

APPRAISAL OF PROPERTY OWNED BY  
GCD NAUGATUCK, INC.

LOCATED AT  
6 RUBBER AVENUE & MAPLE STREET

NAUGATUCK, CONNECTICUT



AS OF  
MARCH 5, 2012

FOR  
NAUGATUCK ECONOMIC DEVELOPMENT CORPORATION

By  
Russ Appraisal Services  
a division of  
RUSS, LLC  
P.O. Box 1  
Waterford, CT. 06385

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Feasibility Studies

March 5, 2012

Mr. David Prendergast  
CEO, Naugatuck Economic Development Corporation  
195 Water Street  
Naugatuck, CT 06770

Re: GDC Naugatuck, Inc. 6 Rubber Avenue & Maple Street, Naugatuck, CT

Dear Mr. Prendergast:

In accordance with your request for an appraisal report on an 11.65 acre assemblage of property owned by GDC Naugatuck, Inc. as of March 5, 2012, I reference my Complete Appraisal report which describes the property, the method of appraisal, and data gathered in my investigation.

The subject property is described as two parcels by the Naugatuck Assessor's Office. Parcel A contains 3.9 acres and is improved with a four story concrete industrial building constructed in 1953. The subject building is 435 feet in length by 200 feet in width and is four stories in height with a total area of 348,000 square feet, plus 35,000 square feet of storage basement area which is accessible by vehicle and freight elevator. This improved property is identified as 6 Rubber Avenue, however Rubber Avenue has been discontinued in front of the building. Access to the property is by a curb cut at the intersection of Rubber Avenue, Elm Street and Old Firehouse Road.

The adjacent " Parcel B " located north of the improved building is identified as Maple Street by the Naugatuck Assessor, and contains 7.75 acres of level land with extensive frontage on the east side of Old Firehouse Road and additional frontage on the south side of Maple Street. This land is presently a paved lot utilized for parking. A large antiquated 1880's mill complex of the Goodyear Rubber Company was formerly built on this Parcel B site and was completely demolished in the mid 1980's.

The two properties were separated by Rubber Avenue which bisected the lots, and then turned 90 degrees to the north parallel with the rail line and the Naugatuck River bank. The 7.75 acre northerly Parcel B was the site of a large scale mid 1800's mill complex of the Charles Goodyear Rubber Company. Parcel A was developed in 1953 with the existing four story monolithic style concrete warehouse. After major flooding in 1955 the Army Corps of engineers constructed high stone rip rap flood control embankments to contain the Naugatuck River. The rail line was elevated to the top of the flood prevention embankment. The buildings were isolated from the riverfront. The dated original Goodyear Rubber mill buildings on Parcel B were demolished in the mid 1980's, leaving a paved parking lot on the northerly portion of the site. Subsequently the Town of Naugatuck changed

the road configuration and discontinued the extension of Rubber Avenue and South Water Street effectively joining Parcel A and Parcel B. This site is in the central improved area of Naugatuck immediately west of the Naugatuck river and the rail line, immediately south of the Maple Street Bridge and slightly north of the Cherry Street Bridge. Naugatuck is working on redevelopment and revitalization of the area, and the subject property is a key component of the proposed redevelopment project.

For valuation purposes the property is treated as an assemblage or as one parcel. The smaller Parcel A has a building which occupies substantially more than 50 percent of the lot, and the site does not have sufficient land area to support necessary parking for the existing building. This building, though dated, is in sound physical condition and has adaptive reuse potential and a substantial remaining economic life. During my research for recent comparable sales, no industrial buildings greater than 200,000 square feet in area have sold on small lots.

Complete Phase I, Phase II and Phase III environmental assessments have been completed at the subject location. Substantial environmental contamination was found at the subject location, with detailed findings documented and referenced by this appraisal. The contamination issues discovered during the environmental site assessment are typical for industrial complexes of this age and style. The site has been qualified as an Establishment as defined in the Transfer Act. As per the AKRF Phase II / Phase III Environmental Assessment and Remedial Action Plan there appear to be no current outstanding regulatory agency orders against the site. A Transfer Act filing was reportedly made in 1993. Previous orders regarding the improper demolition and waste handling violations associated with the demolition of the former mill complex on Parcel B appear to have been resolved and lifted. Documents regarding the environmental conditions on site which were reviewed for this appraisal report included the following:

Surficial Geology of Naugatuck Quadrangle,	1978
Phase II Subsurface Investigation re: 6 Rubber Avenue, GCI report	July 12, 2001
Subsurface Exploration, 6 Rubber Avenue, AER report	September, 2002
Environmental Impact Evaluation, Fuss & O'Neill report,	December, 2008
Phase I Environmental Site Assessment AKRF Draft Report,	August, 2010
Quality Assurance Project Plan, AKRF Draft Report,	September, 2010
Phase II / III Environmental Site Assessment and Remedial Action Plan, AKRF	April, 2012

Remediation costs have been determined by qualified environmental engineers, and are split between the improved Parcel A and the unimproved Parcel B. The total projected costs of remediation are detailed in the April 2012 AKRF report. Additional costs for monitoring will be incurred.

Parcel A with the existing building is considered in this appraisal as the primary objective for completion of necessary remediation, to allow adaptive reuse of the building. The current owner occupies the entire building but is actually only utilizing 80,000 +/- square feet or effectively the area of one floor of the four story structure, and could consolidate all operations to allow the adaptive reuse of the other three floors. The prior workforce at this location exceeded 700 employees but is now down to approximately 55 employees.

The southerly portion of Parcel B is now utilized for the limited necessary parking for the remaining employees of GCD, Naugatuck, Inc. The mid section of the 7.75 acre Parcel B site is currently leased to an automotive used car dealer for vehicle storage. The existing pavement on Parcel B has prevented contact with the contaminated soils. The northerly most portion of the property at the intersection of Maple Street and Old Firehouse Road is utilized by the Town of Naugatuck for fire

equipment parking. The auto dealer is paying rent for the use of the parking area, while the Town is using the northerly portion of the lot at no charge. While not the highest and best use in the long term, this lease to the auto dealership is providing income to the site to defray the cost of real estate taxes.

The AKRF Report details the following recommendations for future assessment, remediation and development, as cited below.

- The site is an “establishment” as defined by the Connecticut Property Transfer Act (CT PTA), it is subject to compliance with the Connecticut Remediation Standard Regulations (RSRs) pursuant to the Regulations of Connecticut State Agencies (RCSA) Sections 22a-133k-1 through 22a-133k-3. As such, the Certifying Party would be subject to completing any and all Phase II investigations within a period of 2 years following the sale of the property, and initiating remediation activities within 3 years, regardless of the intended site usage. Compliance activities, including remediation, will be triggered upon transfer of the property or upon entering the Voluntary Remediation Program.
- Appropriate RCRA closure of the formerly utilized hazardous waste storage shed located southwest of the GDC building should be completed. The specific quantities and waste storage timeframes associated with the shed have not been ascertained. GDC should internally assess their obligations regarding the appropriate “closure” of this hazardous waste storage unit (greater than 90-day storage or less than 90-day storage) and such closure should be completed prior to any transfer of the property.
- TSCA compliant assessment and remediation appears to be required for a PCB-contaminated fill area located to the north of the pump house. Coordination with the regulatory agency for the appropriate assessment and remediation of this area is recommended to further refine the site assessment and remediation scenarios.
- An Ecological Risk Assessment may be necessary to fully characterize the current surface water and sediment quality conditions in the adjacent waterways and assess the risk of potential affected surface water and sediment to the aquatic, benthic, and terrestrial receptors for the identified on-site contaminants. Additional sediment, soil, and surface water sampling should be conducted to supplement the existing data and identify/define the limits of potential affected areas. The information will be used to identify complete exposure pathways that may exist at the site. Based upon the existing soil and groundwater data collected, combined with the existing site setting and adjacent ecological habitat, the potential for sediment and/or surface water remediation is considered to be low.

An ELUR prohibiting the demolition of the GDC building will be required to address PMC compliance for the contaminated areas inside the building. These areas include the northeastern and southeastern portions of the building in the areas of the former drainage canals. Following the completion of site remediation activities, a post-remedial groundwater monitoring program will be implemented to document the dissolved-phase concentrations of contaminants and evaluate the effectiveness of the remedial actions.

I have researched sales of large scale industrial buildings in the immediate Naugatuck area, and finding no sales in a close radius to the Rubber Avenue site I have increased the search area for comparable sales to include the majority of the State of Connecticut. Considering the depressed economy there have been relatively few sales of similar large scale industrial buildings. Lower Fairfield County was excluded from the search as the market is entirely different than in the Naugatuck River Valley. Sales were researched from North Haven to Enfield through the Central Connecticut Valley area. I have also searched for sales of unimproved brownfield sites in urban areas. The slow economy and surplus of prime commercial sites available with little demand has slowed the transfers of impaired properties. As the sales of large scale industrial properties all include adequate land area, the 3.9 acre Parcel A with the four story building is valued together with the 7.75 acre Parcel B which is necessary to provide parking for the subject building. The subject property is valued by analysis of the Sales Comparison Approach. Nine sales have been analyzed to support a market value estimate for the subject, and necessary remediation costs have been deducted.

As the subject property has been clearly identified as an “establishment “ as per the Connecticut Property Transfer Act, any sale of the property would need to be reviewed to determine whether or not the Transfer Act would be triggered. If the Transfer Act were not triggered, the indicated value of the property would be calculated as the unimpaired value less immediate necessary remediation primarily on Parcel A detailed as follows: ( -\$500,000 railroad beds - \$10,000 below existing structure, - \$6,000 Hazardous Waste Storage Closure -\$19,000 groundwater monitoring - \$435,000 PCB Release or immediate remediation costs totaling \$970,000 ) or

$$\$4,350,000 - \$970,000 = \$3,380,000 \quad \text{IF TRANSFER ACT NOT TRIGGERED}$$

If the sale were found to trigger the Transfer Act requiring full remediation compliance as per State Statute Section 22a-133k-1 through 22a-133k-3, the value would be seriously affected by the major costs associated with Parcel B which have been expressed in a range in the AKRF Remedial Action Plan. The range of these significant costs is calculated as follows:

Lower Range remediation costs Parcel B:

( \$3,380,000 residual value Parcel A less \$8,150,000 remediation of Parcel B ) or - \$4,770,000

Higher Range remediation costs Parcel B:

( \$3,380,000 residual value Parcel A less \$19,050,000 remediation of Parcel B ) or -\$15,670,000

If the Transfer Act is triggered the remediation costs greatly exceed the value of the property as if unimpaired.

In my opinion, the Present Market Value of the subject property is as follows:

**GDC, Naugatuck, Inc Property 6 Rubber Avenue & Maple Street, Naugatuck, CT  
11.65 acres in total improved with 348,000 +/- SF industrial building**

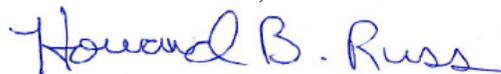
**MARKET VALUE IF TRANSFER ACT NOT TRIGGERED \$3,380,000**

**MARKET VALUE RANGE  
IF TRANSFER ACT IS TRIGGERED -\$4,770,000 to -\$15,670,000**

*IF THE TRANSFER ACT IS TRIGGERED THE NECESSARY REMEDIATION COSTS GREATLY EXCEED THE VALUE OF THE PROPERTY AS UNIMPAIRED CREATING A NEGATIVE VALUE.*

My Complete Appraisal report follows.

Respectfully submitted,  
Russ Appraisal Services  
A division of RUSS, LLC



By: Howard B. Russ, SRPA  
Manager /Member RUSS, LLC  
CT. Certified General Appraiser #0538  
CT Certification valid through April 30, 2012  
RI Certified General Appraiser #318G  
RI Certification valid through December 30, 2012

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SUMMARY OF SALIENT FEATURES AND CONCLUSIONS

<i>Location:</i>	6 Rubber Avenue & Maple Street, Naugatuck, CT
<i>Owner of Record:</i>	GDC Naugatuck, LLC
<i>Total Land Area:</i>	11.65 +/- Acres total in 2 parcels
<i>Tract A:</i>	3.90 acres with four story building
<i>Tract B:</i>	7.75 acres unimproved land
<i>Zoning:</i>	I – 1 industrial
<i>Gross Building Area:</i>	348,000 +/- SF above grade 35,000 +/- SF basement level
<i>Date of Appraised Value:</i>	March 5, 2012

**GDC, Naugatuck, Inc Property 6 Rubber Avenue & Maple Street, Naugatuck, CT  
11.65 acres in total improved with 348,000 +/- SF industrial building**

**MARKET VALUE IF TRANSFER ACT NOT TRIGGERED \$3,380,000**

**MARKET VALUE RANGE  
IF TRANSFER ACT IS TRIGGERED -\$4,770,000 to -\$15,670,000**

*IF THE TRANSFER ACT IS TRIGGERED THE NECESSARY REMEDIATION COSTS GREATLY EXCEED THE VALUE OF THE PROPERTY AS UNIMPAIRED CREATING A NEGATIVE VALUE.*

<i>Extraordinary Assumption:</i>	<i>Any knowledgeable potential purchaser would be aware that the necessary remediation costs would have a significant effect on the value of the property depending on whether or not the Transfer Act were triggered by the sale.</i>
Hypothetical Conditions:	None
Appraiser:	Howard B. Russ, SRPA Russ Appraisal Services, a Division of RUSS, LLC P.O. Box 1 Waterford, CT, 06385

PHOTOGRAPHS OF THE SUBJECT PROPERTY  
NORTH SIDE OF BUILDING



NORTH SIDE BUILDING



All photographs taken February 21, 2012 by Howard B. Russ, SRPA

Russ Appraisal Services

NORTH SIDE BUILDING MAIN ENTRANCE



All photographs taken February 21, 2012 by Howard B. Russ, SRPA

Russ Appraisal Services

RAMP TO BASEMENT LEVEL



EAST SIDE BUILDING FACING RIVER



All photographs taken February 21, 2012 by Howard B. Russ, SRPA

EXTERIOR LOADING DOCK WITH DIRECT ACCESS TO FREIGHT ELEVATOR



EAST SIDE OF BUILDING



All photographs taken February 21, 2012 by Howard B. Russ, SRPA

SOUTH SIDE BUILDING



LOADING DOCK ENTRANCE SOUTH SIDE BUILDING



All photographs taken February 21, 2012 by Howard B. Russ, SRPA

INTERIOR VIEW LOADING DOCKS



INTERIOR VIEW LOADING DOCKS



All photographs taken February 21, 2012 by Howard B. Russ, SRPA

RAIL SIDING THAT FORMERLY ENTERED BUILDING



WEST SIDE BUILDING FACING ELM STREET



All photographs taken February 21, 2012 by Howard B. Russ, SRPA

WEST SIDE BUILDING FACING ELM STREET



WEST SIDE BUILDING FACING ELM STREET



All photographs taken February 21, 2012 by Howard B. Russ, SRPA

Detail showing typical concrete support column and pad supporting floor above



VIWE FROM NORTH FACE BUILDING LOOKING NORTH OVERLOOKING PARKING AREA



All photographs taken February 21, 2012 by Howard B. Russ, SRPA

PARKING AREA LOOKING SOUTH



NORTH WEST CORNER PARKING AREA  
LOOKING AT INTERSECTION OLD FIREHOUSE ROAD AND MAPLE STREET



All photographs taken February 21, 2012 by Howard B. Russ, SRPA

NORTHWEST CORNER PARKING LOT LOOKING WEST AT OLD FIREHOUSE ROAD



NORTHWEST CORNER PARKING LOT LOOKING SOUTH AT GDC BUILDING IN DISTANCE



All photographs taken February 21, 2012 by Howard B. Russ, SRPA

OVERGROWN PUMPHOUSE



OLD FIREHOUSE ROAD FRONTAGE LOOKING NORTHERLY



All photographs taken February 21, 2012 by Howard B. Russ, SRPA

ORIGINAL GAS FIRED BOILERS



NON FUNCTIONAL BOILER



All photographs taken February 21, 2012 by Howard B. Russ, SRPA

BACKUP GENERATORS NON FUNCTIONAL



All photographs taken February 21, 2012 by Howard B. Russ, SRPA

RAMP FROM BASEMENT AREA UP TO NORTHERLY PARKING LOT



NON FUNCTIONAL COOLING EQUIPMENT



All photographs taken February 21, 2012 by Howard B. Russ, SRPA

PUMP SYSTEM TO EVACUARE WATER FROM UNDER BUILDING - NON FUNCTIONAL



ENGINE FOR EMERGENC PUMPS NON FUNCTIONAL

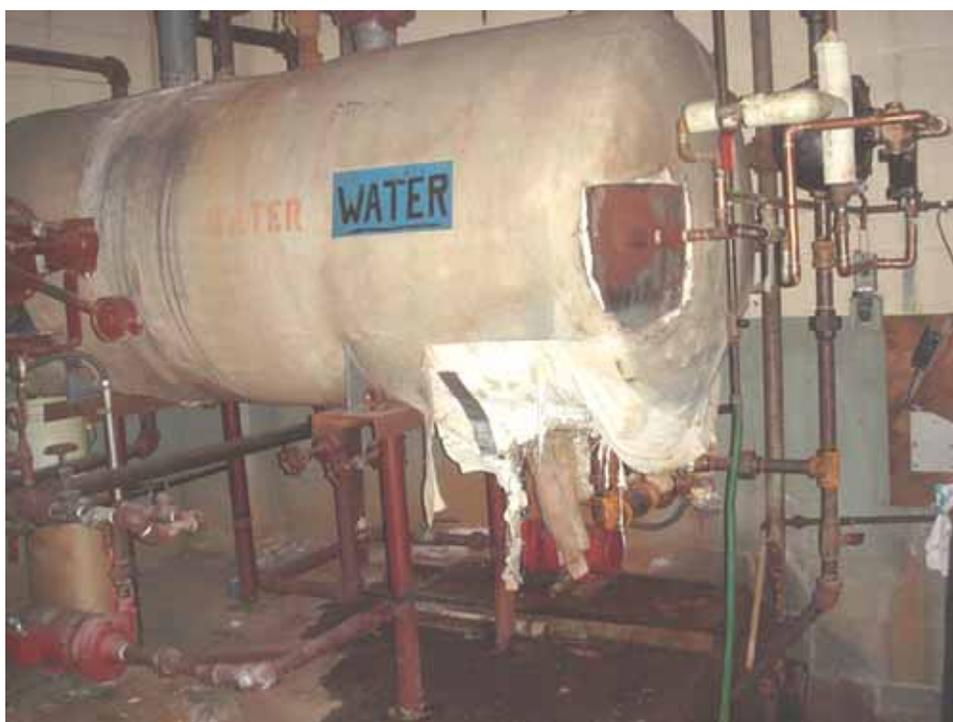


All photographs taken February 21, 2012 by Howard B. Russ, SRPA

## PUMP SYSTEM



TANK IN BASEMENT COMPRESSOR ROOM



All photographs taken February 21, 2012 by Howard B. Russ, SRPA

AIR COMPRESSOR



FRAYED INSULATION ON STEAM PIPES



All photographs taken February 21, 2012 by Howard B. Russ, SRPA

ELECTRICAL PANEL



PORTION OF COOLING SYSTEM PUMPS



All photographs taken February 21, 2012 by Howard B. Russ, SRPA

FOURTH FLOOR STORAGE



FOURTH FLOOR STORAGE



All photographs taken February 21, 2012 by Howard B. Russ, SRPA

Russ Appraisal Services

FOURTH FLOOR STORAGE



PORTION OF CONVEYOR SYSTEM



All photographs taken February 21, 2012 by Howard B. Russ, SRPA

BLOCKED PORTION OF CONVEYOR SYSTEM CUT THROUGH FLOOR



OFFICE AREA OVERLOOKING NORTHERLY PARKING LOT



All photographs taken February 21, 2012 by Howard B. Russ, SRPA

RAISED FLOORING FORMER DATA PROCESSING ROOM



OFFICE AREA CARPET REMOVED DUE TO PRIOR LEAKAGE



All photographs taken February 21, 2012 by Howard B. Russ, SRPA

TRAINING AREA



CAFETERIA AREA



All photographs taken February 21, 2012 by Howard B. Russ, SRPA

FORMER LUNCH ROOM NORTH SIDE SECOND FLOOR



All photographs taken February 21, 2012 by Howard B. Russ, SRPA

FIRST FLOOR PRODUCTION AREA



FIRST FLOOR PRODUCTION AREA



All photographs taken February 21, 2012 by Howard B. Russ, SRPA

FIRST FLOOR PRODUCTION AREA



LOADING DOCKS



All photographs taken February 21, 2012 by Howard B. Russ, SRPA

ELECTRIC ROOM



STORAGE



All photographs taken February 21, 2012 by Howard B. Russ, SRPA

### TYPE OF APPRAISAL

This is a Complete Appraisal Report which is intended to comply with the reporting requirement set forth under Standards, Rule 2-2 (a) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. As such, it presents discussions of the data, reasoning, and analysis that were used in the appraisal process to develop the appraiser's opinion of value. Additional supporting documentation concerning the data, reasoning, and analysis is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

Furthermore, this report is the result of a complete interior and exterior inspection and a complete appraisal process. All three approaches to value were considered and utilized where appropriate.

The Cost Approach was considered but not processed to a value estimate for the "as is" value estimate. Considering the age, and overall construction techniques utilized, this approach is not considered relevant in the overall valuation scenario. Your appraiser considers the Sales Comparison Approach as the most significant and appropriate indicator of value for the subject property as of the date of appraisal. The Income approach is not utilized considering the property is owner occupied.

CLIENT	Naugatuck Economic Development Corporation.
PROPERTY OWNER:	GDC Naugatuck, Inc.
ADDRESS OF PROPERTY	6 Rubber Avenue & s/s Maple Street, Naugatuck, Connecticut

### TYPE OF PROPERTY

An assemblage of two adjacent parcels of land comprising 11.65+/- acres total land area. For the purposes of this appraisal report, the property will be described as two tracts as follows:

**Tract A:** a 3.90 acre parcel on the south side of Rubber Avenue improved with a large scale, four story mill complex of reinforced concrete construction built in 1950 totaling 348,000 +/- square feet of gross building area above grade, plus 35,000 square feet of basement space.

As of the appraisal date of March 5, 2012, the subject industrial building is occupied by the owner, however only approximately 80,000 square feet is actually utilized.

**Tract B:** the remaining 7.75 acres of unimproved land is utilized as a parking lot. The remediation costs for this portion of the property are very significant, as this was the site of the original mil complex dating to the mid 1800's. The buildings were demolished in the mid 1980's however substantial construction rubble and contaminated materials are found under the surface, and are referenced in a Phase I, Phase II and Phase III remediation action plan cited in this report.

The complex is valued as of March 5, 2012. While described in two parcels for clarity, the assemblage is valued as a single property, as the roadway which separated the parcel has been abandoned and the site is now contiguous.

### PURPOSE OF THE APPRAISAL

The purpose of this real estate appraisal report is to provide an “as is” Market Value estimate of the subject property as of March 5, 2012. This appraisal report will be utilized by the Naugatuck Economic Development Corporation in negotiations with GDC, Naugatuck, Inc. to potentially purchase the property.

### INTENDED USE AND USERS OF THE REPORT

This appraisal report is intended for the purpose of providing the Naugatuck Economic Development Corporation with a credible and supportable market value estimate for the subject property to enter into negotiations to potentially purchase the property from the current owners. The knowledge of the intended use does not affect or influence the value estimate provided. This appraisal assignment was not predicated on obtaining a predetermined value estimate.

### COMPETENCY

Howard B. Russ is a Certified General Appraiser and a designated member of the Appraisal Institute with over 35 years of appraisal experience of all types of complex industrial, commercial and residential properties. I am a qualified expert witness in the Federal and State courts on real estate valuation including the impact of environmental contamination on property values, and I am competent to appraise the subject property.

### ENVIRONMENTAL CONDITIONS

The subject property has been subjected to a Phase I, Phase II and Phase III environmental assessment by qualified experts in this field. Information provided in the following documents has been reviewed for the purpose of formulating this appraisal report.

Surficial Geology of Naugatuck Quadrangle,	1978
Phase II Subsurface Investigation re: 6 Rubber Avenue, GCI report	July 12, 2001
Subsurface Exploration, 6 Rubber Avenue, AER report	September, 2002
Environmental Impact Evaluation, Fuss & O’Neill report,	December, 2008
Phase I Environmental Site Assessment AKRF Draft Report,	August, 2010
Quality Assurance Project Plan, , AKRF Draft Report,	September, 2010
Phase II / III Environmental Site Assessment and Remedial Action Plan, AKRF	April, 2012

The primary environmental consideration affecting the four story building and the southerly 3.7 acre Parcel A are specifically related to the former rail line which entered the south westerly corner of the reinforced concrete building. Fill utilized in the rail line is found to be contaminated and must be removed from the site.

The northerly 7.75 acre Parcel B was the site of a significant 1880’s mill complex of the Charles Goodyear Company. After approximately 100 years of industrial utilization of the site beginning in an age when no consideration was given to environmental issues, and considering the toxic materials utilized in the chemical process of making rubber products added up to significant ground water and soil contamination of the property. When the multiple old mill buildings were demolished in the mid 1980’s, a substantial amount of building debris was left on site and utilized to fill in basements, etc. and was paved over. The contamination on site is identified as a combination of the remaining building debris including lead and asbestos, heavy metals, PCB’s, volatile organic compounds and semi volatile organic compounds in the soil and underlying ground water.

In many instances the actual remediation costs for older developed industrial properties exceeds the projected cost, and typically exceeds the unimpaired value of the property.

Stigma is the lingering depreciation effect caused by unknown issues of uncertainty and risk, and the public's reluctance to acquire these long term problems by assuming ownership of a known contaminated or environmentally impaired site. Typically stigma is not a major valuation issue with industrial brownfield sites, as actual costs to remediate are available, and similar environmental problems are found on typical industrial sites. Many former contaminated properties have been remediated and put back into a productive economic state.

The AKRF Phase II / III Environmental Site Assessment and Remedial Action Plan, dated April 2012 is incorporated in the addenda of this report considering it is critical to the support of the projected remediation costs, which impact value.

A recommendation in the AKRF report dated April 2012 is that an Environmental Land Use restriction ( ELUR ) will be placed on the subject property. This land use restriction would prohibit demolition of the GDC Building, and most likely would also prohibit residential use of the GCD building.

### MARKET VALUE

The term "market value" is defined and qualified as followings: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1) Buyer and seller are typically motivated;
- 2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- 3) A reasonable time is allowed for exposure in the open market;
- 4) Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- 5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

The reference for this definition is the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Standards Board of the Appraisal Foundation. Source: 12CFR34.42(G)

INTEREST VALUED: FEE SIMPLE

Fee simple interest is defined as absolute ownership unencumbered by any other interest or estate subject only to the four powers of government, i.e. eminent domain, escheat, police power, and taxation.<sup>1</sup>

DATE OF INSPECTION: February 21, 2012  
EFFECTIVE DATE OF VALUE: March 5, 2012

LEGAL DESCRIPTION AND SALES HISTORY

Grantor: General Lord Realty Corp  
Grantee: GDC Naugatuck, Inc.  
Type of Document: Warranty  
Date of Sale: September 30, 1993  
Sale Price: \$7,287,500  
Recorded: Volume 382 page 346, Naugatuck Land Records

Grantor: GDC Naugatuck, Inc.  
Grantee: The Borough of Naugatuck  
Type of Document: Quit Claim Deed  
Date of Sale: February 29, 1996  
Sale Price: \$0  
Recorded: Naugatuck Land Records

REGIONAL, TOWN AND NEIGHBORHOOD DATA

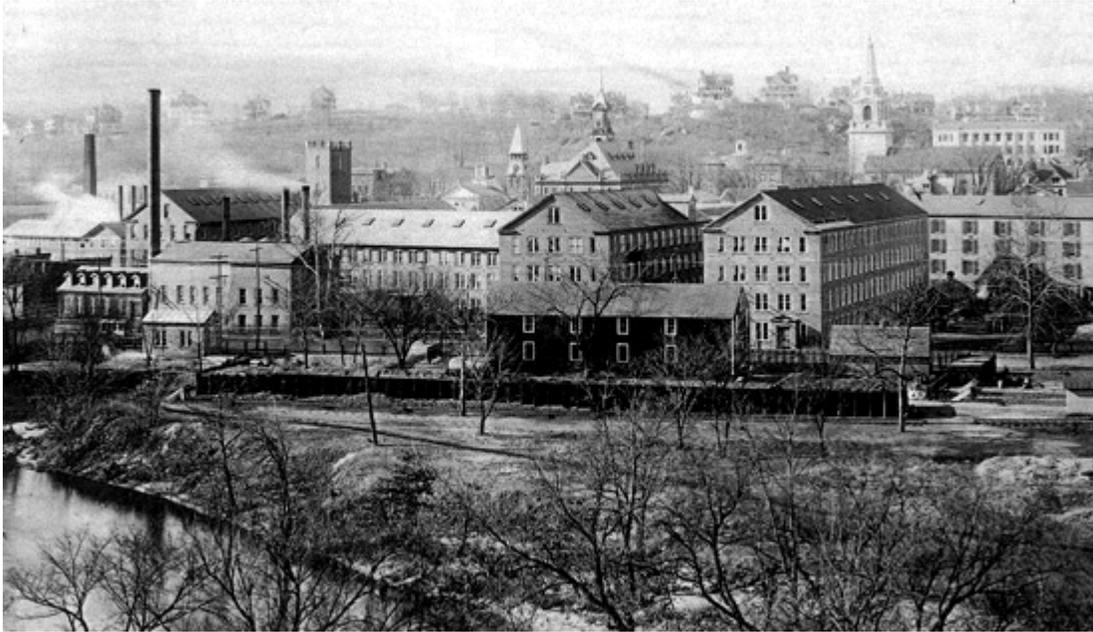
Naugatuck is located in the north westerly portion of New Haven County containing area of 16.5 mi.<sup>2</sup> with a current population estimate of 31,500+ /-. The community developed along the banks of the Naugatuck River with available water power and very early on became an industrially industrialized area with Mills built along the banks of the river in the mid-1800s.

By the late 1800's a major mill complex built by Charles Goodyear was producing rubber products on what is now identified as Parcel B, the open parking lot area. The chemical processes utilized on site both during the early history and through the mid-20th century produced substantial amounts of toxic chemical byproducts and has contaminated the soil and groundwater at this site.

All improvements on the northerly Parcel B were demolished in the early to mid-1980s, however extensive additional remediation is necessary at this brownfield site.

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<sup>1</sup> Dictionary of Real Estate Appraisal



Goodyear Metallic Shoe Company & Downtown Naugatuck circa 1890

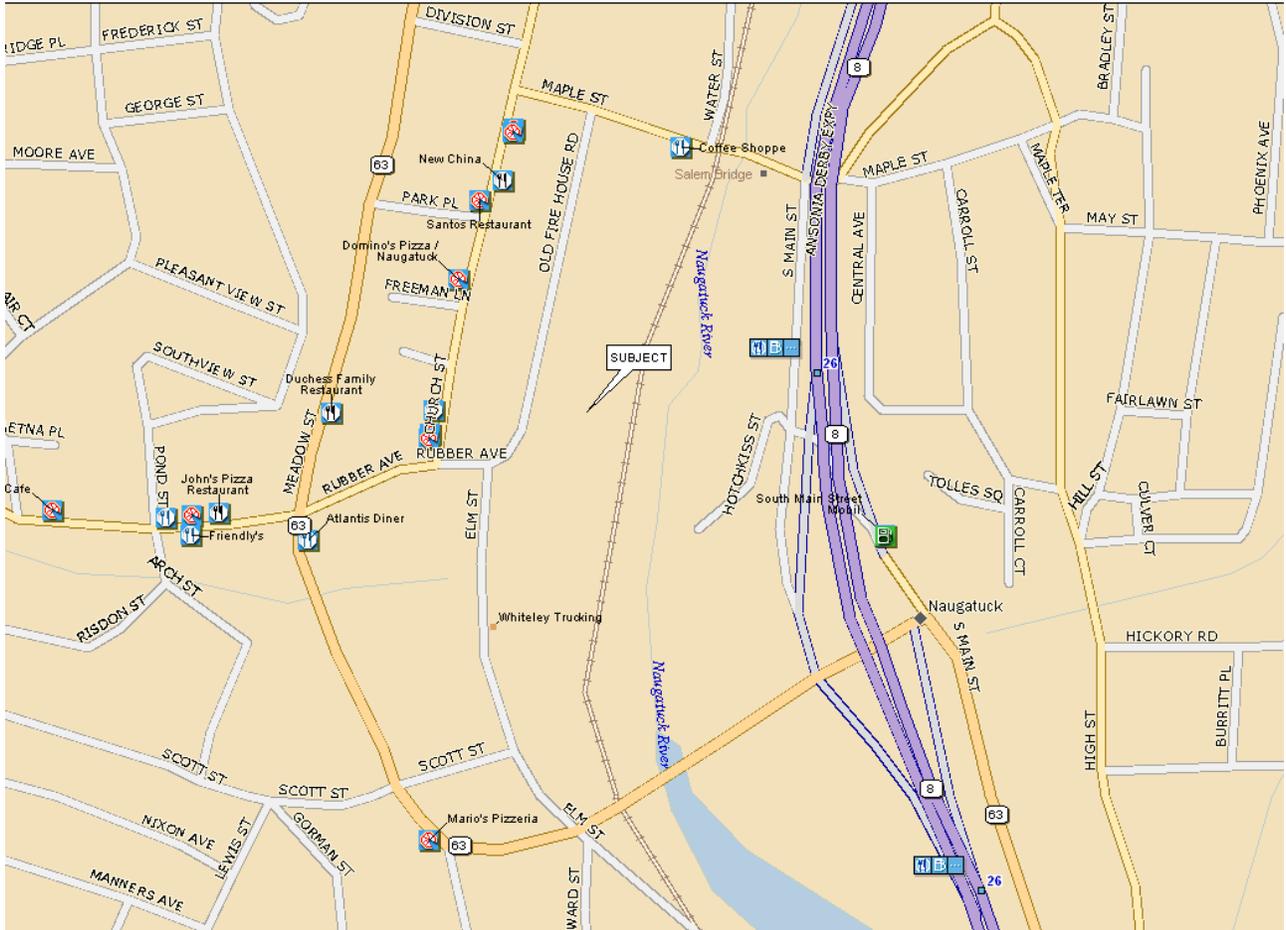
LOCATION MAP



MAP OF NEW HAVEN COUNTY

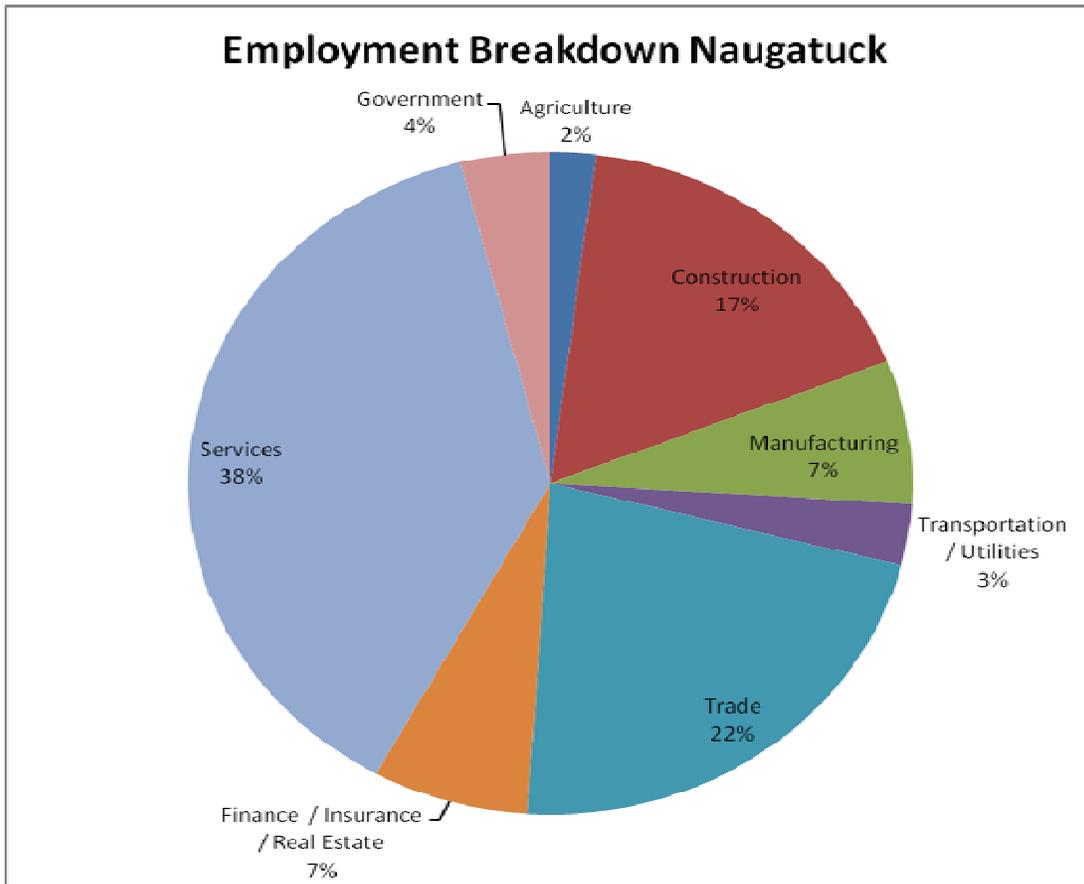
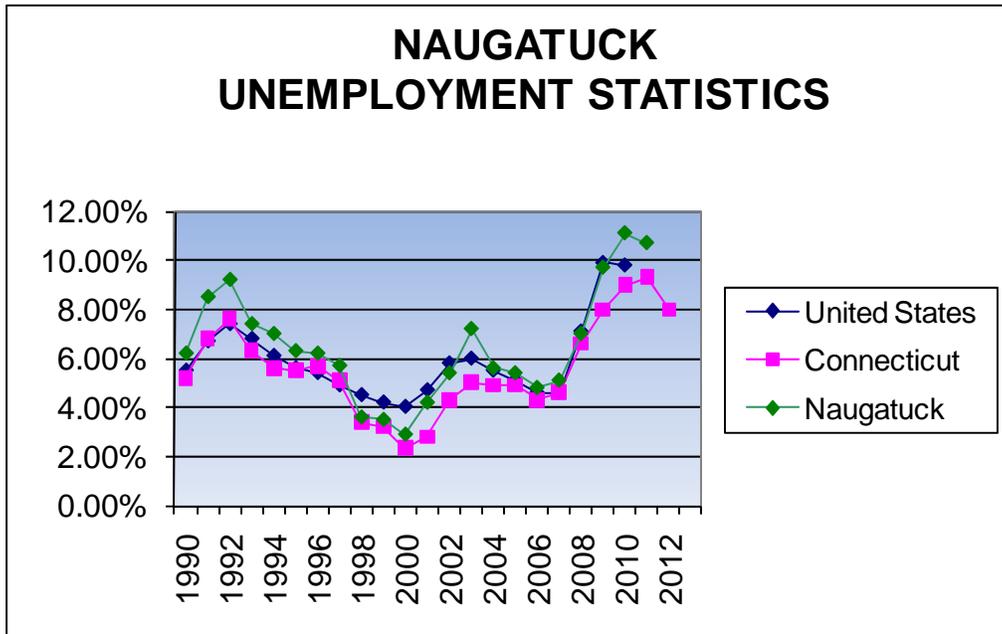


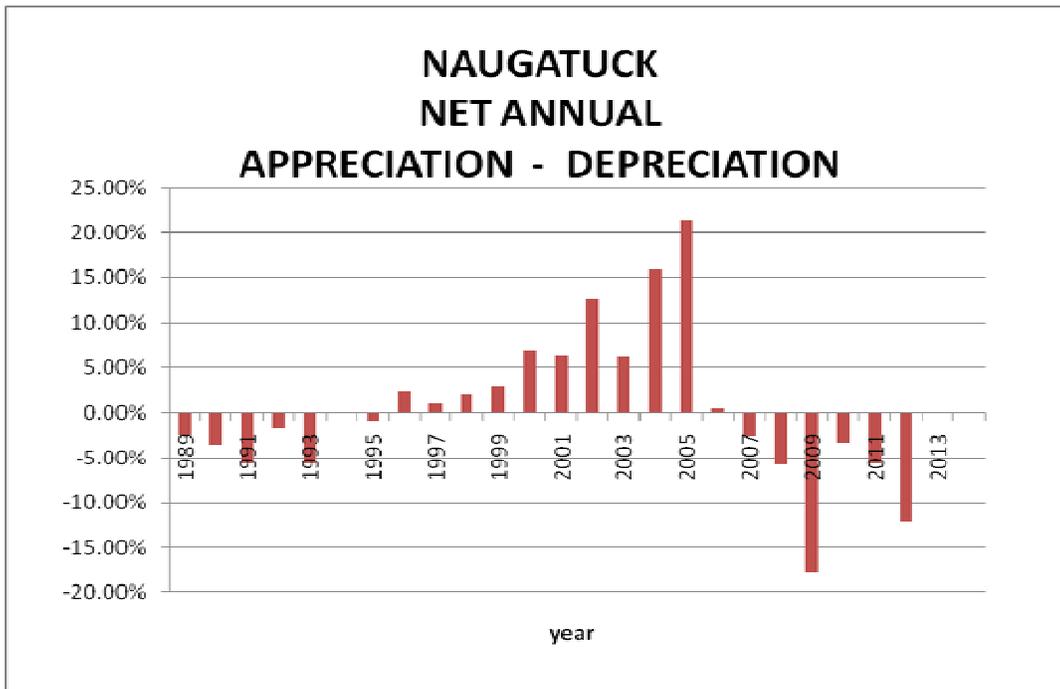
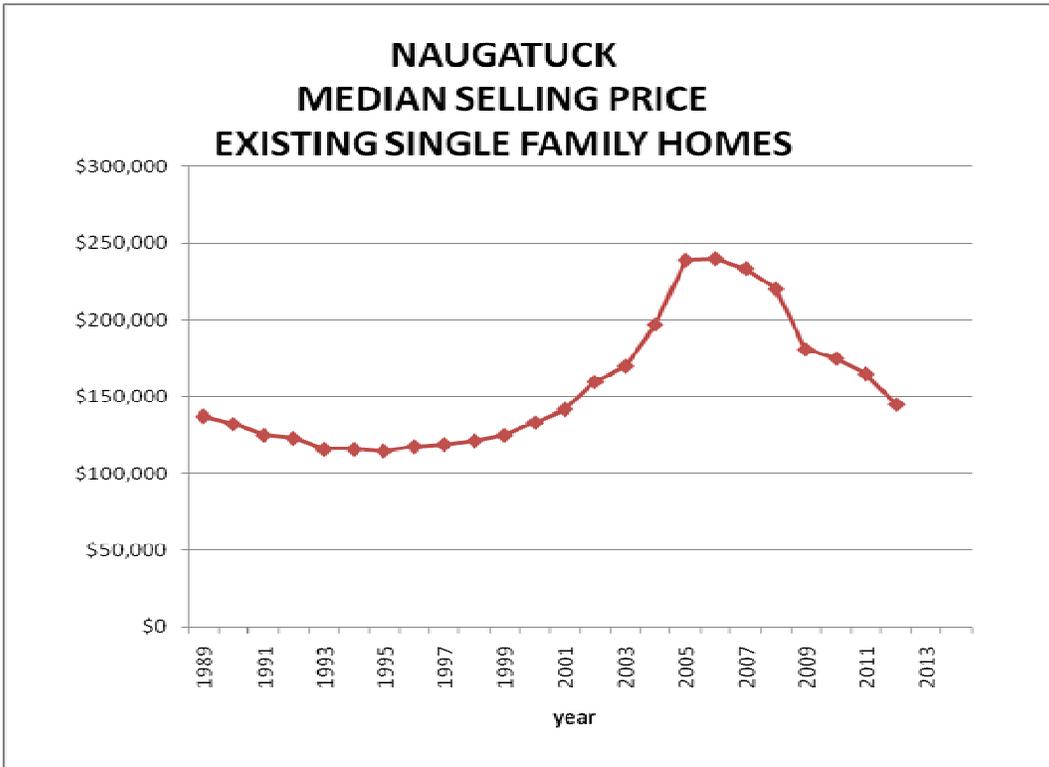
CENTRAL BOROUGH OF NAUGATUCK



NAUGATUCK AREA DEMOGRAPHICS

UNEMPLOYMENT STATISTICS





Home value trends in Naugatuck have declined in line with the State in general since 2006.

## POPULATION GROWTH

YEAR	NAUGATUCK	% CHANGE	NEW HAVEN COUNTY	% CHANGE
1990	30,625		804,219	
2000	30,989	1.20%	824,008	2.50%
2010	31,650	2.20%	877,538	7.10%

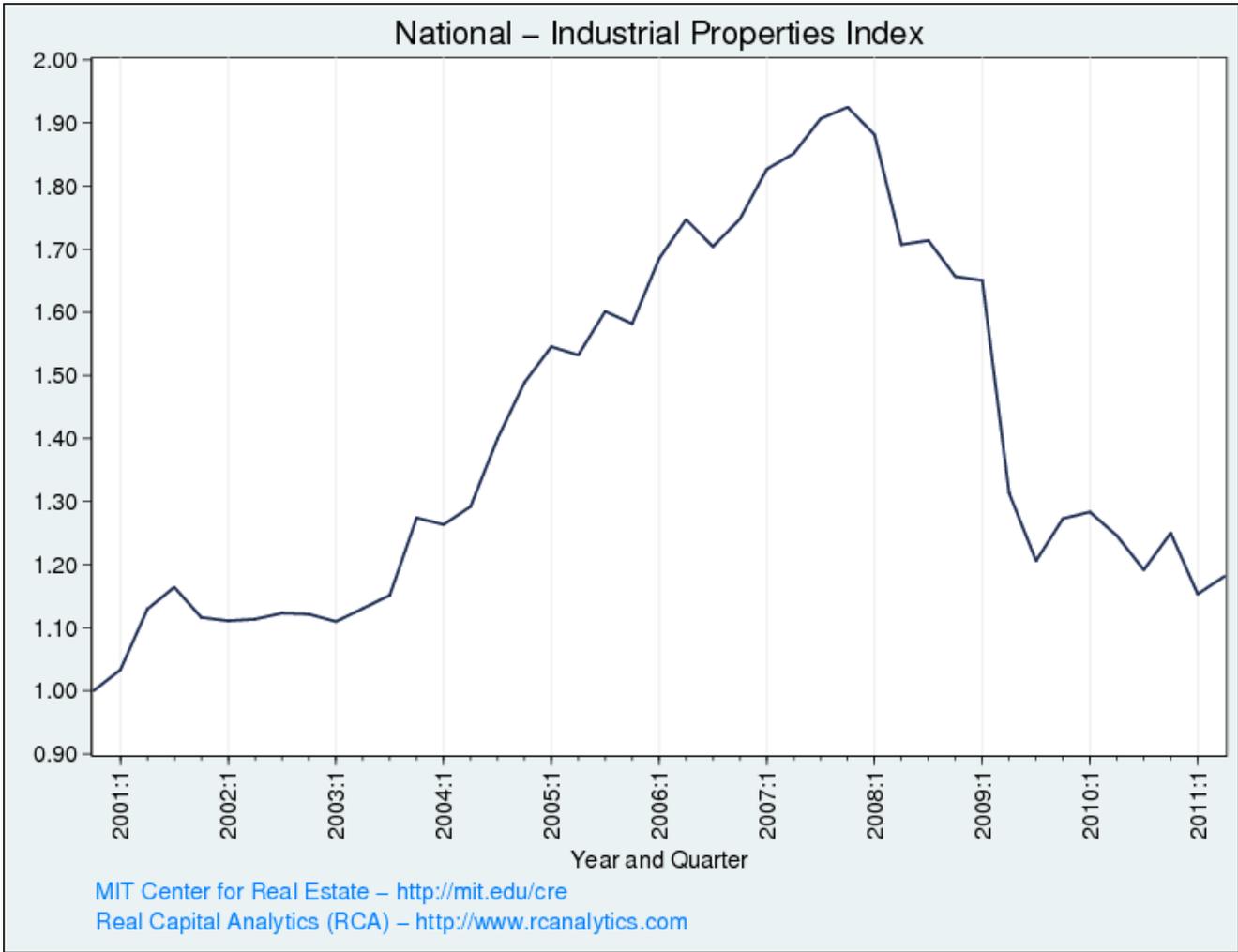
Naugatuck has had a substantially slower growth in population than greater New Haven County as a whole, indicating depressed economic conditions.

## PER CAPITA INCOME, NEW HAVEN COUNTY SORTED FOR 2010 DATA

	AREA SQ MILES	PER CAPITA INCOME		
		1990	2000	2010
Ansonia	6.2	\$14,833	\$20,504	\$25,038
Beacon Falls	9.9	\$18,020	\$25,285	\$31,846
Bethany	21.4	\$22,722	\$31,403	\$39,551
Branford	28.0	\$22,642	\$32,301	\$40,682
Cheshire	33.4	\$23,204	\$33,903	\$42,700
Derby	5.4	\$16,819	\$23,117	\$29,590
East Haven	13.4	\$16,389	\$22,396	\$28,325
Guilford	49.7	\$24,583	\$37,161	\$50,177
Hamden	33.3	\$19,383	\$26,039	\$32,795
Madison	36.8	\$29,334	\$40,537	\$51,055
Meriden	24.1	\$15,618	\$20,597	\$26,557
Middlebury	18.5	\$25,715	\$33,056	\$41,633
Milford	24.7	\$19,099	\$28,882	\$36,376
Naugatuck	16.5	\$16,691	\$22,757	\$26,754
New Haven	20.3	\$12,968	\$16,393	\$21,737
North Branford	26.7	\$19,408	\$28,542	\$35,948
North Haven	21.1	\$21,335	\$29,919	\$36,333
Orange	17.4	\$26,860	\$36,471	\$43,760
Oxford	33.4	\$18,961	\$28,250	\$35,580
Prospect	14.5	\$17,482	\$26,827	\$33,788
Seymour	15.0	\$18,031	\$24,056	\$30,298
Southbury	40.0	\$22,695	\$32,545	\$40,989
Wallingford	39.9	\$18,231	\$25,947	\$32,679
Waterbury	28.9	\$14,209	\$17,701	\$19,979
West Haven	11.0	\$15,810	\$21,121	\$25,280
Wolcott	21.1	\$18,029	\$25,018	\$31,509
Woodbridge	19.2	\$38,008	\$49,049	\$61,775

Source: Connecticut Department of Economic Development

Naugatuck has a 2010 per capita income ranking below the average for New Haven County, again indicating depressed economic conditions.



As was previously depicted on the residential front, industrial property values nationwide have also declined substantially since the peak, reflected here as late 2007.

## ASSESSMENT

The current assessment which is based on 70 % of market value as of the last revaluation suggests a full 100% value by the Naugatuck Assessor at \$9,143,410.

### 6 Rubber Avenue

Land	\$341,250
Buildings	\$5,274,990
Site Improvements	<u>\$12,140</u>
Total Assessment	\$5,628,380
Mill Rate	<u>0.03281</u>
Taxes levied	\$184,667

### Maple Street

Land	\$678,130
Buildings `	\$10,560
Site Improvements	<u>\$83,330</u>
Total Assessment	\$772,020
Mill Rate	<u>0.03281</u>
Taxes levied	\$25,329

ASSESSED VALUES DO NOT CONSIDER THE IMPACT OF ENVIRONMENTAL CONTAMINATION

A discussion with the Naugatuck Tax Collector indicates that the 2010 taxes have been paid in full.

## ZONING

Residential dwellings are specifically excluded in the I - 1 zone.

Permitted uses include professional or business office, buildings, uses and facilities of the State of Connecticut, the Federal Government or any other government and buildings uses and facilities of the Borough of Naugatuck are allowed by special permit.

Golf tennis swimming or similar clubs are allowed by special permit as our hospitals convalescent homes nursing home since Singletary a licensed by the state of Connecticut.

Commercial and service establishments with a drive-through service are allowed by special permit

Hotels and motels restaurants and regular relational facilities associated and subordinate due to our allowed by site plan review.

Indoor theaters and assembly halls are allowed by special permit.

Commercial and non-accessory off street parking facilities are allowed by site plan review.

Warehousing and wholesale businesses including commercial storage sale and distribution of heating fuel are allowed by special permit.

Freight and materials trucking businesses and terminals bus maintenance terminals are allowed by special permit.

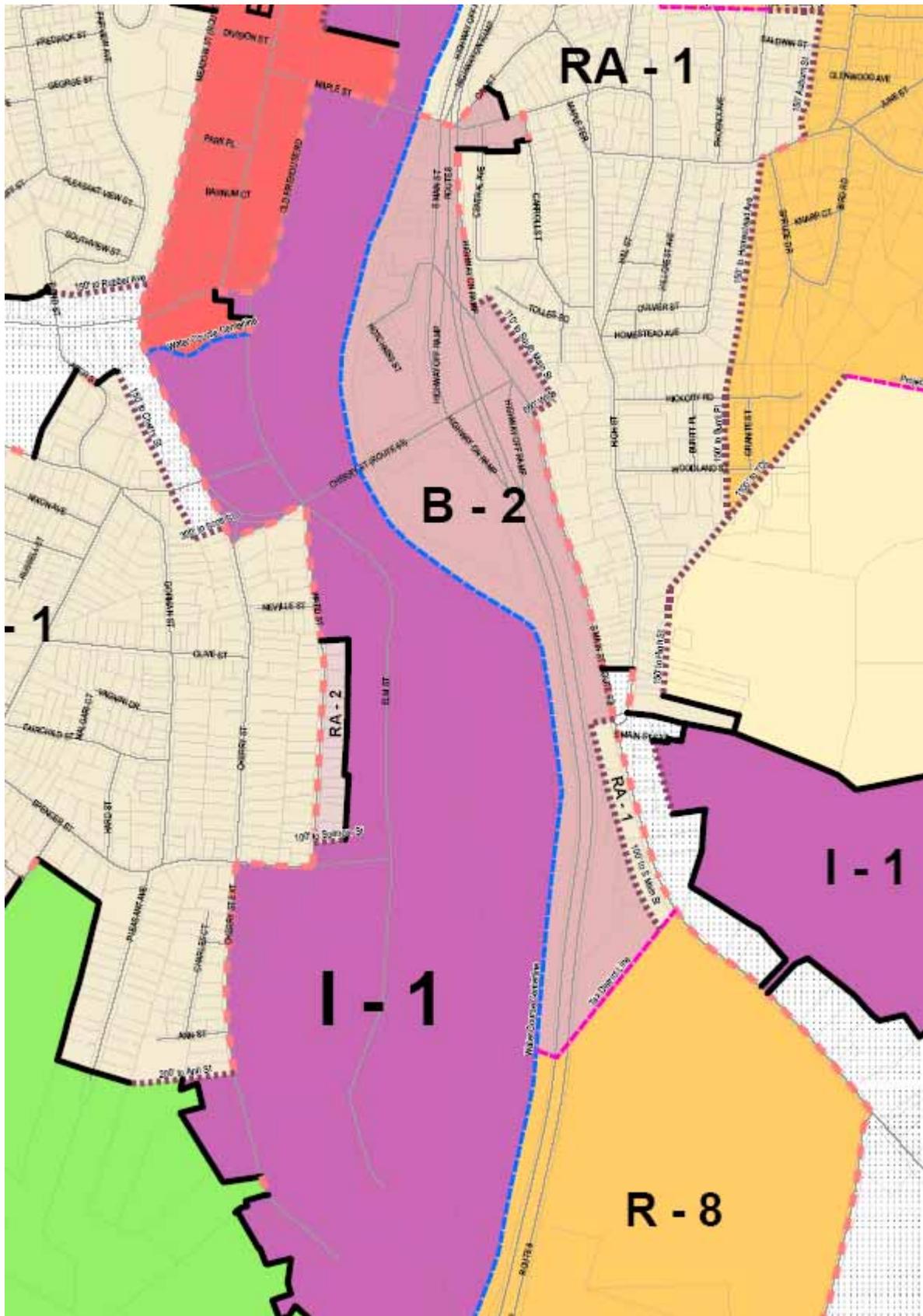
Outdoor storage centers and public storage facilities are allowed by special permit

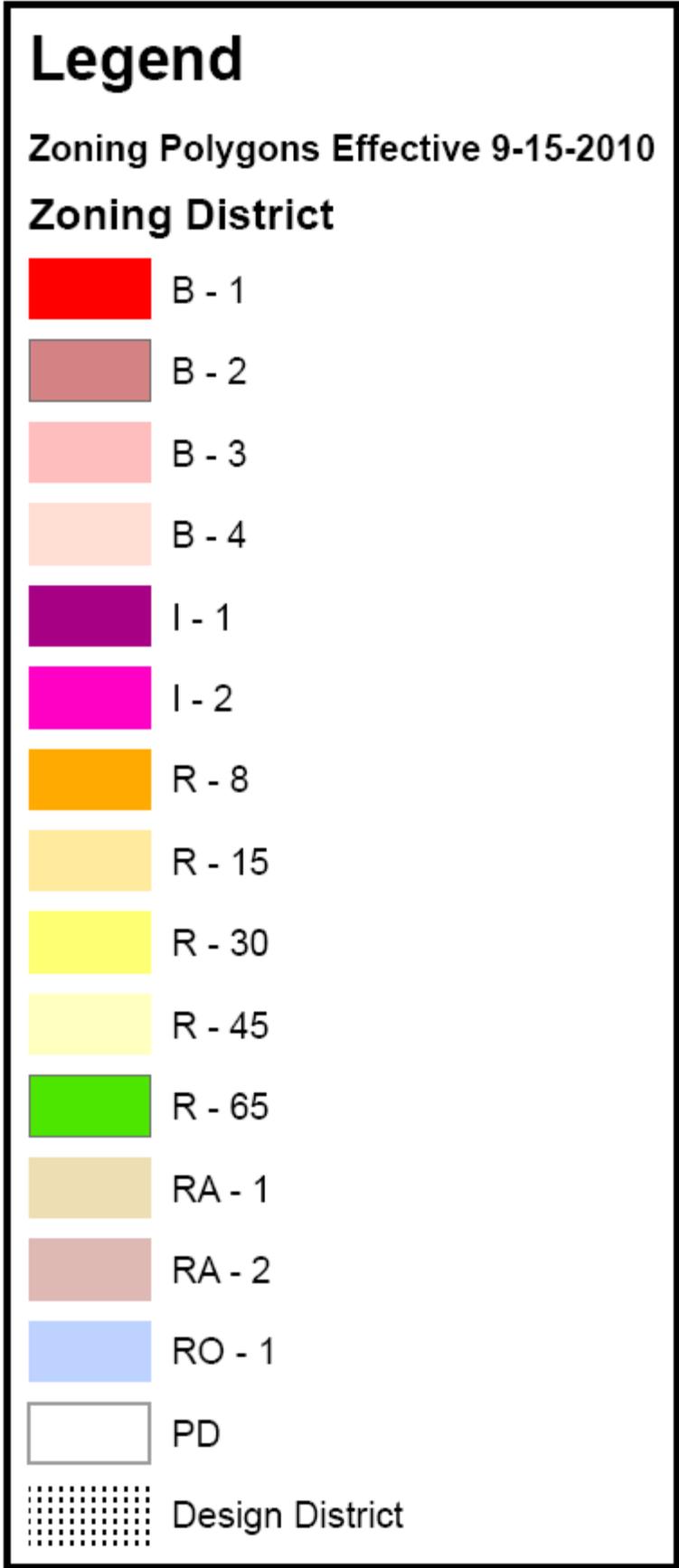
Minimum lot area	20,000	square feet
Minimum Street frontage per lot	50	feet
maximum number of stories per building	6	stories
minimum set back from Street line	25	feet
minimum setback from side yard	15	feet
minimum setback from rear yard	25	feet
maximum lot coverage	50%	
maximum floor area as percent of the lot area	200%	
setback from wetland or watercourse	N/A	

A Special Development District was also implemented in 2008, the purpose of which is the creation of a combined working, service, shopping, retail, restaurant/dining, entertainment, recreation, market rate residential, hotel, medical, technology, industrial, educational, energy creation, office and other compatible use in a coordinated environment that reduces the traffic generation in contrast to that which occurs when the uses are separated and seeks to maximize mass transit and the intermodal opportunities, enhances the quality and proximity of facilities to employees and residents and retains the character of an area and its suitability for particular uses.

Please see the addenda for the appropriate sections of the Naugatuck Zoning Regulations.

NAUGATUCK ZONING MAP





**UTILITIES**

The subject site is serviced by municipal water, gas, sewer, telephone, electric and cable. Long Meadow Pond Brook is physically piped from the west under the four story industrial building on site to the Naugatuck River to the east. All utility providers have been contacted and indicated that there is adequate capacity at the subject location to serve any potential adaptive reuse of the property.

**THE LAND**

For the purpose of this report, the property will be described as follows:

- Tract A**      3.90 +/- acres      improved building site at 6 Rubber Avenue. The four story building occupies a substantial portion of the site.
  
- Tract B**      7.75 +/- acres      level unimproved land, former mill site with substantial soil and groundwater contamination. Now utilized for parking for employees of the remaining business in the structure and producing short term income from a used car dealer for inventory storage.

**11.65 acres**

**TOTAL LAND AREA**



**Land Description Parcel A 6 RUBBER AVENUE**

Primary parcel with industrial building

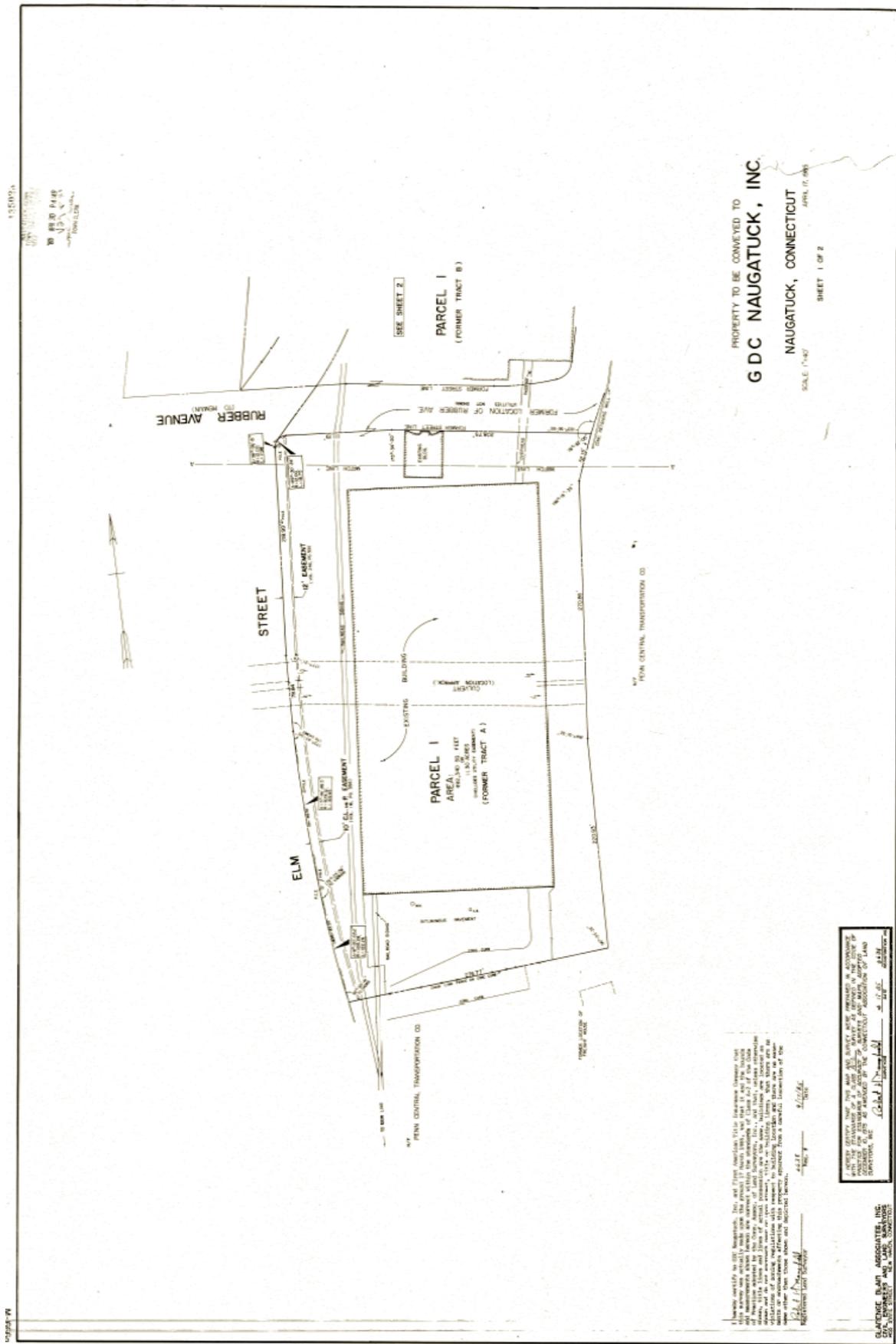
<i>Dimensions:</i>	Rectangular site, see site plan.
<i>Total Land Area:</i>	3.90 +/- acres. Level, useable land.
<i>Zoning Classification:</i>	I 1 Industrial
<i>Public Water:</i>	Available.
<i>Public Sewer:</i>	Available.
<i>Public Gas</i>	Available.
<i>Storm Sewers:</i>	Available.
<i>Road Frontage</i>	603.29 +/- feet south side Elm Street
<i>Access:</i>	Good access to the property at curb from Rubber Avenue.
<i>Topography:</i>	Generally level site, good topography.
<i>Drainage:</i>	In flood zone. Antiquated pump system under building now non functional. Long Meadow Pond Brook flows physically under the building on site.
<i>Flood Zone:</i>	Dike along Naugatuck River forms easterly boundary Map number 0909C0256H. Dated 12/17/2010. Located in flood zone area
<i>Easements or Encroachments:</i>	None noted to affect value.

**Land Description Parcel B MAPLE STREET**

<i>Dimensions:</i>	rectangular site, see site plan.
<i>Total Land Area:</i>	7.75 +/- acres. level old mill site with contamination.
<i>Zoning Classification:</i>	I 1 Industrial.
<i>Public Water:</i>	Available.
<i>Public Sewer:</i>	Available.
<i>Public Gas</i>	Available.
<i>Storm Sewers:</i>	Available
<i>Road Frontage</i>	204.83 +/- feet south side Maple Street 1,187.48 +/- feet east side Old Firehouse Road
<i>Access:</i>	Good access Naugatuck River forms easterly boundary.
<i>Topography:</i>	Level site, land is in flood zone behind rip rap flood protection embankment Site is highly contaminated and requires substantial remediation.
<i>Drainage:</i>	Located in flood zone area.
<i>Flood Zone:</i>	Map number 0909C0256H. Dated 12/17/2010. Dike along Naugatuck River forms easterly boundary
<i>Easements or Encroachments:</i>	None noted to affect value.

**TOTAL COMBINED LAND AREA 11.65 +/- ACRES**

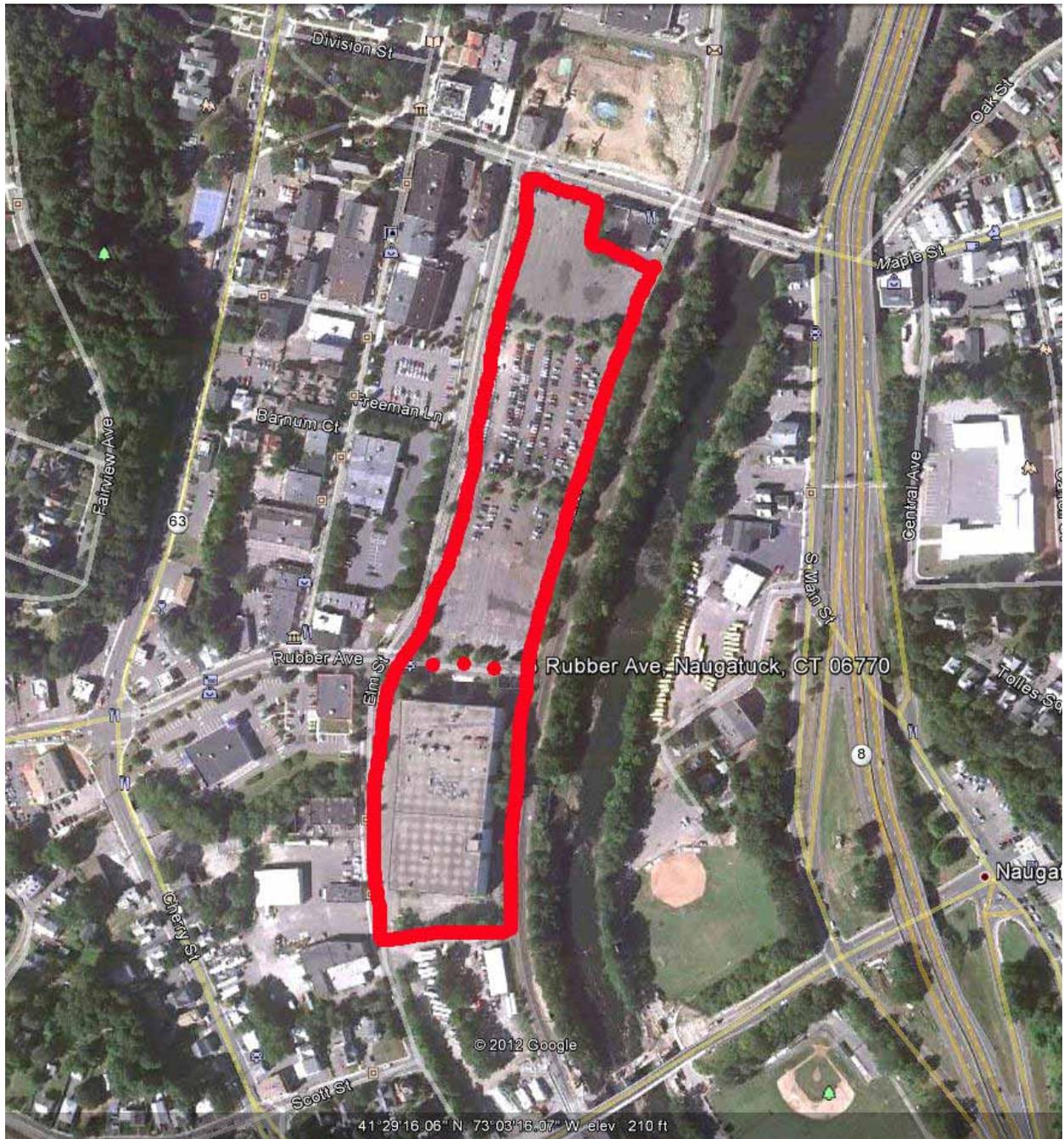
SITE SURVEY IMPROVED PARCEL A 6 RUBBER AVENUE





AERIAL IMAGE FROM GOOGLE EARTH

Maple Street Bridge over Naugatuck River at north side of subject



Cherry Street Bridge over Naugatuck River south of subject site

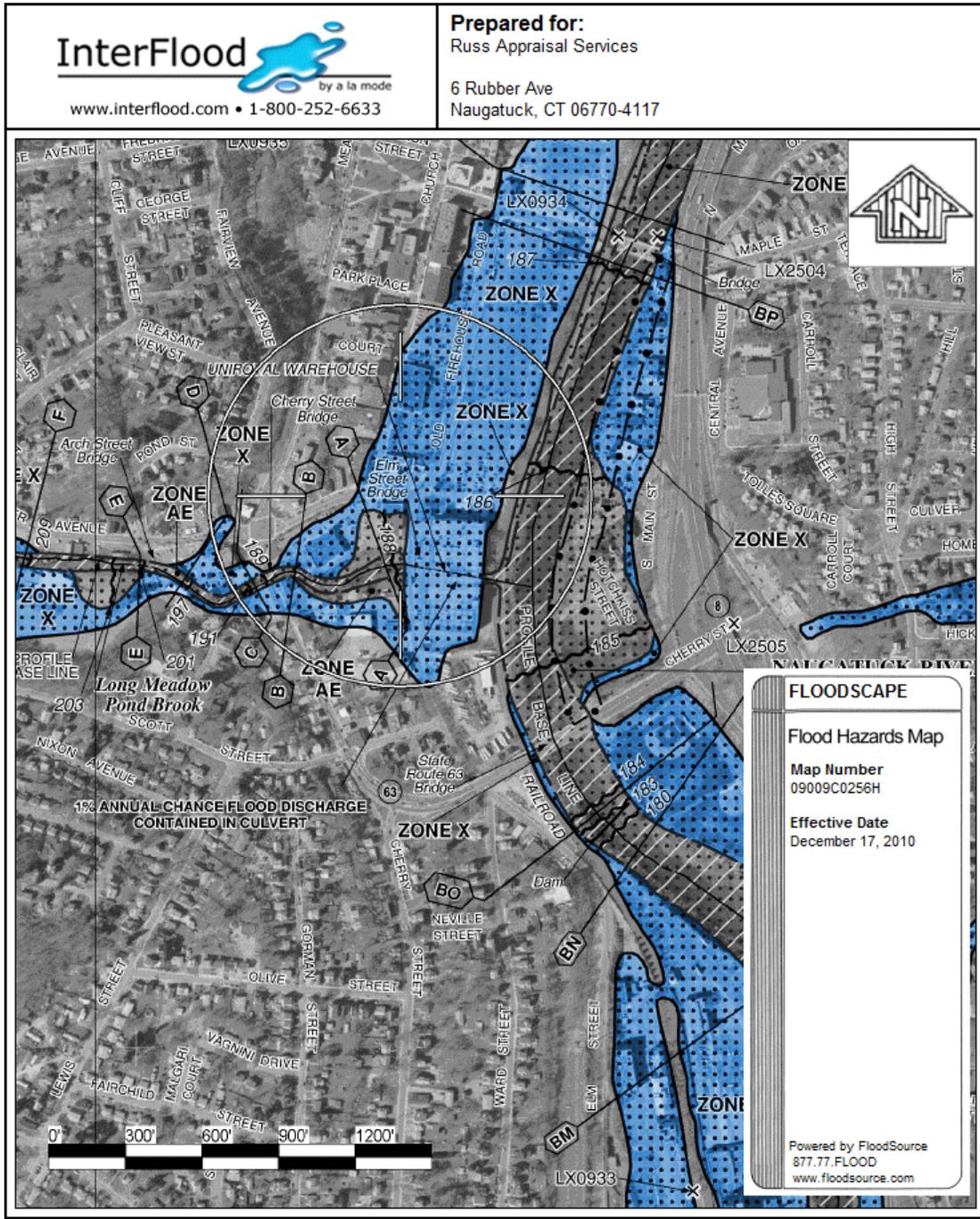
Active Metro North rail line along top of flood control embankment east side of the subject property.

The property is described as two parcels in the town assessor's records, as Rubber Avenue previously extended easterly from Elm Street to South Water Street at the Naugatuck River bisecting these two parcels. Now that Rubber Avenue has been discontinued immediately north of the GDC warehouse, the property is effectively one large assemblage.

### FLOOD MAP

FIRM MAP # 09009C0256H dated December 17, 2010

The entire GDC building and adjacent open parking south of Maple Street is all in the flood zone



The subject property is located in a flood hazard zone. The 100 year FEMA flood elevation of the Naugatuck River at the elevation of the culvert outlet for Long Meadow Pond Brook under the GDC building is 188 feet, while the elevation of the existing parking lot north of the GDC building is 184.5 feet. Obviously the basement area under the northerly portion of the GDC building is substantially below elevation 184.5 feet. The banks of the Naugatuck River are held back by a rip rap dyke

constructed after major floods occurred in 1955. The flood control system along the banks of the Naugatuck River was constructed by the Army Corps of Engineers after major flooding in 1955 caused by the combined 10 plus inches of rainfall from two back to back hurricanes inundated the entire Naugatuck Valley and the City of Naugatuck.

An antiquated pump system found in the basement of the GDC building was viewed during my inspection, and was installed to draw ground water from beneath the building and empty into the river. The bank of the Naugatuck River is held back by a rip rap dyke, however Long Meadow Pond Brook flows physically under the building from the uplands to the west into the Naugatuck to the immediate east of the subject property. Information provided by Mr. Butler indicated that the emergency pump system has not been operational for several years, and that there was 6 inches of water in the 35,000 square foot basement area during Hurricane Katrina.

A rectangular brick structure is noted on the north easterly corner of Parcel B, the large parking lot area. This structure is overgrown with vegetation and is a pump house serving a system of storm drains and former industrial canals, to be able to pump storm water over the levee into the Naugatuck River in cases of severe flooding. As per the Fuss and O'Neill December 2008 Environmental Impact Evaluation of the Naugatuck Renaissance Plan, an interior inspection of this building was made and the pumps were not found to be in working order. As per the Foss and O'Neill report, the pumps in the billing had not been used or maintained within a 10 year period prior to the 2008 date of inspection. An inspection of the pump station performed by the borough of Naugatuck Engineering Department in December 2008 revealed that there are two pumps powered by natural gas fired engines. The pump station receives water from a 30 inch storm sewer and a 36 inch storm sewer from South Water Street and Maple Street. The system was designed to discharge storm water via gravity during typical conditions, and water outflow can be diverted to the to the pump station when the water level in the river is too high to allow gravity flow. Numerous storm drains were noted along the perimeter of the property with some apparently passing under the northerly portion of the site.

The location or condition of the reported former industrial canals is unknown.

#### EXISTING SITE IMPROVEMENTS AS OF THE APPRAISAL DATE

Site improvements at the subject location included 39,500 square feet of asphalt paving on the improved Parcel A, 300,000 square feet of asphalt paving on Parcel B, approximately 1,200 +/- linear feet of 6 foot high chain link fencing, and 13 yard lights.

Utilities to the site include municipal water, sewer, gas, electric, telephone and cable television. The utilities available on site are adequate to serve any potential adaptive reuse of the property.



## SUMMARY OF BUILDING DESCRIPTION

<u>Age:</u>	1953
<u>Construction:</u>	reinforced concrete, 4 story
<u>Roof:</u>	flat roof, condition of roof covering unknown
<u>Basement:</u>	35,000 square feet partial basement, north end of building full concrete floor, drive in vehicle access.
<u>Ground Floor Area:</u>	87,000 SF ( 435 feet by 200 feet each floor above grade )
<u>Gross Building Area:</u>	348,000 +/- square feet on all four floors above grade
<u>Gross Leaseable Area:</u>	383,000 +/- SF including basement
<u>Loading Docks:</u>	8 interior loading docks, each with load levelers
<u>Occupancy as of inspection.:</u>	GDC Inc. utilizing a portion of the building ( downsized from 900 +/- employees to 50 +/- employees )
<u>Interior framing:</u>	stacked reinforced concrete columns supporting all upper floors.
<u>Flooring:</u>	reinforced concrete, partially finished in northerly office areas
<u>Interior Finish:</u>	portion office space
<u>Plumbing:</u>	adequate rest rooms each floor
<u>Ceiling Height:</u>	16 feet clear height first floor, 13 feet clear upper floors
<u>Heating System:</u>	two York Shipley boilers, one functional, second has had a portion of the tubes replaced but currently non functional. Boilers_need complete replacement to be reliable. These boilers provide heat to first and second floors. Third and fourth floors have gas fired suspended heaters.
<u>Electrical Systems:</u>	modern 2,400 volt, 600 amp electric service.
<u>Interior Stairs:</u>	five stairwells
<u>Elevators:</u>	One Martin passenger elevator, north side of building Two freight elevators one goes from basement to 4 <sup>th</sup> floor 17,000 LB capacity second goes from 1 <sup>st</sup> floor to 4 <sup>th</sup> floor, 16,000 LB capacity One freight elevator accessible from rear exterior of building Old conveyor system partially disassembled .

First Floor:

production area, 8 remaining loading docks along south wall of building. Loading docks extend 55 feet into the building so all vehicles are inside the building when loading and unloading.

Second Floor:

former corporate offices, was carpeted in the northerly section, but has had carped removed due to prior leak in third floor bathroom. Cafeteria area, training rooms, etc. Average interior finish.

Third Floor:

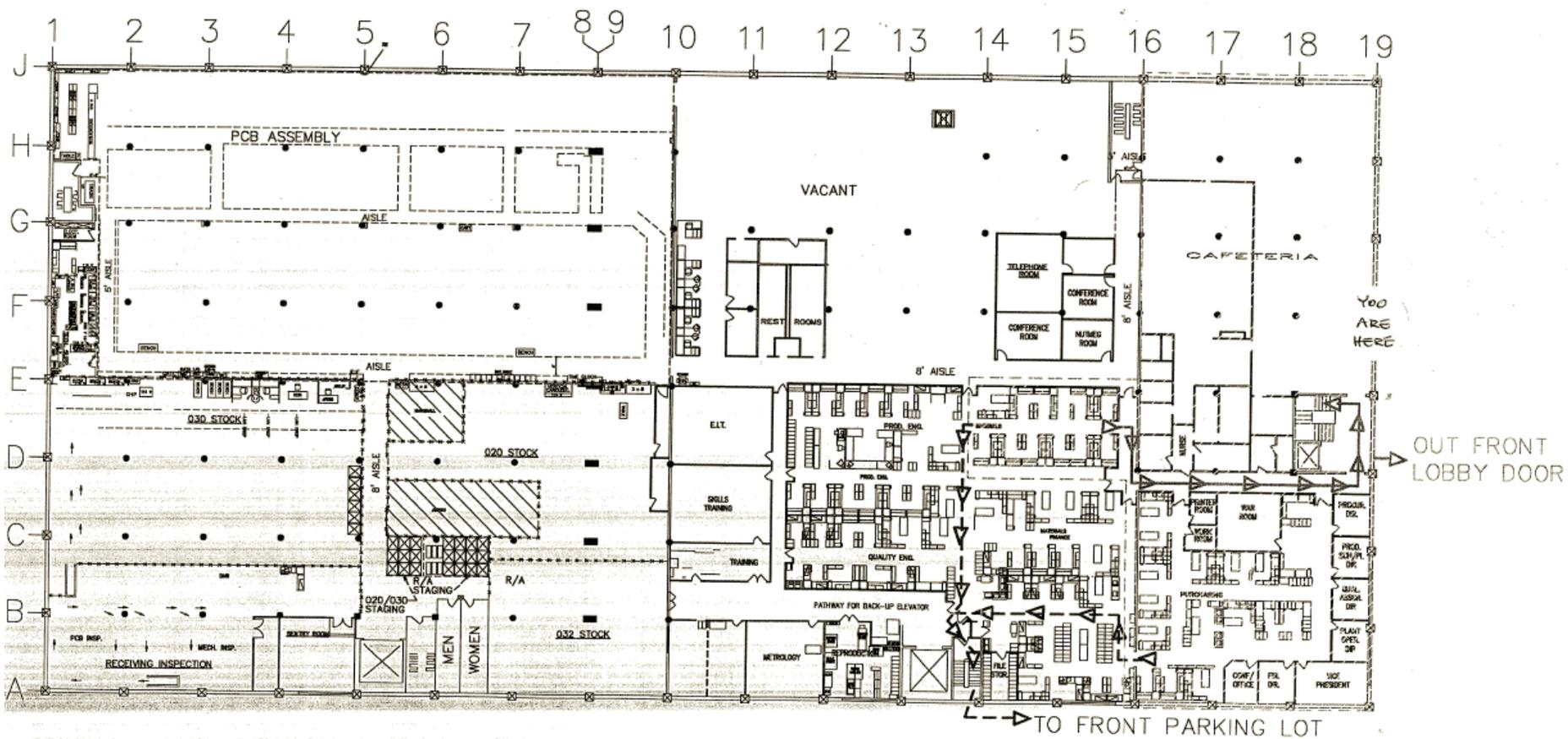
Additional office space north side, south side warehouse limited interior finish.

Fourth floor:

Unfinished storage, never occupied by GCD, was used for product storage by prior owners ( Ked's sneakers ).

### SECOND FLOOR PLAN

COLUMN SPACING PLAN CONSISTENT ALL LEVELS



## HIGHEST AND BEST USE

*"Definition: Highest and Best Use may be defined as: 'The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value'"<sup>3</sup>*

*Alternatively, that use of the land that may reasonably be expected to produce the greatest net return to land over a given period of time. That legal use that will yield to land the highest present value, sometimes called optimum use."*

In estimating highest and best use, there are essentially four stages of analysis:

1. Possible use. What uses of the site in question are physically possible?
2. Permissible use (legal). What uses are permitted by zoning and deed restrictions on the site in question?
3. Feasible use. Which possible and permissible uses will produce a net return to the owner of the site?
4. Highest and best use. Among the feasible uses, which use will produce the highest net return or the highest present worth?

The highest and best use of the land (or site) if vacant and available for use may be different from the highest and best use of the improved property. This is true when the improvement is not an appropriate use, but makes a contribution to the total property value in excess of the value of the site.

The following tests must be met in estimating the highest and best use: The use must be legal. The use must be probable, not speculative or conjectural. There must be a profitable demand for such use, and it must return to the land the highest net return for the longest period of time. These tests are typically applied to the subject property as vacant and as improved.

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<sup>3</sup>. *The Appraisal of Real Estate, 12th Edition, Appraisal Institute.*

In estimating the highest and best use of the site as vacant, the first step is to determine what is:

Legally permitted.: The subject property is located in an urban, highly densely settled area with zoning in effect which permits multi uses including institutional, and industrial uses in the I 1 zone. The allowable uses of the site are therefore limited to those which are physically possible and feasible.

Physically possible. As is demonstrated by soils conditions in the neighborhood, development potential exists at this location. Utilities are available to support large scale development. Large scale industrial development is possible. A major industrial complex has been at this location for over 100 years, and development of the property is therefore physically possible.

Financially feasible/Maximally profitable: The subject property is located in an urban setting with dense central city development surrounding the vicinity. A thorough Phase I, Phase II and Phase III environmental assessment has been completed at the subject location. Environmental contamination has been discovered with projected cost of remediation calculated by environmental engineers. The overall cost of total remediation are very significant for the entire parcel, however the costs of remediation at the existing building site are not severe. In my opinion, if the site were vacant, the highest and best use of the property situated in the center of the downtown area would be for industrial / commercial mixed use development of the site after completion of all necessary environmental remediation to allow construction at this location.

The cost associated with the remaining cleanup of this property differs significantly depending upon the eventual reuse of this parcel as there are substantial differences between the Commercial and Residential remediation requirements. If the property is developed with a commercial / industrial use, an Environmental Land Use restriction could be placed on the site prohibiting any residential use of the property and the overall cost of necessary remediation could possibly be reduced.

In estimating the highest and best use of the site as improved, the first step is to determine what is:

Legally permitted.: The subject property is located in an urban, highly densely settled area which permits commercial and industrial uses of the developed portion of the property. The specific permitted uses allowed in the underlying zone are included in the addenda of this appraisal report. The potential uses of the site are therefore limited to those which are physically possible and feasible. The owner of the property is responsible for the remaining necessary environmental remediation of the site.

Physically possible. As is demonstrated by soil conditions in the neighborhood, substantial development potential exists at this location. The existing four story reinforced concrete structure has been at this location for 60 + years. Development is therefore physically possible.

Financially feasible/Maximally profitable: The subject property is located in an urban setting with a high density of development surrounding the property. The building is capable of supporting heavy floor loads and has good accessibility and good visibility.

The subject property centers around a four story industrial building with good access and good amenities to technologically geared companies, as well as light industrial and commercial tenants. Heavy electric service and a 16 ton and 17 ton freight elevator are found at the site. Access to Route 8 is good from this location. Interest was expressed in redevelopment of the building with retail uses on the ground floor and tech – flex uses on the upper floors. Some interest was expressed

regarding residential units of the upper floor, however this would depend on any future Environmental Land Use Restriction placed on the property.

### SCOPE OF APPRAISAL

- A. **Subject Property-** I have completed an interior and exterior inspection of all complete levels of the building including the basement level. I have not physically inspected the roof. I was accompanied during my inspection by Robert W. Butler, Jr. Manager and Treasurer of General Datacom, Inc. Mr. Butler possesses a completed knowledge of the building and provided your appraiser with an in depth understanding of the facility and its history.

I have reviewed numerous documents regarding site testing discovery and partial remediation of environmental issues at the subject location. A summary of the environmental investigations of soil and ground water at the subject location have discovered exceedances of the Connecticut Department of Energy and Environmental Protection Remediation Standard Regulations. Groundwater at this location is categorized as GB which is unsuitable for human consumption. Soil contamination and groundwater contamination have been discovered at the subject location. The necessary remediation of the improved portion of the property is significantly less than the required remediation of the unimproved 7.75 acre northerly Parcel B which was the site of the former 1880's mill complex of the Charles Goodyear Rubber Company.

The remediation standard regulations for soil are evaluated through two sets of individual criteria, pollution mobility criteria and direct exposure criteria. These criteria do not apply to soils that are environmentally isolated such as under a building provided that an environmental land use restriction( ELUR ) is recorded to ensure that soils are not exposed and/or disturbed. The direct exposure criteria that also does not apply to soil which is rendered inaccessible, specifically soil located greater than 2 feet below a paved surface or greater than 4 feet below clean soil or under a building, provided that an ELUR is recorded for the site preventing disturbance or exposure of the contaminated soils. Residential criteria is applicable to all sites unless an environmental land use restriction is recorded which prohibits residential use of the property. If an ELUR is recorded prohibiting residential use of the property, the less stringent commercial / industrial criteria for remediation can be implemented as opposed to the more stringent residential remediation criteria.

- B. **Data search** - I have searched for comparable sales in the subject's immediate market area considering zoning, building size, highest and best use and other criteria. Data was obtained from multiple sources including The Commercial Record; The Warren Group, computer obtained sales data and Town Records. The data collected, where possible and / or applicable, was verified with the grantors and/or grantees and/or their agents involved with the various real estate transactions, including town officials, brokers, attorneys and applicable documents of record.

As was discovered while researching sales of industrial buildings in Naugatuck, no sales of any industrial buildings of any substantial size in the Borough of Naugatuck have occurred in the past ten years. I have included the summary of all industrial buildings sales in Naugatuck since January 2000. No industrial building which have sold in Naugatuck have exceeded 85,000 square feet of gross building area. No similar size industrial buildings have sold in the immediate area.

The current value date is at a time when the state and the entire country is facing difficult economic conditions, with a limited number of transactions to review. My search area then expanded to encompass the entire state of Connecticut for sales of industrial buildings over 200,000 square feet which have sold since January 2000. Sales with exceedingly large acreage were excluded from consideration. The lower section of Fairfield County was excluded from the analysis due to the inherently much higher property values.

Considering the depressed economic conditions, it is considered to be an indisputable fact that property values have continued to experienced a net decline in overall value since the peak in late 2006 to early 2007. Due to the overall lack of sales of similar comparable size and style industrial buildings, the time frame for sales considered for analysis has been expanded beyond what would normally be considered.

I have reviewed the Environmental Impact Evaluation Naugatuck Renaissance Pace compiled by Fuss & O'Neill in December of 2008. This document detailed the proposed large-scale development in the downtown Naugatuck area which would incorporate the subject property. This proposal called for development of large area of Naugatuck to include the subject property. This major development would have included mixed-use retail, tech – flex space and residential development throughout the immediate area, however the significant decline in the economy has curtailed these extensive plans at the present time. A developer who was previously interested in the project has backed out due to the lack of available financing.

- C. **Neighborhood** - The neighborhood was viewed to determine reasonable alternative uses of the subject property thus developing the Highest and Best Use. I have investigated trends in the immediate and market area concerning any potential property development. Land located north of the Maple Street parcel has been acquired by the Naugatuck Economic Development Corporations for revitalization with a portion of this reclaimed property recently improved with a modern post office facility.
- D. **Extraordinary Assumptions** - I have investigated the reasonability of any extraordinary assumptions that currently apply to the appraisal problem. Any knowledgeable potential purchaser would be aware that the Phase II / Phase III Remedial Action Plan has been completed and the range in total overall remediation costs for Parcel A is \$970,000 while Parcel B costs are projected between a low of -\$8,150,000 to a high of -\$19,050,000. Additional ongoing groundwater monitoring costs would be needed.
- E. **Hypothetical Conditions** - I have investigated any hypothetical conditions that would have to be put forth in the appraisal and attempted to understand their implications and how they affect the property value. Those conditions are put forth in the analysis section of this appraisal. There were no hypothetical conditions necessary for the completion of this assignment.
- F. **Zoning** - I have investigated the existing zoning regulations, variance probabilities, and zoning changes and how they could possibly affect the highest and best use. I have reviewed the current zoning regulations at this location.
- G. **Utilities** - I have examined what limitations the existence or lack of utilities, along with their associated easements, have on the appraisal valuation process.

- H. **Reporting** - The pertinent facts, analyses and conclusions were then reported in compliance with the requirements of the Federal Government (49 CFR §24.104), the State of Connecticut, and the Code of Professional Ethics, the Standards of Professional Practice of the Appraisal Foundation (USPAP Std. 1 &2), and USPAP sub standards, The salient factors have been set forth on individual data sheets, including plot, sketch and photographs. The conclusions that follow are the appraiser's own conclusions based upon the market data researched.

### METHOD OF APPRAISAL

There are three basic approaches to value that may be used by appraisers. These approaches provide data from three different sources when all are available. These three approaches are the Sales Comparison Approach, the Income Approach and the Cost Approach.

The Cost Approach is based upon the premise that the replacement or reproduction cost of the improvements, less any accrued loss of value (depreciation) added to the land value, which is estimated by sales comparison, is a valid, market based indicator of value. The Cost Approach is most relevant in the valuation of modern construction which constitutes the highest and best use of the site. Depreciation becomes difficult to effectively measure and becomes more subjective as the improvements near the end of their effective lives.

The Sales Comparison Approach has as its premise a comparison of the subject property with other properties of a similar design, utility, use and location and that have sold in the recent past. Adjustments are made to the sale prices of the comparable properties in order to arrive at an indication of value for the subject property.

The Income Approach is generally most applicable to investment properties and has as its premise the translation of an income stream and, when appropriate, the reversion of the property at a specified future date. The income stream can be analyzed either through the application of a market derived overall rate, or the discounting of annual net income or cash flows at an appropriate discount rate. For small residential properties, the application of a gross rent multiplier, obtained through market data, to the monthly rent yields an indication of value. For larger investment properties, the annual rent may be treated with a gross income multiplier.

Normally, these three approaches will each indicate a different value. After all the factors in each of the approaches have been carefully weighed, the indications of value derived from each are correlated to arrive at a final value estimate. The property is a large 1950's reinforced concrete structure. The building occupies the majority of the smaller 3.9 acre tract. The adjacent 7.75 acre parcel was formerly improved with a dated mill complex that has been demolished. Significant environmental issues remain with the larger property currently leased for parking for an area auto dealer.

The Cost Approach is most appropriate for new construction that is in keeping with the highest and best use of the site. The subject property is a circa 1950 reinforced concrete monolithic style industrial building. The Cost Approach will not be utilized to estimate a market value for the subject property, due to the age and construction techniques utilized.

The Sales Comparison Approach is the most appropriate method of valuation for the subject buildings, as sales of similar age and style large scale industrial buildings were found throughout Connecticut. The most comparable sales have been utilized in estimating the market value of the subject property.

### SALES COMPARISON APPROACH

First, a survey was made of industrial or warehouse type building sales in Naugatuck for the past 10 years. The largest industrial building sale in Naugatuck in the past ten years is an 83,500 square-foot building at 550 Spring Street which sold at the rate of \$31.12 per square foot of gross building area to include the land in August of 2001. Since 2006 there have not been any industrial building sales in Naugatuck larger than 58,000 square feet. The unadjusted price per square foot of gross building area for these industrial building sales ranges between a low of \$11.00 per square foot to a high of \$68.00 per square foot. Clearly there are no comparable sales in Naugatuck within a reasonable timeframe to be analyzed to indicate value for the subject property.

ADDRESS	SALE DATE	PRICE	VOL / PAGE	ZONE	ACRE	CONST	AGE	SQ FT	\$/SQFT
33 Sheridan Dr	10/19/2011	\$825,000	893/691	PD2	3.52	STL	1980	18,457	\$45.00
66 Naugatuck Dr	5/20/2010	\$425,000	868/552	PDD2	2.46	STL	1979	6,760	\$63.00
91 Great Hill Rd	9/23/2009	\$1,485,000	855/593	PD2	4.57	STL/BR	1977	35,720	\$42.00
7 Great Hill Rd	6/29/2009	\$1,275,000	850/519	PD2	4.40	STL	1980	28,100	\$45.00
7 Great Hill Rd	6/29/2009	\$1,275,000	850/519	PD2	4.40	STL	1980	28,100	\$45.00
91 Great Hill Rd	12/18/2008	\$1,270,000	839/830	PD2	4.57	STL/BR	1977	35,720	\$36.00
49 Raytkwich Rd	7/1/2008	\$950,000	830/690	PD2	2.90	STL	1990	18,000	\$53.00
191 Sheriden Dr	7/17/2007	\$2,000,000	804/561	PD2	8.57	CBL	1980	58,001	\$34.00
141 Sheridan Dr	4/25/2005	\$1,870,000	706/566	PD2	10.00	STL	1982	33,849	\$55.00
33 Great Hill Rd	3/18/2005	\$715,000	701/744	PD2	3.20	STL	1980	16,647	\$43.00
74 Great Hill Rd	11/24/2004	\$400,000	688/495	PDD2	2.00	CBL	1976	5,863	\$68.00
450 Rubber Ave	8/25/2003	\$150,000	n/a	B2	0.27	CBL	1940	4,905	\$31.00
228 Water St	4/1/2003	\$600,000	601/415	I1	1.42	BR	1940	55,194	\$11.00
285 Great Hill Rd	6/10/2002	\$190,000	565/486	PD2	5.80	STL	1980	17,861	\$11.00
51 Elm St & 80-82 Cherry St	11/20/2001	\$595,000	5840	I1	2.73	n/a	0	33,345	\$18.00
550 Spring St	8/14/2001	\$2,600,000	537/607	R8	4.50	BR	1960	83,557	\$31.00
74 Great Hill Rd	6/4/2001	\$277,000	531/130	PD2	2.00	CBL	1976	5,863	\$47.00
69 Raytkwich Rd	3/2/2001	\$465,000	851	PD2	2.20	STL	1980	13,092	\$36.00
11 Wiliam Rado Dr	9/25/2000	\$670,000	514/182	PD8	2.50	CBL	1985	9,800	\$68.00

As the subject is unusual in its overall size, there were no comparable sales in Naugatuck. My search for comparable properties was expanded beyond the immediate neighborhood, first throughout the Naugatuck Valley, then throughout New Haven County, and finally throughout the entire state.

SALES COMPARISON APPROACH - LARGE SCALE INDUSTRIAL BUILDING SALES

The subject is a circa 1950 monolithic reinforced concrete structure build for industrial manufacturing and warehouse use. A rail siding formerly entered the building but has been discontinued and does not currently serve the property. The following sales of industrial buildings over 200,000 square feet in area occurring since January 1, 2006 throughout the State of Connecticut have been reviewed.

ADDRESS	TOWN	AGE	ACRE	SQ FT	SALE DATE	PRICE	\$/SQFT
20 Toelles Rd	WALLINGFORD	1975	18.40	243,004	5/1/2006	\$4,500,000	\$18.52
25 Research Pkwy	WALLINGFORD	1998	23.41	203,756	6/1/2006	\$14,600,000	\$71.65
160 Corporate Ct	MERIDEN	1987	27.01	223,475	6/22/2006	\$5,720,000	\$25.60
550 Research Pkwy	MERIDEN	1968	25.19	317,627	6/22/2006	\$13,330,000	\$41.97
761 Main Ave	NORWALK	1950-1993	18.31	420,798	7/5/2006	\$16,027,200	\$38.09
129 Worthington Ridge	BERLIN	1981	32.60	236,666	10/27/2006	\$11,207,877	\$47.36
181 West Johnson Ave	CHESHIRE	1960	82.40	548,400	12/20/2006	\$32,850,000	\$59.90
170 Highland Park Dr	BLOOMFIELD	1986	37.82	389,020	2/5/2007	\$19,490,000	\$50.10
110 & 229 Old County Cir	WINDSOR LOCKS	2004	22.09	226,546	2/27/2007	\$14,305,000	\$63.14
170 Highland Park Dr	BLOOMFIELD	1986	37.82	389,020	8/17/2007	\$22,500,000	\$57.84
475 Willard Ave	NEWINGTON	1956	41.60	638,379	12/14/2007	\$13,400,000	\$20.99
285-305 Broad St	HARTFORD	1928 - 1989	2.40	267,086	4/28/2008	\$11,022,230	\$41.27
95 Leggett St & Rear	EAST HARTFORD	1957	9.49	220,806	6/27/2008	\$8,379,800	\$37.95
310 Wilson Ave	NORWALK	1912 - 1980	12.92	237,688	8/12/2008	\$7,800,000	\$32.82
550 Marshall Phelps Rd	WINDSOR	1982	29.75	217,496	8/26/2008	\$9,600,000	\$44.14
1&85&89 Blachley Rd	STAMFORD	1968	33.11	659,654	3/2/2010	\$17,450,000	\$26.45
11 Edmond Rd	NEWTOWN	1973	24.18	211,576	9/22/2010	\$6,300,000	\$29.78
18 Craftsman Rd	EAST WINDSOR	1979	40.24	277,834	12/21/2010	\$4,900,000	\$17.64
53 Manning Rd	ENFIELD	1961	14.00	405,486	12/21/2010	\$2,135,000	\$5.27
24 Ind Road W & Gerber Dr	TOLLAND	1968	17.05	229,674	2/14/2011	\$9,385,250	\$40.86
1 Hartford Sq	NEW BRITAIN	1940	31.10	542,561	2/14/2011	\$3,500,000	\$6.45
239 West Service Rd	HARTFORD	1967	26.00	424,627	3/11/2011	\$24,900,000	\$58.64
297 State St	NORTH HAVEN	1980	17.73	392,239	5/27/2011	\$3,750,000	\$9.56
1 Griffin Road South	BLOOMFIELD	1970	36.38	230,560	9/27/2011	\$4,292,415	\$18.62
1937 West Main St	STAMFORD	1925	27.81	230,418	10/3/2011	\$11,000,000	\$47.74
170 Highland Park Dr	BLOOMFIELD	1986	37.82	448,080	1/6/2012	\$22,128,800	\$49.39

The 26 sales included in this summary are improved with buildings constructed between 1912 to 2004. The building sale that includes the 1912 structure is a large scale building with only a portion of the improvements dating back to 1912, and has a significant modern addition and is not categorized as a mill type building. Older style mill buildings have been specifically excluded from this summary of sales reviewed due to functional inefficiency caused by dated construction techniques, characterized by highly flammable wood flooring, closely spaced wood timber support columns and low ceiling height. Sales of large scale industrial buildings with extensive excess acreage were also specifically excluded.

The Naugatuck Assessor's Office maintains the GDC Naugatuck, INC property as two separate parcels for tax purposes, due to the fact that Rubber Avenue formerly bisected the property. Since the roadway was reconfigured, Parcel A and Parcel B are now contiguous. The smaller 3.9 acre ( 169,884 SF ) Parcel A is improved with the four story building which occupies a footprint of 200 X 460 feet or 87,000 square feet per floor, or 57 percent of the total 3.9 acre lot area. It is clear that this small site cannot provide sufficient parking to support the existing four story building. The sales considered all have sufficient land to provide onsite parking, which is mandatory. The existing four story building is average to above average condition for its age and style, is of sound construction and has adaptive reuse potential with a significant remaining economic life and is not anticipated to be demolished. Therefore the entire parcel of 11.3 acres will be considered as a single property in the valuation by sales comparison.

It is common for large scale industrial buildings to have significant additions which do not revert back to the original construction date. The subject is unusual in this regard in that it is all of the same age. While the subject was built in 1953, it has a functional layout with high interior ceiling clearance and substantial distance between the upright reinforced concrete support columns. The partial storage basement area is unusual in that there is drive-in vehicle access into the basement area. The subject has one passenger elevator and two freight elevators. One of the freight elevators has complete access from the basement area up to the fourth floor. The second freight elevator is located in close proximity to the loading dock area on the southerly side of the building and provides access from the first floor of the subject building to the fourth floor. In addition to the freight elevators a conveyor system was utilized to move smaller articles which did not require the use of the freight elevator from the loading dock area up all the way to the fourth floor. This former conveyor system has been partially dismantled.

A second unusual feature of the subject compared to the sales is the downtown location in the highly developed area of Naugatuck. Many older industrial buildings in highly developed areas have been either demolished, burned down or have been converted to other uses. Only one relatively recent sale of a similar age and size industrial building in a densely developed urban location was discovered, which is Sale 9 in New Britain, Connecticut.

The 26 sales included in this summary range in price from a low of \$2,135,000 to a high of \$32,850,000. More specifically the sales price per square foot of gross building area to include the land ranges between a low of \$5.27 per square foot of building area for a vacant trucking warehouse in Enfield to a high of \$71.65 per square foot of building area for a modern warehouse facility in Wallingford, Connecticut.

The small land area of the identified Parcel A cannot support the four story industrial building at 6 Rubber Avenue. Parcel B identified as Maple Street was formerly a separate parcel but is now contiguous with the improved property as Rubber Avenue immediately north of Elm Street was discontinued and South Water Street was moved to the north of the leveled former mill complex on Parcel B. This Parcel B portion of the subject area is the location of the majority of the remaining contamination on site.

A complete write up of nine sales of similar large scale industrial buildings follows, presented in chronological order with the newest sale presented first and the oldest sale presented last.

**Industrial Building  
Sale 1**

Grantor:	Hartford Fire Insurance CO
Grantee:	GRS Realty LLC
Vol/Page	1643 / 329
Type of Deed	special warranty
Conveyance Tax	\$53,655 & \$21,462
Financing	Windsor Federal S & L
	\$2,200,000 3.875 % VRM
	due 10-1-2018 \$500K 2ND
Conditions of Sale	arms length
Zoning	I 2
Conformed to Zoning	yes
Resale as of Appraisal Date	no
Highest & Best Use:	warehouse
Existing Use at date of sale	warehouse
Existing Use legally permitted	yes
Year of Revaluation:	
Assessment	Mill Rate Taxes
\$4,608,450	0.0337 \$155,305
Utilities:	all available
Land Area	36.38 acres
Description	modern warehouse facility
Frontage	2,031
Topography	level site
Assessors Map reference	453 / 2012

Address	1 Griffin Road South
Town	Bloomfield, CT
Date of Sale	9/27/2011
Date Recorded	9/27/2011
Sale Price	\$4,292,415
Inspected	3/22/2012
Verified by:	deed
Name	
Date	
Relationship	assessor
Building Ground area	
Gross Building Area	253,862
Net Useable area	253,862
# Stories	1
Year Built	1970
Construction	masonry
Rooms above grade	
Baths:	
Basement	
FBA	
Heat	HVAC
Condition at time of sale	
\$ / Square Foot/Bldg	\$16.91
\$ / Square Foot/Land	\$2.71
\$ / Acre	\$117,988
\$ / Front Foot	\$2,113.45
\$ / Unit	

Comments: Subject to Environmental Land Use Restriction former agricultural use has pesticides in ground water cannot use ground water for drinking, exceeds residential criteria but do not exceed commercial / industrial criteria in an area changing from agricultural to modern office use outside central business district good immediate parking



**Industrial Building Sale****Sale 2**

Grantor:	World Color NE Graphics	Address	297 State Street
Grantee:	MCP Mountain 297 State LI	Town	North Haven, CT
Vol/Page	847 / 287	Date of Sale	5/27/2011
Type of Deed	Limited Warranty	Date Recorded	5/27/2011
Conveyance Tax	\$9,375 & \$37,500	Sale Price	\$3,750,000
Financing	cash	Inspected	
		Verified by:	deed
		Name	
Conditions of Sale	arms length	Date	
		Relationship	assessor
Zoning	IL 30	Building Ground area	
Conformed to Zoning	yes	Gross Building Area	287,584
Resale as of Appraisal Date	no	Net Useable area	287,584
Highest & Best Use:	industrial	# Stories	
		Year Built	1980 - 1995
Existing Use at date of sale	warehouse	Construction	brick - block
Existing Use legally permitted	yes	Rooms above grade	
		Baths	
Year of Revaluation:	2010	Basement	slab
Assessment	Mill Rate	Taxes	
\$4,872,070	0.02654	\$129,304.74	
Utilities:	all available	FBA	none
		Heat	
Land Area	17.73 acres	Condition at time of sale	vacant several years
Description	open land	\$ / Square Foot/Bldg	\$13.04
Frontage	484	\$ / Square Foot/Land	\$4.86
Topography	slpes down slightly	\$ / Acre	\$211,506
Assessors Map reference	43 / 41	\$ / Front Foot	
Survey reference		\$ / Unit	
Comments:	original section built 1980 new addition 1995, rear boundary along rail line spur track runs into building for enclosed unloading. 4 at grade truck entry doors, 25 elevated loading docks with load levelers		



**Industrial Building Sale**

**Sale 3**

Grantor:	Dixwell Associates LLC	Address	1 Hartford Square
Grantee:	Hartford Square Assoc.LLC	Town	New Britain , CT
Vol/Page	1813 / 22	Date of Sale	2/14/2011
Type of Deed	Limited Warranty	Date Recorded	2/14/2011
Conveyance Tax	\$17,500 & \$35,000	Sale Price	\$3,500,000
Financing	Private 4.75 % VRM due 10 years	Inspected	3/20/2012
		Verified by:	deed

Conditions of Sale	arms length	Name	
		Date	
		Relationship	assessor

Zoning	I 2	Building Ground area	
Conformed to Zoning	yes	Gross Building Area	542,561
Resale as of Appraisal Date	no	Net Useable area	542,561
Highest & Best Use:	industrial	# Stories	2-Jan

Existing Use at date of sale	warehouse	Year Built	1940 - 1970
Existing Use legally permitted	yes	Construction	brick - block

Year of Revaluation:		Rooms above grade	
Assessment	Mill Rate	Taxes	Baths
\$5,432,560	0.03636	\$197,528	slab
			Basement
			FBA
			Heat
			Condition at time of sale
			fair

Utilities:	all available	\$ / Square Foot/Bldg	\$6.45
Land Area	31.10 acres	\$ / Square Foot/Land	\$2.58
Description	level site	\$ / Acre	\$112,540
Frontage	1,800	\$ / Front Foot	\$1,944
Topography	level site	\$ / Unit	
Assessors Map reference	F4A 2		

Comments: located immediately off RT 9 - RT 184 connector.  
 one and two story part dated masonry part modern metal industrial construction 24 foot ceilings.  
 entire northerly boundary active rail line with spur to subject.  
 located adjacent to RT 72 between RT 9 & Interstate RT 84



**Industrial Building  
Sale 4**

Grantor: Hallmark Cards Inc  
 Grantee: KBRC Realty LLC  
 Vol/Page: 2525 / 656  
 Type of Deed: warranty  
 Conveyance Tax: \$5,337.50 & \$21,350  
 Financing: \$1,500,000 & \$600,000

Address: 53 Manning Road  
 Town: Enfield, CT  
 Date of Sale: 12/16/2010  
 Date Recorded: 12/21/2010  
 Sale Price: \$2,135,000  
 Inspected: 3/20/2012  
 Verified by: deed  
 Name: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Relationship: assessor

Conditions of Sale: arms length

Zoning: I 1  
 Conformed to Zoning: yes  
 Resale as of Appraisal Date: no  
 Highest & Best Use: warehouse

Building Ground area: \_\_\_\_\_  
 Gross Building Area: 363,568  
 Net Useable area: 362,568  
 # Stories: \_\_\_\_\_  
 Year Built: 1948  
 Construction: metal and masonry  
 Rooms above grade: \_\_\_\_\_  
 Baths: \_\_\_\_\_  
 Basement: \_\_\_\_\_  
 FBA: \_\_\_\_\_  
 Heat: HVAC  
 Condition at time of sale: average

Existing Use at date of sale: warehouse  
 Existing Use legally permitted: yes

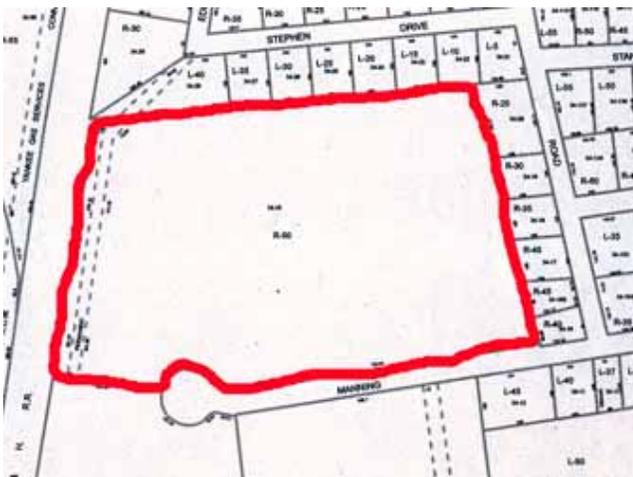
Year of Revaluation:	2011	
Assessment	Mill Rate	Taxes
\$2,205,260	0.02628	\$57,954.23

Utilities: all available

\$ / Square Foot/Bldg: \$5.87  
 \$ / Square Foot/Land: \$3.50  
 \$ / Acre: \$152,500  
 \$ / Front Foot: \$1,829.48  
 \$ / Unit: \_\_\_\_\_

Land Area: 14.00 acres  
 Description: warehouse facility  
 Frontage: 1167  
 Topography: level site  
 Assessors Map reference: 34 / 15

Comments: large scale warehouse good access to I-91 at Connecticut - Massachusetts state line north side Manning Road off Route 5



**Industrial Building Sale  
Sale 5**

Grantor: Diamond Lease USA INC  
 Grantee: 550K Marshall Phelps  
 Vol/Page: 1642 / 363  
 Type of Deed: Warranty  
 Conveyance Tax: \$9,600.00  
 Financing: cash

Conditions of Sale: arms length

Zoning: industrial  
 Conformed to Zoning: yes  
 Resale as of Appraisal Date: no  
 Highest & Best Use: industrial

Existing Use at date of sale: industrial plant  
 Existing Use legally permitted: yes

Year of Revaluation: 2003

Assessment	Mill Rate	Taxes
\$6,603,170	0.02931	\$193,539

Utilities: All municipal utilities

Land Area: 29.75 acres  
 Description: level  
 Frontage: \_\_\_\_\_  
 Topography: generally level  
 Assessors Map reference: 29 / 130 / 1

Address: 550 Marshall Phelps  
 Town: Windsor, CT  
 Date of Sale: 8/26/2008  
 Date Recorded: 8/26/2008  
 Sale Price: \$9,600,000  
 Inspected: 3/20/2012  
 Verified by: deed  
 Name: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Relationship: assessor

Building Ground area: \_\_\_\_\_  
 Gross Building Area: 217,496  
 Net Useable area: 217,496  
 # Stories: 2  
 Year Built: 1982  
 Construction: \_\_\_\_\_  
 Rooms above grade: \_\_\_\_\_  
 Baths: \_\_\_\_\_  
 Basement: \_\_\_\_\_  
 FBA: \_\_\_\_\_  
 Heat: \_\_\_\_\_  
 Condition at time of sale: good

\$ / Square Foot/Bldg	<u>\$44.14</u>
\$ / Square Foot/Land	<u>\$7.41</u>
\$ / Acre	<u>\$322,689</u>
\$ / Front Foot	<u>#VALUE!</u>
\$ / Unit	_____

Comments: west side roadway north of Day Hill Road in former agricultural area transitioning to major office and transportation warehouse development



**Industrial Building Sale**  
**Sale 6**

Grantor:	<u>C &amp; M Warehouse Inc</u>	Address	<u>95 &amp; 95 Rear, Leggett ST</u>
Grantee:	<u>AARJUS III , LLC</u>	Town	<u>East Hartford, CT</u>
Vol/Page	<u>3024 / 54</u>	Date of Sale	<u>6/10/2008</u>
Type of Deed	<u>Warranty</u>	Date Recorded	<u>6/27/2008</u>
Conveyance Tax	<u>\$83,798 7 \$41,899</u>	Sale Price	<u>\$8,379,800</u>
Financing	<u>Rockville Bank \$6,555,010</u>	Inspected	<u>12/10/2009</u>
		Verified by:	<u>deed</u>
		Name	<u></u>
Conditions of Sale	<u>arms length</u>	Date	<u></u>
		Relationship	<u></u>
Zoning	<u>industrial</u>	Building Ground area	<u></u>
Conformed to Zoning	<u>yes</u>	Gross Building Area	<u>220,806</u>
Resale as of Appraisal Date	<u>no</u>	Net Useable area	<u>220,806</u>
Highest & Best Use:	<u>industrial</u>	# Stories	<u>1</u>
		Year Built	<u>1957 &amp; 1985</u>
Existing Use at date of sale	<u>warehouse</u>	Construction	<u>metal</u>
Existing Use legally permitted	<u>yes</u>	Rooms above grade	<u></u>
		Baths	<u></u>
Year of Revaluation:	<u>2005</u>	Basement	<u>slab</u>
Assessment	Mill Rate	Taxes	
<u>\$3,203,170</u>	<u>0.03167</u>	<u>\$101,444.39</u>	
Utilities:	<u>all available</u>	\$ / Square Foot/Bldg	<u>\$37.95</u>
Land Area	<u>9.49 acres</u>	\$ / Square Foot/Land	<u>\$20.27</u>
Description	<u>rear parcel</u>	\$ / Acre	<u>\$883,014</u>
Frontage	<u>50</u>	\$ / Front Foot	<u></u>
Topography	<u>level site</u>	\$ / Unit	<u></u>
Assessors Map reference	<u>38 lot 1 &amp; lot 1A</u>		

Comments:  
670 feet rail siding along westerly boundary of the property. Located at end of roadway.



**Industrial Building Sale  
Sale 7**

Grantor:	<u>Newington Business Park</u>	Address	<u>475 Willard Avenue</u>
Grantee:	<u>Newington 2007 LLC</u>	Town	<u>Newington, CT</u>
Vol/Page	<u>1957 / 84 , 89 &amp; 94</u>	Date of Sale	<u>11/19/2007</u>
Type of Deed	<u>Warranty</u>	Date Recorded	<u>12/14/2007</u>
Conveyance Tax	<u></u>	Sale Price	<u>\$13,000,000</u>
Financing	<u></u>	Inspected	<u>12/10/2009</u>
	<u></u>	Verified by:	<u>deed</u>
	<u></u>	Name	<u></u>
Conditions of Sale	<u>arms length</u>	Date	<u></u>
	<u></u>	Relationship	<u>assessor</u>
	<u></u>		
Zoning	<u>Industrial</u>	Building Ground area	<u></u>
Conformed to Zoning	<u>yes</u>	Gross Building Area	<u>615,537</u>
Resale as of Appraisal Date	<u>no</u>	Net Useable area	<u>615,537</u>
Highest & Best Use:	<u>industrial</u>	# Stories	<u>1</u>
	<u></u>	Year Built	<u>1956</u>
Existing Use at date of sale	<u>warehouse</u>	Construction	<u>steel</u>
Existing Use legally permitted	<u>yes</u>	Rooms above grade	<u></u>
	<u></u>	Baths	<u></u>
Year of Revaluation:	<u>6/27/1905</u>	Basement	<u>slab</u>
	<u></u>	FBA	<u></u>
Assessment	Mill Rate	Taxes	
<u>\$7,308,730</u>	<u>0.03002</u>	<u>\$219,408.07</u>	
Utilities:	<u>all available</u>	\$ / Square Foot/Bldg	<u>\$21.12</u>
Land Area	<u>74.74</u> acres	\$ / Square Foot/Land	<u>\$3.99</u>
Description	<u>open land</u>	\$ / Acre	<u>\$173,936</u>
Frontage	<u>2448</u>	\$ / Front Foot	<u></u>
Topography	<u>generally level site</u>	\$ / Unit	<u></u>
Assessors Map reference	<u>Map 9A, 303. 303.10, &amp; .12</u>		
Survey reference	<u>survey '# 3472</u>		
Comments:	<u>three parcels totaling 74.74 acres survey 3472 ( parcels 9, 10 and conservation area )</u>		
	<u>entire westerly boundary is an active rail line Actual frontage along Alumni Road</u>		
	<u>multiple utility easements</u>		



**Industrial Building Sale  
Sale 8**

Grantor: CT Steel Corp  
 Grantee: Nucor Steel CT Inc  
 Vol/Page: 1250 / 1086  
 Type of Deed: Warranty  
 Conveyance Tax: \$45,000 & \$11,250  
 Financing: cash

Address: 20 Toelles Road  
 Town: Wallingford, CT  
 Date of Sale: 5/1/2006  
 Date Recorded: 5/1/2006  
 Sale Price: \$4,500,000  
 Inspected: 7/20/2008  
 Verified by: deed  
 Name: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Relationship: \_\_\_\_\_

Conditions of Sale: arms length

Zoning: I - 40  
 Conformed to Zoning: yes  
 Resale as of Appraisal Date: no  
 Highest & Best Use: industrial

Building Ground area: \_\_\_\_\_  
 Gross Building Area: 243,000  
 Net Useable area: 243,000  
 # Stories: 2  
 Year Built: 1975, 1976 & 1991  
 Construction: metal buildings  
 Rooms above grade: \_\_\_\_\_  
 Baths: \_\_\_\_\_  
 Basement: \_\_\_\_\_  
 FBA: \_\_\_\_\_  
 Heat: \_\_\_\_\_  
 Condition at time of sale: fair

Existing Use at date of sale: industrial plant  
 Existing Use legally permitted: yes

Year of Revaluation:	2005	
Assessment	Mill Rate	Taxes
\$3,572,170	0.0229	\$81,803

Utilities: All municipal utilities

Land Area: 18.40 acres  
 Description: low site  
 Frontage: 872  
 Topography: slopes down from road grad  
 Assessors Map reference: 186 - 4

\$ / Square Foot/Bldg	\$18.52
\$ / Square Foot/Land	\$5.61
\$ / Acre	\$244,565
\$ / Front Foot	\$5,161
\$ / Unit	

Comments: property slopes down from street grade, rear southerly boundary Wharton Brook south side Tolles Road, just east of Route 5 at Wallingford / North Haven boundary



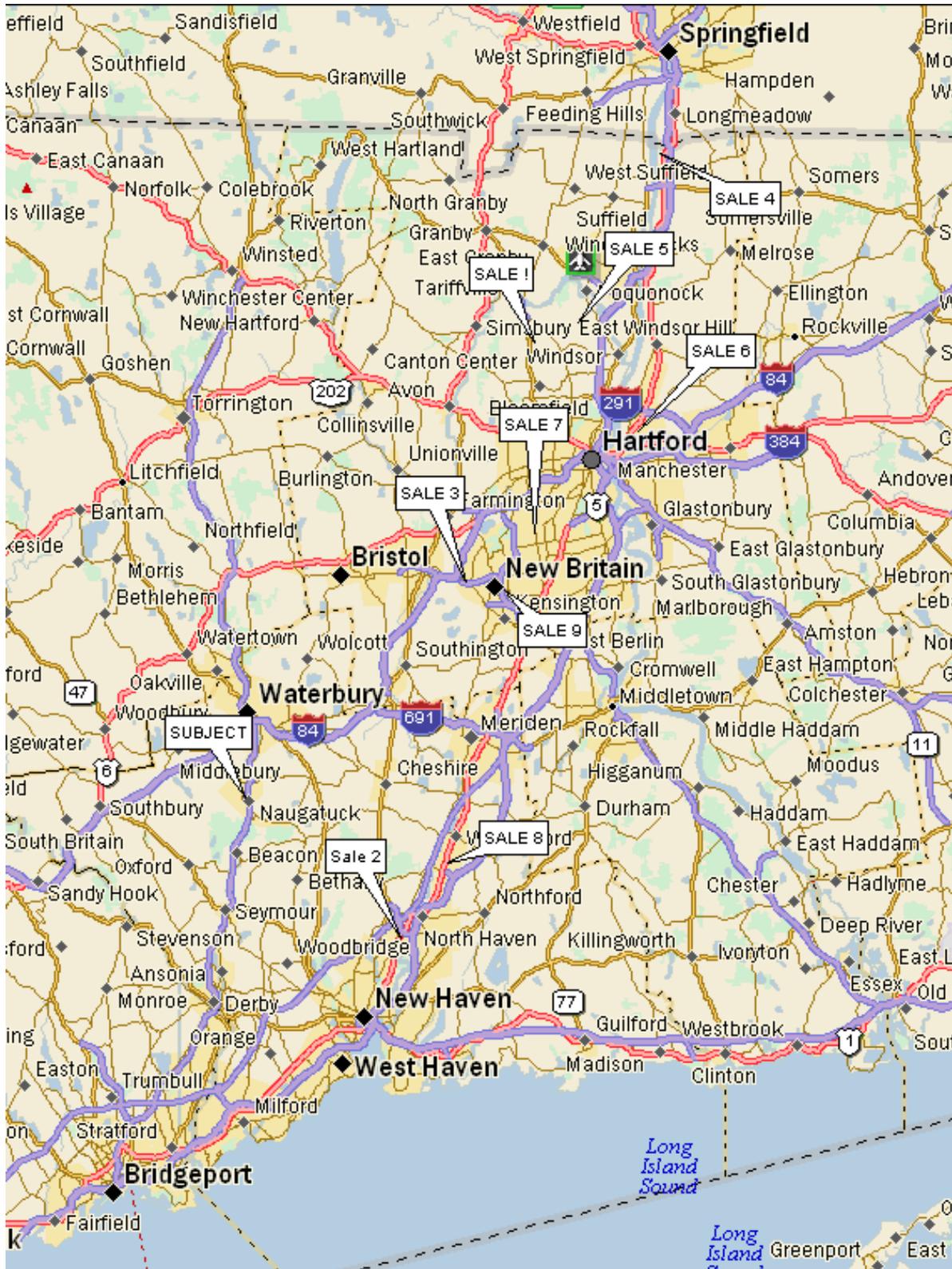
**Industrial Building  
Sale 9**

Grantor:	<u>Ellis, LLC</u>	Address	<u>321 - 322 Ellis Street</u>
Grantee:	<u>Ellis Bear, LLC</u>	Town	<u>New Britain, CT</u>
Vol/Page	<u>1633 / 1059</u>	Date of Sale	<u>1/20/2006</u>
Type of Deed	<u>warranty</u>	Date Recorded	<u>1/24/2006</u>
Conveyance Tax	<u>\$30,000 &amp; \$60,000</u>	Sale Price	<u>\$6,000,000</u>
Financing	<u>\$4,100,000 Sun Life</u>	Inspected	<u>3/20/2012</u>
		Verified by:	<u>deed</u>
		Name	<u></u>
Conditions of Sale	<u>arms length</u>	Date	<u></u>
		Relationship	<u>assessor</u>
Zoning	<u>I 2</u>	Building Ground area	<u></u>
Conformed to Zoning	<u>yes</u>	Gross Building Area	<u>299,781</u>
Resale as of Appraisal Date	<u>no</u>	Net Useable area	<u>299,781</u>
Highest & Best Use:	<u>warehouse - incubator office</u>	# Stories	<u>1 - 5</u>
		Year Built	<u>1920</u>
Existing Use at date of sale	<u>warehouse - incubator office</u>	Construction	<u>masonry</u>
Existing Use legally permitted	<u>yes</u>	Rooms above grade	<u></u>
		Baths:	<u></u>
Year of Revaluation:		Basement	<u></u>
		FBA	<u></u>
Assessment	Mill Rate	Taxes	
<u>\$5,209,670</u>	<u>0.03663</u>	<u>\$190,830.21</u>	
Utilities:	<u>all available</u>	FBA	<u></u>
		Heat	<u>HVAC</u>
Land Area	<u>22.38</u> acres	Condition at time of sale	<u>average</u>
Description	<u>multi story masonry mill</u>		
Frontage	<u>1233</u>	\$ / Square Foot/Bldg	<u>\$20.01</u>
Topography	<u>level site</u>	\$ / Square Foot/Land	<u>\$6.15</u>
Assessors Map reference	<u>B9C lot 1 &amp; 2</u>	\$ / Acre	<u>\$268,097</u>
		\$ / Front Foot	<u>\$4,866.18</u>
		\$ / Unit	<u></u>

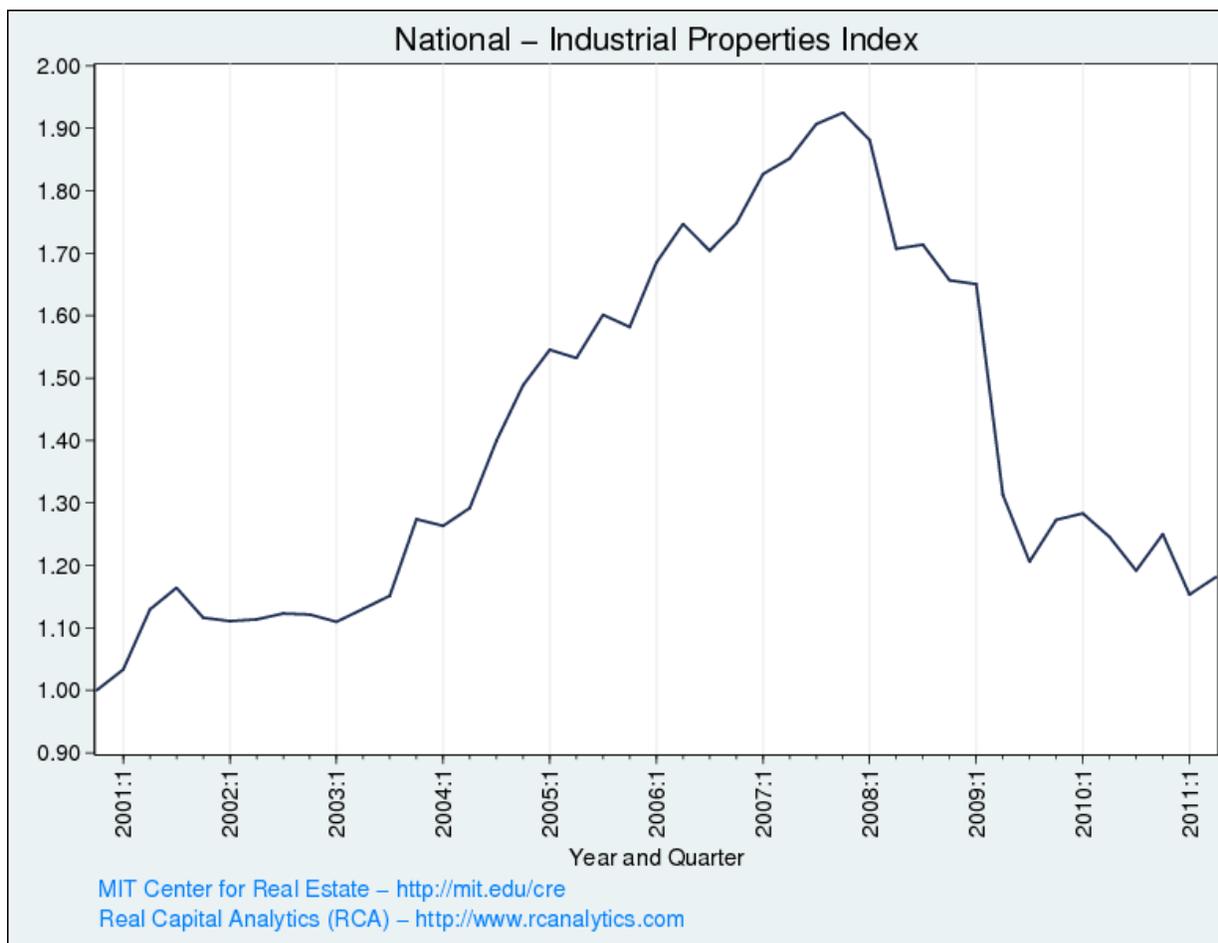
Comments: 2 parcels north and south sides Ellis Street with passage over road connecting buildings located immediately east of active rail line, and west of Stanley Street  
517 feet frontage both parcels along Ellis Street, secondary frontage 422 feet south side Whiting  
361 feet split frontages Stanley Street.



### LARGE SCALE INDUSTRIAL BUILDING SALES LOCATION MAP



## MARKET CONDITION ADJUSTMENTS



Due to the large time differential between the most recent sale and the older sales considered a significant market condition adjustment is necessary. All sales are adjusted downward considering the declining economic conditions faced since late 2006. A -10% annual or -0.83% monthly factor for the decline in value attributed to time is utilized for the purposes of this valuation. The market condition adjustments for each sale follow.

		-10.00% ANNUAL
	months	-0.83% MONTHLY
SALE	1	-5.00%
SALE	2	-8.33%
SALE	3	-10.83%
SALE	4	-12.50%
SALE	5	-25.83%
SALE	6	-27.50%
SALE	7	-43.33%
SALE	8	-58.33%
SALE	9	-61.67%



ANALYSIS OF SALES DATA INDUSTRIAL BUILDING SALES

Calculations for market condition adjustments have previously been described, with a minus 10% annual adjustment considered to be reasonable and supportable.

No adjustment is considered necessary for the physical difference between the four story subject and the sales which are mostly one story in height with extensive floor plates, due to the fact that the subject has two freight elevators capable of accommodating a forklift carrying pallets with a weight capacity exceeding eight tons per elevator. The freight elevators go from the basement level to the fourth floor and also have the ability to access a rear loading dock directly into the elevator. Any perceived loss of functionality caused by the vertical separation of the floors is more than overcome by lower operating costs for heating and substantially lower roof maintenance and repair issues gained by the smaller building footprint.

Sale 1 at \$16.91 per square foot of gross building area to include the land is the September 2011 sale of a smaller 253,862 square foot modern warehouse facility in Bloomfield Connecticut. Downward adjustments are required for market conditions, which were calculated at -10% annually. Additional downward adjustments are necessary for substantial excess land with development potential, age and superior ceiling height. A downward adjustment for gross building area is required as the sale is smaller in overall area than the subject, with smaller buildings with similar utility typically selling at a higher per square foot price. An upward adjustment is warranted for the suburban location. While more land area is available for parking and future expansion, the location is not as convenient to major highways and population centers. The overall downward adjustments to this sale support a value estimate of \$10.44 per square foot of gross building area for the subject property to include the land.

Sale 2 at \$13.04 per square foot of gross building area to include the land is the May 2011 sale of a smaller 287,584 square foot industrial building in North Haven, Connecticut. Downward adjustments are required for market conditions, which were calculated at -10% annually. A downward adjustment for gross building area is required as the sale is smaller in overall area than the subject, with smaller buildings with similar utility typically selling at a higher per square foot price. Additional downward adjustments are necessary for substantial excess land with development potential, age and superior ceiling height. A downward adjustment was also required for the cash transaction. The overall downward adjustments to this sale support a value estimate of \$8.15 per square foot of gross building area for the subject property to include the land.

Sale 3 at \$6.45 per square foot of gross building area to include the land is the February 2011 sale of a larger 542,561 square foot mill complex, consisting of a mix of older masonry construction and modern steel additions. Downward adjustments are required for market conditions, which were calculated at -10% annually. Additional downward adjustments are necessary for excess land and superior ceiling height. A substantial upward adjustment is necessary for overall building area, which is substantially larger than the subject which also causes functional issues due to the overall vast land area occupied by the facility. The overall upward adjustments to this sale support a value estimate of \$9.47 per square foot of gross building area for the subject property to include the land.

Sale 4 at \$5.87 per square foot of gross building area to include the land is the December 2010 sale of a slightly larger 363,568 square foot transit warehouse in Enfield, Connecticut in very close proximity to the Massachusetts State line. Downward adjustments are required for market conditions,

which were calculated at -10% annually. Additional downward adjustments are necessary for excess land and superior ceiling height. A substantial upward adjustment is necessary for location, and conditions of sale. The overall upward adjustments to this sale support a value estimate of \$7.92 per square foot of gross building area for the subject property to include the land.

Sale 5 at \$44.14 per square foot of gross building area to include the land is the August 2008 sale of a smaller 217,496 square foot warehouse in Windsor, Connecticut. Downward adjustments are required for market conditions, which were calculated at -10% annually. Additional downward adjustments are necessary for the cash transaction, excess land and age and condition. A downward adjustment for gross building area is required as the sale is smaller in overall area than the subject, with smaller buildings with similar utility typically selling at a higher per square foot price. An upward adjustment is necessary for location. The overall downward adjustments to this sale support a value estimate of \$14.26 per square foot of gross building area for the subject property to include the land.

Sale 6 at \$37.95 per square foot of gross building area to include the land is the June 2008 sale of a smaller 220,806 square foot metal warehouse in East Hartford, Connecticut. Downward adjustments are required for market conditions, which were calculated at -10% annually. A downward adjustment for gross building area is required as the sale is smaller in overall area than the subject, with smaller buildings with similar utility typically selling at a higher per square foot price. Additional downward adjustments are necessary for age and condition. The overall downward adjustments to this sale support a value estimate of \$13.84 per square foot of gross building area for the subject property to include the land.

Sale 7 at \$21.12 per square foot of gross building area to include the land is the November 2007 sale of a larger 615,537 square foot metal warehouse in Newington, Connecticut. Downward adjustments are required for market conditions, which were calculated at -10% annually. A substantial downward adjustment is warranted for substantial excess land with development potential. An upward adjustment for gross building area is required as the sale is substantially larger in overall area than the subject, with larger buildings with similar utility typically selling at a lower per square foot price. An upward adjustment is necessary for the large floor plate and excessive maintenance costs. Additional downward adjustments are necessary for age and condition. The overall downward adjustments to this sale support a value estimate of \$16.25 per square foot of gross building area for the subject property to include the land.

Sale 8 at \$18.52 per square foot of gross building area to include the land is the May 2006 sale of a smaller 243,000 square foot metal warehouse and steel fabricating facility in Wallingford, Connecticut. Downward adjustments are required for market conditions, which were calculated at -10% annually. A downward adjustment is necessary for the cash transaction. A substantial downward adjustment is warranted for excess land with development potential. Additional downward adjustments are necessary for building area and age. Upward adjustments are necessary for building type, a special purpose structure with lower ability for adaptive reuse, building condition and overall height. The overall downward adjustments from the unadjusted purchase price on a per square foot basis to this sale support a value estimate of \$10.19 per square foot of gross building area for the subject property to include the land.

Sale 9 at \$20.01 per square foot of gross building area to include the land is the May 2006 sale of a smaller 299,781 square foot older mil complex in New Britain, Connecticut. Downward adjustments are required for market conditions, which were calculated at -10% annually. Additional downward

adjustments are necessary for excess land with development potential and for gross building area as the sale is smaller in overall area than the subject, with smaller buildings with similar utility typically selling at a higher per square foot price. Upward adjustments are necessary for age, condition and much lower ceiling height. The overall downward adjustments from the unadjusted purchase price on a per square foot basis to this sale support a value estimate of \$12.17 per square foot of gross building area for the subject property to include the land.

**These sales support an overall value of \$12.50 per square foot of gross building area at the subject location, including the total combined land area of 11.65 acres, prior to the necessary remediation of the site.**

**ENVIRONMENTAL ISSUES**  
**NECESSARY REMEDIATION AT THE SUBJECT LOCATION**

I have reviewed the following documents regarding the historic environmental contamination found at the subject site.

Surficial Geology of Naugatuck Quadrangle,	1978
Phase II Subsurface Investigation re: 6 Rubber Avenue, GCI report	July 12, 2001
Subsurface Exploration, 6 Rubber Avenue, AER report	September, 2002
Environmental Impact Evaluation, Fuss & O'Neill report,	December, 2008
Phase I Environmental Site Assessment AKRF Draft Report,	August, 2010
Quality Assurance Project Plan, AKRF Draft Report,	September, 2010
Phase II / III Environmental Site Assessment and Remedial Action Plan, AKRF	April, 2012

Significant environmental issues were discovered at this location during a Phase I and Phase II environmental survey of the property. The contamination issues discovered during the environmental site assessment are typical for industrial complexes of this age and style. The site has been qualified as an Establishment as defined in the Transfer Act. As per the AKRF Phase II / Phase III Environmental Assessment and Remedial Action Plan there do not appear to be any current outstanding regulatory agency orders against the site. Previous orders regarding the improper demolition and waste handling violations associated with the demolition of the former mill complex on Parcel B appear to have been lifted, but the underlying existing contamination issue still remains.

The constituents of concern include, VOC's, SVOC'S, ETPH, PCB's, mercury, lead and other heavy metals, asbestos and cyanide. The final calculation of estimated costs of remediation of the property from the AKRF Phase II / Phase III Remedial Action Plan dated April 2012 are itemized below.

**Table 25**  
**Summary of Estimated Remediation Costs**

Parcel	Capital Cost	Annual Cost
<b>Parcel A</b>		
Railroad Beds	\$500,000	\$19,000
Below Existing Structure	\$10,000	-
Hazardous Waste Storage RCRA Closure	\$6,000	-
<b>Parcel B</b>		
PCB Release	\$435,000	-
Excavate/Screen and Dispose of Contaminated Soil and Solid Waste	\$19,000,000	\$50,000
Construct Building and Engineered Control Cap	\$8,100,000	\$50,000
<b>Parcels A and B</b>		
Ecological Risk Assessment	\$10,000	-

Considering the amount of detailed information necessary to producing this credible projected remediation cost and also considering that the AKRF report was prepared for the same client, I have included the complete April 2012 AKRF Phase II / Phase II Remedial Action Plan the addenda of this report for reference.

The environmental issues common to most industrial sites include significant amounts of lead, asbestos tile flooring, asbestos roofing materials and asbestos insulation on the boilers and steam pipes. Additional significant environmental concerns are typically found in underground storage tanks and subsequent leaks from these underground tanks. Numerous electrical transformers throughout the complex contained significant amounts of PCB's, with volatile organic compounds and acids used in the manufacturing process eventually leaking into the ground through storm drains or from poor business practices. Additionally heavy metals and other known contaminants were utilized in various processes on site.

The age of the original mills on the site dating to the mid 1800's were of the time period when no concern was raised regarding environmental conditions, and the river was the most likely end destination of any industrial waste or by product of the facility. The early rubber mills on northerly portion of the site were the headquarters of the Charles Goodyear Rubber Company producing rubber shoes, rubber boots and many other products, and had a significant output of both finished goods and industrial waste.

The soil and groundwater issues on the southerly portion of the property identified as " Parcel A " the 3.9 acres of the site improved with the modern circa 1950 four story industrial building were caused by the former rail road track that was brought into the building, with an identified remediation cost of \$970,000. This area was filled in when the rail line through the building was discontinued. The area where the tracks were located needs to be excavated with all contaminated soils removed, the excavation filled in and then capped. This location runs along the immediate interior of the south westerly exterior supporting wall of the building and needs to be carefully excavated so as not to impair the structural integrity of the building and the underground channel of the stream running perpendicularly beneath the building.

The subject property has major contamination issues in the area identified as " Parcel B " the northerly parking lot which was the site of the original Charles Goodyear mill complex dating to the mid 1800's. The original mill buildings on this site were demolished in the mid 1980's with a significant amount of construction debris buried where it fell. During the recent site testing process significant soil and groundwater contamination was discovered in this area. This northerly parking lot has been paved which has provided a barrier from direct soil contact.

The projection of necessary remediation costs for Parcel B range between -\$8,140,000 for implementation of a 70,000 square foot building footprint, to a high of -\$19,050,000 for remediation of the entire site. This higher cost figure for remediation would essentially excavate the entire 7.75 acres, removing any debris found in the excavated area and replace the upper four feet of soil with new material for a cap, as well as implementing a groundwater remediation action plan. Ongoing groundwater monitoring costs would be in addition to the physical remediation costs.

## CORRELATION

In my opinion, the liability created by the substantial remaining environmental contamination present on the site represents a cost to cure against the value of the remainder of the property. To my knowledge there are no outstanding actions by either the Federal EPA or the State of Connecticut DEEP regarding the environmental conditions found on site. The more limited financial costs associated with remediation of the improved Parcel A centers on the area of the former rail line running through the building. The existing pavement on the northerly Parcel B has been a short term cap to the underlying serious contamination issues.

The site is an “ establishment “ as defined in the Connecticut Property Transfer Act. Any change in the title to the property would need to be reviewed to determine if the Transfer Act is triggered which would require immediate action regarding the necessary remediation of Parcel B, regardless of the intended usage of the site.

## FINAL VALUE ESTIMATE

Based on my analysis of large scale industrial building sales throughout the State of Connecticut it is my opinion that the indicated market value of the subject property is as follows:

**GDC, Naugatuck, Inc Property 6 Rubber Avenue & Maple Street, Naugatuck, CT  
11.65 acres in total improved with 348,000 +/- SF industrial building**

**MARKET VALUE IF TRANSFER ACT NOT TRIGGERED \$3,380,000**

**MARKET VALUE RANGE  
IF TRANSFER ACT IS TRIGGERED -\$4,770,000 to -\$15,670,000**

*IF THE TRANSFER ACT IS TRIGGERED THE NECESSARY REMEDIATION COSTS GREATLY EXCEED THE VALUE OF THE PROPERTY AS UNIMPAIRED CREATING A NEGATIVE VALUE.*

*This value estimate is based on the extraordinary assumption that any knowledgeable potential purchaser would be aware that the necessary remediation costs would have a significant effect on the value of the property depending on whether or not the Transfer Act was triggered by the sale.*

Respectfully submitted,  
Russ Appraisal Services  
A division of RUSS, LLC



By: Howard B. Russ, SRPA  
Manager /Member RUSS, LLC  
CT. Certified General Appraiser #0538  
CT Certification valid through April 30, 2012  
RI Certified General Appraiser #318G  
RI Certification valid through December 30, 2012

## ASSUMPTIONS AND LIMITING CONDITIONS

This Appraisal is made subject to the assumptions and limiting conditions as follows:

1. No liability is assumed by the appraiser for matters of a legal nature affecting the property, such as title defects, encroachments or liens. The title is assumed to be good and marketable. The property is appraised as being free and clear of any indebtedness or easements, unless otherwise stated.
2. The plots and measurements, while not representing an actual survey of the property, were derived from reliable records.
3. Unless otherwise stated, mechanical equipment, heating and plumbing systems, and electrical systems have not been specifically tested, and they are assumed to be in working condition. It is assumed that there are no hidden or inapparent conditions of the property, subsoil or structures which would render it more or less valuable than otherwise comparable property. The appraiser assumes no responsibility for such conditions or for engineering analysis which might be required to discover such things.
4. No specific test for termites or wood destroying insects has been made by the appraiser, unless otherwise stated.
5. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation lead paint, asbestos, polychlorinated biphenyls, petroleum products, radon gas, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test such substances or conditions. If the presence of such substances, such as lead paint, asbestos, urea formaldehyde, foam insulation, petroleum products, radon gas, agricultural chemicals or other hazardous substances or environmental conditions, are detected, this condition may affect the value of the property. The value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field of environmental impacts upon real estate if so desired.
6. The information and opinions furnished by others and used in this report are considered reliable and correct, however, no responsibility is assumed as to their accuracy.
7. The appraiser, by reason of this appraisal, is not required to give testimony in court or attendance on its behalf, unless arrangements have been previously arraigned.

8. The distribution of the total valuation in this report between land and improvements applies only under the highest and best use of the subject property. The distribution of land and improvement values applies only under the existing program of utilization and conditions stated in this report. Separate valuations for either the land or improvements, if shown, may not be used in conjunction with any other appraisal.
9. The Americans with Disabilities Act (“ADA”) became effective January 26, 1992. I (we) have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I (we) have no direct evidence relating to this issue, I (we) did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.
10. Possession of this report, or any copy or part thereof, does not constitute the right of publication, nor may the same be used for any other purposes by anyone but the client without the previous recipient previous written consent of the appraiser and/or the client. Neither all nor any part of the contents of this report, or copy thereof shall be conveyed by anyone but the client to the public through advertising, public relations, news, sales or other media without the written consent and the approval by the author(s), particularly as to valuation conclusions, the identity of the appraiser or a firm. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purposes by any person other than the person to whom it is addressed without the written qualification and only in its entirety.

**APPRAISER'S CERTIFICATION:**

I certify that, to the best of my knowledge and belief:

- i) The statements of fact contained in this report are true and correct.
- ii) I have performed no services, as an appraiser or in any other capacity regarding the property that is the subject of this report within the three year period immediately preceding the acceptance of this assignment.
- iii) The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is my personal, impartial, and unbiased professional analysis, opinions, conclusions, and recommendations.
- iv) I have no present or prospective interest in the property that is the subject of this report and I have no personal interest with respect to the parties involved.
- v) I have no bias, with respect to the property that is the subject of this report, or to the parties involved with this assignment.
- vi) My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- vii) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value, or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event, directly related to the intended use of this appraisal.
- viii) My analysis, opinions, and conclusions were developed; and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice.
- ix) The reported analysis, opinions, and conclusions were developed; and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- x) The use of this report is subject to the requirements of the Appraisal Institute, relating to review by its duly authorized representatives.
- xi) I have made a personal inspection of the property that is the subject of this report.
- xii) No one provided significant real property appraisal or appraisal consulting assistance to the person signing this certification.

ADDRESS OF PROPERTY APPRAISED: 7 Rubber Avenue & Maple Street, Naugatuck, CT.

**GDC, Naugatuck, Inc Property 6 Rubber Avenue & Maple Street, Naugatuck, CT  
11.65 acres in total improved with 348,000 +/- SF industrial building**

**MARKET VALUE IF TRANSFER ACT NOT TRIGGERED \$3,380,000**

**MARKET VALUE RANGE  
IF TRANSFER ACT IS TRIGGERED -\$4,770,000 to -\$15,670,000**

*IF THE TRANSFER ACT IS TRIGGERED THE NECESSARY REMEDIATION COSTS GREATLY EXCEED THE VALUE OF THE PROPERTY AS UNIMPAIRED CREATING A NEGATIVE VALUE.*

DATE: March 5, 2012

Russ Appraisal Services  
a division of RUSS, LLC

*Howard B. Russ*

By:

Howard B. Russ, SRPA  
Manager/Member RUSS, LLC  
CT Certified General Appraiser #0538  
CT Certification valid through 4/31/2012  
Rhode Island Certified General # 318G  
RI Certification valid through 12/31/2012

QUALIFICATIONS OF HOWARD B. RUSS, SRPA  
REAL ESTATE APPRAISER AND CONSULTANT

I have been employed in the valuation of Real Estate and Personal Property since May, 1975.

General Education: Syracuse University, Bachelor of Science Degree, Real Estate Major

Designations & Licenses:

State of Connecticut, Department of Revenue Services  
CCMA (Certified Connecticut Municipal Assessor) Designation  
CCMA II (Certified Connecticut Municipal Assessor) Designation

Appraisal Institute, SRPA Designation

As of the date of this report, I have completed the continuing education requirements of the Appraisal Institute.

Board of Directors Connecticut Chapter - Appraisal Institute 2004 – 2010

State of Connecticut, Certified General Appraiser # CG0538

My continuing education requirements for the Connecticut Certification are current through 4/30/2011.

State of Rhode Island, Certified General Appraiser # 318G

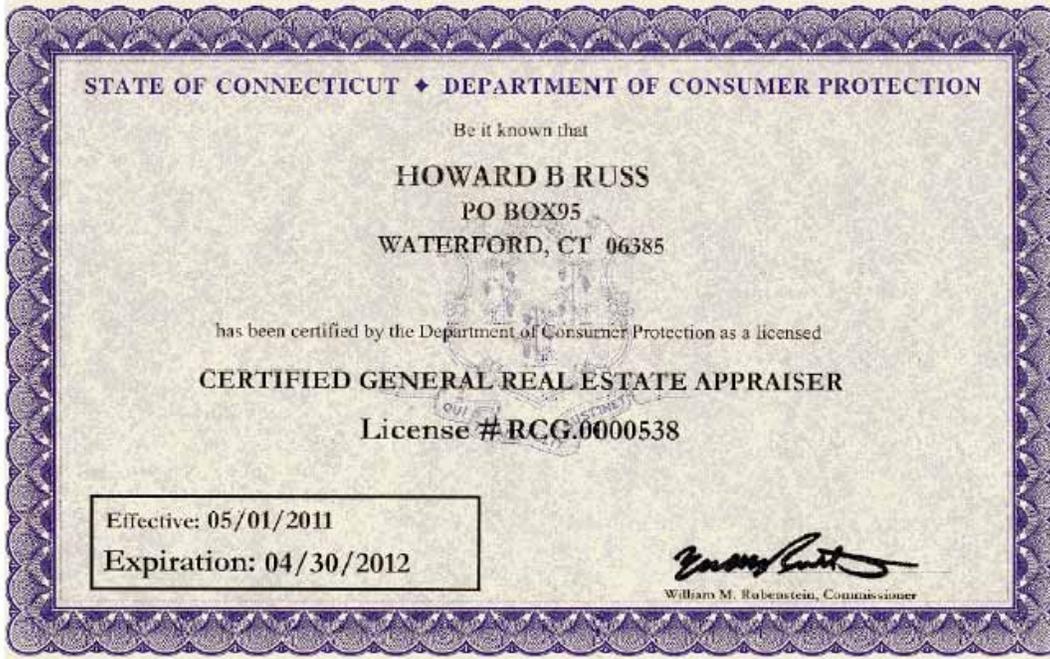
My continuing education requirements for the Rhode Island Certification are current through 12/20/2012.

I have been retained to provide valuation services and Feasibility Analysis on all types of commercial, industrial, residential and special purpose properties, including complex and unique valuation on existing and proposed apartment complexes, existing and proposed office buildings and office parks including office complexes exceeding 1,000,000 square feet, existing and proposed hotels, inns and bed and breakfast facilities, existing and proposed industrial buildings and industrial parks, existing and proposed retail shopping centers, existing and proposed commercial, industrial and residential condominiums, existing and proposed marinas and dockominiums, existing and proposed commercial buildings of all descriptions including governmental offices, automobile dealerships, parking garages, warehouses, restaurants, mini storage warehouse facilities, health clubs, active railroad properties, historic mills exceeding 500,000 square feet, and active waterfront deep water port facilities including ferry terminals and shipyards. I have valued hydro electric generating facilities. I have appraised exclusive waterfront residential estates, antique homes, custom dwellings over 10,000 square feet in area, working dairy farms, active agricultural nurseries, horse farms and cemeteries. I have prepared conservation easement valuations on extensive tracts of unimproved residentially zoned land, and completed residential subdivision analysis on existing and proposed developments. I have prepared appraisals and testified on environmental contamination issues that affect valuation. I have completed valuation assignments on wetlands, public and private reservoir property, open space and timberland, municipal parks, and municipal land fill property. I have valued partial interests of subsurface easements, surface easements and air rights for utility companies including rail corridors, water main corridors, gas main corridors and electric transmission line corridors. I have prepared appraisals and testified on eminent domain valuation issues including partial and total takes of residential, commercial and industrial properties for redevelopment, utility corridor and highway acquisition purposes.

I have testified as a Qualified Expert Witness on valuation matters in the following Courts since 1977:

United States Federal Courts  
United States Federal Bankruptcy Court

State of Connecticut Superior Courts  
State of Rhode Island Superior Courts



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS  
 DEPARTMENT OF BUSINESS REGULATION  
 DIVISION OF COMMERCIAL LICENSING AND RACING AND ATHLETICS  
 REAL ESTATE APPRAISERS SECTION  
 JOHN O. PASTORE CENTER, BLDG. 69-1  
 1511 PONTIAC AVENUE  
 CRANSTON, RI 02920-0942

**CERTIFIED GENERAL APPRAISER**

Certification No. A06318G

This Certification Expires on 12/20/2012

*In accordance with Title V, Chapter 20.7 of the General Laws of Rhode Island relating to Real Estate Appraisers) Pursuant to vested authority and having received full payment of the required fee, the Director of the Department of Business Regulation has licensed/certified*

**HOWARD B. RUSS**

*The person named herein may engage in the business of appraisal practice, provided he shall in all respects conform to the Provisions of Title V, Chapter 20.7 of the General Laws of Rhode Island 1987, as amended, and the rules and regulations issued under authority thereof, beginning 12/21/2010 and ending 12/20/2012 unless this license is suspended, revoked or voluntarily returned to the Department during this period.*

*William C. Coughlin*  
 Chairman, Real Estate Appraisers Board

*[Signature]*  
 Director of Business Regulation

# ADDENDA

①

1071R  
092393

DEED

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

KNOW YE, THAT, GENERAL-LORD REALTY CORPORATION ("Grantor"), a New York corporation, with its principal place of business at c/o Lord Securities, 45 Broadway, New York, New York, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration received to its full satisfaction from GDC NAUGATUCK, INC., ("Grantee") a Delaware corporation with its principal place of business at 1579 Straits Turnpike, Middlebury, Connecticut, 06762-1299, does hereby give, grant, bargain, sell and convey unto the said Grantee and unto the successors and assigns of Grantee forever, all of Grantor's right, title and interest in all those certain tracts, parcels and pieces of land and the buildings and improvements situated thereon (the "Premises") set forth in Schedule A annexed hereto and subject to the encumbrances listed in Schedule B.

TO HAVE AND TO HOLD, the Premises hereby conveyed with the appurtenances thereof, unto the Grantee and unto its successors and assigns forever, to their proper use and behoof, and the Grantor does for itself, its successors and assigns, covenant with the Grantee and with its successors and assigns, that the Grantor is well seized of the Premises as a good indefeasible estate in FEE SIMPLE; has good right to grant and convey the same in manner and forth as herein written and the same is free from all encumbrances made by the Grantor.

AND FURTHERMORE, the Grantor, for itself and its successors and assigns shall warrant and defend the Premises to the Grantee and its successors and assigns forever against the lawful claims and demands of all persons claiming by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its appropriate corporate officer and its corporate seal affixed hereto this 23rd day of September, 1993.

WITNESSES:

GENERAL-LORD REALTY CORPORATION

Heald [Signature]  
William D. [Signature]

By: [Signature]  
Kevin Burns, V.P.

1993.09.23  
CONVEYANCE FOR RECORDED \$ 814.25  
TOWN CLERK OF NAUGATUCK

STATE OF NEW YORK )  
                          ) ss:  
COUNTY OF NEW YORK )

On this 23rd day of September, 1993, before me the undersigned notary authorized to take acknowledgments in the above set forth state and county, personally appeared Kevin Burns known to me to be the Vice President of General-Lord Realty Corporation, a corporation, and that he, as such Vice President, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as

IN WITNESS WHEREOF I hereunto my hand.

[Signature]  
MICHAEL D. INFERRAN  
Notary Public State of New York  
No. 03-477330  
Qualified in Bronx County  
Commission Expires June 30, 1994

Naugatuck

A certain piece or parcel of land located in the Borough of Naugatuck, County of New Haven, State of Connecticut, said Parcel contains 492,340 sq. ft. (11.30 acres) of land and is more particularly described as follows:

Beginning at a point on the southerly street line of Maple Street, said point being marked by a monument:

Thence running southerly along land n/f of H and S Realty and R. Smith, each in part, in a line which makes an interior angle of  $85^{\circ}-37'-30''$  with the southerly street line of Maple Street, a distance of 103.71 feet to a point:

Thence running easterly along land n/f of said R. Smith and Water Street, each in part, in a line which makes an interior angle of  $276^{\circ}-36'-00''$ , a distance of 116.18 feet to a point:

Thence running southerly along land n/f of Penn Central Transportation Company in a line which makes an interior angle of  $76^{\circ}-07'-35''$  with the last herein before described line a distance of 45.81 feet to a point of curvature.

Thence continuing southerly along land of said Penn Central Transportation Company in a curved line (concave to the east), said curved line having a radius of 2685.90 feet, a distance of 678.73 feet to a point of tangency:

Thence continuing southerly along land of said Penn Central

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Transportation Company, a distance of 228.18 feet to a point:

Thence continuing southerly in a line which makes an interior angle of  $168^{\circ}-25'-05''$  with the last herein before described line along land of said Penn Central Transportation Company, a distance of 57.15 feet to a point:

Thence continuing southerly in a line which makes an interior angle of  $183^{\circ}-56'-55''$  with the last herein before described line along land at said Penn Central Transportation Company, a distance of 52.13 feet to a point:

Thence continuing southerly in a line which makes an interior angle of  $196^{\circ}-15'-33''$  with the last herein before described line along land of said Penn Central Transportation Company, a distance of 270.86 feet to a point:

Thence continuing southerly in a line which makes an interior angle of  $184^{\circ}-01'-32''$  with the last herein before described line along land of said Penn Central Transportation Company, a distance of 220.93 feet to a point:

Thence running westerly in a line which makes an interior angle of  $96^{\circ}-03'-22''$  with the last herein before described line along land of said Penn Central Transportation Company, a distance of 276.77 feet to a point in the easterly street line of Elm Street.

Thence running northerly along the easterly street line of Elm Street in a curved line (concave to the east), said curved line having a radius of 1106.28 feet, a distance of 122.26 feet to a point of compound curvature:

Thence continuing northerly along said easterly street line of Elm Street in a curved line (concave to the east), said curved line having a radius of 1678.12 feet, a distance of 169.45 feet to a point:

Thence continuing northerly along said easterly street <sup>line</sup> of Elm Street, a distance of 78.84 feet to a point:

Thence continuing northerly along said easterly street line of Elm Street in a line which makes an interior angle of  $177^{\circ}-21'-24''$  with the last herein before described line, a distance of 218.99 feet to a point of curvature;

Thence running northerly in a curved line (concave to the south east), said curved line having a radius of 12.00 feet, a distance of 7.98 feet to a point of tangency;

Thence running northeasterly along the easterly end of Rubber Avenue, a distance of 70.71 feet to a point of curvature:

Thence running northeasterly along the proposed easterly street line of South Water Street in a curved line (concave to the northwest), said curved line having a radius of 360.00 feet, a distance of 179.14 feet to a point of tangency:

Thence running northerly along said proposed easterly street line of South Water Street, a distance of 771.49 feet to a point:

Thence continuing northerly along said proposed easterly street line of South Water Street in a line which makes an exterior angle of  $179^{\circ}-24'-00''$  with the last herein before described line,

VOL 382 PAGE 350

a distance of 156.19 feet to a point on the southerly street line of said Maple Street.

Thence running easterly along said southerly street line of Maple Street in a line which makes an interior angle of  $86^{\circ}-02'-30''$  with the last herein before described line, a distance of 204.83 feet to the point and place of beginning.

## SCHEDULE B

1. Taxes on the List of October 1, 1992 due and payable July 1, 1993 and January 1, 1994. First half paid.

~~2. Easement from the~~

3. Reservations, conditions, agreements and encumbrances set forth in a deed from The New York, New Haven and Hartford Railroad Company to United States Rubber Company dated March 7, 1952 and recorded in Volume 105 at Page 418 of the Naugatuck Land Records, as the same was partially released by Quit Claim Deed from the Penn Central Corporation to GDC Naugatuck, Inc., dated April 18, 1985 and recorded April 19, 1985 in Volume 264 at Page 161 of the Naugatuck Land Records.

4. Reservations, conditions, agreement and encumbrances set forth in a deed from The New York, New Haven and Hartford Railroad Company to United States Rubber Company dated November 10, 1953 and recorded in Volume 112 at Page 340 of the Naugatuck Land Records, as the same was partially released by Quit Claim Deed from The Penn Central Corporation to GDC Naugatuck, Inc., dated April 18, 1985 and recorded April 19, 1985 in Volume 264 at Page 161 of the Naugatuck Land Records.

5. Easement from United States Rubber Company to the Connecticut Light and Power Company dated July 18, 1955 and recorded in Volume 116 at Page 356 of the Naugatuck Land Records.

6. Easement from the Goodyear's India Rubber Glove Manufacturing Company to The Connecticut Light and Power Company dated May 13, 1918 and recorded in Volume 61 at Page 333 of the Naugatuck Land Records.

7. Agreement by and between United States Rubber Company and Morris Rosenblatt dated March 20, 1937 and recorded in Volume 85 at Page 178 of the Naugatuck Land Records.

8. Easement, United States Rubber Company to the Borough of Naugatuck dated February 11, 1955 and recorded in Volume 116 at Page 117 of the Naugatuck Land Records.

9. Right of way as set forth in a deed from Samuel J. Andrew et al to the Goodyear's India Rubber Glove Manufacturing Company dated May 15, 1916 and recorded in Volume 56 at Page 340 of the Naugatuck Land Records, and also set forth in a deed from Leroy S. Andrew, Conservator to the Goodyear's India Rubber Glove Manufacturing Company dated May 18, 1916 and recorded in Volume 56 at Page 342 of the Naugatuck Land Records.

10. No title is insured in and to so much of said premises as lies east of the centerlines of the former Water Street.

11. Reservation as set forth in a Deed from Borough of Naugatuck to GDC Naugatuck, Inc., dated April 19, 1985 and recorded April 19, 1985 in Volume 264 at Page 122 of the Naugatuck Land Records.

12. Grant from GDC Naugatuck, Inc., to Connecticut Light and Power Company, Connecticut Water Company and Borough of Naugatuck recorded on April 19, 1985 in Volume 264 at Page 157 of the Naugatuck Land Records, as refiled in Volume 276 at Page 545 of the Naugatuck Land Records.

13. Reservation as contained in a Quit Claim Deed from Penn Central Corporation to GDC Naugatuck Inc., recorded April 19, 1985 in Volume 264 at Page 161 of the Naugatuck Land Records.

14. Stipulation for Judgment between Richard G. Smith and GDC Naugatuck Inc., et al dated March 8, 1988 and recorded March 11, 1988 in Volume 313 at Page 15 of the Naugatuck Land Records.

16. Survey entitled, "Property of GDC Naugatuck, Inc., Naugatuck, CT" (2 Sheets) by Robert H. Mansfield, dated May 27, 1993 shows improvements within the lines of title and the following:

- a) variations between chain link fencing and lines of title;
- b) variations between concrete retaining wall and easterly line of title;
- c) poles within westerly line of title;
- d) 10 foot C.L. and P. easement as shown on said map and referred to in Volume 116 at Page 356;
- e) 12 foot easement as shown on said map and referred to in Volume 246 at Page 501;
- f) former location of Rubber Avenue as shown on said map;
- g) former location of Water Street as shown on said map;
- h) concrete walk encroaches over westerly line of title;
- i) manholes within lines of title;
- j) sycamore tree encroaches on northerly line of title;
- k) passway along northeast corner of premises. No other variations.

17. UCC-1 FINANCING STATEMENT IN FAVOR OF THE BANK OF NEW YORK COMMERCIAL CORPORATION RECORDED IN VOLUME 359 AT PAGE 96 OF THE NAUGATUCK LAND RECORDS. ) *is*

18. Present and future zoning, building, environmental and use, health, historic preservation or other laws, restrictions and regulations of any local, State or Federal governmental authorities.

NAUGATUCK, CT.  
RECEIVED

93 SEP 30 PM 2:12

*Scmt #*  
*4511*

*[Signature]*  
TOWN CLERK

DEED

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

KNOW YE, THAT, GDC NAUGATUCK, INC., ("Grantor"), a Delaware corporation, with its principal place of business at 1579 Straits Turnpike, Middlebury, Connecticut, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration received to its full satisfaction from BOROUGH OF NAUGATUCK, ("Grantee") a corporation with its principal place of business at 229 Church Street, Naugatuck, Connecticut, does hereby give, grant, bargain, sell and convey unto the said Grantee and unto the successors and assigns of Grantee forever, all of Grantor's right, title and interest in all those certain tracts, parcels and pieces of land and the buildings and improvements situated thereon (the "Premises") set forth in and identified as Parcel 2, Parcel 3 and Parcel 4 in Schedule A annexed hereto.

Being a portion of the same premises conveyed to GDC Naugatuck, Inc. by Grantee herein by deed dated April 19, 1985, recorded April 22, 1985 in Volume 264, page 122 of the Naugatuck Land Records.

TOGETHER WITH all rights, easements, tenements, hereditaments and appurtenances thereto appertaining and all right, title and interest, if any, of Grantor in and to strips and gores adjoining said Premises and in and to the land lying in the bed of any street or streets adjoining said Premises, and together with all and any other lands owned by Grantor lying west of the westerly side of Old Firehouse Road (also known as South Water Street) and adjacent to any of the said Parcels 2, 3 and 4.

TO HAVE AND TO HOLD, the Premises hereby conveyed with the appurtenances thereof, unto the Grantee and unto its successors and assigns forever, to their proper use and behoof.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its appropriate corporate officer and its corporate seal affixed hereto this 29<sup>th</sup> day of February, 1996.

WITNESSES:

GDC NAUGATUCK, INC.

*[Handwritten signatures of witnesses]*

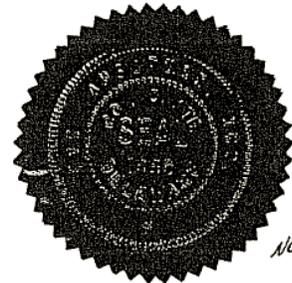
By: *[Signature]*  
James R. Arcara, ~~VP~~ Pres. DCV

STATE OF CONNECTICUT )  
                                  ) ss: MIDDLEBURY  
COUNTY OF NEW HAVEN )

On this 29<sup>th</sup> day of February; 1996, before me the undersigned notary authorized to take acknowledgments in the above set forth state and county, personally appeared James R. Arcara known to me to be the President of GDC Naugatuck, Inc., a corporation, and that he, as such President, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

IN WITNESS WHEREOF I hereunto my hand.

*[Signature]*  
Notary Public



FREDERICK J. MAFFEI  
Notary Public, State of Connecticut  
County of: NEW HAVEN  
My Commission Expires July 31, 1997

STATE  
NO CONVEYANCE TAX RECEIVED  
*[Signature]*  
TOWN CLERK OF NAUGATUCK

NO CONVEYANCE TAX RECEIVED  
*[Signature]*  
TOWN CLERK OF NAUGATUCK

Parcel 2

A certain piece or parcel of land located in the Borough of Naugatuck, County of New Haven, State of Connecticut. Said parcel contains 5,270 sq. ft. (0.12 Ac) of land and is more particularly described as follows:

BEGINNING at a point on the southerly street line of Maple Street, said point being the northwesterly corner of the parcel herein described:

Thence running easterly along said southerly street line, a distance of 8.60 feet to a point.

Thence running southerly in a line which makes an interior angle of  $93^{\circ}-57'-30''$  with the last herein before described line along property n/f of the Borough of Naugatuck, a distance of 160.03 feet to a point:

Thence running ~~northerly~~ <sup>EAST</sup>erly in a line which makes an interior angle of  $266^{\circ}-02'-30''$  with the last herein before described line along property n/f of said Borough of Naugatuck, a distance of 50.00 feet to a point.

Thence running southerly in a line which makes an interior angle of  $84^{\circ}-56'-30''$  with the last herein before described line along the westerly proposed street line of South Water Street, a distance of 66.99 feet to a point:

Thence running westerly in a line which makes an interior angle of  $99^{\circ}-25'-00''$  with the last herein before described line along land n/f of Hanahan and Shea, a distance of 49.38 feet to a point:

Thence running northerly in a line which makes an interior angle of  $89^{\circ}-36'-00''$  with the last herein before described line along land n/f of Carlson Furniture Co., Inc., DiTullio and Fitzpatrick, and Naugatuck Valley Savings and Loan, each in part, a distance of 161.90 feet to a point:

Thence running northerly in a line which makes an interior angle of  $269^{\circ}-54'-10''$  with the last herein before described line along land n/f of said Naugatuck Valley Savings and Loan, a distance of 0.81 feet to a point:

Thence running northerly in a line which makes an interior angle of  $269^{\circ}-54'-10''$  with the last herein before described line along land n/f of said Naugatuck Valley Savings and Loan, a distance of 68.69 feet to the point and place of BEGINNING.

Said parcel of land is subject to a right-of-way as recorded in Vol. 45 P. 210 of the Naugatuck Land Records.

Said parcel of land is more particularly depicted as Parcel 2 on a map entitled, "Property to be conveyed to EDC Naugatuck, Inc., Naugatuck, Connecticut, scale 1"=40', April 17, 1985, sheet 2 of 2" as prepared by Clarence Blair Associates, Inc., Civil Engineers and Land Surveyors, New Haven, Connecticut.

Parcel 3

A certain piece or parcel of land located in the Borough of Naugatuck, County of New Haven, and State of Connecticut. Said parcel contains 4,133 sq. ft. (0.09 acres) of land and is more particularly described as follows:

BEGINNING, at a point on the northerly street line of Rubber Avenue, said point being the southerly corner of the parcel herein described:

Thence running northerly along land n/f of Rupwani and Casella, n/f H. & L. Androphy, and n/f Androphy, each in part, a distance of 119.66 feet to a point said line forming an exterior angle of  $82^{\circ}-15'-00''$  with the northerly street line of Rubber Avenue:

Thence running easterly along land n/f of Avrutis in a line which makes an interior angle of  $91^{\circ}-17'-00''$  with the last herein before described line, a distance of 59.72 feet to a point on the proposed westerly street line of South Water Street:

Thence running southwesterly along said proposed westerly street line of South Water Street in a curved line (concave to the northwest), said curved line having a radius of 300.00 feet and a length of 98.27 feet to a point of tangency.

Thence running southwesterly along said proposed westerly street line of South Water Street, a distance of 37.46 feet to the point and place of BEGINNING.

Said parcel of land is more particularly depicted as Parcel 3 on a map entitled, "Property to be conveyed to GDC Naugatuck, Inc., Naugatuck, Connecticut, scale 1"=40', April 17, 1985, sheet 2 of 2", as prepared by Clarence Blair Associates, Inc., Civil Engineers and Land Surveyors, New Haven, Connecticut.

Parcel 4

A certain piece or parcel of land located in the Borough of Naugatuck, County of New Haven and State of Connecticut, said parcel contains 41,400 sq. ft. (0.95 acres) of land and is more particularly described as follows:

BEGINNING at a point on the easterly street line of Church Street, said point being the southwest corner of property herein described and being marked by a monument:

Thence running northerly along said easterly street line, a distance of 232.13 feet to a point:

Thence running easterly in a line which makes an interior angle of  $90^{\circ}-40'-00''$  with the last herein before described line along property n/f of Ayoub and n/f Banahan and Shea, each in part, a distance of 180.09 feet to a point on the westerly proposed street line of South Water Street.

Thence running southerly in a line which makes an interior angle of  $88^{\circ}-38'-05''$  with the last herein before described line along said westerly proposed street line, a distance of 231.35 feet to a point:

Thence running westerly in a line which makes an interior angle of  $91^{\circ}-37'-55''$  with the last herein before described line along property n/f as Avrutis, a distance of 177.28 feet to the point and place of BEGINNING.

Said parcel of land is subject to a 17-foot passway as recorded in Vol 56 p. 340 at the Naugatuck Land Records.

Said parcel of land is more particularly depicted as Parcel 4 on a map entitled, "Property to be conveyed to EDC Naugatuck, Inc., Naugatuck, Connecticut, scale 1"=40, April 17, 1985, sheet 2 of 2" as prepared by Clarence Blair Associates, Inc., Civil Engineers and Land Surveyors, New Haven, Connecticut.

NAUGATUCK, CT.  
RECEIVED FOR RECORD

96 FEB 29 PM 3:25

-4-

*Acmt # 756*

*Spencer Morton*  
TOWN CLERK







Property Location: 0 MAPLE ST  
 Vision ID: 4021

Account # 024-8204  
 MAP ID: 2/2W11/1

Bldg Name:  
 Sec #: 1 of 1

Card 1 of 1  
 Bldg #: 1 of 1

State Use: 4030  
 Print Date: 02/21/2012 13:58

TOPO.	UTILITIES	STRT./ROAD	LOCATION

CURRENT OWNER	UTLITIES	STRT./ROAD	LOCATION
GDC NAUGATUCK INC			
6 RUBBER AVE			
NAUGATUCK, CT 06770			
Additional Owners:			

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	SALE PRICE	V.C.
GDC NAUGATUCK INC	382/346	09/30/1993	7,287,500	

EXEMPTIONS	Amount	Code	Description	Number	Amount	Comm. Int.

ASSESSING NEIGHBORHOOD	STREET INDEX NAME	TRACING	BATCH

NOTES
0 MAPLE ST & 6 RUBBER AVE IS 6.2 MILLION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	SALE PRICE	V.C.
GDC NAUGATUCK INC	382/346	09/30/1993	7,287,500	

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
2011	3-1		678,130	2010	3-1		678,130	
2011	3-2		10,560	2010	3-2		10,560	
2011	3-3		83,330	2010	3-3		83,330	
<b>Total:</b>			<b>772,020</b>	<b>Total:</b>			<b>772,020</b>	

PREVIOUS ASSESSMENTS (HISTORY)	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
	2011	3-1	678,130	2010	3-1	678,130	
	2011	3-2	10,560	2010	3-2	10,560	
	2011	3-3	83,330	2010	3-3	83,330	
<b>Total:</b>			<b>772,020</b>	<b>Total:</b>			<b>772,020</b>

APPRaised VALUE SUMMARY	Appraised Bldg. Value (Card)	Appraised XF (B) Value (Bldg)	Appraised OB (L) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
	15,080	0	119,040	968,750	0	1,102,870

VISIT/CHANGE HISTORY	Date	Type	IS	ID	Cd.	Purpose/Result
	1/9/2003	RT	40	Hearing-No Change		
	4/26/1999	JS	00	Measur+Listed		

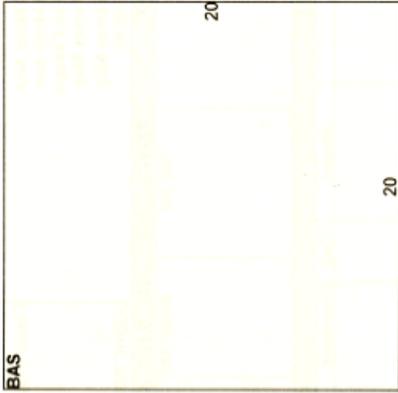
LAND LINE VALUATION SECTION	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. Idx	Adj.	Notes-Adj	Special Pricing	Adj. Unit Price	Land Value
1 4030 ACCLND MFG	II		7.75 AC		100,000.00	1,000	1.00	I	1.00	J	1.25	APP W/3-2-23W2			968,750
<b>Total Card Land Units: 7.75 AC Parcel Total Land Area: 7.75 AC</b>															
<b>Total Land Value: 968,750</b>															

**VISION**

6088  
 NAUGATUCK, CT

Property Location: 0 MAPLE ST  
 Vision ID: 4021  
 Account # 024-8204  
 MAP ID: 2/2W1/1/  
 Bldg #: 1 of 1  
 Sec #: 1 of 1  
 Card 1 of 1  
 State Use: 4030  
 Print Date: 02/21/2012 13:58

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd. Ch. Description	Element	Cd. Ch. Description			
Style	25 Service Shop					
Model	96 Ind/Comm					
Grade	03 C					
Stories	1					
Occupancy	1					
Exterior Wall 1	20 Brick					
Exterior Wall 2	01 Flat					
Roof Structure	04 T+G/Rubber					
Roof Cover	01 Mini/m/Masonry					
Interior Wall 1	03 Concrete					
Interior Wall 2	07 None					
Interior Floor 1	01 None					
Interior Floor 2	01 None					
Heating Fuel						
Heating Type						
AC Type						
Bldg Use	4030 ACCLND MFG					
Total Rooms	00					
Total Bedrms	0					
Total Baths	0					
Heat/AC	00 NONE					
Frame Type	03 MASONRY					
Baths/Plumbing	04 EXTENSIVE					
Ceiling/Wall	00 NONE					
Rooms/Prns	02 AVERAGE					
Wall Height	24					
% Conn Wall	0					
<b>OB-OUTBUILDING &amp; YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)</b>						
Code	Description	L/B Units	Unit Price Yr. Cde Dp Rt. Cnd %Cnd Apr Value			
PAV1	Paving Asphalt	L	300,02.50 2000 0 15 112,500			
LT2	W/DOUBLE L	L	13 1,500.00 2000 0 20 3,900			
FN3	Fence 6 ft	L	1,100 12.00 2000 0 20 2,640			
<b>BUILDING SUB-AREA SUMMARY SECTION</b>						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprac. Value
BAS	First Floor	400	400		107.73	43,092
		<b>Ttl. Gross Liv/Lense Area:</b>	<b>400</b>	<b>400</b>		<b>43,092</b>



No Photo On Record

