Glastonbury Meadows - CT Valley Farmland

Meadows Road off Main Street | Glastonbury, CT | 158± Acres



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A. STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding approximately 158+/-acres of farmland along the Connecticut River. The property is located along Meadow Road in Glastonbury 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.

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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.

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B. SUMMARY OF IMPORTANT FACTS

Offered Property:	158 +/- acres of mostly prime soils farmland and lightly wooded land along the Connecticut River in Glastonbury. Included in the sale is an undivided 2/3 interest in an abutting 44.2 acre lot, which is mostly wooded except for about 10 acres of agricultural land. Cultivated since prehistoric times, the farmland with its plentiful water supply is some of the most valued in the world This is an area of historical significance for this area of Glastonbury. Portions of the land periodically will flood. There are no structures on the property and there is a gated entry to an excellent set of roads to access the lots.
Property Location:	Meadow Road Glastonbury, CT
Assessor Map & Lots:	see attached spreadsheet
Assessment:	**$405,900 appraised value** **$257,200 assessed value under Use Assessment** **$32.83/thousand is 2026 Tax Rate for Glastonbury**
2026 Property tax	**$8,444**
Record Owners:	Botticello Acres, LLC
Recorded Deeds:	Glastonbury Book 3489 Page 219
Zoning:	The property is zoned Agriculture
Wetlands:	See attached maps
Flood Zones:	See attached maps
Utilities:	Electric on Meadow Road before reaching the property for sale.

C. PROPERTY IDENTIFICATION

The property has been farmed for many generations in tobacco and row crops.

TOWN OF GLASTONBURY DESCRIPTION

Glastonbury is a town in Hartford County, Connecticut, officially founded in 1693 and first settled in 1636. It was named after Glastonbury in Somerset, England. Glastonbury is on the banks of the Connecticut River, 7 miles (11 km) southeast of Hartford. The population was 35,159 at the 2020 census.[2] Glastonbury sits at an elevation of approximately 154 feet (47 meters) above sea level. The town begins on the banks of the Connecticut River and extends up into foothills, many of which provide a view of Hartford's skyline. Some major developments in the town are built entirely on relatively steep hills, such as Minnechaug Mountain, which became the site of a major residential area developed from the 1970s until the late 1990s. Part of Glastonbury lies in an area called Kongscut Mountain, locally called Rattlesnake Mountain, because it has a small population of timber rattlesnakes. Since that area is sparsely developed and mostly in a state forest, the snakes pose little threat. The town has a small private lake, Diamond Lake, surrounded by growing subdivisions of large homes. Access to the lake is limited to members of the Diamond Lake Property Owners Association. Glastonbury has one of the largest state forests, Meshomasic State Forest, a popular area for hiking, fishing, and hunting. Glastonbury borders the town and cities of East Hartford, Wethersfield, Rocky Hill, Cromwell, Portland, East Hampton, Marlborough, Hebron, Bolton, and Manchester.
(Adapted from Wikipedia)

TOWN OF GLASTONBURY HISTORY

In 1636, 30 families settled in Pyaug, a tract of land belonging to Wethersfield on the eastern bank of the Connecticut River, purchased from the Native American chief Sowheag for 12 yards (11 m) of trading cloth. In 1672, the General Courtgranted Wethersfield and Hartford permission to extend Pyaug's boundary line 5 miles (8 km) to the east. By 1690, Wethersfield had permitted Pyaug residents to form a separate town and the town of Glassenbury was created in 1693.

The ties have not been completely broken: the oldest continuously operating ferry in the United States still runs between South Glastonbury and Rocky Hill, also then part of Wethersfield, as it did as far back as 1655. During the American Revolutionary War, several homes in Glastonbury were used to hold classes from Yale University. Noah Webster was a student in these classes; later he taught at one of the town's one-room schoolhouses.

Glassenbury freed its slaves in the 1780s, 60 years before Connecticut formally abolished slavery. The town organized its first library in 1803. It organized the first hospital shortly after the Revolution to combat and treat smallpox. By the end of the Revolution, there were ten schools, formed one by one during the 18th century.

In the 18th and early 19th centuries, Glastenbury was a shipbuilding town. Located on the Connecticut River, it had reliable waterpower and nearby hardwood forests of oak. Sawmills, charcoal kilns, and foundries developed around the shipyards to process timber and other goods for their needs.

In 1870, the town's name was changed from Glastenbury to Glastonbury, to match Glastonbury, England. During the World Wars, Glastonbury factories supplied leather and woolen goods to the militaries of Belgium, France, Great Britain, Italy, and the United States. In addition, Glastonbury has been a center for feldspar mills, cotton mills, paper mills, and silver plate factories. It also had an airplane building industry.

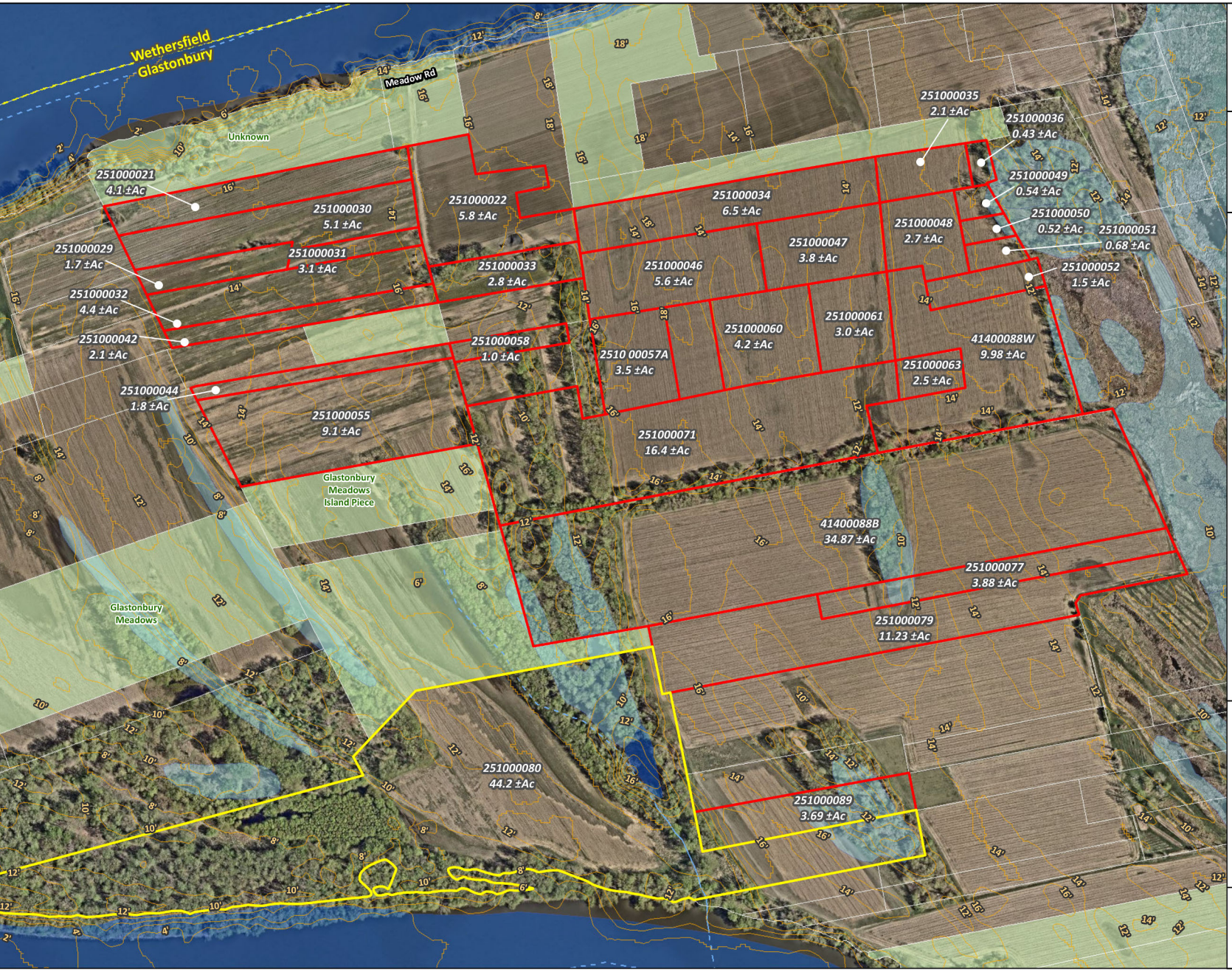
J.H. Hale Orchards began operations in 1866 in Glastonbury. John Howard Hale became known as the Peach King for developing a peach that could withstand New England winters and was disease-resistant, as well as for his operations' large, national scale. He also had land in Georgia and was the first Glastonbury industry to establish a branch outside the state. A marketing pioneer, Hale shipped peaches to markets all over the country. The orchard that started with 1-acre (4,000 m^2) in 1866 grew to more than 1,200 acres (5 km^2) by 1900.

Hale never went beyond grade-school, but he initiated the founding of Storrs Agricultural College, now the University of Connecticut. He helped to organize the Glastonbury Grange and the State Grange. His home, at the intersection of Main Street and Route 17, was adapted in the 20th century for use first as a restaurant and, more recently, for business offices.

Glastonbury was also a major grower of broad-leaf tobacco. This agricultural tradition is carried on by the orchards and berry farms on its hills. (Adapted from Wikipedia)

SITE DESCRIPTION

The Great Meadows of Glastonbury are an integral part of Connecticut's agricultural heritage, featuring rich, fertile floodplain along the Connecticut River. Cultivated since prehistoric times, this area remains one of the most vital agricultural zones in the state, celebrated for producing diverse crops and pioneering local fruit cultivation. These 158 acres of mostly prime agricultural land has been an important resource for the farming and agriculture community in Glastonbury since the time of occupation by native tribes. The current owners who purchased the land in 1975 have sustainably managed the land through two and now into the third generation. The fields are well defined by access roads and forest borders. The fields have access to an irrigations system pumping water from the CT river when necessary. Previous owners have grown tobacco, corn and other vegetables.



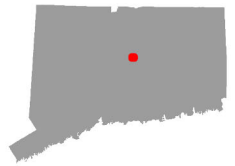
Glastonbury Meadows Farmland

Glastonbury, CT

Base Plan Orthophotograph

LEGEND

- Subject Property - 158.62 ±Ac
- 2/3 Undivided Interest of 44.2 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Notes:
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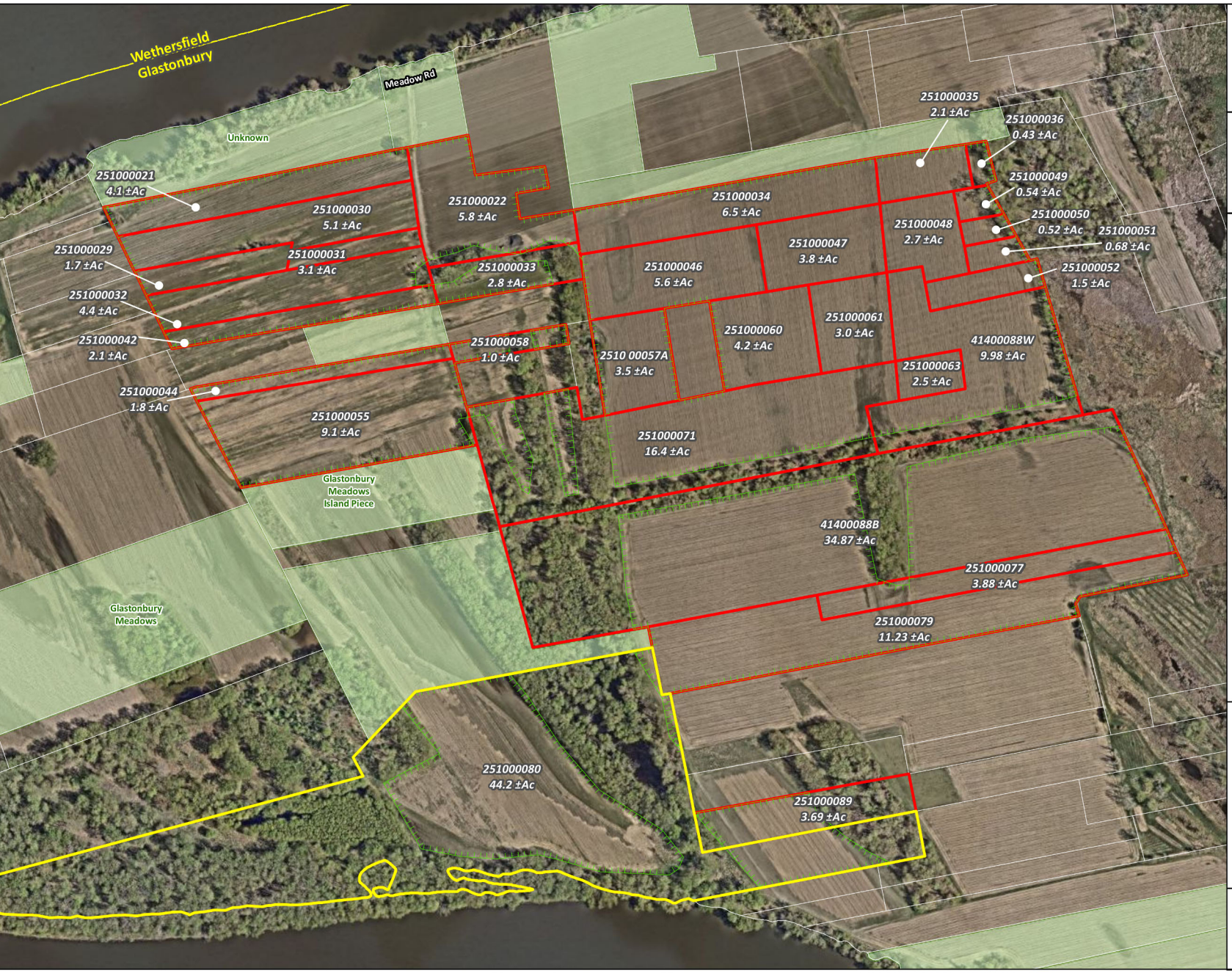
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Scale: 1 " = 400 '

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

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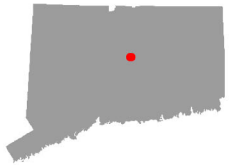
Glastonbury Meadows Farmland

Glastonbury, CT

Base Plan Orthophotograph Open Fields

LEGEND

- Subject Property - 158.62 ±Ac
- 2/3 Undivided Interest of 44.2 ±Ac
- Open Fields - 149.59 ±Ac
- Adjacent Properties
- Protected Land



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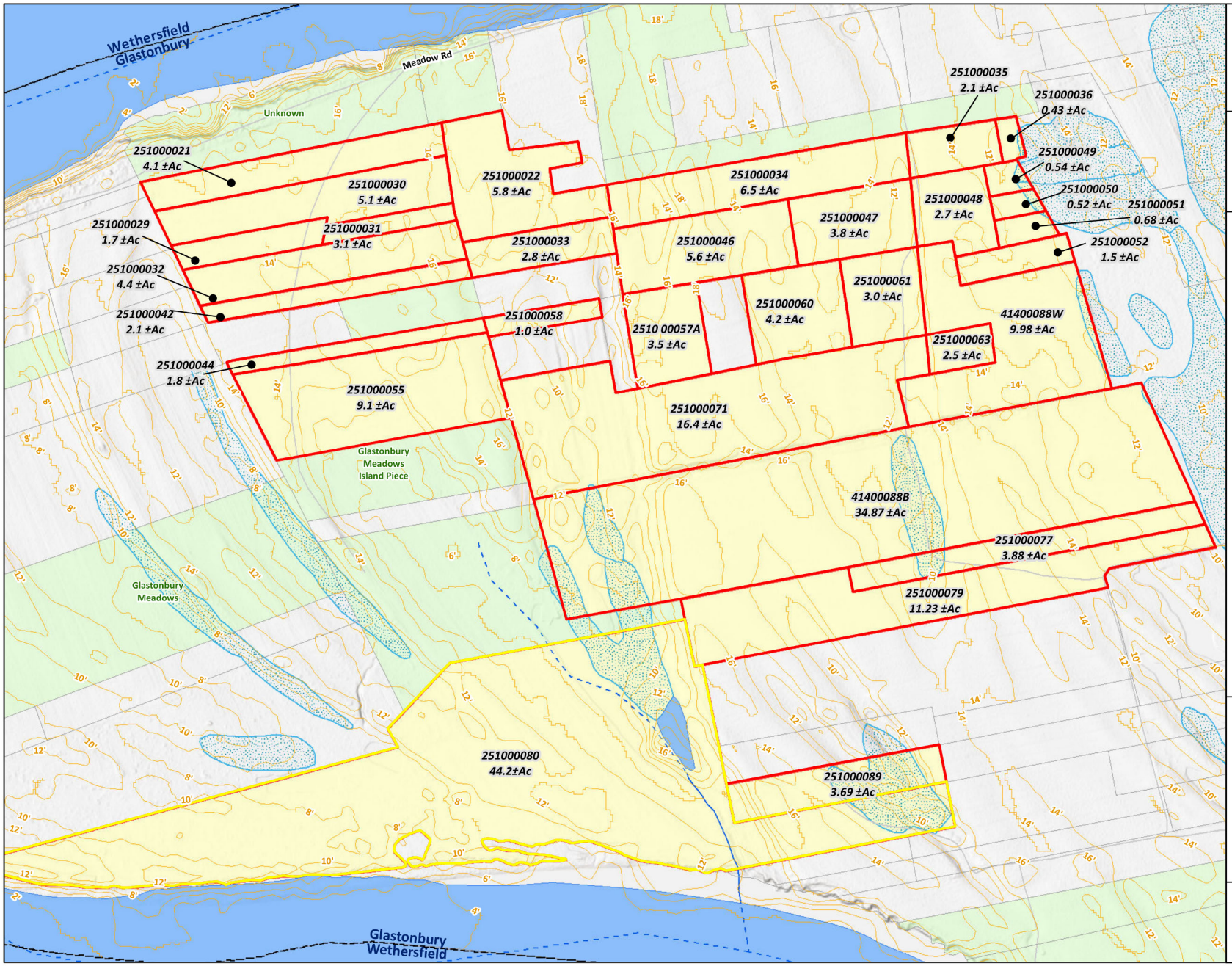
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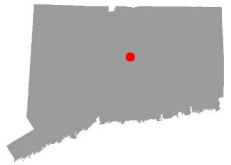
Glastonbury Meadows Farmland

Glastonbury , CT

Base Plan

LEGEND

- Subject Property - 158.62 ±Ac
- Adjacent Properties
- 2/3 Undivided Interest of 44.2 ±Ac
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



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

Date: 06/30/26

Project Number: CT0171-CG

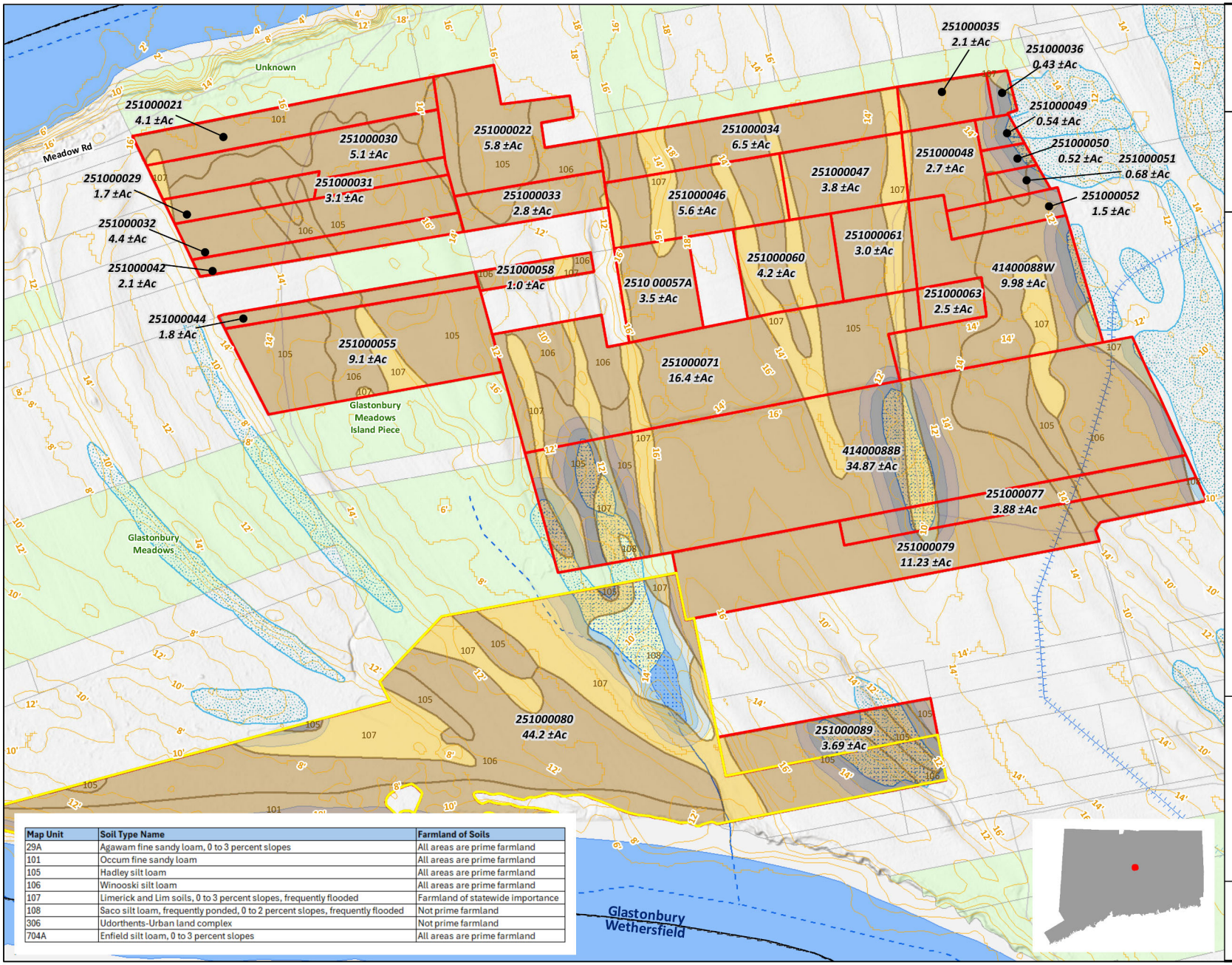
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Scale: 1 " = 400 '

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

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Document Name: CT0171-CG base 06 29 26



Map Unit	Soil Type Name	Farmland of Soils
29A	Agawam fine sandy loam, 0 to 3 percent slopes	All areas are prime farmland
101	Occum fine sandy loam	All areas are prime farmland
105	Hadley silt loam	All areas are prime farmland
106	Winooski silt loam	All areas are prime farmland
107	Limerick and Lim soils, 0 to 3 percent slopes, frequently flooded	Farmland of statewide importance
108	Saco silt loam, frequently ponded, 0 to 2 percent slopes, frequently flooded	Not prime farmland
306	Udorthents-Urban land complex	Not prime farmland
704A	Enfield silt loam, 0 to 3 percent slopes	All areas are prime farmland

Glastonbury Meadows Farmland

Glastonbury, CT

Site Analysis Plan

LEGEND

- Subject Property - 158.62 ±Ac ±Ac
- 2/3 Undivided Interest of 44.2 ±Ac
- Adjacent Properties
- Protected Land
- Soil Types
- All areas are Prime Farmland - 176.1±Ac
- Farmland of statewide importance f- 32.64±Ac
- 100 Year Flood Zone
- Open Water
- Wetlands - 5.81±Ac
- 50' Wetlands Setback
- 100' Wetlands Setback
- Perennial Streams
- Intermittent Streams
- Contours (ft)

Notes:
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Date: 07/01/26

Project Number: CT0171-CG

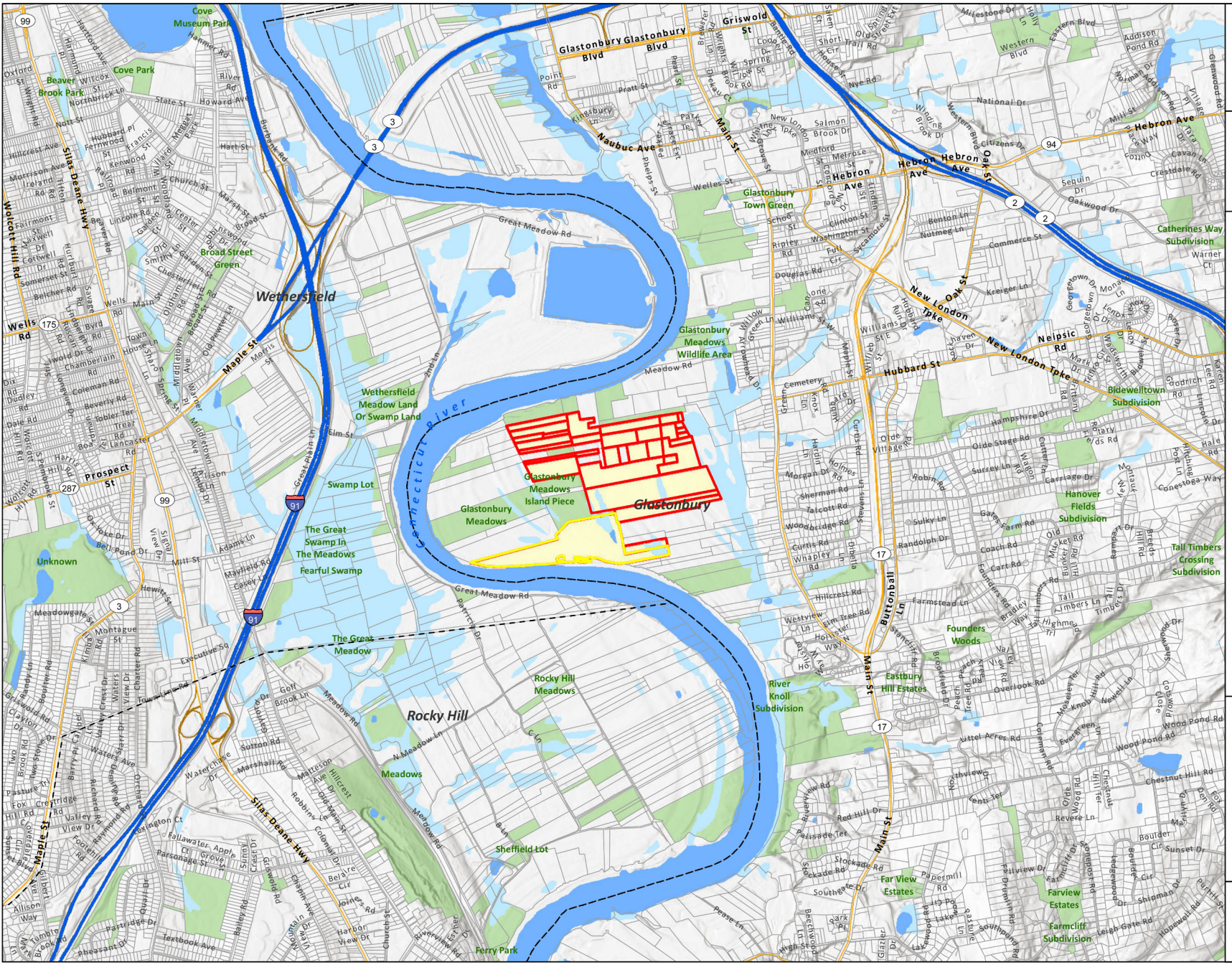
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Scale: 1 " = 400 '

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

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Document Name: CT0171-CG site analysis 06 29 26


Glastonbury
Wethersfield
Rocky Hill
Connecticut River
Glastonbury Meadows Island Piece
Glastonbury Meadows
Glastonbury Meadows Wildlife Area
Wethersfield Meadow Land Or Swamp Land
Swamp Lot
The Great Swamp In The Meadows
Fearful Swamp
The Great Meadow
Rocky Hill Meadows
Meadows
Sheffield Lot
Ferry Park
Unknown
River Knoll Subdivision
Eastbury Hill Estates
Founders Woods
Hanover Fields Subdivision
Bidewelltown Subdivision
Tall Timbers Crossing Subdivision
Catherines Way Subdivision
Farview Estates
Farmcliff Subdivision
Far View Estates
Glastonbury Town Green
Broad Street Green
Cove Museum Park
Cove Park
Beaver Brook Park
Griswold St
Glastonbury Glastonbury Blvd
Naubuc Ave
Main St
Hebron Ave
Oak St
New London Turpke
Neipsic Rd
Hubbard St
Great Meadow Rd
Maple St
Silas Deane Hwy
Wolcott Hill Rd
Wells Rd
Prospect St
Buttonball Ln
Middletown Ave
Meadow Rd
Commerce St
Nutmeg Ln
Benton Ln
Oakwood Dr
Sequin Dr
Crestdale Rd
Cavan Ln
Tara Dr
Addison Pond Rd
Western Blvd
Eastern Blvd
National Dr
Citizens Dr
Milestone Dr
Holly Ln
Glenwood Rd
Norman Dr
Jacks Way
Village Rd
Mill St
Hebron Ave
Salmon Brook Dr
Medford St
Melrose St
Wethersfield Ave
Broad St
Church St
Lincoln Rd
Belmont St
Marsh St
Hart St
Burbank Rd
Hartford Ave
Hammer Rd
Oxford St
Wright Rd
Hillcrest Ave
Morrison Ave
Ireland Rd
Tilton Rd
Fairmont St
Saxwell Dr
Cortbell Rd
Somerset St
Belcher Rd
Savage Rd
Wells Rd
Main St
Hurlburt Rd
Chamberlain Rd
Coleman Rd
Beverly Rd
Tobler Ter
Trear Rd
Lancaster Rd
Dix Rd
Dudley Rd
Hale Rd
Walcott Hill Rd
Pembroke St
Harris St
Hill St
Oakdale Dr
Bell Pond Dr
Signal View Dr
Adams Ln
Mill St
Mayfield Rd
Casey Ln
Hewitt St
Meadowgate St
Montague St
Executive Sq
Tower Ln
Kimball Rd
Sandy Ln
Boulter Rd
Brookfield Rd
Clarkson Dr
Two Brook Rd
Pasture Rd
Fox Hill Rd
Greenridge Rd
Valley View Dr
Footehills Rd
Sunset Ridge Dr
Allison Way
Partridge Dr
Pheasant Dr
Textbook Ave
Church St
Harbor View Dr
Riverview Rd
Riverview Ter
Dr
Joiners Rd
Belaire Cir
Colonial Dr
Griswold Rd
Chesprin Ave
Main St
Old Main St
Robbins Ln
Hillcrest Ave
Mattesson Ave
Marshall Rd
Sutton Rd
Watercheese Dr
Meadow Rd
N Meadow Ln
Goff Brook Ln
Patrick Dr
Great Meadow Rd
Elm St
Great Plain Ln
Middletown Ave
Old Stage Rd
Old Stage Rd E
Old Stage Rd W
Maplewood Ln
Maplewood Dr
Hubbard Run
Williams St E
Williams St W
Willow Green Ln
Arbor Dr
Cemetery Rd
Church St
Curtis Rd
Stevens Ln
Hollister Ln
Sherman Rd
Talcott Rd
Woodbridge Rd
Curtis Rd
Whipley Rd
Hillcrest Rd
Westview Ln
Elm Tree Rd
Hollister Ln
Stancliffe Rd
Brookfield Rd
Peach Tree Rd
Overlook Rd
Meadow Ter
Knob Hill Rd
Newell Ln
Coleman Rd
Evergreen Ln
Wood Pond Rd
Chestnut Hill Rd
Fox Rd
Little Acres Rd
Northview Dr
Hillview Rd
Red Hill Dr
Palisade Ter
Stockade Rd
Southgate Dr
Papermill Rd
Pillview Dr
Farmcliffe Dr
Somerset Rd
Hedgewood Dr
Boulder Cir
Sunset Dr
Shriman Dr
Dartmouth Rd
Hopewell Rd
Leigh Gate Rd
Pease Ln
Glazier Dr
Beechwood Ln
Lake Pl
Lakeview Dr
Southpond Rd
Oak Pl
Lakeshore Dr
Lakeside Dr
Lakeview Ter
Lakeside Ter
Lakeshore Ter
Lakeside Dr
Lakeview Dr
Lakeshore Dr
Lakeside Ter
Lakeview

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GLASTONBURY MEADOWS FARM LAND

Glastonbury, CT



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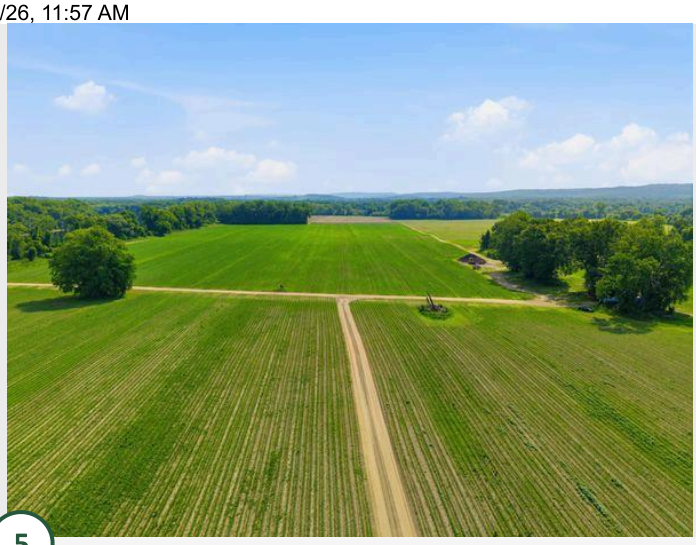
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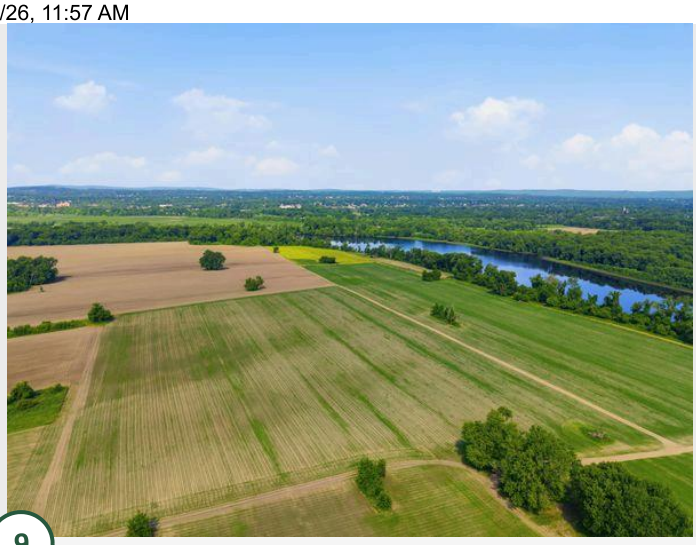
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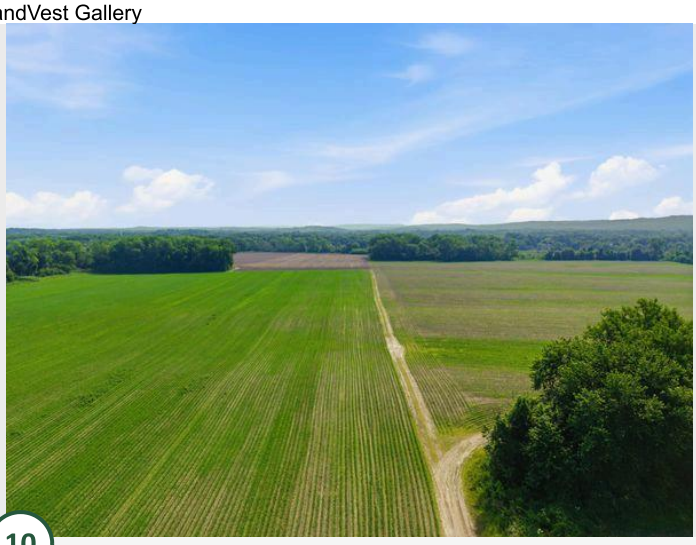
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D. REGULATORY FACTORS

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 Flood Zone as identified by the Glastonbury zoning bylaws. The Glastonbury Zoning Bylaws can be found here: https://www.glastonburyct.gov/home/showpublisheddocument/36463/638695049237070000

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.

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APPENDIX

1. Property Record Card and Deeds

Botticello Acres LLC

Location	Lot #	MBLU	Book & Page	Owner	Acres	Assessment	Appraisal	Column1
Glastonbury Meadows	21	B7/2510/00021	3489/0219	Botticello Acres LLC	4.1	$ 5,200	$ 8,200	
Glastonbury Meadows	22	C7/2510/00022	3489/0219	Botticello Acres LLC	5.8	$ 7,300	$ 11,600	
Glastonbury Meadows	29	B7/2510/00029	3489/0219	Botticello Acres LLC	1.7	$ 2,200	$ 3,400	
Glastonbury Meadows	30	B7/2510/00030	3489/0219	Botticello Acres LLC	5.1	$ 6,500	$ 10,200	
Glastonbury Meadows	31	C7/2510/00031	3489/0219	Botticello Acres LLC	3.1	$ 3,900	$ 6,200	
Glastonbury Meadows	32	B7/2510/00032	3489/0219	Botticello Acres LLC	4.4	$ 5,600	$ 8,800	
Glastonbury Meadows	33	C7/2510/00033	3489/0219	Botticello Acres LLC	2.8	$ 3,500	$ 5,600	
Glastonbury Meadows	34	C7/2510/00034	3489/0219	Botticello Acres LLC	6.5	$ 8,200	$ 13,000	
Glastonbury Meadows	35	C7/2510/00035	3489/0219	Botticello Acres LLC	2.1	$ 2,700	$ 4,200	
Glastonbury Meadows	36	C7/2510/00036	3489/0219	Botticello Acres LLC	0.43	$ 500	$ 900	
Glastonbury Meadows	42	B7/2510/00042	3489/0219	Botticello Acres LLC	2.1	$ 2,700	$ 4,200	
Glastonbury Meadows	44	B7/2510/00044	3489/2019	Botticello Acres LLC	1.8	$ 2,300	$ 3,600	
Glastonbury Meadows	46	C7/2510/00046	3489/0219	Botticello Acres LLC	5.6	$ 7,100	$ 11,200	
Glastonbury Meadows	47	C7/2510/00047	3489/0219	Botticello Acres LLC	3.8	$ 4,800	$ 7,600	
Glastonbury Meadows	48	C7/2510/00048	3489/0219	Botticello Acres LLC	2.7	$ 3,400	$ 5,400	
Glastonbury Meadows	49	C7/2510/00049	3889/0219	Botticello Acres LLC	0.54	$ 700	$ 1,100	
Glastonbury Meadows	50	C7/2510/00050	3489/0219	Botticello Acres LLC	0.52	$ 700	$ 1,100	
Glastonbury Meadows	51	C7/2510/00051	3489/0219	Botticello Acres LLC	0.68	$ 900	$ 1,400	
Glastonbury Meadows	52	C7/2510/00052	3489/0219	Botticello Acres LLC	1.5	$ 2,100	$ 3,000	
Glastonbury Meadows	55	B7/2510/00055	3489/0219	Botticello Acres LLC	9.1	$ 11,500	$ 18,200	
Glastonbury Meadows	58	C7/2510/00058	3489/0219	Botticello Acres LLC	1	$ 1,300	$ 2,000	
Glastonbury Meadows	61	C7/2510/00061	3489/0219	Botticello Acres LLC	3	$ 3,800	$ 6,000	
Glastonbury Meadows	60	C7/2510/00060	3489/0219	Botticello Acres LLC	4.2	$ 5,300	$ 8,400	
Glastonbury Meadows	63	C7/2510/00063	3489/0219	Botticello Acres LLC	2.5	$ 3,200	$ 5,000	
Glastonbury Meadows	71	C7/2510/00071	3489/0219	Botticello Acres LLC	16.4	$ 20,800	$ 32,800	
Glastonbury Meadows	77	C8/2510/00077	3489/0219	Botticello Acres LLC	3.88	$ 4,900	$ 7,800	
Glastonbury Meadows	80	C8/2510/00080	3489/0219	Botticello Acres LLC	29.47	$ 56,000	$ 88,400	2/3rd ownership of 44.2 total acres
Glastonbury Meadows	89	C8/2510/00089	3489/0219	Botticello Acres LLC	3.69	$ 4,700	$ 7,400	
Glastonbury Meadows	57A	C7/2510/00057A	3489/2019	Botticello Acres LLC	3.5	$ 4,400	$ 7,000	
Glastonbury Meadows	79+78	C8/2510/079+78	3489/0219	Botticello Acres LLC	11.23	$ 14,200	$ 22,500	
Glastonbury Meadows	88A	C7/4140/W0088A	3489/0219	Botticello Acres LLC	9.98	$ 12,600	$ 20,000	
Glastonbury Meadows	88B	C8/4140/W0088B	3489/0219	Botticello Acres LLC	34.87	$ 44,200	$ 69,700	
					Acres	**Assessment**	**Appraisal**	
					188.09	**$ 257,200**	**$ 405,900**	

INSTR # 2018003440
VOL3489 Pgs 219-235
RECORDED 05/24/2018 03:28:39 PM
JOYCE P. MASCENA
TOWN CLERK GLASTONBURY CT
NO CONVEYANCE TAX

RETURN TO:
Penny

STATUTORY FORM QUIT CLAIM DEED

HENRY L. BOTTICELLO, DAVID C. DOUGAN, ANTHONY L. BOTTICELLO, ELLERY CLARK all of the Town of Manchester, County of Hartford and State of Connecticut and **ELLEN MICHELLE OECHSLER** of Lebanon, Connecticut, for no consideration, grant to **BOTTICELLO ACRES, L.L.C.**, a Connecticut limited liability company with an office in the Town of Manchester, County of Hartford and State of Connecticut, with **QUIT CLAIM COVENANTS**

All of our right, title and interest to those certain pieces or parcels of land situated in the Town of Glastonbury, County of Hartford and State of Connecticut shown on Schedule A through A-10 attached hereto.

Signed this 17th day of May, 2018.

Witnessed by:

Henry L. Botticello

David C. Dougan

Anthony L. Botticello

Ellery Clark

Ellen Michelle Oechsler

STATE OF CONNECTICUT)
) ss. Manchester May 17, 2018
COUNTY OF HARTFORD)

The foregoing instrument was acknowledged before me this 17th day of May, 2018, by Henry L. Botticello as his free act and deed.

Barry W. Botticello
Commissioner of the Superior Court

STATE OF CONNECTICUT)
) ss. Manchester May 17, 2018
COUNTY OF HARTFORD)

The foregoing instrument was acknowledged before me this 17th day of May, 2018, by David C. Dougan as his free act and deed.

Barry W Botticello
Commissioner of the Superior Court

STATE OF CONNECTICUT)
) ss. Manchester May 17, 2018
COUNTY OF HARTFORD)

The foregoing instrument was acknowledged before me this 17th day of May, 2018, by Ellery Clark as her free act and deed.

Barry W Botticello
Commissioner of the Superior Court

STATE OF CONNECTICUT)
) ss. Manchester May 17, 2018
COUNTY OF HARTFORD)

The foregoing instrument was acknowledged before me this 17 day of May, 2018, by Ellen Michelle Oechsler as her free act and deed.

Barry W. Botticello
Commissioner of the Superior Court

STATE OF CONNECTICUT)
) ss. Manchester May 17, 2018
COUNTY OF HARTFORD)

The foregoing instrument was acknowledged before me this 17 day of May, 2018, by Anthony L. Botticello as his free act and deed.

Barry W. Botticello
Commissioner of the Superior Court

Schedule A

Two Parcels of Meadow Land - located off Main Street, Glastonbury, CT.

1st Parcel: 3-1/8 Acres, more or less, bounded as follows:

NORTH:	By land of George W. Trepp
EAST:	By land of C. F. Hutt and land now or formerly of Albert Willis
SOUTH:	By land of heirs of P. Huey Goodrich
WEST:	By land of heirs of Christina Fehrer

2nd Parcel: 1.0 Acres, more or less, bounded as follows:

NORTH:	By land of Henry E. Loomis
EAST:	By land of Henry E. Loomis
SOUTH:	By land of Frank Urbansky
WEST:	By Wright's Island

Schedule A-1

Those two certain pieces or parcels of land, located in the Town of Glastonbury, County of Hartford and State of Connecticut, being more particularly bounded and described as follows:

FIRST PIECE: A certain piece or parcel of meadowland, containing two (2) acres, more or less, and bounded northerly by land now or formerly of the Estate of Henry M. Wright; easterly by land now or formerly of the Estate of Peter Fehrer; southerly by land now or formerly of Henry E. Loomis and west by a highway.

Being the same premises designated as "Forth Piece" conveyed to Mamie C. Urbanec by Certificate of Devise, dated July 10, 1980 and recorded in Volume 248, Page 190 of the Glastonbury Land Records.

SECOND PIECE: A certain piece or parcel of meadowland, containing two (2) acres, more or less, and bounded north by land now or formerly of P. Henry Goodrich Estate; easterly by land of Louis W. Howe; southerly by land now or formerly of Charles O. Tryon and westerly by land of Charles E. Andrews.

Being the same premises designated as "Sixth Piece" conveyed to Mamie C. Urbanec by Certificate of Devise, dated July 10, 1980 and recorded in Volume 248, Page 190 of the Glastonbury Land Records.

Schedule A-2

A certain tract or parcel of land situated in said Town of Glastonbury, County of Hartford and State of Connecticut, in the "Glastonbury Meadows" and contains about two and one quarter (2 ¼) acres, more or less and is bounded as follows:

NORTH: By land now or formerly of Fred Hutt and land now or formerly of Frances Hale, part of each;

EAST: By land now or formerly of Heirs of Benjamin Taylor and land of First Church of Christ, in part on each;

SOUTH: By land now or formerly of Heirs of Gideon Kinne; and

WEST: By land now or formerly of Fred Welles and by land now or formerly of John Flad, in part by each.

Schedule A-3

FIRST PIECE:

One tract of Connecticut River Meadow Land known as the "Wrights Island Fishery Meadow" bounded as follows:

NORTH: By land now or formerly of L. W. Howe, Aaron and Martha Kinne and Robert Kraiger;

EAST: By the Cove;

SOUTH: By the Connecticut River; and

WEST: By the Connecticut River.

Containing twenty-two (22) acres, more or less.

SECOND PIECE:

One tract of Connecticut River Meadow known as Turner Meadow bounded:

NORTH: By land now or formerly of John Wilk;

EAST: By land now or formerly of Ralph Pinney;

SOUTH: By land of Annie Kuropatkin and the Connecticut River; and

WEST: By the Cove.

Containing approximately six (6) acres.

THIRD PIECE:

A certain piece or parcel of meadow land situated in the Glastonbury meadows, containing four acres, more or less and bounded and described as follows:

NORTH: By land of Ralph G. Tryon;

EAST: By other land of Fred J. Smith;

SOUTH: By land now or formerly of Louis W. Howe and Aaron Kinne; and

WEST: By the Connecticut River.

FOURTH PIECE:

A certain piece or parcel of Meadow land situated on the Connecticut River in the Town of Glastonbury and bounded as follows:

NORTH: By land now or formerly of Ralph G. Tryon;

EAST: By land now or formerly of Robert Krayger;

SOUTH: By land now or formerly of Louis W. Howe and Aaron W. Kinne, and

WEST: By the Connecticut River.

Schedule A-4

That certain piece or parcel of land situated in the Town of Glastonbury, County of Hartford and State of Connecticut, containing 6 acres, more or less, bounded: North by land now or formerly of C. Goodrich; East by land now or formerly of L. W. Howe; South by Parsonage Lot; and West by land now or formerly of A. Bidwell.

Being the fourth piece in a deed from Barbara B. Shepard to Charles J. Chapman and Emily A. Chapman dated March 30, 1954 and recorded in Volume 89 at Page 232 of the Glastonbury Land Records. Further reference is hereby made to a probate certificate of devise, decent or distribution dated June 27, 1996 and recorded in Volume 1029 at Page 257 of the Glastonbury Land Records.

Schedule A-5

A certain piece or parcel of land located in the Town of Glastonbury, County of Hartford and State of Connecticut and containing five (5) acres of meadow land, and being bounded and described as follows:

NORTH: By land now or formerly of Ray A. Hardin and Deborah H. Keene, in part of each;

EAST: By land now or formerly of Deborah H. Keene and Charles Chapman, in part by each;

SOUTH: By land of the First Church of Christ in Glastonbury; and

WEST: By other land now or formerly of Ray A. Hardin.

Schedule A-6

That certain piece or parcel of Meadow Land situated in the Glastonbury Meadow, in the Town of Glastonbury, County of Hartford and State of Connecticut bounded and described as follows:

Northerly: by land now or formerly of John G. Flad;

Easterly: by land now or formerly of the heirs of Gideon Kinne and by land now or formerly of Julacis A. Willes;

Southerly: by land now or formerly of William Korugiebel; and

Westerly: by land now or formerly of Arthur M. Brainard.

Said premises contain four acres more or less.

Schedule A-7

A certain piece or parcel of land with the appurtenances thereto, situated in the Town of Glastonbury, County of Hartford and State of Connecticut, being more particularly described as being meadow land, containing 3 acres, more or less, bounded North by land now or formerly of Raymond A. Hardin; East by land now or formerly of D.H. Keene; South by land now or formerly of William F. Talcott, by land now or formerly of J.W. Howe and by land now or formerly of Raymond A. Hardin.

Schedule A-8

Those three certain pieces or parcels of meadow land situated in the Glastonbury Meadows in the Town of Glastonbury, County of Hartford and State of Connecticut being bounded and described as follows:

FIRST PIECE

A certain piece or parcel of land situated in the Glastonbury meadows, containing five (5) acres, more or less, and bounded and described as follows:

NORTH: By the Connecticut River and by land formerly of Fred Schonhaer;

EAST: By land formerly of Frank A. Barrows;

SOUTH: By land of Raymond A. Hardin and land formerly of Deborah Keene; and

WEST: By land formerly of Charles F. Rankin and the Connecticut River.

SECOND PIECE

A certain piece or parcel of meadow land situated in said Town of Glastonbury, known as Glastonbury Meadow, containing two (2) acres, more or less, bounded:

NORTH: By land now or formerly of Fred Yauch;

EAST: By land now or formerly of Charles Goodrich;

SOUTH: By land now or formerly of Samuel Hardin; and

WEST : By land now or formerly of Peter Terlecky.

THIRD PIECE

A certain piece or parcel of land being meadow land, containing four (4) acres, more or less, and bounded and described as follows:

NORTH: By land now or formerly of Louis W. Howe and Estate of Henry Kinne;

EAST: By land now or formerly of Ida S. Turner;

SOUTH: By land now or formerly of Flad, et al; and

WEST: By land now or formerly of Charles Tryon.

Schedule A-9

FIRST PIECE: One and three-fourths (1-3/4) acres, more or less, bounded:
North: By land now or formerly of Julius Kiebus
East: By land now or formerly of Ida S. Turner;
South: By land now or formerly of Charles Tryon; and
West: By land now or formerly of Justin K. Hollister.

SECOND PIECE: Two and one-fourth (2-1/4) acres, more or less, bounded:
North: By land now or formerly of William H. Carrier;
East and
South: By land now or formerly of William T. Hale; and
West: By land now or formerly of Stanley Thurz.

THIRD PIECE: Three and three-fourths (3-3/4) acres, more or less; bounded:
North: By land now or formerly of J. H. Hale Co.;
East and
South: By land now or formerly of William Hale; and
West: By land now or formerly of Annie Koropatkin.

FOURTH PIECE: One and three-fourths (1-3/4) acres, more ore less, bounded:
North: By land now or formerly of the Estate of Frank Urbansky;
East: By so-called Parsonage Lot;
South: By land now or formerly of William T. Dunham; and
West: By land now or formerly of Harriet T. Hills.

FIFTH PIECE: Two (2) acres, more or less, bounded:
North: By land now or formerly of Raymond A. Hardin;
East and
South: By land now or formerly of William H. Carrier; and
West: By land now or formerly of the Estate of Frank Urbansky and now or formerly heirs of P. Henry Goodrich, in part by each.

SIXTH PIECE: Two and one-half (2-1/2) acres, more or less; bounded:
North: By land now or formerly of Frederick Schonhaar;
East: By land now or formerly of Raymond A. Hardin;
South: By land now or formerly of William R. Dunham; and
West: By land now or formerly of Raymond A. Hardin.

SEVENTH PIECE: Corbit Lot (1st Piece), two and one-half (2-1/2) acres, more or less, bounded:
North: By land now or formerly of Harriet T. Hills;
East: By land now or formerly of William H. Carrier;
South: By land now or formerly of the Estate of Frank Urbansky; and
West: By land now or formerly of John Termer.

EIGHTH PIECE: Corbit Lot (2nd Piece), five (5) acres, more or less, bounded:
North: By so-called Parsonage Lot;
East: By land now or formerly of Caroline Levitsky;
South: By land now or formerly of Ida S. Turner; and
West: By land now or formerly of Kinne and Howe.

EXCEPTING THEREFROM any portion of said Eight Pieces conveyed to Meadow Stables, LLC by warranty deed recorded in Volume 1339 at Page 257 of the Glastonbury Land Records.

NINTH PIECE:
A certain piece or parcel of land located between the Connecticut River and Main Street containing 2.7 acres, more or less, and bounded and described as follows, to wit:

NORTHERLY: By land now or formerly of W. F. Talcott and by land now or formerly of W. H. Howe, partly by each;
EASTERLY: By land now or formerly of R. A. Hardin;
SOUTHERLY: By land now or formerly of J. W. Howe and by land now or formerly of F. D. May, partly by each;
WESTERLY: By land now or formerly of the Parsonage.

TENTH PIECE: A certain piece or parcel of meadow land located west of Main Street in Glastonbury, containing one and six tenths (1.6) acres, more or less, and more particularly bounded and described as follows:
NORTH: By land now or formerly of Philip Goldberg;

WEST: By land now or formerly of Albert P. Handel, and by land formerly of Daniel Brooks, and later by one Preissner; and

SOUTH: By the said land formerly of Daniel Brooks and later of one Preissner, and Goodrich Brothers, in part by each; and

By land now or formerly of L.W. Howe and Goodrich Bros. in part by each.

ELEVENTH PIECE:

A certain piece or parcel of land containing two (2) acres, more or less, bounded north and east of land N/F of William H. Carrier; south by land N/F of Harriet T. Hills and land N/F of Loveland heirs; in part by each; west by land now or formerly of William R. Dunham.

TWELFTH PIECE: Meadow land in Glastonbury Meadows, containing two (2) acres, more or less; and bounded:

North: By land now or formerly of Fred Shonhaar and others;

East: By land now or formerly of L. W. Howe;

South: By land now or formerly of Woodland Tobacco Company; and

West: By land now or formerly of W. R. Dunham.

THIRTEENTH PIECE:

A certain piece or parcel of land situated in the Meadows, so-called, being more particularly bounded and described as follows:

Commencing at a merestone set in the easterly line of the premises herein conveyed; thence running S 2 ° 03' 10" E along land now or formerly of William H. Carrier, Jr. and Ethelwyn C. Bartlett, a distance of three hundred forty-seven and forty one-hundredths (347.40) feet to a concrete monument; thence running in a westerly direction along other land now or formerly of William H. Carrier, Jr. and Ethelwyn C. Bartlett, said land having been conveyed to Louis P. Longo by quit-claim deed from William H. Carrier, Jr. and Ethelwyn C. Bartlett recorded in Vol. 190, Page 82 of the Glastonbury Land Records and by a correcting deed dated May 13, 1974, and recorded in Volume 200 at Page 1053 of the Glastonbury Land Records, said boundary line being the center line of the "Big Ditch", so-called and said center line extended easterly in a straight line, a distance of one thousand six hundred eighty (1680) feet, more or less, to a point marked by a stone marker set in the southeasterly corner of land now or formerly of Albert E. Moseley, a distance of two hundred six (206) feet, more or less, to a point marked by a stone marker set in the southerly boundary line of land now or formerly of Anna C. Urbansky, et al; thence running easterly along land now or formerly of Anna C. Urbansky, et al, a distance of four hundred forty-nine (449) feet, more or less, to a point marked by a stone marker set in the southeasterly corner of land now or formerly of Anna C. Urbansky, et al; thence running northerly along land now or formerly of Anna C. Urbansky, et al, a distance of one hundred sixty-six (166) feet more or less, to a point marked by a stone marker set in the northeasterly corner of land now or formerly of Anna C. Urbansky, et al; thence running westerly along land now or formerly of Anna C. Urbansky, et al, a distance of two hundred sixty-five (265) feet, more or less, to a point marked by a stone marker; thence running northerly along land now or formerly of Anna C. Urbansky, et al, a distance of three hundred five (305) feet, more or less, to a point marked by a stone marker; thence running easterly along land now or formerly of Leverett A. Weir, a distance of one hundred fifty-two (152) feet, more or less, to a point marked by a stone marker; thence running southerly along land now or formerly of Leverett A. Weir and land now or formerly of Helen L. Harger, et al, partly by each, a distance of one hundred seventy-eight (178) feet more or less to a point marked by a stone marker; thence running easterly along land now or formerly of Helen L. Harger, et al, a distance of five hundred six (506) feet, more or less, to a point marked by a stone marker; thence running northerly along land now or formerly of Helen L. Harger, et al, a distance of one hundred thirty-nine (139) feet, more or less, to a point marked by a stone marker; thence running easterly along land now or formerly of Philip R. Goldberg, a distance of

four hundred sixteen (416) feet, more or less to a point marked by a stone marker; thence running southerly along land now or formerly of Henry P. Starsiak, a distance of three hundred forty-four (344) feet more or less to a point marked by a stone marker; thence running easterly along land now or formerly of Henry P. Starsiak, a distance of three hundred eighty (380) feet, more or less, to a point marked by a stone marker; thence running northerly along land now or formerly of Henry P. Starsiak or land now or formerly of Anna C. Urbansky, et al, a distance of two hundred sixty-five (265) feet, more or less, to a point marked by a pipe and stone; thence running easterly along land now or formerly of Anna C. Urbansky et al and land now or formerly of William P. McGrath, a distance of one hundred fifty-six (156) feet, more or less, to a point marked by a pipe and stone; thence running southerly along land now or formerly of Leslie B. Disharoon, et al, a distance of three hundred thirteen (313) feet, more or less, to the point or place of beginning.
A portion of the easterly line of the premises herein described is a portion of the westerly boundary line of land of William H. Carrier, Jr. and Ethelwyn C. Bartlett, as shown on a certain map entitled: "Prepared For Wm. H. Carrier Jr. & Ethelwyn C. Bartlett Glastonbury, Conn. Megson & Hyyppa Civil Engineers Glastonbury, Conn. Scale: 1" = 40' Date 6-20-=72 Map No. 98-72-1", which map is on file in the Glastonbury Town Clerk's Office and to which reference may be had for a more particular description thereof.
EXCEPTING THEREFROM any portions of said Ninth through Thirteen Pieces conveyed to Meadow Stables, LLC by warranty deed recorded in Volume 1339 at Page 257 of the Glastonbury Land Records.

FOURTEENTH PIECE:
A certain piece or parcel of land with the buildings thereon situated in the Town of Glastonbury, County of Hartford and State of Connecticut, and being more particularly bounded and described as follows:
Third Lot Northerly by land now or formerly of Dudley Higgins;
Easterly by land now or formerly of Frank Urbansky; Southerly by land now or formerly of Spellman Estate;
Westerly by land now or formerly of L. Maria Cameron
Said premises contain 2-1/2 acres, more or less.
EXCEPTING THEREFROM any portions of said Piece conveyed to Meadow Stables, LLC by warranty deed recorded in Volume 1339 at Page 257 of the Glastonbury Land Records.

FIFTEENTH PIECE: Known as Glastonbury Meadows: all that certain piece or parcel of land situated in the said Town of Glastonbury containing four (4) acres, more or less, and bounded and described as follows:
Northerly by land now or formerly of Henry S. Moseley
East, South and West by land now or formerly of said Albert E. and Clara C. Moseley.

SIXTEENTH PIECE: Known as the Taylor Lot, containing 3-1/2 acres, more or less, lying westerly of Main Street, being more particularly bounded and described as follows:
Northerly by land now or formerly of Ralph Pinney; Easterly by land now or formerly of Thomas Evans; Southerly by land now or formerly of Frank Pohlopak; and Westerly by each now or formerly of Eugene House.

SEVENTEENTH PIECE: Known as the Porter Lot, containing 1 acres, more or less, being more particularly bounded and described as follows:
Northerly by land now or formerly of Henry Moseley;
Easterly and Southerly by land now or formerly of Ralph Pinney; and Westerly by land now or formerly of Harriet Hills.

EIGHTEENTH PIECE: Known as the Loomis Lot, containing 1/2 acre, more or less, of meadow land, being more particularly bounded and described as follows:
Northerly by land now or formerly of Henry Moseley;
Easterly and Southerly by land now or formerly of Harriet Hills; and Westerly by land now or formerly of Ralph Pinney.

NINETEENTH PIECE: Containing 16 acres, more or less, being more particularly bounded and described as follows:
Northerly by land now or formerly of David W. Carrier;
Easterly by land now or formerly of Jason N. Stevens, and by the highway, Main Street, in part by each;
Southerly by land now or formerly of William T. Hale; and
Westerly by Wright's Island, so-called.

TWENTIETH PIECE: Containing 8 acres, more or less, and being meadow land in the Glastonbury meadows, being more particularly bounded and described as follows:
Northerly by land now or formerly of John Wilk, and by land now or formerly of Frank Pohlopak, in part by each;
Easterly by land now or formerly of William T. Hale;
Southerly by land now or formerly of Frank Urbansky; and
Westerly by land now or formerly of Annie Kuropatkin, and by land now or formerly of the J. W. Hale Company, in part by each.
The westerly boundary of the above described parcel is to be laid out by continuing the present line between the above-described land and land now or formerly of said Annie Kuropatkin in a northerly direction to land now or formerly of the said John Wilk.

TWENTY–FIRST PIECE: Containing 1-1/4 acres, more or less, of meadow land, being more particularly bounded and described as follows:
North by land now or formerly of W. R. Dunham; East by land now or formerly of W. H. Carrier;
South by land now or formerly of A. E. Douglas Estate; and West by an old road.

TWENTY–SECOND PIECE: Known as the Miller Lot, containing 4 acres, more or less, being more particularly bounded and described as follows:
North by land now or formerly of Frank Urbansky and others;
East and South by land now or formerly of William R. Dunham; and West by land now or formerly of William F. Talcott.

TWENTY--THIRD PIECE: Situated in the Glastonbury Meadows, so-called, being more particularly bounded and described as follows, containing 2-1/2 acres, more or less:
North by land now or formerly of Frank Urbansky;
East by land now or formerly of the Glastonbury Cemetery Association; South by land now or formerly of the Estate of Ester Wickham; and West by land now or formerly of W. F. Talcott.

TWENTY–FOURTH PIECE: Situated in the Glastonbury Meadows, containing 5-1/2 acres, more or less, being more particularly bounded and described as follows:
North by land now or formerly of William T. Hale and land now or formerly of John Termer, in part by each;
East by land now or formerly of Frank Urbansky, land now or formerly of Wilbur F. Hollister, and land now or formerly of John Cobb, in part by each;
South by land now or formerly of John H. Hale; and
West by land now or formerly of Heirs of James B. Williams and land now or formerly of Edgar Brewer, in part by each.

TWENTY–FIFTH PIECE: Situated in the Glastonbury Meadows, containing 3 acres, more or less, being more particularly bounded and described as follows:
Northerly by land now or formerly of Mrs. Stears;
East by land now or formerly of William R. Dunham in part, and in part by land now or formerly of the Heirs of James B. Williams;

South by land now or formerly of J. H. Hale Company and land now or formerly of J. B. Williams Heirs; and
West by land now or formerly of Arthur E. Bidwell and Everett H. Bidwell.

TWENTY–SIXTH PIECE: Located off the West side of Main Street, and to the rear of the Carrier homestead, consisting of about 8 acres. The piece or parcel is a long rectangular strip 96 feet by 3960 feet, with the long dimension running East and West, and is the Southerly 96 feet of a piece or parcel owned, now or formerly, by William H. Carrier, Jr. and Ethelwyn C. Bartlett, which, before conveyance was made to Moseley, was 127 feet wide on its North and South dimension. The effect of the conveyance was to leave 31 feet of this strip of land remaining in the names of William H. Carrier, Jr. and Ethelwyn C. Bartlett, which was to be abutted and joined to the piece or parcel described in the deed exchanged for this conveyance, and lying to the north thereof. Said parcel is more particularly bounded and described as follows:
North: By other land now or formerly of William H. Carrier, Jr. and Ethelwyn C. Bartlett, being a strip of land 31 feet wide, north to south, for a distance of 3960 feet, more or less;
East: By other land now or formerly of William H. Carrier, Jr. and Ethelwyn C. Bartlett, lying between Hubbard Brook and the "Meadow Bank" in the rear of the Carrier Homestead, the East boundary of the land conveyed being drawn between a merestone located at the Southeast corner of the land conveyed, and another merestone located 96 feet north of the same;

South: By land now or formerly of Henry Moseley, for a distance of 3960 feet, more or less, running from the Southeast corner of merestone mentioned above to another merestone located West of the wooded strip which extends South from the West end of the "Big Ditch" so-called; and

West: By land now or formerly of Robert Kraiger for a distance of 96 feet, more or less.

TWENTY-SEVENTH PIECE: A certain piece or parcel of land, with buildings thereon, containing 19.2 acres, situated on the west side of Main Street opposite Whapley Road, bounded North by land now or formerly of Heirs of Milton Hollister and Harriet L. Fauntleroy, in part by each; East by Main Street; South by land now or formerly of Helen R. Lambert and Nellier Fantone, in part by each; and West by the Connecticut River.
EXCEPTING THEREFROM any portions of said Piece conveyed to Meadow Stables, LLC by warranty deed recorded in Volume 1339 at Page 257 of the Glastonbury Land Records.

TWENTY-EIGHTH PIECE: A certain piece or parcel of land containing 10.8 acres, being meadow land, bounded North by land now or formerly of Peter and Anna Terlecky and Blades Buikus, in part by each; East by land now or formerly of C.E. Goodrich; South by land now or formerly of Antonia Ciak and L. W. Howe, in part by each; and West by land now or formerly of C. E. Goodrich.

TWENTY-NINTH PIECE: A certain piece or parcel of land, situated in the Town of Glastonbury, County of Hartford and State of Connecticut, being meadowland, and containing four (4) acres, more or less, bounded and described as folows:
Northerly by land now or formerly of Benjamin F. Turner; Easterly by land now or formerly of Frank Urbansky;
Southerly by land now or formerly of William R. Dunham; and Westerly by land now or formerly of Joseph Slazawskas.
THIRTIETH PIECE: A certain piece or parcel of land, together with the appurtenances thereto, containing four and one-half (4-1/2) acres, mor or less located in the Glastonbury Meadow, in the Town of Glastonbury, County of Hartford and State of Connecticut, and being more particularly bounded and described as follows:

Northerly by land now or formerly of Henry E. Loomis;
Easterly by land now or formerly of Deborah Keene;
Southerly by land now or formerly of J. Albert Willis; and
Westerly by land now or formerly of Henry Fisher, by land now or formerly of the Estate of Christian Trepp, and by land now or formerly of the Estate of Peter Fehrer, in part by each.

THIRTY—FIRST PIECE: A certain piece or parcel of Meadow land lying and situated in the Town of Glastonbury in the Glastonbury Meadows, containing 3 acres, more or less, by deed, and 2.7 acres, by assessor's records, bounded and described as folows:
Northerly by land now or formerly of the Estate of Mary Noetzel;
Easterly by land now or formerly of Michael W. Longo, et al;
Southerly by land now or formerly of Helen H. Harger, et al, and by land now or formerly of Michael W. Longo, et al; and
Westerly by land now or formerly of Paul J. Longo, et al.

THIRTY-SECOND PIECE:
Two certain pieces of land, known as meadow land, situated in the Glastonbury Meadows between the Town of Glastonbury proper and the Connecticut River, and more particularly bounded and described as follows, to wit:
First: A certain piece or parcel of land containing 4 acres, and bounded and described as follows:
North: By land now or formerly of Emma Trepp and by land now or formerly of Francis Bantley, in part by each;
East: By land now or formerly of Charles F. C. Hut; South: By land now or formerly of George Trepp; and
West: By land now or formerly of Henry Bednarz.
Second: A certain piece or parcel of land, containing 2 acres and bounded and described as follows:
North: By land now or formerly of Charles 0. Tryon; East: By the dividing line of the island (Wrights Island); South: By land now or formerly of Harriett Hills; and West: By land now or formerly of Charles 0. Tryon.

THIRTY-THIRD PIECE: The following described pieces of land located in said Town of Glastonbury (all four pieces being meadow land):
First: A certain piece or parcel of land containing 3.80 acres, more or less, and bounded and described as follows:
North: By land now or formerly of heirs of Frank Urbansky;
East: By land now or formerly of Ruby W. Weir and the Estate of Ernest N. Weir, in part by each;
South: By land now or formerly of heirs of Frank Urbansky; and
West: By land now or formerly of B. Floyd Turner.
Second: A certain piece or parcel of land containing 9.10 acres, more or less, bounded and described as follows:
North: By land now or formerly of Stanley Kondal;
East: By land now or formerly of the heirs of Frank Urbansky and land now or formerly of Albert E. and Clara C. Moseley, in part by each;
South: By land now or formerly of Carl J. Hollister; and
West: By land now or formerly of Ralph G. Tryon.
Third: A certain piece or parcel of land containing 2.80 acres, more or less, and bounded an described as follows:
North: By land now or formerly of Antonio Cyak; East: By land now or formerly of Samuel C. Hardin;
South: By land now or formerly of Bruce Realty Co.; and
West: By land now or formerly of Louis W. Howe.
Fourth: A certain piece or parcel of land containing 5.60 acres, more or less, an bounded and described as follows:

North: By land now or formerly of the First Church of Christ in Glastonbury; East: By land now or formerly of Harriet T. Hills;
South: By land now or formerly of the heirs of Frank Urbansky; and West: By land now or formerly of one Gutt.

THIRTY-FOURTH PIECE: Two (2) certain pieces of meadow land:
First: A certain piece or parcel of land containing 5 acres, more or less, and bounded and described as follows:
North: By land now or formerly of Henry Fisher; East: By land now or formerly of C. F. C. Hutt;
South: By land now or formerly of Peter Keibus; and
West: By land now or formerly of John Dittmeyer, in part by each.

Second: A certain piece or parcel of land containing 2.5 acres, more or less, and bounded and described as follows:

North: By land now or formerly of Julius Kiebish; East: By land now or formerly of Julius Kiebish;
South: By land now or formerly of Kate Brainard; and West: By land now or formerly of A. Urbanec.

THIRTY-FIFTH PIECE: Two (2) certain pieces of meadow land situated in the Glastonbury Meadows, Glastonbury, Connecticut. Said pieces are bounded and described as follows:
First: A certain piece or parcel of land, containing 2.9 acres, more or less, and bounded and described as follows:
North: By land now or formerly of John Koros;
East: By land now or formerly of Joseph Starsiak, and by land now or formerly of Frank J. Urbance, in part by each;
South: By the second piece herein, land now or formerly of B. Brainard Bell; and West: By land now or formerly of Ralph G. Tryon, Jr. and Charles Tryon.
Second: A certain piece or parcel of land, containing acres, more or less, and bounded and described as follows:
North: By the first piece herein, land now or formerly of B. Brainard Bell; East: By land now or formerly of Ralph G. Tryon, Jr. and Charles Tryon; South: By land now or formerly of Ralph G. Tryon, Jr. and Charles Tryon; and West: By land now or formerly of Ralph G. Tryon, Jr. and Charles Tryon.

THIRTY-SIXTH PIECE: A certain piece or parcel of land, being meadow land, situated in the Town of Glastonbury, County of Hartford and State of Connecticut, and being bounded and described as follows:
Northerly: By land now or formerly of Louis P. Longo;
Easterly: By land now or formerly of W. H. Carrier;
Southerly: By land now or formerly of Ralph Pinney, land now or formerly of Albert W. Moseley, and land now or formerly of Mrs. William Hills, partly by each, said land along the southerly boundary line of land now or formerly of Louis P. Longo; and
Westerly: By land now or formerly of Robert Krajger.

THIRTY-SEVENTH PIECE:
A certain piece or parcel of land situated in the Meadows, in the Town of Glastonbury, County of Hartford and State of Connecticut, being bounded and described as follows:
Commencing at a point marked by a concrete monument set in the northeasterly corner of land now or formerly of Albert E. Moseley and which point also marks the southeasterly corner of the premeis herein described; thence running in a westerly direction along land now or formerly of Albert E. Moseley and land now or formerly of Robert Krajger, partly by each, to a pipe and stone marking the southwesterly corner of the premises herein described; thence running in a northerly direction along land now or

formerly of Robert Krajger and land now or formerly of Robert C. Blazensky et al, partly by each, to a pipe and stone marking a northwesterly corner of the premiess herein described, said point being located in the southerly boundary line of land now or formerly of Albert E. Moseley; thence running in an easterly direction along land now or formerly of Albert E. Moseley, said boundary line being the center line of the "Big Ditch" so-called, a distance of one thousand seven hundred (1700) feet, more or less, to a stone marker marking a southeasterly corner of land now or formerly of Albert E. Moseley; thence continuing easterly along the center line of the "Big Ditch" so-called and said center line extended easterly in a straight line being along land now or formerly of William H. Carrier, Jr. & Ethelwyn C. Bartlett, said land having been conveyed to Philip R. Goldberg by quit-claim deed from William H. Carrier, Jr. and Ethelwyn C. Bartlett, recorded in Vol. 190, Page 79 of the Glastonbury Land Records, and by a correcting quit-claim deed from William H. Carrier, Jr. and Ethelwyn C. Bartlett to the said Philip R. Goldberg, recorded on June 7, 1974 in the Glastonbury Land Records, to a point marked by a concrete monument; thence running S 12° 03' 50" E along land now or formerly of William H. Carrier, Jr. and Ethelwyn C.Bartlett, a distance of five hundred fifty and eight one-hundredths (550.08) feet to the point or place of beginning.
The easterly line of the premises herein described is a portion of the westerly boundary line of land of William H. Carrier, Jr., and Ethelwyn C. Bartlett, as shown on a certain map entitled, "Prepared For Wm. H. Carrier Jr. & Ethelwyn C. Bartlett Glastonbury, Conn. Megson & Hyyppa Civil Engineers Glastonbury, Conn. Scale: 1" = 40' Date 6-20-72 Map No. 98-72-1", which map is on file in the Glastonbury Town Clerk's Office and to which reference may be had for a more particular description thereof.
EXCEPTING THEREFROM any portions of said Thirty-Second through Thirty-Seventh Pieces conveyed to Meadow Stables, LLC by warranty deed recorded in Volume 1339 at Page 257 of the Glastonbury Land Records.

THIRTY-EIGHTH PIECE: A certain piece or parcel of land situated in Glastonbury Meadow in the Town of Glastonbury, County of Hartford and State of Connecticut, bounded:
North on land now or formerly of G. F.Schouhaar;
East on land now or formerly of Frank Urbansky;

South on land now or formerly of Helen E. Goodrich;

and West on land now or formerly of Kate Brainard.

THIRTY-NINTH PIECE: A certain piece or parcel of land situated in Glastonbury Meadow in the Town of Glastonbury, County of Hartford and State of Connecticut, bounded:
North by land now or formerly of the John Wilk Estate;
East by land now or formerly of Harriet T. Hills;
South by land now or formerly of G. Schouhaar; and

West by land now or formerly of the Charles Chapman Estate.

SCHEDULE A-10

A certain piece or parcel of land, containing 1.5 acres of land, situated in the Glastonbury Meadows, being bounded and described as follows:

NORTHERLY:	By land now or formerly of Clara E.B. Preissner, formerly Brooks and Weir;
EASTERLY:	By land now or formerly of William H. Carrier et al, formerly Harriet Hills;
SOUTHERLY:	By land supposed to be now or formerly of A. Urbane or Urbansky; and
WESTERLY:	By land now or formerly of William H. Carrier et al.