56'24"W, 85.70 feet; N86°41'36"W, 116.10 feet; N84° 36'36"W, 119.10 feet; N75°13'36"W, 153.30 feet; S11°47'24"W, 45.00 feet, the last stated course commencing at a point hereinafter referred to as closure point 1 and ending at a point in the edge of the Farmington River shown as Point B on said map; thence in a westerly direction along the Farmington River to a point S8°33'00"W of and 50 feet more or less from closure point 2, said closure point 2 being S84°44'07"W of and 1003.83 feet from closure point 1; thence N8°33'00"E, 50 feet more or less to closure point 2; thence continuing N8°33'00"E, 182.87 feet to an iron pin set; thence S76°02'35"E, 136.90 feet to an iron pin set; thence N36°43'05"W, 56.02 feet to an iron pin set; thence N18°28'37"W, 47.70 feet to an iron pin set; the last five courses being along land now or formerly of Farmington River Power Company; thence N18°18'48"E along land now or formerly of Farmington River Power Company and land now or formerly of John & Nora Moskewich, in part by each, 81.79 feet to an iron pin set; thence N45°48'59"E, 43.24 feet to an iron pin set; thence N12°20'23"E, 70.36 feet to an iron pin set; thence S80°04'49"E, 188.70 feet to an iron pin

-25-

set; thence N0°28'13"E, 81.61 feet to an iron pin set; thence N20°22'33"E, 227.37 feet to an iron pin set; thence S83°36'12"E, 188.05 feet to an iron pin set; thence N64°08'38"E, 150.44 feet to an iron pin set, the last seven courses being along said land now or formerly of John & Nora Moskewich; thence S67°50'06"E, 386.72 feet to a concrete merestone; thence N88°29'38"E, 937.94 feet to a concrete merestone; thence N40°03'38"E, 354.67 feet to a concrete merestone; thence S54°06'09"E, 289.69 feet to an existing iron pin, the last four courses being along land now or formerly of Culbro Corp.; thence S51°34'37"E, 23.28 feet to an existing iron pin; thence S09°14'56"E, 281.40 feet to an existing iron pipe, the last two courses being along land now or formerly of Ronald E. & Ann C. Yungk; thence S45°13'49"W, 87.73 feet to a Windsor Highway Department concrete merestone; thence S45°05'39"W, 48.86 feet to the point or place of beginning, the last two courses being along the northwesterly line of Hilltop Road.

PARCEL 3 13.989 AC.

Beginning at point marked by an existing iron pin set in the southeasterly line of land now or formerly of Culbro Corp., which point marks a westerly corner of land now or formerly of Carmella F. Lumbruno; thence S67°51'22"E, 208.00 feet to an existing iron pipe; thence N35°49'54"E, 208.00 feet to an existing iron pin; thence S 68°21'13"E, 428.13 feet to an existing iron pin; thence S20°43'58"W, 302.00 feet to a iron pin set; thence S68°13'15"E, 732.15 feet to an existing iron pipe, the last five courses being along land now or formerly of Carmella F. Lumbruno; thence S18°57'10"W along land now or formerly of Culbro Corp. 287.49 feet to an existing iron pipe; thence N69°20'18"W, 740.95 feet to an existing iron pipe; thence N69°01'07"W, 788.82 feet to a point, the last two courses being along land now or formerly of John & Nora Moskewich; thence N34°12'53"E along land now or formerly of Culbro Corp. 423.00 feet to the point or place of beginning.

Together with possible rights to construct a dike or levee on land of the Farmington River Power Company, more fully described in a deed from John Milhenning and Frank Ernow of The Farmington River Power Company dated March 28, 1896, and recorded in Volume 57 at Page 109 of the Windsor Land Records.

Together with fencing rights on the northeasterly boundary as set forth in a deed to William Miller dated June 15, 1925, recorded January 24, 1927, in Volume 95 at Page 184 of said Land Records.

Together with a right of way, water and pond rights as set forth in a deed to The Farmington River Power Company dated December 18, 1930, and recorded in Volume 107 at Page 99 of said Land Records.

Together with two 15-foot rights of way as set forth in an Indenture between Harry Schwolsky and General Cigar Co., Inc. dated September 19, 1947, and recorded in Volume 129 at Page 2 of said Land Records.

Said premises are subject to the following:

1. Any and all provisions of any ordinance, municipal regulation or public or private law.

2. Taxes to the Town of Windsor on the List of October 1, 1981, not yet due and payable, which taxes the Grantee assumes and agrees to pay as part consideration for this deed.

Parcel 2 is subject to the following:

1. 13-foot flowage easement in favor of the Farmington River Power Company as set forth in an instrument dated September 8, 1938, and recorded in Volume 112 at Page 368 of said Land Records.

Parcel 3 is subject to the following:

1. Pole line easement in favor of The Hartford Electric Light Company as set forth in an instrument dated October 7, 1915, and recorded in Volume 75 at Page 163 of said Land Records.

2. Pole line easement in favor of The Hartford Electric Light Company as set forth in an instrument dated June 20, 1968, and recorded in Volume 214 at Page 89 of said Land Records.

3. 12-foot right of way in a north/south direction, as set forth more fully in a deed from Frank Usanis and Rose Usanis to Howard M. and Aimee M. Canning dated June 23, 1941, and recorded in Volume 118 at Page 150 of said Land Records.

4. Right of Way Agreement in favor of Northeastern Gas Transmission Company, as set forth in an instrument dated March 26, 1951, and recorded in Volume 138 at Page 198 of said Land Records.

5. Damage Release in favor of Northeastern Gas Transmission Company, as set forth in an instrument dated March 28, 1951, and recorded in Volume 138 at Page 198 of said Land Records.

PARCEL 17. That certain piece or parcel of land conveyed by Warranty Deed from Theresa Segevick, Nellie Sedgvick, Veronica Hotsko, Peter Reigienius and Michael Reigienius to Culbro Corporation dated August 30, 1982 and recorded in the Land Records of the Town of Windsor in Volume 430 at Page 168, all as more particularly bounded and described as follows:

being more particularly bounded and described as follows:
NORTHEASTERLY, by land now or formerly of Culbro Corp., 812.60 feet;
SOUTHEASTERLY, by land now or formerly of Culbro Corp., 657.72 feet;
SOUTHWESTERLY, by land now or formerly of Culbro Corp., 852.00 feet; and
NORTHWESTERLY, by land now or formerly of Culbro Corp., 782.50 feet.

PARCEL 18. That certain piece or parcel of land conveyed by Special Warranty Deed from Mary Catherine Development Company to Culbro Corporation dated September 25, 1987 and recorded in the Land Records of the Town of Windsor in Volume 655 at Page 216, all as more particularly bounded and described as follows:

those three certain pieces or parcels of land located in the Town of Windsor, County of Hartford and State of Connecticut, containing in total 6.493 acres, said parcels being shown and designated as Parcel "A", Parcel "B" and Parcel "C" on a cetain map or plan entitled, "Land Exchange prepared for Derekseth Corp. West Side Marshall Phelps Road Windsor Connecticut Scale 1" = 100' March 9, 1987 ed lally and associates 123 Prospect Hill Road Windsor, Conecticut 06095", said map (the "Map") being last revised "9-24-87 Major", the Map being recorded of even date herewith on the Windsor Land Records.

PARCEL 19. That certain piece or parcel of land conveyed by Quit-Claim Deed from Culbro Land Resources, Inc. to Culbro Corporation dated March 29, 1988 and recorded in the Land Records of the Town of Windsor in Volume 685 at Page 182, all as more particularly bounded and described as follows:

Said parcel is more particularly bounded and described as follows:

NORTHWESTERLY:	By Present Tunxis Avenue, Route 189, 50.00 feet, by a line designated "Release Line", as shown on the Map;
NORTHEASTERLY:	By land now or formerly of Culbro Corporation, a total distance of 2300.15 feet;
SOUTHEASTERLY AND SOUTHERLY:	By Routes 187 and 189 Connector, a total distance of 122.97 feet, by a line designated "Release Line", as shown on the Map;
SOUTHERLY AGAIN AND SOUTHWESTERLY:	By lands now or formerly of Culbro Corporation, of the State of Connecticut, and again of Culbro Corporation, in part by each, a total distance of 2200.35 feet.

PARCEL 20. That certain piece or parcel of land conveyed by Warranty Deed from Joseph P. Lumbruno to Culbro Corporation dated January 6, 1989 and recorded in the Land Records of the Town of Windsor in Volume 728 at Page 275, all as more particularly bounded and described as follows:

Three certain pieces or parcels of land, totalling approximately 23.414 acres, together with any improvements thereon, situated Southerly of Stone Road in the Town of Windsor, County of Hartford and State of Connecticut and being rear land. Said premises are more particularly shown and described as "Lot 2 17.351 acres", "Lot 3 5.098 acres", and "Lot 5 0.965 areas" on a certain map or plan entitled "Boundary Survey prepared for Joseph P. Lumbruno rear lands - South Side Stone Road - Windsor, CT. Scale: 1IN=100FT. December 12, 1988 ed lally and associates 123 Prospect Hill Road, Windsor, Conn. 06095", which map was recorded on the Windsor Land Records on December 19, 1988, to which reference may be had.

PARCEL 21. That certain piece or parcel of land conveyed by Quit-Claim Deed from Combustion Engineering, Inc. to Culbro Corporation dated June 1, 1990 and recorded in the Land Records of the Town of Windsor in Volume 794 at Page 260, all as more particularly bounded and described as follows:

Beginning at a point located in the northerly street line of Prospect Hill Road, which point marks the southeasterly corner of the herein described parcel; thence running S 86° 24' 38" W, a distance of 292.50 feet to a point; thence running S 88° 42' 25" W, a distance of 346.77 feet to a point; thence running S 79° 14' 48" W, a distance of 270.00 feet to a point, the last three (3) courses being along the northerly street line of Prospect Hill Road; thence running N 77° 19' 10" W along a line connecting the northerly street line of Prospect Hill Road and the northeasterly street line of Blue Hills Avenue A.K.A. Route 187, a distance of 104.96 feet to a point in said northeasterly street line of Blue Hills Avenue A.K.A. Route 187; thence running N 56° 25' 14" W along the northeasterly street line of Blue Hills Avenue, A.K.A. Route 187, a distance of 604.12 feet to a point; thence running N 10° 45' 14" W along a line connecting the northeasterly street line of Blue Hills Avenue, A.K.A. Route 187 and the southeasterly street line of Griffin Road North, a distance of 52.69 feet to a point; thence running N 36° 01' 38" E, a distance of 60.00 feet to a point; thence continuing along the arc of a curve to the left having a radius of 165.00 feet and a central angle of 23° 00' 00", a distance of 66.24 feet to a point; thence running N 13° 01' 40" E, a distance of 648.81 feet to a point; thence continuing along the arc of a curve to the left having a radius of 550.00 feet and a central angle of 13° 07' 28", a distance of 125.98 feet to a point, the last four (4) courses being along the southeasterly and easterly street lines of Griffin Road North; thence running N 89° 54' 12" E along the southerly boundary line of land now or formerly of Connecticut General Life Insurance Company, a distance of 217.06 feet to a point; thence running N 80° 23' 58" W along the southerly boundary line of land now or formerly of Culbro Land Resources, Inc., a distance of 980.50 feet to a point; thence running N 13° 03' 23" E, a distance of 431.68 feet to a point; thence continuing along the arc of a curve to the left having a radius of 140.00 feet to a point and a central angle of 46° 58' 49", a distance of 114.79 feet to a point; thence continuing along the arc of a curve to the right having a radius of 300.00 feet to a point and a central angle of 83° 39' 21", a distance of 183.89 feet to a point; thence running N 18° 43' 55" E, a distance of 818.20 feet to the southerly boundary line of land now or formerly of Roncari, Inc., the last four (4) courses being along the easterly boundary line of said land now or formerly of Culbro Land Resources, Inc.; thence running S 75° 08' 47" E along said southerly boundary line of land now or formerly of Roncari, Inc., a distance of 60.14 feet to a point; thence running S 18° 43' 55" W, a distance of 822.27 feet to a point; thence running S 74° 15' 25" E, a distance of 107.47 feet to a point; thence running S 13° 03' 23" W, a distance of 983.21 feet to a point; thence running S 12° 49' 21" W, a distance of 300.42 feet to a point; thence continuing along the arc of a curve to the left having a radius of 530.00 feet and a central angle of 41° 41' 24", a distance of 385.64 feet to a point; thence running S 03° 35' 22" E, a distance of 75.00 feet to a point; thence continuing along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90° 00' 00", a distance of 39.27 feet to the point and place of beginning, the last seven (7) courses being along the westerly, southerly and southwesterly boundary line of land now or formerly of Combustion Engineering, Inc.

-32-

TOWN OF WINDSOR - EXCLUSIONS

EXHIBIT B

Less and excepting from the premises shown and designated on Exhibit A the following premises heretofore conveyed by Releasor or its predecessors in title, as follows:

1. Those premises conveyed by Deed from General Cigar Co., Inc. to Culbro Realty and Development Corporation dated June 18, 1970 and recorded in the Land Records of the Town of Windsor in Volume 222 at Page 930, being a portion of the Home Farm, so called, described as Parcel III in the Deed made October 3, 1967 by American Sumatra Tobacco Corporation to General Cigar Co., Inc. and recorded in the Land Records of the Town of Windsor in Volume 210 at Page 556, to which reference may be had.

2. Those premises conveyed by Warrantee Deed from General Cigar Co., Inc. to the Town of Windsor dated December 31, 1971 and recorded in the Land Records of the Town of Windsor in Volume 235 at Page 284, being the northwest parcel of the premises owned by General Cigar Co., Inc. as shown on a map entitled "The American Sumatra Tobacco Co. Griffin Plant Burnham Farm, 1929 Purchase and Little Pond Lot Scale 1' = 200' Total 181.05 acres W.H. Burnham, Surveyor July 1954, which map is on file in the Windsor Town Clerk's Office. Said parcel is known as the Burnham Farm and contains approximately 171 acres, and being all of the property shown on said map as property of Grantor other than the Little Pond Lot and property adjacent thereto.

3. Those premises located on the westerly side of Prospect Hill Road conveyed by Warrantee Deed from General Cigar Co., Inc. to the Town of Windsor dated October 30, 1972 and recorded in the Land Records of the Town of Windsor in Volume 248 at Page 349, containing, in all approximately 1.37 acres.

4. Those premises conveyed by Special Warranty Deed from General Cigar Co., Inc. to Aetna Life Insurance Company dated February 23, 1976 and recorded in the Land Records of the Town of Windsor in Volume 301 at Page 61.

5. Those premises conveyed by Warranty Deed from Culbro Corporation to Culbro Land Resources, Inc. dated October 10, 1978 and recorded in the Land Records of the Town of Windsor in Volume 352 at Page 108.

6. Those premises conveyed by Warranty Deed from Culbro Corporation to Culbro Land Resources, Inc. dated June 29, 1978 and recorded in the Land Records of the Town of Windsor in Volume 353 at Page 79, together with an easement as reserved unto Grantor in the deed referred to and described in paragraph 7, below.

-1-

7. Those premises conveyed by Warranty Deed from Culbro Corporation to Culbro Land Resources, Inc. dated June 29, 1978 and recorded in the Land Records of the Town of Windsor in Volume 353 at Page 80, which deed reserves unto Grantor, for itself and its successors and assigns, an easement ten (10) feet in width, said easement being for the purposes of installation, maintenance and repair of utilities of any type and nature, the location of said easement being as follows:

Commencing at a point, which point marks the northeasterly corner of land now or formerly of the Town of Windsor and which point also is situated five hundred thirty-eight and eight one-hundredths (538.08) feet northerly from the intersection of land now or formerly of the Town of Windsor with the northeasterly street line of Blue Hills Avenue as measured along the northerly boundary line of land now or formerly of the Town of Windsor; thence running from said point of beginning N 76° 58' 20" E along land now or formerly of the Town of Windsor for a distance of sixty and no one-hundredths (60.00) feet to a point; thence running N 13° 01' 40" E for a distance of ten and no one-hundredths (10.00) feet to a point; thence running S 76° 58' 20" E for a distance of sixty and no one-hundredths (60.00) feet to a point; thence running S 13° 01' 40" W for a distance of ten and no one-hundredths (10.00) feet to the point or place of beginning.

8. Those premises conveyed by Warrantee Deed from Culbro Corporation to Culbro Land Resources, Inc. dated January, 1980 and recorded in the Land Records of the Town of Windsor on January 11, 1980 in Volume 381 at Page 23.

9. Those premises conveyed by Quit-Claim Deed from Culbro Corporation to Culbro Land Resources, Inc. dated May 6, 1980 and recorded in the Land Records of the Town of Windsor in Volume 388 at Page 8.

10. Those premises conveyed by Warrantee Deed from Culbro Corporation to the Town of Windsor dated May 19, 1980 and recorded in the Land Records of the Town of Windsor in Volume 389 at Page 15.

11. Those premises conveyed by Quit-Claim Deed from Culbro Corporation to Culbro Land Resources, Inc. dated June 19, 1980 and recorded in the Land Records of the Town of Windsor in Volume 389 at Page 160.

12. Those premises conveyed by Warranty Deed from Culbro Corporation to Culbro Land Resources, Inc. dated August 11, 1981 and recorded in the Land Records of the Town of Windsor in Volume 412 at Page 113.

13. Those premises conveyed by Warranty Deed from Culbro Corporation to Culbro Land Resources, Inc. dated December 3, 1981 and recorded in the Land Records of the Town of Windsor in Volume 417 at Page 132.

14. Those premises conveyed by Warranty Deed from Culbro Corporation to Culbro Land Resources, Inc. dated January 26, 1982 and recorded in the Land Records of the Town of Windsor in Volume 419 at Page 284.

15. Those premises conveyed by Warranty Deed from Culbro Corporation to Culbro Land Resources, Inc. dated March 17, 1982 and recorded in the Land Records of the Town of Windsor in Volume 421 at Page 307.

16. Those premises conveyed by Quit-Claim Deed from Culbro Corporation to Culbro Land Resources, Inc. dated August 12, 1982 and recorded in the Land Records of the Town of Windsor in Volume 445 at Page 253.

17. Those premises conveyed by Warranty Deed from Culbro Corporation to the Town of Windsor dated November 28, 1984 and recorded in the Land Records of the Town of Windsor in Volume 498 at Page 257.

18. Those premises conveyed by Quit-Claim Deed from Culbro Corporation to Culbro Land Resources, Inc. dated March 26, 1985 and recorded in the Land Records of the Town of Windsor in Volume 509 at Page 63.

19. Those premises conveyed by Quit-Claim Deed from Culbro Corporation to Culbro Land Resources dated December 19, 1986 and recorded in the Land Records of the Town of Windsor in Volume 605 at Page 169.

20. Those premises conveyed by Warranty Deed from Culbro Corporation to the Town of Windsor dated August, 1987 and recorded August 27, 1987 in the Land Records of the Town of Windsor in Volume 649 at Page 248.

21. Those premises conveyed by Warranty Deed from Culbro Corporation to the Town of Windsor dated August, 1987 and recorded August 27, 1987 in the Land Records of the Town of Windsor in Volume 649 at Page 250.

22. Those premises conveyed by Warranty Deed from Culbro Corporation to the Town of Windsor dated August 10, 1987 and recorded in the Land Records of the Town of Windsor in Volume 649 at Page 253.

23. Those premises conveyed by Special Warranty Deed from Culbro Corporation to Nestor P. Lord and Ann T. Lord dated September 25, 1987 and recorded in the Land Records of the Town of Windsor in Volume 655 at Page 218, together with those premises conveyed by Special Warranty Deed from Culbro Corporation to Mary Catherine Development Company also dated September 25, 1987 and recorded in the Land Records of the Town of Windsor in Volume 655 at Page 214.

24. Those premises conveyed by Quit-Claim Deed from Culbro Corporation to Culbro Land Resources, Inc. dated March 26, 1988 and recorded in the Land Records of the Town of Windsor in Volume 685 at Page 184.

25. Those premises conveyed by Quit-Claim Deed from Culbro Corporation to Treetop, Incorporated, dated March 26, 1988 and recorded in the Land Records of the Town of Windsor in Volume 685 at Page 187, more particularly bounded and described as follows:

> Beginning at a point set in the northerly street line of Griffin Road North, said point marks the place where the Windsor/Bloomfield Town Line crosses said street line as shown on the Map; thence N15° 37' 18"E along said Town Line, a distance of 1070.94 feet to a point; thence N75° 57' 08"E along other lands of Grantor, a distance of 686.34 feet to a point; thence S00° 00' 00"W along said Grantor, a distance of 813.42 feet to a point; thence S67° 46' 58"W along said Grantor, a distance of 905.88 feet to a point; thence S15° 37' 18"W along said Grantor, a distance of 126.51 feet to a point, said point being on the northerly street line of Griffin Road North; thence running westerly along the arc of a curve to the right along said street line having a radius of 370.00 feet and a central angle of 17° 44' 15", a distance of 114.54 feet to the point and place of beginning.

26. Those premises conveyed by Quit-Claim Deed from Culbro Corporation to Culbro Land Resources, Inc. dated May 19, 1988 and recorded in the Land Records of the Town of Windsor in Volume 693 at Page 146.

27. Those premises conveyed by Quit-Claim Deed from Culbro Corporation to Marshall Phelps Associates, Inc. dated May 19, 1988 and recorded in the Land Records of the Town of Windsor in Volume 693 at Page 148.

28. Those premises conveyed by Warranty Deed from Culbro Corporation to the Alistar Beverage Corp. dated January 31, 1992 and recorded in the Land Records of the Town of Windsor in Volume 867 at Page 15.

29. Those premises conveyed by Warranty Deed from Culbro Corporation to the Alistar Beverage Corp. dated October 29, 1993 and recorded in the Land Records of the Town of Windsor in Volume 991 at Page 18.

30. Those premises conveyed by Warranty Deed from Culbro Corporation to the Town of Windsor dated December 9, 1993 and recorded in the Land Records of the Town of Windsor in Volume 995 at Page 99.

31. Those premises conveyed by Warranty Deed from Culbro Corporation to the Town of Windsor dated August 3, 1994 and recorded in the Land Records of the Town of Windsor in Volume 1014 at Page 315.

32. Those premises conveyed by Quit Claim Deed from Culbro

Corporation to the Anthony R. Lupoli dated January 27, 1995 and recorded in the Land Records of the Town of Windsor in Volume 1034 at Page 667, as affected by a Flowage Rights Easement by and among Culbro Corporation and Anthony R. Lupoli dated as of January 30, 1995 and recorded in the Land Records of the Town of Windsor in Volume 1034 at Page 669.

33. Those premises conveyed by Warranty Deed from Culbro Corporation to the Town of Windsor dated September 28, 1995 and recorded in the Land Records of the Town of Windsor in Volume 1063 at Page 195.

34. Those premises conveyed by Warranty Deed from Culbro Corporation to the Town of Windsor dated September 28, 1995 and recorded in the Land Records of the Town of Windsor in Volume 1063 at Page 197.

35. Those premises conveyed by Warranty Deed from Culbro Corporation to Fortune Properties, LLC dated October 12, 1995 and recorded in the Land Records of the Town of Windsor in Volume 1065 at Page 052, subject however, to certain retained easements, reservations, rights and obligations reserved by the Grantor therein, as therein set forth, to which reference may be had.

36. Those premises conveyed by Warranty Deed from Culbro Corporation to the Town of Windsor dated April 5, 1996 and recorded in the Land Records of the Town of Windsor in Volume 1089 at Page 398.

37. Those premises conveyed by Warranty Deed from Culbro Corporation to T.C. Tire, Inc. dated August 30, 1996 and recorded in the Land Records of the Town of Windsor in Volume 1095 at Page 110.

And also less and excepting from the premises shown and designated on Exhibit A the following premises heretofore conveyed by Releasor or its predecessors in title, as recited in the Deeds from American Sumatra Tobacco Corporation above referred to, as follows:

1. Parcels 1 and 3 shown as heretofore conveyed by American Sumatra Tobacco Corporation from the Holcomb Farm as described in the Deed from American Sumatra Tobacco Corporation to General Cigar Co., Inc, dated October 3, 1967 and recorded on the Land Records of the Town of Windsor in Volume 210 at Page 556, bounded and described as follows:

PARCEL 1: A certain piece or parcel of land, with the buildings thereon, situated on the easterly side of Iron Ore Road, in the Town of Windsor, County of Hartford, State of Connecticut, and more particularly bounded and described as follows:

Beginning at a merestone set in the easterly line of Iron Ore Road, at the southwest corner of land now or formerly of Charles Huntington et al; thence running South 61° 50' East, along said land now or formerly of said Huntington et al, a distance of six hundred ninety-five (695) feet to a merestone; thence South 61° 17' East, along said land now or formerly of Huntington et al, a distance of ten hundred fifteen and 7/10 (1015.7) feet to a point; thence South 28° 02' West, along said land now or formerly of Huntington et al and land now or formerly of Cabral, partly along each, a total distance of six hundred forty-five (645) feet to a merestone; thence South 23° 48' West, along said land now or formerly of Cabral, a distance of three hundred forty (340) feet to other land of the grantor; thence North 22° 18' West, a distance of two hundred forty-one (241) fett to an iron pipe; thence North 44° 0' West, a distance of two hundred forty-six and 3/10 (246.3) feet to an iron pipe; thence North 46° 12' West, a distance of four hundred sixty (460) feet to an iron pipe; thence North 13° 31' West, a distance of four hundred twenty-two (422) feet to an iron pipe; thence North 55° 44' West, a distance of six hundred nine (609) feet to the easterly side of Iron Ore Road; thence northerly along the easterly side of Iron Ore Road, a distance of two hundred fifty (250) feet to the point of beginning; containing 21.8 acres, more or less.

Being the same premises conveyed by American Sumatra Tobacco Corporation to Fred J. Cabral by deed dated March 12, 1958 and recorded in Volume 167, at Page 323 of the Windsor Land Records.

-6-

PARCEL 3: Comprising two (2) certain pieces or parcels of land located in the Town of Windsor, County of Hartford, State of Connecticut and more particularly bounded and described as follows:

First Piece:

Beginning at a point in the easterly street line of Prospect Hill Road as indicated on a map entitled "Right of Way Plan Day Hill Road Town of Windsor", Sheet No. 1, dated June, 1960, a copy of which map is on file in the Town Clerk's Office in said Windsor; thence running in a southerly direction along a curve with a radius of 25 feet to a point 40 feet northerly of the present northerly street line of Day Hill Road; thence running S 59°-19'-0" E a distance of 987 feet more or less, to a point which is the northeast corner of this first piece; thence running southerly, in a line perpendicular to the northerly street line of Day Hill Road as presently laid out, passing through a merestone set near said northerly street line; thence running easterly along said northerly street line of Day Hill Road a distance of 1017 feet more or less to the curve connecting the northerly line of Day Hill Road with the easterly street line of Prospect Hill Road; thence continuing in said curve to the easterly line of Prospect Hill Road; thence running northerly in said easterly street line a distance of 60 feet, more or less, to the point or place of beginning. Said parcel contains approximately .96 acres of land.

Second Piece:

Beginning at a point located 40 feet, more or less, N 27°-0'-30" E from a merestone set in the northerly street line of Day Hill Road, as shown on Sheet No. 2 of the aforesaid map, which merestone is set at the southeasterly corner of land now or formerly of H. C. Thrall & Sons, Inc., and the southwesterly corner of land of the grantor herein; thence running N 27°-0'-30" E a distance of 97 feet more or less to a point; thence running easterly along a curve with a radius 2005.00 feet as shown on the aforesaid map, a distance of 680 feet, more or less, to a point; thence running S 62°-07' E a distance of 482 feet, more or less, to a point in the westerly bound of other land now or formerly of H. C. Thrall & Sons, Inc.; thence running S 27°-36'-30" W, along said bound, a distance of 40 feet more or less, passing through a merestone, to a point in the northerly street line of Day Hill Road; thence running westerly along said northerly street line a distance of 995 feet, more or less, to the intersection of said northerly street line with a curve with radius 2095 feet, as shown on the aforesaid map; thence running along said curve in a northwesterly direction a distance of 155 feet, more or less, to the point or place of beginning. Said parcel contains approximately 1.42 acres of land.

Being the same premises conveyed by American Sumatra Tobacco Corporation to the Town of Windsor by deed dated July 5, 1962 and recorded in Volume 185, Page 553 of the Windsor Land Records.

Said Holcomb Farm above described is subject in part to a boundary line agreement with The Hartman Tobacco Company dated March 6, 1958 and recorded in Volume 81, Page 15 of the Bloomfield Land Records.

-7-

2. Parcel 4 shown as heretofore conveyed by American Sumatra Tobacco Corporation from the Home Farm as described in the Deed from American Sumatra Tobacco Corporation to General Cigar Co., Inc, dated October 3, 1967 and recorded on the Land Records of the Town of Windsor in Volume 210 at Page 556, bounded and described as follows:

PARCEL 4: Two (2) certain pieces or parcels of land with the improvements thereon, situated on the north side of Prospect Hill Road in the Town of Windsor, County of Hartford and State of Connecticut, and being more particularly known as Parcel No. 1 and Parcel No. 2 as shown on a map entitled "Property of American Sumatra Tobacco Corp. north side - Prospect Hill Road - Windsor, Conn. Scale: 1 in. = 60 ft. date: Mar., 1967, W. M. Alford Civil Engineer Windsor, Conn." which map is recorded in the Town Clerk's office in said Town of Windsor, said premises being more particularly bounded and described as follows:

Parcel 1.

Northerly by land of Combustion Engineering, Inc., five hundred fifty-five and ninety-eight one-hundredths (555.98) feet;

Easterly by Parcel 2 as shown on said map, six hundred sixty-five and ninety-nine one-hundredths (665.99) feet;

Southerly by Prospect Hill Road, seven hundred sixty-nine and fifty-three one-hundredths (769.53) feet; and

Westerly by other land now or formerly of American Sumatra Tobacco Corporation, seven hundred seventy-one and eighty-eight one-hundredths (771.88) feet.

Parcel 2.

North by land now or formerly of Combustion Engineering, Inc., eight hundred sixty-five and fourteen one-hundredths (865.14) feet;

Easterly by land now or formerly of Combustion Engineering, Inc., five hundred fifty-six and sixty one-hundredths (556.60) feet;

Southerly by Prospect Hill Road, seven hundred and eighty-two one-hundredths (700.82) feet; and

Westerly by Parcel 1 as shown on said map, six hundred sixty-five and ninety-nine one-hundredths (665.99) feet.

Said premises are the same conveyed by American Sumatra Tobacco Corporation to Louis M. Beckenstein and Henry Beckenstein by deed dated May 4, 1967 and recorded in Volume 208, Page 428 of the Windsor Land Records and Parcel 1 thereof is subject to a reservation to the grantor, its successors and assigns, of an exclusive right of user for a period of five years from the date of said deed.

-8-

3. Parcels 1, 2 and 3 shown as heretofore conveyed by American Sumatra Tobacco Corporation from the Hazelwood Farm as described in the Deed from American Sumatra Tobacco Corporation to General Cigar Co., Inc, dated October 3, 1967 and recorded on the Land Records of the Town of Windsor in Volume 210 at Page 573, bounded and described as follows:

EXCLUSIVE, HOWEVER, of the following three (3) parcels of land situated in the Town of Windsor, County of Hartford, State of Connecticut and more particularly bounded and described as follows:

PARCEL 1:

Beginning at an iron pipe set in the southeasterly side of Stone Road, at the northwesterly corner of land now or formerly of Stuart L. Latsha et al; thence N 30° 54' 30" E, along the southeasterly side of Stone Road, one hundred twenty-five (125) feet to a point marked by a stake; thence S 57° 20' E, along land now or formerly of Martin J. Nolan et al, three hundred ninety-four and 02/100 (394.02) feet to land now or formerly of John Stone; thence S 28° 04' W, one hundred twenty-five and 34/100 (125.34) feet to land now or formerly of Stuart L. Latsha et al; thence N 57° 20' W, along said land of Stuart L. Latsha et al, four hundred and 23/100 (400.23) feet to the southeasterly side of Stone Road and the point of beginning.

Being the same premises conveyed by American Sumatra Tobacco Corporation to Joseph J. Panek and Audrey M. Panek by deed dated October 15, 1956 and recorded in Volume 162, Page 306 of the Windsor Land Records.

PARCEL 2:

Beginning at a point in the southeasterly side of Stone Road, which point is one hundred twenty-five (125) feet northeasterly of an iron pipe set in said southeasterly side of Stone Road at the northwesterly corner of land now or formerly of Stuart L. Latsha et al; thence N 30° 54' 30" E, along said southeasterly side of Stone Road, one hundred twenty-five (125) feet to a point marked by a stake; thence S 57° 20' E, along other land of American Sumatra Tobacco Corporation, three hundred eighty-seven and 80/100 (387.80) feet to land now or formerly of John Stone; thence S 28° 04' W, along said land of John Stone, one hundred twenty-five and 34/100 (125.34) feet to a point marked by a stake; thence N 57° 20' W, along land now or formerly of Joseph J. Panek et al, three hundred ninety-four and 02/100 (394.02) feet to the southeasterly side of Stone Road and the point of beginning.

Being the same premises conveyed by American Sumatra Tobacco Corporation to Martin J. Nolan and Anna V. Nolan by deed dated October 15, 1956 and recorded in Volume 162, Page 317 of the Windsor Land Records.

PARCEL 3:

Beginning at an old iron pipe set in the southeasterly line of Stone Road; thence running S 58° 32' 30" E, along land now or formerly of one Francois, a distance of three hundred sixty-four and 42/100 (364.42) feet to a point; thence S 26° 56' 0" W along land now or formerly of one Waiounas, a distance of one hundred twenty-five and 39/100 (125.39) feet to a point; thence N 58° 32' 30" W along other land of the grantor, a distance of three hundred seventy-three and 31/100 (373.31) feet to the southeasterly line of Stone Road; thence N 31° 0' 0" E along the southeasterly line of Stone Road, a distance of one hundred twenty-five (125) feet to the point of beginning.

Being the same premises conveyed by American Sumatra Tobacco Corporation to Curtis L. O'Donal and Priscilla F. O'Donal by deed dated June 10, 1957 and recorded in Volume 165, Page 116 of the Windsor Land Records.

RECEIVED FOR RECORD
WINDSOR TOWN CLERK
97 JUN 30 AM 10: 19
VOL 121 PG 400
BY Kathleen H. Quinn
TOWN CLERK

-10-

002869