

Robert J. Pasel

2020 JUN 10 A 9:06

TOWN CLERK
EAST HARTFORD

MICROSOFT TEAMS

REAL ESTATE ACQUISITION AND DISPOSITION COMMITTEE

JUNE 17, 2020

TO: Councillors Awet Tsegai and John Morrison

FROM: Angie Parkinson, Chair

RE: **Wednesday, June 17, 2020 @ 5:30 p.m.**

Due to the coronavirus outbreak, Town Hall is closed. Pursuant to Governor Lamont's Executive Order No. 7B, the June 17th Real Estate Acquisition & Disposition Committee meeting will be accessible through "Microsoft Teams" 1 929-235-8441 Conference ID: 794 605 181 #

1. CALL TO ORDER
2. APPROVAL OF MINUTES
 - A. January 15, 2020 Meeting
3. OPPORTUNITY FOR RESIDENTS TO SPEAK
4. NEW BUSINESS
 - A. Possible Acquisition of:
 1. 1241 R Burnside Avenue
 2. 1177 Burnside Avenue
 3. One Hillside Street
5. OLD BUSINESS
 - A. Brookside Lane – Acceptance as a Town Road
6. ADJOURNMENT

cc: Town Council
Mayor Leclerc
Rich Gentile, Assistant Corporation Counsel
Eileen Buckheit, Development Director
John Lawlor, Public Works Director

Robert J. Paak

2020 JAN 15 P 1:39

TOWN COUNCIL MAJORITY OFFICE
REAL ESTATE ACQUISITION AND DISPOSITION COMMITTEE
TOWN CLERK
EAST HARTFORD

JANUARY 15, 2020

PRESENT Angie Parkinson, Temporary Chair; Councillors Awet Tsegai and John Morrison

ALSO PRESENT Marcia A. Leclerc, Mayor
Rich Gentile, Assistant Corporation Counsel
Eileen Buckheit, Development Director
Mark Charette, Solidus, Inc.
Brian Flemming, Solidus, Inc.
Tom York, Broker, Goman & York
Rich Kehoe, Town Council Chair

CALL TO ORDER

Temporary Chair Parkinson called the meeting to order at 5:19 p.m.

NOMINATION OF OFFICERS

Chair

MOTION By Awet Tsegai
seconded by John Morrison
to **appoint Angie Parkinson as Chair**
of the Real Estate Acquisition & Disposition Committee.
Motion carried 3/0.

Secretary

MOTION By Angie Parkinson
seconded by John Morrison
to **appoint Awet Tsegai as Secretary**
of the Real Estate Acquisition & Disposition Committee.
Motion carried 3/0.

ADOPTION OF RULES GOVERNING MEETINGS

MOTION By Awet Tsegai
seconded by John Morrison
to **adopt Robert's Rules of Order** as the rules that shall govern
parliamentary procedure at all subcommittee meetings, with the exception
that (1) the Chair shall not be required to restate the motion of any

Council member unless requested by another Councillor, or when in the discretion of the Chair, such restatement is necessary to avoid any confusion as to the motion; and (2) where such rules are in conflict with the provisions of the State Statutes, the Town Charter, or Town Ordinances.

Motion carried 3/0.

ESTABLISHMENT OF MEETING DATES

MOTION By Awet Tsegai
seconded by John Morrison
to **hold** meetings at the **call** of the Chair.
Motion carried 3/0.

STORAGE OF RECORDS

MOTION By Awet Tsegai
seconded by John Morrison
to **store** records in the Town Council office.
Motion carried 3/0.

APPROVAL OF MINUTES

October 23, 2019 Meeting

MOTION By John Morrison
seconded by Awet Tsegai
to **approve** the minutes of the October 23, 2019 meeting.
Motion carried 3/0.

OPPORTUNITY FOR RESIDENTS TO SPEAK

None

NEW BUSINESS

Sale of 1450 Main Street to Solidus, Inc. or an Affiliate

Eileen Buckheit, Development Director, began a discussion on the background of this property. The building at 1450 Main Street housed the Second North School. Since 1999, it has been leased to a catering business known as "Tastebuds". The current owner of Tastebuds chose not to renew his lease which expired June 2019. The Town made some necessary repairs on the building, which included the roof, cupola, some wiring and exterior wood trim. An invitation to bid on the sale of 1450 Main Street was published

twice. The first bid – July 1st through August 27, 2019 – received no responses. The second bid – December 13, 2019 through January 2, 2020 – garnered one response. That bidder was Solidus, Inc. Mr. Charette, the CEO of Solidus, explained that they are a design/build company who will occupy the building – once purchased and renovated – with his office staff of approximately 25 people.

MOTION By Awet Tsegai
 seconded by John Morrison
 that this committee, having reviewed Town of East Hartford Bid # 20-13 with respect to the sale of 1450 Main Street (the "Property"), and the bid response of Solidus, Inc., the only bidder with respect to Bid #20-13, and having reviewed an appraisal of the Property dated October 26, 2017, and prepared by Wellspeak, Dugas & Kane, L.L.C., recommend that the Town Council hold a Public Hearing as required under Connecticut General Statutes section 7-163e, and vote to transfer the Property by Quit Claim Deed to Solidus, Inc., or an affiliate wholly owned by Solidus, Inc. and/or its principals and/or officers, for the sum of \$352,000 pursuant to the terms of Solidus, Inc.'s January 2, 2020 "Response to Town of East Hartford Bid #20-13/1450 Main Street, East Hartford, CT," a copy of which is attached hereto.
 Motion carried 3/0.


ADJOURNMENT

MOTION By Awet Tsegai
 seconded by John Morrison
 to **adjourn** (5:39 p.m.)
 Motion carried 3/0.

cc: Town Council
 Marcia Leclerc, Mayor
 Rich Gentile, Assistant Corporation Counsel
 Eileen Buckheit, Development Director



TOWN OF EAST HARTFORD OFFICE OF THE MAYOR

DATE: December 31, 2019
TO: Richard F. Kehoe, Chair
FROM: Mayor Marcia A. Leclerc 
RE: REFERRAL: Real Estate Acquisition and Disposition Committee

Please refer to the Real Estate Acquisition and Disposition Committee the consideration of town ownership of 1241R Burnside Avenue.

Current property owner Felix Effa would like to donate 1.51 acres of river land, wetlands and wildlife habitat to the Town of East Hartford.

Thank you.

C: R. Gentile, Assistant Corporation Counsel

Mr. Felix Effa
1096 Silver Lane
East Hartford, CT 06108

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DEC 31 2019

**TOWN OF EAST HARTFORD
OFFICE OF THE MAYOR**

Mayor Marcia A. Leclerc
740 Main Street
East Hartford, CT 06108

Dear Mayor Leclerc:

I own 1241R Burnside Avenue and would like to donate it to the town of East Hartford. This property consists of 1.51 acres of river land, wetlands, and wildlife habitat, so this lot is a good property to be protected as part of the Hockanum River watershed. As you will see on the maps provided, this land is adjacent to 3 properties, two of which are town owned, and the addition of this land would allow the town to have contiguous Hockanum River land. The town property card is provided for your reference.

Please consider this proposal at your earliest opportunity. I would be happy to answer any questions that you might have and I look forward to hearing from you, or a representative of our town, soon.

Sincerely,



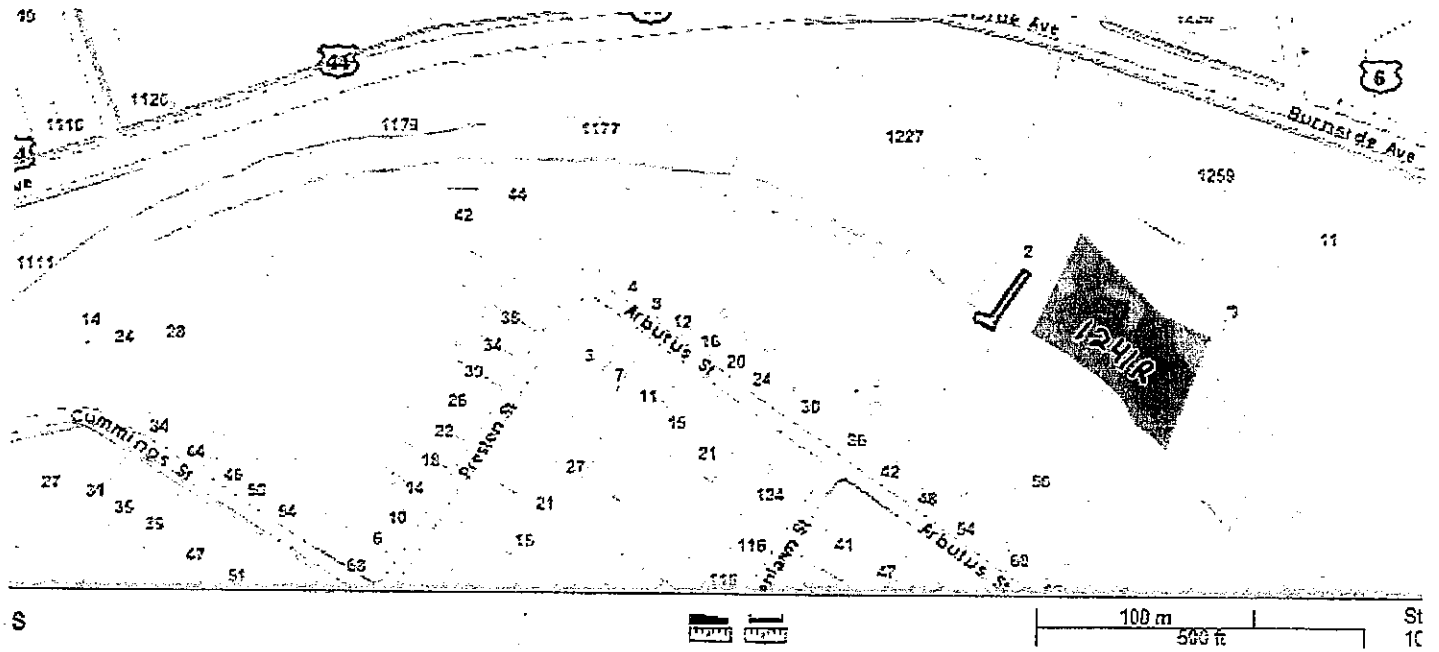
Felix Effa

Enclosures:

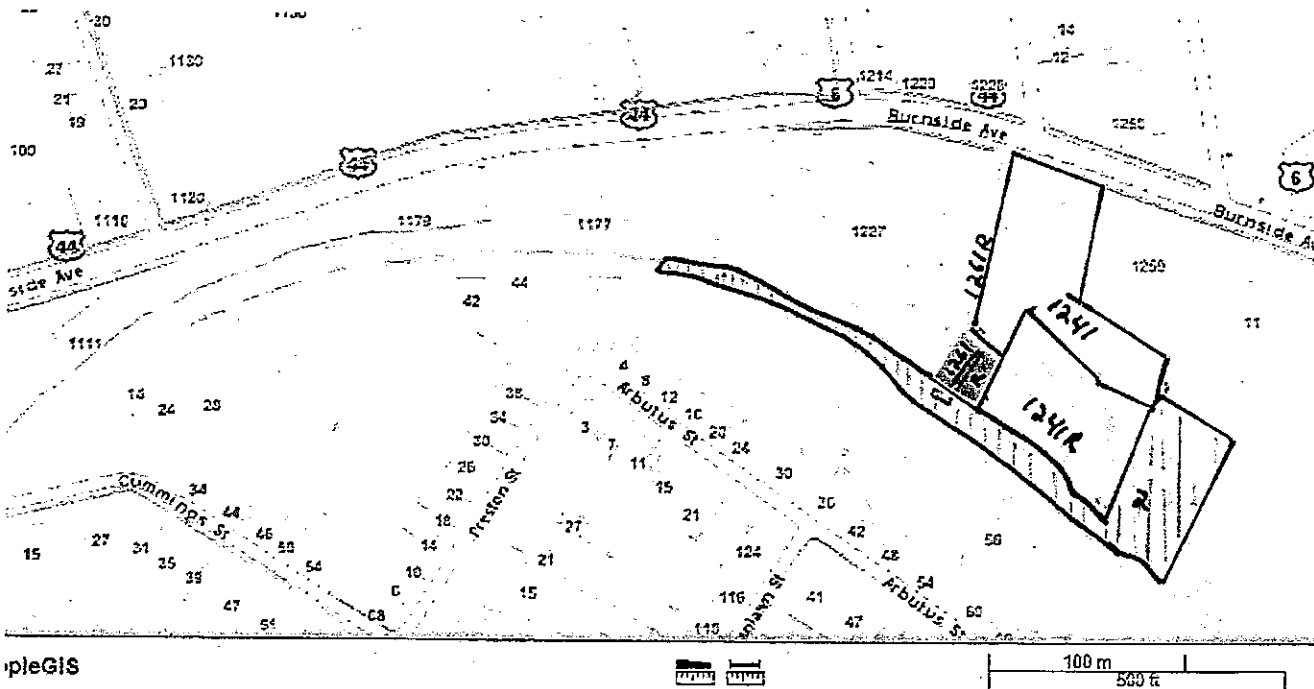
Map

Property card

1241R Burnside Avenue, East Hartford, CT 06018



1.51 acres, shown in gray above.



- Abuts:
- 1261R - owned by town (showing in gray above)
 - 2 Preston St - owned by town (showing in red stripes above)
 - 1241 - owned by McDonalds Corporation

All maps are approximate, subject to verification.

Current assessment = \$2,460 and appraised value = \$3,515. Latest tax bill = ~\$121.00.

Town of East Hartford Property Summary Report

1241R BURNSIDE AVE

MAP LOT:	69-76A	CAMA PID:	50757
LOCATION:	1241R BURNSIDE AVE		
OWNER NAME:	EFFA FELIX		

OWNER OF RECORD
EFFA FELIX
1096 SILVER LN
EAST HARTFORD, CT 06118

LIVING AREA:	null	ZONING:	B2	ACREAGE:	1.51
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SALES HISTORY

OWNER	BOOK / PAGE	SALE DATE	SALE PRICE
EFFA FELIX	3702/ 264	01-Aug-2017	\$0.00
POWDER MILL LLC	3604/ 339	10-May-2016	\$0.00
JAMES MARY ANN	781/ 225	07-Apr-1982	\$0.00

CURRENT PARCEL ASSESSMENT


TOTAL:	\$2,460.00	IMPROVEMENTS:	\$0.00	LAND:	\$2,460.00
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ASSESSING HISTORY

FISCAL YEAR	TOTAL VALUE	IMPROVEMENT VALUE	LAND VALUE
4000	\$2,460.00	\$0.00	\$2,460.00
2018	\$2,460.00	\$0.00	\$2,460.00
2017	\$2,460.00	\$0.00	\$2,460.00
2016	\$2,460.00	\$0.00	\$2,460.00
2015	\$2,460.00	\$0.00	\$2,460.00



TOWN OF EAST HARTFORD OFFICE OF THE MAYOR

DATE: March 23, 2020
TO: Richard F. Kehoe, Chair
FROM: Mayor Marcia A. Leclerc 
RE: REFERRAL: Real Estate Acquisition and Disposition Committee

Please see the attached letter and accompanying documents for referral to the Real Estate Acquisition and Disposition Committee.

The representative for the owners of 1177 Burnside Avenue Liane Lombardi would like to discuss the sale of the property to the Town of East Hartford.

Thank you.

C: R. Gentile, Assistant Corporation Counsel



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MAR 23 2020

Borden-Lombardi Realty, LLC
Sales, Leasing & Property Management
646 Porter Street, Manchester, CT 06040
27 Hartford Turnpike - Suite 208, Vernon, CT 06066
Tel. (860) 268-8115 Fax (860) 645-7807
LTlomb@SBCGlobal.net www.Borden-LombardiRealty.com

TOWN OF EAST HARTFORD
OFFICE OF THE MAYOR

Mayor Marcia A. Leclerc
740 Main Street
East Hartford, CT 06108

Re: Sale of 1177 Burnside Avenue, East Hartford, CT to the Town of East Hartford

Dear Mayor Leclerc:

As the representative for the owners of 1177 Burnside Avenue, Felix Effa and FGE Enterprise, I am authorized to offer the property for sale at the very reasonable price of \$20,000.

This offer includes 1.76 acres of commercial land, zoned B2, that includes part of the Hockanum River, wildlife habitat, some wetlands, and cleared land. After receiving a full price purchase offer from someone whose company has been investigated by the Department of Environmental Protection for neglecting to file a permit to operate or discharge contaminated materials near the Housatonic River, which could certainly result in pollution of the Hockanum River, the owner and I believe that the best owner of this land, for best safekeeping and environmental health, would be the town of East Hartford. This property should be protected as part of the Hockanum River watershed, or town plan of conservation and development.

Additionally, this property would complement to the other Hockanum River land owned by the town. As you will see on the maps provided, this land is adjacent to 3 town owned properties (2 Preston Street, 44 Preston Street, and 14 Cumming Street), and the addition of this land would allow the town to have contiguous Hockanum River land through this area, especially if the donation of 1241R Burnside Avenue to the town is accepted. The town property card is also provided for your reference.

Also provided for your reference, is a recent soil scientist report regarding wetlands delineation. It is estimated that almost 1 acre of the land is free of wetlands.

Please consider this proposal at your earliest opportunity. I would be happy to answer any questions that you might have and I look forward to hearing from you or a representative of East Hartford, soon.

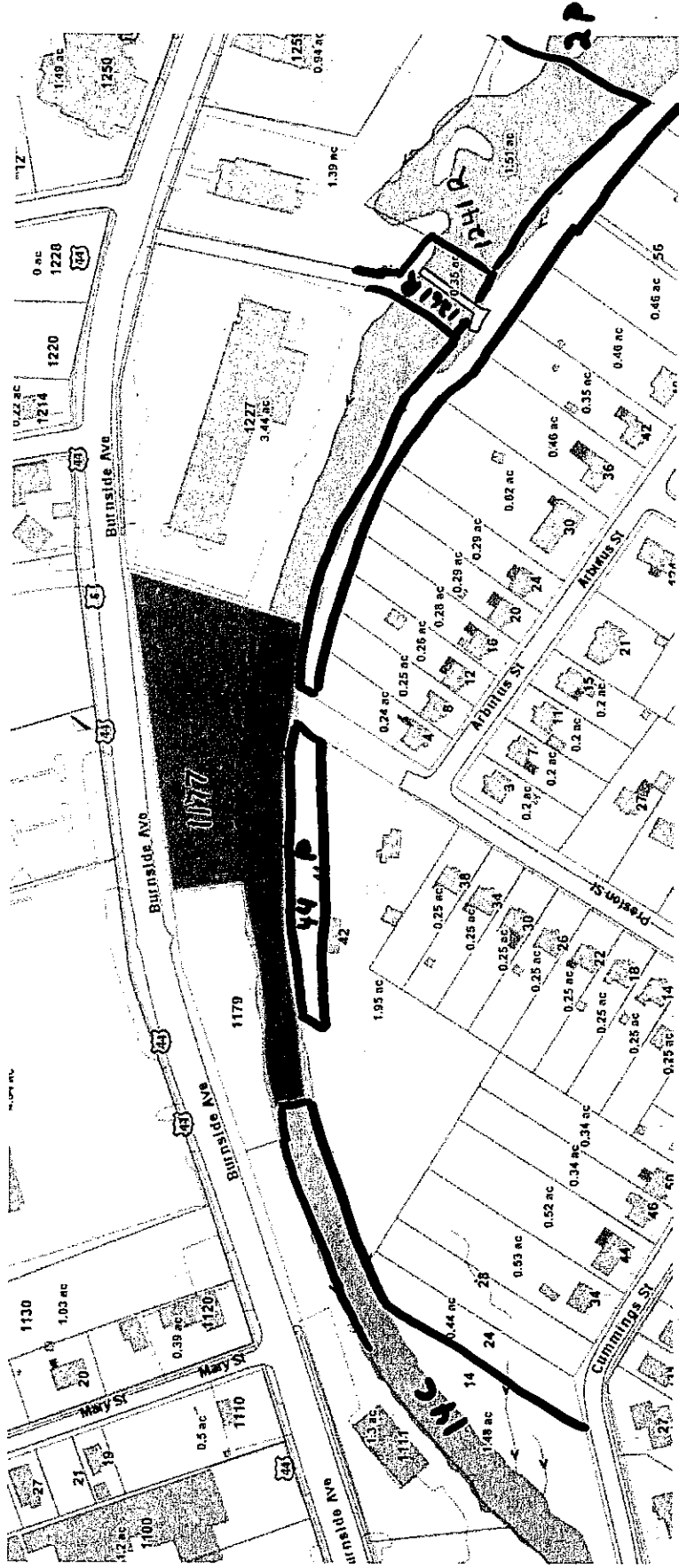
Sincerely,

Liane Lombardi, Broker/Owner

Enclosures:

Map
Property card
Soils scientist report

Map of 1177 Burnside Avenue
Source - Town of East Hartford website



Town property abutters: 2 Preston Street, 44 Preston Street and 14 Cummings St. Also town owned is 1261R, and possibly 1241R.

Property Card

1177 BURNSIDE AVE			
MAP LOT:	59-205	CAMA PID:	2022
LOCATION:	1177 BURNSIDE AVE		
OWNER NAME:	EFFA FELIX		



2022 03/25/2016

OWNER OF RECORD
EFFA FELIX
1096 SILVER LN
EAST HARTFORD, CT 06118

LIVING AREA:	null	ZONING:	B2	ACREAGE:	1.76
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SALES HISTORY			
OWNER	BOOK / PAGE	SALE DATE	SALE PRICE
EFFA FELIX	3708/ 275	23-Aug-2017	\$0.00
POWDER MILL LLC	1592/ 152	13-Nov-1995	\$350,000.00
JAMES HAROLD T	1016/ 232	29-Jul-1981	\$350,000.00
POWDER MILL ASSOCIATES C/O POWDER MILL ASSOC.	764/ 5	29-Jul-1981	\$350,000.00
SOCIETY FOR SAVINGS	709/ 258		\$0.00

CURRENT PARCEL ASSESSMENT					
TOTAL:	\$21,420.00	IMPROVEMENTS:	\$0.00	LAND:	\$21,420.00

ASSESSING HISTORY			
FISCAL YEAR	TOTAL VALUE	IMPROVEMENT VALUE	LAND VALUE
2018	\$21,420.00	\$0.00	\$21,420.00
2017	\$21,420.00	\$0.00	\$21,420.00

Datum Engineering & Surveying LLC.

Richard Zulick

Consulting Soil Science

400 Nott Highway

Ashford, CT 06278

(860) 429-1918

December 6, 2019

*Town of East Hartford
Inland Wetlands Commission*

RE: Wetland delineation 1177 Burnside Ave. , East Hartford, C

To whom it may concern:

The wetlands shown on this plan were field delineated by me in accordance with the standards of the standards of the National Cooperative Soil Survey and the definition of wetlands as found in the Connecticut General Statutes, Chapter 440, Section 22A-38.

This delineation is not intended to be used for soil mapping but to identify the wetland soils on this parcel. The wetlands boundaries have been marked with florescent pink and blue flagging and labeled as shown on sketch entitled "1177 Burnside Avenue, East Hartford, CT 06180 – Wetland Delineation". The flags are numbered WB1 to WB10.

The flagged wetland exists adjacent to the Hockanum River. This wetland consists of poorly drained flood plain or Limerick and Lim alluvial soils.

The Limerick series consists of very deep, poorly drained soils on flood plains. They formed in loamy alluvium. Saturated hydraulic conductivity is moderately high or high.

TAXONOMIC CLASS: Coarse-silty, mixed, superactive, nonacid, mesic Fluvaquentic Endoaquepts.

Please feel free to contact me at the above number if additional services are required or if you have any questions regarding this delineation.

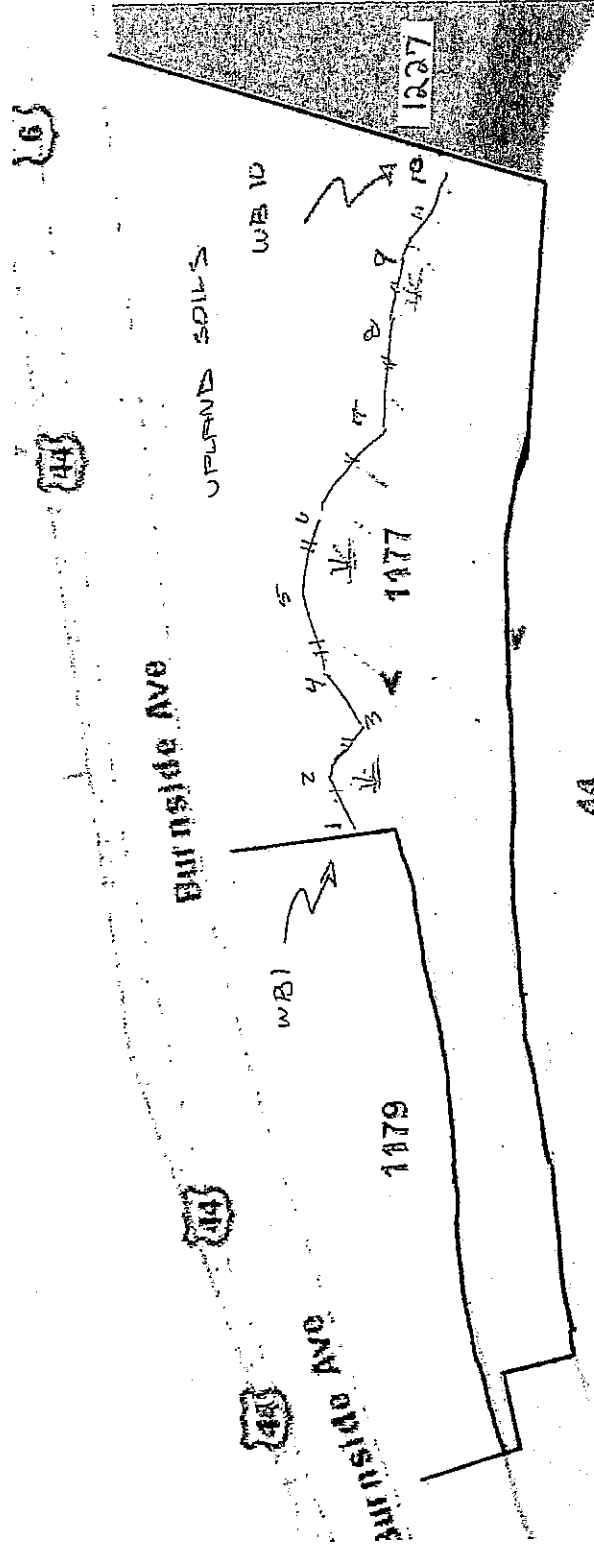
Thank You,



Richard Zulick R.S, Soil Scientist

1177 Burnside Avenue, East Hartford, CT 06108 - Wetland Delineation

Note: The wetland delineation line below is an estimated location, subject to surveyor verification or visual inspection of property, as needed. On the property, flags (which are not to be removed) identify the delineation.



10 Flags Total - WB 1 to WB 10

SKETCH NOT TO SCALE

Richard Zulick, Soil Scientist
 400 Nott Hwy, Ashford, CT 06278
 860-428-9355, 860-429-1918
RVZulick@hotmail.com

WETLANDS

WETLANDS BOUNDARY

WETLANDS

* FLAGGING IS PINK - BLUE TIES TO GETHER



TOWN OF EAST HARTFORD OFFICE OF THE MAYOR

DATE: January 9, 2020
TO: Richard F. Kehoe, Chair
FROM: Mayor Marcia A. Leclerc *ma*
RE: REFERRAL: Real Estate Acquisition and Disposition Committee

Please refer to the Real Estate Acquisition and Disposition Committee the consideration of town ownership of a lot at 1 Hillside Street.

Current property owner Larry Welch would like to donate the 0.39-acre lot to the Town of East Hartford. Please place this item on the Town Council Agenda for the February 4th, 2020 Town Council meeting.

Thank you.

C: R. Gentile, Assistant Corporation Counsel

1/9/2020

Mayor of East Hartford

I am the owner of a lot at 1 Hillside St. I want to give this lot to the town. The Hockanum river & trail is close by and you may have use for the land for parking or other things. There is also a right of way off Beerside into this property.

My Info.

Larry Welch

276 Mary Welch Rd.

Windham Locks, Ct. 06096

860-623-0788

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JAN 09 2020

TOWN OF EAST HARTFORD
OFFICE OF THE MAYOR

Town of East Hartford Property Summary Report

1 HILLSIDE ST

MAP LOT:	36-205/206	CAMA PID:	6517
LOCATION:	1 HILLSIDE ST		
OWNER NAME:	WELCH EARL E & LARRY D / C/O LARRY WELCH		



6517 03/26/2016

OWNER OF RECORD
WELCH EARL E & LARRY D C/O LARRY WELCH 270 MARY WEBB ROAD WINDSOR LOCKS, CT 06096

LIVING AREA:	null	ZONING:	R4	ACREAGE:	0.39
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SALES HISTORY

OWNER	BOOK / PAGE	SALE DATE	SALE PRICE
WELCH EARL E & LARRY D C/O LARRY WELCH	626/ 136	21-Apr-1977	\$44,000.00

CURRENT PARCEL ASSESSMENT

TOTAL:	\$13,160.00	IMPROVEMENTS:	\$0.00	LAND:	\$13,160.00
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ASSESSING HISTORY

FISCAL YEAR	TOTAL VALUE	IMPROVEMENT VALUE	LAND VALUE
4000	\$13,160.00	\$0.00	\$13,160.00
2018	\$13,160.00	\$0.00	\$13,160.00
2017	\$13,160.00	\$0.00	\$13,160.00
2016	\$13,160.00	\$0.00	\$13,160.00
2015	\$13,160.00	\$0.00	\$13,160.00



TAX BILLS

Taxpayer Name: WELCH EARL E & LARRY D

BILL #	TYPE	PAID DATE	TAX	INTEREST	LIEN	FEE	TOTAL
2016-01-0015296	REAL ESTATE	07/31/2017	309.59	0.00	0.00	0.00	309.59
Total			309.59	0.00	0.00	0.00	309.59
2016-01-0015296	REAL ESTATE	01/08/2018	309.59	0.00	0.00	0.00	309.59
2017-01-0015296	REAL ESTATE	07/31/2018	313.61	0.00	0.00	0.00	313.61
Total			623.20	0.00	0.00	0.00	623.20
2017-01-0015296	REAL ESTATE	01/22/2019	627.22	0.00	0.00	0.00	627.22
2017-01-0015296	REAL ESTATE	04/03/2019	-313.61	0.00	0.00	0.00	-313.61
Total			313.61	0.00	0.00	0.00	313.61
Grand Total			1,246.40	0.00	0.00	0.00	1,246.40

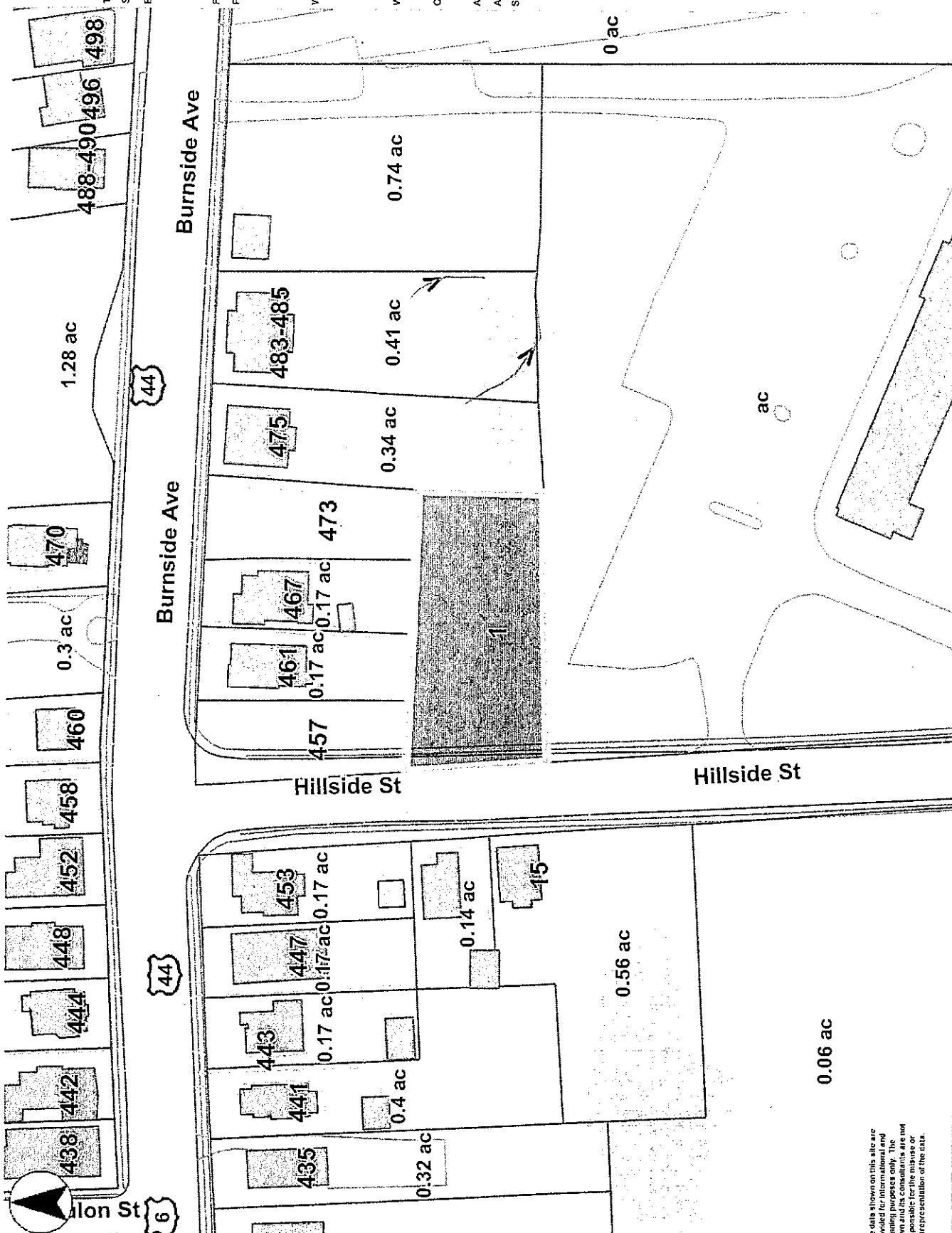
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- Town Boundary
- Schools
- Buildings
- Roofing
- Cement
- Deck
- Foundation
- Greenhouse
- Tank
- Parcels
- Paved Features
- Diveaway
- Road Edge
- Parking Lot
- Sidewalk
- Trail
- Tunnel
- Water
- Water Features Arc
- Water Features Arc
- Perennial Stream
- Draining Ditch
- Culvert
- Spillway
- Headwell
- Directional Flow Arc
- Water Features Poly
- Open Water
- Swamp
- Pier
- CT Highways
- Interstate
- US Highway
- State Highway
- Abutting Town Labels
- Abutting Towns
- Streets



The data shown on this site are provided for informational and planning purposes only. The town and its consultants are not responsible for the misuse or misrepresentation of the data.



Printed on 01/22/2020 at 10:05 AM



TOWN OF EAST HARTFORD OFFICE OF THE MAYOR

DATE: November 15, 2019
TO: Richard F. Kehoe, Chair
FROM: Mayor Marcia A. Leclerc *Ma*
RE: REFERRAL: Brookside Lane

Please see the attached memo and supporting documentation provided by Assistant Corporation Counsel Richard Gentile regarding the State property known as Brookside Lane, which the State of Connecticut first offered to convey to the Town in 2016. Brookside Lane was constructed as part of the Interstate 84 widening in the mid-1980s. For a better understanding of the location of the road, please see the attached draft deed and survey presented to the Town in 2016.

At the time Brookside Lane was first offered, the road was in poor repair. Through our efforts, the State has recently repaired and repaved Brookside Lane to meet the Town's road standards.

While we expect to get an updated deed and survey shortly, I recommend to place this item on the November 26th, 2019 Town Council agenda as a referral to the Real Estate Acquisition and Disposition Committee.

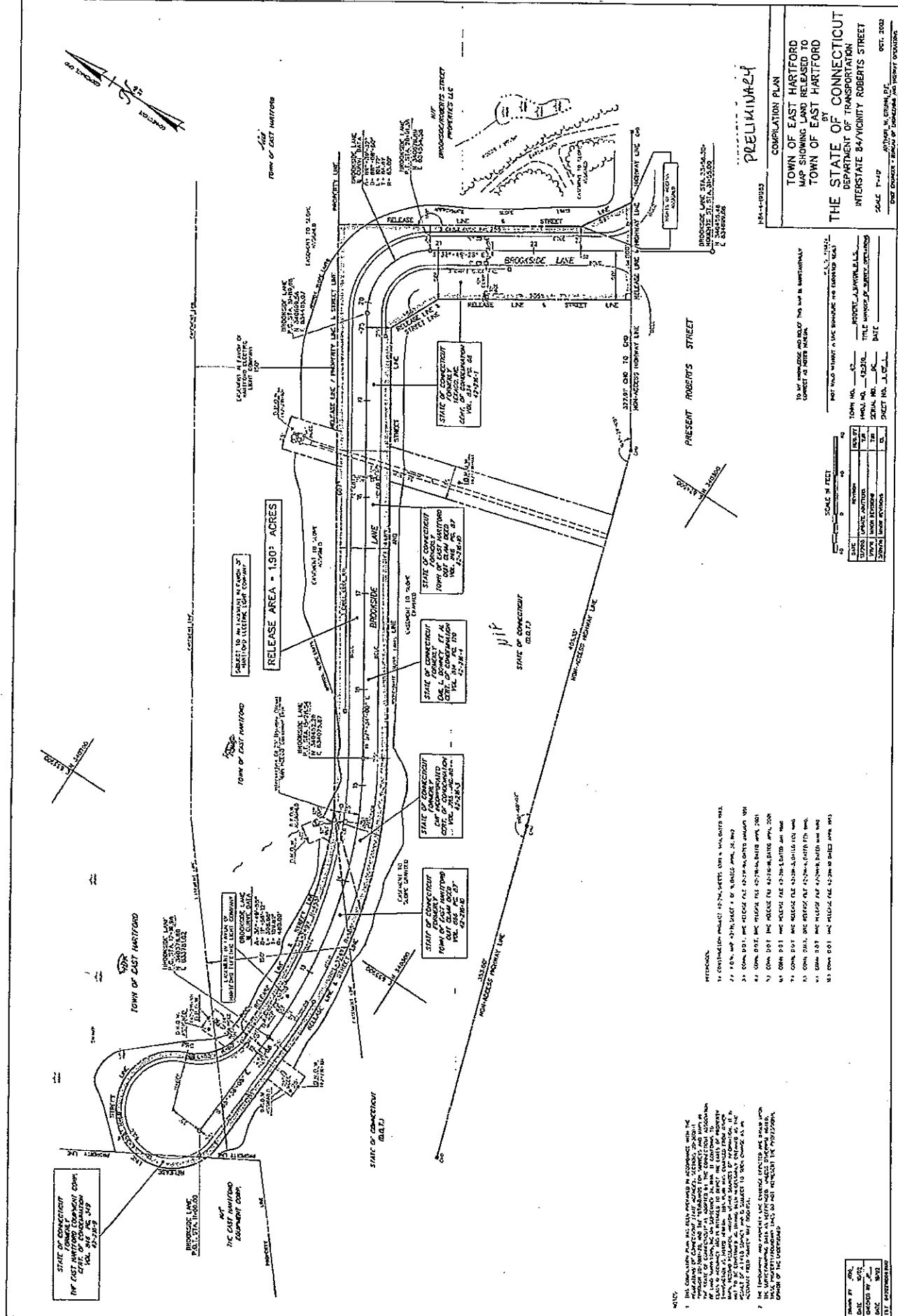
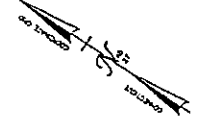
Cc: R. Gentile, Assistant Corporation Counsel
E. Buckheit, Development Director
T. Baptist, Public Works Director

OFFICE OF CORPORATION COUNSEL

Date : November 15, 2019
To : Mayor Leclerc
From : Richard Gentile
Re : Brookside Lane

As you know, the State of Connecticut first offered to convey the State property known as Brookside Lane to the Town in 2016. Brookside Lane was constructed as part of the Interstate 84 widening in the mid-1980s. For a better understanding of the location of the road, I attach a draft deed and survey presented to the Town in 2016.

At the time Brookside Lane was first offered, however, the road was in poor repair. Through your efforts, the State has recently repaired and repaved Brookside Lane such that it meets the Town's road standards. While I expect to get an updated deed and survey shortly, I would ask that the question of the acceptance of Brookside Lane as a Town road be placed on the next Town Council agenda as a referral to the Real Estate Acquisition and Disposition Committee. That committee may then review the matter, refer the acceptance of Brookside Lane to the Planning and Zoning Commission (as required under Connecticut General Statutes Section 8-24) and make its required recommendation concerning Brookside Lane to the full Town Council. Tom Baptist, Eileen Buckheit, and I will be available at that meeting to review the requirements of Town Ordinance Section 10-18 and Connecticut General Statutes Section 13a-48 as they apply to the acceptance of Brookside Lane as a Town road.



PRELIMINARY

COMPILED PLAN
 TOWN OF EAST HARTFORD
 MAP SHOWING LAND RELEASED TO
 TOWN OF EAST HARTFORD
 BY
 THE STATE OF CONNECTICUT
 DEPARTMENT OF TRANSPORTATION
 INTERSTATE 84/VICINITY ROBERTS STREET
 SCALE 1"=40'
 OCT. 2003
 DATE OF RECORDING: 10/15/03
 SHEET NO. 1 OF 1

TO BE RECORDED AND REPLY TO BE MADE IN SEPARATELY
 CONDUCT AS HEREIN.

NOT VALID WITHOUT A LIKE ENDORSEMENT OR CORRECTIVE MAP

SCALE IN FEET

DATE	REVISION
10/15/03	1
10/15/03	2
10/15/03	3
10/15/03	4
10/15/03	5
10/15/03	6
10/15/03	7
10/15/03	8
10/15/03	9
10/15/03	10

TOWN NO. 00
 HULL NO. 0000
 SERIAL NO. 0000
 SHEET NO. 1 OF 1

- NOTES:
1. THIS COMPILATION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONN. GEN. STAT. § 36A-100 AND § 36A-101.
 2. THE STATE OF CONNECTICUT HAS BEEN ADVISED BY THE TOWN OF EAST HARTFORD THAT THE LAND SHOWN ON THIS MAP IS SUBJECT TO THE RELEASED TO THE TOWN OF EAST HARTFORD BY THE STATE OF CONNECTICUT.
 3. THE TOWN OF EAST HARTFORD HAS BEEN ADVISED BY THE STATE OF CONNECTICUT THAT THE LAND SHOWN ON THIS MAP IS SUBJECT TO THE RELEASED TO THE TOWN OF EAST HARTFORD BY THE STATE OF CONNECTICUT.
 4. THE TOWN OF EAST HARTFORD HAS BEEN ADVISED BY THE STATE OF CONNECTICUT THAT THE LAND SHOWN ON THIS MAP IS SUBJECT TO THE RELEASED TO THE TOWN OF EAST HARTFORD BY THE STATE OF CONNECTICUT.
 5. THE TOWN OF EAST HARTFORD HAS BEEN ADVISED BY THE STATE OF CONNECTICUT THAT THE LAND SHOWN ON THIS MAP IS SUBJECT TO THE RELEASED TO THE TOWN OF EAST HARTFORD BY THE STATE OF CONNECTICUT.
 6. THE TOWN OF EAST HARTFORD HAS BEEN ADVISED BY THE STATE OF CONNECTICUT THAT THE LAND SHOWN ON THIS MAP IS SUBJECT TO THE RELEASED TO THE TOWN OF EAST HARTFORD BY THE STATE OF CONNECTICUT.
 7. THE TOWN OF EAST HARTFORD HAS BEEN ADVISED BY THE STATE OF CONNECTICUT THAT THE LAND SHOWN ON THIS MAP IS SUBJECT TO THE RELEASED TO THE TOWN OF EAST HARTFORD BY THE STATE OF CONNECTICUT.
 8. THE TOWN OF EAST HARTFORD HAS BEEN ADVISED BY THE STATE OF CONNECTICUT THAT THE LAND SHOWN ON THIS MAP IS SUBJECT TO THE RELEASED TO THE TOWN OF EAST HARTFORD BY THE STATE OF CONNECTICUT.
 9. THE TOWN OF EAST HARTFORD HAS BEEN ADVISED BY THE STATE OF CONNECTICUT THAT THE LAND SHOWN ON THIS MAP IS SUBJECT TO THE RELEASED TO THE TOWN OF EAST HARTFORD BY THE STATE OF CONNECTICUT.
 10. THE TOWN OF EAST HARTFORD HAS BEEN ADVISED BY THE STATE OF CONNECTICUT THAT THE LAND SHOWN ON THIS MAP IS SUBJECT TO THE RELEASED TO THE TOWN OF EAST HARTFORD BY THE STATE OF CONNECTICUT.

DATE	REVISION
10/15/03	1
10/15/03	2
10/15/03	3
10/15/03	4
10/15/03	5
10/15/03	6
10/15/03	7
10/15/03	8
10/15/03	9
10/15/03	10

DRAFT

Return to:
Town of East Hartford
740 Main Street
East Hartford, CT 06108

QUIT-CLAIM DEED

STATUTORY FORM

The State of Connecticut, Department of Transportation, James Redeker, Commissioner, under authority granted by Section 13a-80 of the General Statutes of Connecticut, as revised, acting herein by Terrence J. Obey, Director of Rights of Way, Bureau of Engineering and Construction, Department of Transportation, duly authorized, with the advice and consent of the Office of Policy and Management of the State of Connecticut, and the State Properties Review Board, for good and valuable consideration, does hereby give, grant, bargain, sell, convey and assign for highway purposes, to the Town of East Hartford, a Municipal corporation existing under the laws of the State of Connecticut, and having its territorial limits within the County of Hartford and State of Connecticut, with QUIT-CLAIM COVENANTS,

That certain parcel of land situated in the Town of East Hartford, County of Hartford and State of Connecticut, situated on the northwesterly side of Roberts Street, containing 1.90 acres, more or less, and more particularly shown on a map to be filed in the East Hartford Town Clerk's Office entitled: "TOWN OF EAST HARTFORD MAP SHOWING LAND RELEASED TO TOWN OF EAST HARTFORD BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION INTERSTATE 84/VICINITY ROBERTS STREET SCALE 1" = 40' OCT. 2002 ARTHUR W. GRUHN, P.E. CHIEF ENGINEER - BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS", TOWN NO. 42, PROJECT NO. 42-216, SERIAL NO. 9C, SHEET NO. 1 OF 1. Last revised 3/09/16, bounded and described as follows:

- SOUTHEASTERLY by Roberts Street, 100 feet, by a line designated, "RELEASE LINE & HIGHWAY LINE", as shown on said map;
- SOUTHWESTERLY by land of the State of Connecticut (D.O.T.), 205 feet, more or less, by a line designated "RELEASE LINE & STREET LINE", as shown on said map;
- SOUTHERLY by said land now or formerly of the State of Connecticut (D.O.T.), 56 feet, more or less, by a line designated, "RELEASE LINE & STREET LINE" as shown on said map;
- SOUTHEASTERLY by said land now or formerly of the State of Connecticut (D.O.T.), 448 feet, more or less, by a line designated "RELEASE LINE & STREET LINE", as shown on said map;
- SOUTHERLY by said land now or formerly of the State of Connecticut (D.O.T.), a total distance of 444 feet, more or less, by a line designated "RELEASE LINE & STREET LINE", as shown on said map;

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WESTERLY, NORTHERLY and EASTERLY	by said land of the State of Connecticut (D.O.T.), and now or formerly of the East Hartford Equipment Corp., and of the Town of East Hartford, 258 feet, more or less, along a curve having a radius of 60 feet, by a line designated "RELEASE LINE & STREET LINE", as shown on said map;
NORTHEASTERLY	by said land of the Town of East Hartford, 65 feet, more or less, by a line designated "RELEASE LINE & STREET LINE", as shown on said map;
NORTHERLY	by said land of the Town of East Hartford, a total distance of 856 feet, more or less, by lines designated "RELEASE LINE & STREET LINE", and "RELEASE LINE/PROPERTY LINE & STREET LINE", as shown on said map;
NORTHEASTERLY	by land now or formerly of Brookside/Roberts Street Properties LLC, 255 feet, more or less, by a line designated "RELEASE LINE & STREET LINE", as shown on said map;
NORTHERLY	by said land now or formerly of Brookside/Roberts Street Properties LLC, 59 feet, more or less, by a line designated "RELEASE LINE & STREET LINE", as shown on said map.

For the State's source of title to the premises herein conveyed and assigned, reference is made to acquisitions from the Town of East Hartford as contained in a Quit Claim Deed dated February 27, 1984 and recorded in Volume 866 at Page 87 of the East Hartford Land Records, and through Eminent Domain proceedings against The East Hartford Equipment Corp., as evidenced by a Certificate of Condemnation filed on December 19, 1983 and recorded in Volume 846 at Page 349 of said Land Records, against EMF Incorporated, as evidenced by a Certificate of Condemnation filed on May 19, 1982 and recorded in Volume 785 at Page 80 of said Land Records, against Emil L. Downey et al, as evidenced by a Certificate of Condemnation filed on April 5, 1983 and recorded in Volume 814 at Page 120 of said Land Records, and against Texaco, Inc., as evidenced by a Certificate of Condemnation filed on August 31, 1983 and recorded in Volume 834 at Page 66 of said Land Records.

Together with all right, title, interest, claim and demand the State of Connecticut has into that certain easement to slope under, over and across those certain portions of the Town of East Hartford, as more particularly shown on said map.

Together with an easement to slope under, over and across a portion of land now or formerly of Brookside/Roberts Street Properties LLC, as more particularly shown on said map.

The State of Connecticut, for itself, its successors and assigns, does hereby give and grant a full and perpetual easement to slope unto the said Town of East Hartford, its successors and assigns, as more particularly shown on said map.

Together with all rights of access across that 59 foot portion of street line located on the northeasterly side of Brookside Lane, to and from the land now or formerly of Brookside/Roberts Street Properties LLC, over and across the line designated "RELEASE LINE & STREET LINE", as more particularly shown on said map.

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Those certain drainage right of way easements are hereby assigned together with the above described premises, together with a full and perpetual right and privilege to enter upon the said premises by its officers, employees, servants and agents, for the purpose of constructing, building, maintaining, cleaning, repairing, reconstructing and inspecting, at all times a drain or pipe, with appurtenances thereto, upon, over, under and across said easement, together with the further right, privilege and easement to discharge water onto land of the Town of East Hartford from said drain or pipe, in the direction of the arrows, and into the existing watercourse, as more particularly shown on said map.

The above-described premises and easements are conveyed and assigned subject to such rights and easements as may appear of record and to any state of facts which an inspection of the premises may show, especially an easement in favor of the Hartford Electric Light Company, as more particularly shown on said map.

The above-described premises and easements are conveyed and assigned subject to any and all provisions of any ordinance, municipal regulation, or public or private law.

IN WITNESS WHEREOF, the State of Connecticut, Department of Transportation, acting herein by Terrence J. Obey, Director of Rights of Way, Bureau of Engineering and Construction, duly authorized, has caused its seal to be hereto affixed and this Instrument to be executed in its behalf this _____ day of _____, A.D. 2016.

Signed, Sealed and Delivered
in the presence of

State of Connecticut
Department of Transportation
James Redeker
Commissioner

Witness

By _____ (L.S.)

Terrence J. Obey
Director of Rights of Way
Bureau of Engineering and
Construction
Department of Transportation
Duly authorized

Witness

STATE OF CONNECTICUT)
) ss: Newington
COUNTY OF HARTFORD)

The foregoing Instrument was acknowledged before me this _____ day of _____, A.D. 2016, by Terrence J. Obey, Director of Rights of Way, Bureau of Engineering and Construction, Department of Transportation of the State of Connecticut.

My Commission Expires

Notary Public

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This conveyance is made with the advice and consent of the undersigned in conformity with Section 13a-80 of the General Statutes of Connecticut, as revised.

Patrick M. O'Brien (Date)
Assistant Division Director
Bureau of Assets Management
Office of Policy and Management

State Properties Review Board

By _____ (Date)

APPROVED AS TO FORM
George Jepsen, Attorney General

By _____
Joseph Rubin
Associate Attorney General

Date: _____