

Board of Assessment Appeals Tom Vitali, Chairman Robert Avery, Member

203-294-2001 Phone (203) 294-2003 Fax

Carl Bonamico, Member

## BOARD OF ASSESSMENT APPEALS AGENDA

# REGULAR VIRTUAL MEETING FOR THE GRAND LIST OCTOBER 1<sup>ST</sup>, 2020

MONDAY, MARCH 22, 2021 6 PM to 9 PM

Link to meeting from your computer, tablet, or smartphone <a href="https://global.gotomeeting.com/join/682170765">https://global.gotomeeting.com/join/682170765</a>

You can also dial in from your phone United States (toll free) 1 866 899 4649 United States +1 (571) 317-3116 Access Code 682-170-765

- 1. Call to Order
- 2. Pledge of Allegiance
- 3. Attendance
- 4. Approval of Minutes
- 5. Consent Agenda
- 6. Discussion and possible action regarding attached appeals
- 7. Old Business
- 8. New Business
- 9. Adjournment

March 22	March 22	Date
, 2021 6:00 PM - 7:00 PM	, 2021 6:00 PM - 7:00 PM	Time
2020-173	2020-173	HEARING NO
March 22, 2021 6:00 PM - 7:00 PM   2020-173	March 22, 2021 6:00 PM - 7:00 PM   2020-173     2019 GL PERSONAL PROPERTY	ТҮРЕ
2013/47 NAT	2013147  ALLNE	Account Number
IONWIDE CONSULTING CO UNC	XUSAINC	Owner Full Name
	AICHEM & CY US	Co-i

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March 22, 2021	March 22, 2021	Ividicii 22, 202 i	Worsh 22, 2021	March 22 2021	March 22, 2021	March 22, 2021	March 22, 2021	March 22, 2021	Water 22, 2021	March 22, 2021	March 22, 2021	March 22, 2021	March 22, 2021	March 22, 2021	March 22, 2021	March 22 2024	March 22, 2021	Warch 22, 2027	March 22, 2021	March 22, 2021	March 22, 2021	March 22, 2021	Date
March 22, 2021 8:00 PM - 9:00 PM	March 22, 2021 8:00 PM - 9:00 PM	March 22, 202 1 6:00 PM - 9:00 PM	March 22, 202   0.00 FW - 9.00 FW	March 22 2021 8:00 FM 8:00 FM	March 22 2021 8:00 BM 8:00 BM	March 22 2021 8:00 PM - 9:00 PM	March 22, 2021 7:00 PM - 8:00 PM	March 22, 2021 7:00 PM - 8:00 PM	Major 22, 202   7.00 FM - 6.00 FM	March 22, 2021 7:00 PM - 8:00 PM	March 22, 2021 7:00 PM - 8:00 PM	March 22, 2021/:00 PM - 8:00 PM	Major 22 2021 7:00 FM - 6:00 FM	Wardi 22, 2021/100 FW - 8:00 FW	March 22 2021 7:00 PM - 8:00 PM	March 22 2024 7:00 PM - 8:00 PM	March 22, 2021 6:00 PM - 7:00 PM	Warch 22, 20216:00 PM - 7:00 PM	March 22, 2021 6:00 PM - 7:00 PM	March 22, 202 06:00 PM - 7:00 PM	March 22, 202   6:00 PM - 7:00 PM	March 22, 2021 6:00 PM - 7:00 PM	Time
2020-103	2020-103	2020-104	2020-104	C11-0707	2020-115	910-0202	2020-026	2020-068	091-0207	2020-159	2020-158	2020-157	3020-156	2020-155	2020-154	2020-153	2020-023	2020-022	2020-018	2020-132	2020-132	2020-032	HEARING NO
COMMERCIAL	COMMERCIAL	COMMERCIAL	COMMERCIAL	COMMERCIAL	COMMERCIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	2020 REG MV	2020 REG MV	2020 REG MV	12020 REG MV	2020 REG MV	2020 REG MV	2020 REG MV	2020 REG MV	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	COMMERCIAL	COMMERCIAL	RESIDENTIAL	
B0287500	B0287500	T0250200	T0250200	M0159200	M0159200	N20000488	R0009230	P0285000	89215	89214	89213	89212	89208	89209	89210	89211	P0235600	P0099030	N0129300	2009053	2009053	L0347500	Account Number
ELLIOTT B. POLLACK, ESO	RSS COMM2014UBS5-CT CHL LLC	GREGORY F. SERVODIDIO, ESQ.	WAL-MART REAL ESTATE BUSINESS TRUST	ROB UNKLE	C2 LAND L P	KRASOWSKI VICTORIA L	RACCIO JOSEPH A III & TAMMY	SCATTON RENEE	UNITED CONCRETE PRODUCTS	UNITED CONCRETE PRODUCTS	UNITED CONCRETE PRODUCTS	UNITED CONCRETE PRODUCTS	UNITED CONCRETE PRODUCTS	UNITED CONCRETE PRODUCTS	UNITED CONCRETE PRODUCTS	UNITED CONCRETE PRODUCTS	P0235600 PETERSON CHRISTINE E	P0099030 PARODAYCO PHILIP L AND DAWN M	N0129300 SWANSON MARK R + JANET A	2009053 WILLIAM DUDULA	2009053 WALFORD OWNER LLC	L0347500  LIU CHARLES D & RENEE J	Owner Full Name
PULLMAN & CO	C/O RM BRADI F	C/O PULLMAN &	WAL-MART PRO	ALTUS GROUP	C/O CLARION P/															C/O RYAN LLC			Co





#### **BOARD OF ASSESSMENT APPEALS**

Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member

Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

Phone - 203-294-2001 Fax - 203-294-2003

#### Hearing No. <u>2020 - 173</u> **APPLICATION** APPEAL OF ASSESSED VALUATION **BOARD OF ASSESSMENT APPEALS** GRAND LIST OF OCTOBER 1, 2019 2020 HEARING DATE: Property Owner: Allnex USA Inc. Appellant (if other than owner): Nationwide Consulting Co Unc. Name of property Owner 9005 Westside Parkway Name of Owner's Agent PO Box 548 Mailing Address Glen Rock, NJ 07452 Mailing Address Alpharetta, GA 30009 City, State, Zip 201-670-7400 City, State, Zip Phone Phone Appellant's Capacity Owner X Owner's Agent (If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.) A J DeRobertis Print applicant name and date Applicant signature Fill out only the section for the property type under appeal. Motor Vehicle: Year Make /Model: \_\_\_\_\_\_ Make /Model: \_\_\_\_\_ Plate# Mileage Real Estate: (Address and/or Assessor's Map/Block/Lot/Unit Number) Personal Property: Unique ID: 2013147 DBA: If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application. s 2,225,850 What MARKET VALUE does the applicant place on the property?: Briefly state the basis of the Appeal: An exemption was claimed for the water and air pollution equipment on the Grand List 10/1/2019 Personal Property Declaration. The exemption was not granted. Due to a combination of errors & ommissions, per Sec 12-60 we are requesting that the errors be corrected and the exemption be reinstated Assets additional ragge, disquarentation of enough to a reserve; This is the same equipment that has always recieved the exempt status which has been documented in the recent personal property audit. DO NOT WRITE BELOW THIS LINE - BAA Use Only I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief. Signature(s) of (Must be signed in the presence of the Board) Date: Owner(s) or Agent: A J DeRobertis Print Name Initials **Voting Record** Motion:

Robert Avery

Thomas Vitali

Carl Bonamico

## PERSONAL PROPERTY RECORD TOWN OF WALLINGFORD

\_\_/\_\_/\_\_\_

22901580

DATE: 02/03/2021 GENERAL DATA:

Record Status: ACTIVE 2020 List No.: 40106 Assessment Year: Unique ID: 2013147 Street Code: М BUSINESS ADDRESS

Delinquent: ALLNEX INC Owner Name: Last Visited: AICHEM & CY US ACQUICO INC Doing Bus. As:

C/O BOB WAGNER By whom: Care Of: Last Audited: \_\_/\_\_/\_\_\_ 9005 WESTSIDE PARKWAY Street: By whom: District:

ALPHARETTA City: 12/21/2020 GA Zip: 30009-0000 Phone: 770 280-8021 EXT: 0000 Last Changed: State:

528 SOUTH CHERRY ST Property Loc: Change Reason: 04/03/2013 Type: 1625 Bus.Start:

318000 Bus. Sq. Ft.:

24

## VALUES AND EXEMPTIONS:

861050

20

23

76550

8,160

#### **EXEMPTIONS** ASSESSMENT DESCRIPTION EX. CODE APP. DATE EX. AMT. CODES QUANTITY DEPR. VALUE ASSMT 19,941,590 \_/\_/\_\_ TT 2,984,640 INDUSTRIAL M&E. 4,263,765 10 1,308,609 19,941,590 MAN. M & E.... HEA 13 28,487,992 FURN/FIX/EQP... 100,270 143,242 16 103,060 EDP EQUIPMENT.. 147,234 20 205,250 SUPPLIES..... 23 293,215 5,710

33,343,608 Total Value: Total Exempt: 21250199 Net Assmt: 2090321 Old Gross Assmt: 27210620 New Gross Assmt:23340520

MISC TAX PROP..

HTS	TORY:								
YEAR	CODE	ASSESS	CODE	ASSESS	CODE	ASSESS	CODE	ASSESS	TOTAL
2020	10 23	2984640 205250	13 24	19941590 5710	16	100270	20	103060	23340520
2019	10 23	3439310 227100	13 24	23363920 7620	16	115060	20	57610	27210620
2018	9 20	5290 80610	10 23	3355800 231610	13 24	22355908 9520	16	63850	26102588
2017	9 20	14000 100120	10 23	2588290 899440	13 24	27602600 11420	16	75350	31291220
2016	9 20	84150 158080	10 23	2934150 69080	13 24	29857350 13330	16	93720	33209860
2015	13 23	26411860 66970	10 24	3032240 15230	16 9	101380 17290	20	185190	29830160
2014	13 23	17044370 103110	16 22	109430 2440850	10 9	2971450 8660	20	797140	23475010
2013	10	2385250	13	17463700	9	9540	16	109930	22901580

22

1995560

Allnex USA Inc.

List No. 2013147

**Dear Board Members** 

77786**7.996**1 805585944830

That due to errors and omissions, we are requesting that the water and air pollution control exemption be reinstated. I have attached a copy of the air and water pollution equipment along with the Connecticut DEEP certificate. This is the same equipment that has been under audit review by the Town of Wallingford Assessor's Office and has been exempt in prior tax years.

We are requesting that the value be revised as follows:

2019 Original Value

3,846,700

Less value of Pollution equipment

1,620,850

2019 Revised Value

2,225,850

Thank you for your consideration and cooperation in this matter.

Anthony J DeRobertis

auchony Despert

201-670-7400 ext. 121

	RETURN			ASSET TYPE		cost	% GO0D		ΑV
ASSET#	CLASS	YEAR	DESCRIPTION	Air Pollution Control	\$	5,000	40%	\$	2,000
200320000386-1	10		RESINS EMISSIONS TESTING	Air Pollution Control	\$	1,000	40%	\$	400
200320000400-1	10	1 !	FUME REMOVAL SYSTEM Diesel Exhaust Removal System	Air Pollution Control	\$	6,900	40%	\$	2,760
200320000423-1	10		Coat HCL & Nitric Acid Unloadi	Air Pollution Control	\$	5,400	40%	\$	2,160
200320000426-1	10 10	l I	Piping Emissions Elimination	Air Pollution Control	\$	7,600	40%	\$	3,040
200320000430-1	10		'Aerator ""C"" Gear Box Addl Cost"	Air Pollution Control	\$	4,000	40%	\$	1,600
200320000440-1	10		Portable Bag Filter	Air Pollution Control	\$	4,100	40%	\$	1,640
200320000448-1 200320000462-1	10	1	Bag filter for 1168	Air Pollution Control	\$	7,400	40%	\$	2,960
200320000482-1	10		Bag Filter for 103-11	Air Pollution Control	\$	2,500	40%	\$	1,000
200320000474-1	10	1 1	Portable Bag Filter	Air Pollution Control	\$	3,500	40%	\$	1,400
200320000496-1	10		Capacitor (Electrical)	Air Pollution Control	\$	2,500	40%	\$	1,000
200320000507-1	10	1 1	Dearator	Air Pollution Control	\$	9,500	40%	\$	3,800
200320000510-1	10	2013	Bag Filter 104-34	Air Pollution Control	\$	7,800	40%	\$	3,120
200320000512-1	10	1 1	Bag Filter for TK 73-74 area	Air Pollution Control	\$	3,900	40%	\$	1,560
200320000530-1	10	2013	LEVEL TRANSMITTER - FORMALDEHY	Air Pollution Control	\$	4,600	40%	\$	1,840
200320000548-1	10	2013	Bag Filter for 104-11	Air Pollution Control	\$	9,700	40%	\$	3,880
200320000549-1	10	2013	Bag Filter Addl Cost	Air Pollution Control	\$	6,000	40%	\$	2,400
200320000550-1	10	2013	Bag Filter for 106-11	Air Pollution Control	\$	15,000	40%	\$	6,000
200320000575-1	10	2013	Bag Filter for 1133	Air Pollution Control	\$	16,000	40%	\$	6,400
200320000576-1	10	2013	Bag Filter for Kettle 61	Air Pollution Control	\$	7,400	40%	\$	2,960
200320000585-1	10	2013	"Aerator ""C"" Gear Box"	Air Pollution Control	\$	3,300	40%	\$	1,320
200320000586-1	10	2013	Gear Set for Aerator	Air Pollution Control	\$	3,300	40%	\$	1,320
200320000615-1	10	2013	CENTRIFUGE VENT CONDENSER	Air Pollution Control	\$	2,200	40%	\$	880
200320000654-1	10	2013	Fume Removal System-Duct	Air Pollution Control	\$	660	40%	\$	264
200320000661-1	10	2013	Rail coil pan & drain Methyl F	Air Pellution Control	\$	4,100	40%	\$	1,640
200320000664-1	10	2013	Piping TOC	Air Pollution Control	\$	2,000	40%	\$	800 2,080
200320000695-1	10	2013	Vent Scrubber Sys Nitric Acid	Air Pollution Control	\$	5,200	40%	\$ \$	392
200320000785-1	10	2013	Electronic Balance	Air Pollution Control	\$	980	40%	\$	640
200320000800-1	10	2013	Vapor Scrubber Piping	Air Pollution Control	\$	1,600	40% · 40%	\$	440
200320000801-1	10	2013	VAPOR SEPARATOR-SCRUBBER	Air Pollution Control	\$	1,100	40%	\$	720
200320000817-1	10	2013	Pollution Control Equipment	Air Pollution Control	\$	1,800 1,500	l .	\$	600
200320000826-1	10	2013	Dearator Atmosphere Relief VIv	Air Pollution Control	\$	2,800		\$	1,120
200320000836-1	10	2013	TORIT Dust Collection System	Air Pollution Control	\$	2,200	l .	\$	880
200320000837-1	10	2013	Kettle 68 Ventilation	Air Pollution Control  Air Pollution Control	\$	1,700		\$	680
200320000856-1	10	2013	Pollution Control N Acid TK	Air Pollution Control	s	850		\$	340
200320000888-1	10	2013	Dearator Level Damp Valve	Air Pollution Control	s s	4,000		\$	1,600
200320000960-1	10	2013	"Surface Aerator ""A"" Addi Cost"	Air Pollution Control	s	2,900	li i	\$	1,160
200320000988-1	10	2013	Scrubber 102 Reactor	Air Pollution Control	\$	15,000		\$	6,000
200320000995-1	10	2013		Air Pollution Control	s	2,000	1	s	800
200320001062-1	10	2013	1	Air Pollution Control	\$	9,800		\$	3,920
200320001075-1	10	2013	1	Air Pollution Control	\$	20,000	1	\$	8,000
200320001082-1	10	2013	EMISSIONS TEST EQUIP	Air Pollution Control	\$	20,000	40%	\$	8,000
200320001083-1	10		WESTINGHOUSE Transformer	Air Pollution Control	\$	3,300	40%	\$	1,320
200320001212-1	10	1	Grit Screw Conveyor	Air Pollution Control	\$	14,000		\$	5,600
200320001285-1	10 10		Aeration Splitter Box	Air Pollution Control	\$	26,000		\$	10,400
200320001288-1	10	1 -	Aeration Basin	Air Pollution Control	\$	130,000	40%	\$	52,000
200320001289-1	10		Effluent Chamber	Air Pollution Control	\$	4,800	40%	\$	1,920
200320001292-1	10	2013		Air Pollution Control	\$	45,000	0 40%	\$	18,000
200320001293-1	10	2013		Air Pollution Control	\$	1,70	0 40%	\$	680
200320001599-1	10		Backup High Level Alarm TK-551	Air Pollution Control	\$	1,30	0 40%	\$	520
200320001600-1	10	2013		Air Pollution Control	\$	1,30	0 40%	\$	520
200320001601-1	10	2013		Air Pollution Control	\$	1,30	0 40%	\$	520
200320001602-1	10	2013		Air Pollution Control	\$	1,30	0 40%	\$	520
200320001604-1	10		Backup High Level Alarm TK-535	Air Pollution Control	\$	1,30	1	\$	520
200320001606-1	10	201		Air Pollution Control	\$	1,30		\$	520
200320001607-1	10	201:		Air Pollution Control	\$	1,30		\$	520
200320001609-1	10	201		Air Pollution Control	\$	1,30	ı.	\$	520
200320001610-1	10	201		Air Pollution Control		1,70	1	\$	680
200320001611-1	10	201	3 Backup High Level Alarm TK-511	Air Pollution Control	\$	1,70	0 40%	\$	680

	RETURN						e/		ΑV
ASSET#	CLASS	YEAR	DESCRIPTION	ASSET TYPE	SHOUNTS BUSY	-0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -	% GOOD		PROPERTY AND PROPERTY OF STREET
200320001612-1	10		Backup High Level Alarm TK-512	Air Pollution Control	\$	1,700	40%	\$	680 680
200320001616-1	10		Backup High Level Alarm TK-10	Air Pollution Control	\$	1,700	40%	\$	520
200320001617-1	10		Backup High Level Alarm TK-11	Air Pollution Control	\$	1,300	40% 40%	\$	520
200320001618-1	10		Backup High Level Alarm TK-12	Air Pollution Control	\$ \$	1,300 3,400	40%	\$	1,360
200320001649-1	10		Scrubber C-103-41	Air Pollution Control  Air Pollution Control	э \$	18,000	40%	\$	7,200
200320001771-1	10	I	MARS C-1 Condenser	Air Politison Control	φ \$	18,000	40%	\$	7,200
200320001772-1	10		MARS C-3 Condenser	Air Poliution Control	\$	8,900	40%	\$	3,560
200320001774-1	10	ł I	MARS C-4 Condenser	Air Pollution Control	\$	20,000	40%	\$	8,000
200320001800-1	10 10	1 1	NPDES Monitoring NPDES Monitoring Addl Cost	Air Pollution Control	\$	20,000	40%	\$	8,000
200320001801-1 200320001805-1	10	2013	"Surface Aerator ""A"""	Air Pollution Control	\$	8,100	40%	\$	3,240
200320001806-1	10	2013	"Surface Aerator ""B"""	Air Pollution Control	\$	4,500	40%	\$	1,800
200320001807-1	10	2013	"Surface Aerator ""C""	Air Pollution Control	\$	4,500	40%	\$	1,800
200320001808-1	10	2013	"Surface Aerator ""D"""	Air Pollution Control	\$	4,500	40%	\$	1,800
200320001809-1	10	2013	"Surface Aerator '"E""	Air Pollution Control	\$	8,100	40%	\$	3,240
200320001810-1	10	2013	"Surface Aerator ""F""	Air Pollution Control	\$	8,100	40%	\$	3,240
200320001811-1	10	2013	"Surface Aerator ""H"""	Air Pollution Control	\$	8,100	40%	\$	3,240
200320001812-1	10	2013	"Surface Aerator ""I"""	Air Pollution Control	\$	8,100	40%	\$	3,240
200320001813-1	10	2013	"Surface Aerator ™J™"	Air Pollution Control	\$	8,100	40%	\$	3,240
200320001819-1	. 10	2013	N Clariflocculator Unit	Air Pollution Control	\$	16,000	40%	\$	6,400
200320001820-1	10	2013	"Vacuum Filter Feed Pump ""A'""	Air Pollution Control	\$	2,500	40%	\$	1,000
200320001821-1	10	2013	"Vacuum Filter Feed Pump ""8"""	Air Pollution Control	\$	2,500	40%	\$	1,000
200320001930-1	10	2013	Tecator Digestion Unit	Air Pollution Control	\$	1,800	40%	\$	720 760
200320001961-1	10	2013	Auto Sampling System	Air Poliution Control	\$	1,900	40%	\$	
200320001963-1	10	2013	Scrubber 5B Hold Tank	Air Pollution Control	\$	6,500	40%	\$	2,600 5,600
200320001965-1	10	2013	N Clarifier Submerged Cleaning	Air Pollution Control	\$	14,000	40% 40%	\$ \$	2,840
200320002010-1	10	2013	Environmental Protection Cntrl	Air Pollution Control	\$	7,100 7,000	40%	\$	2,800
200320002011-1	10		Environment-Inventory Cntrl	Air Pollution Control	\$ \$	7,000	40%	\$	2,800
200320002012-1	10	1	Env Protect & Inventory Chtrl	Air Pollution Control  Air Pollution Control	s	220,000	40%	\$	88,000
200320004312-1	10	2013	UPGRADE VENT MONITORING SYSTEM	Air Pollution Control	\$	4,700	40%	\$	1,880
200320004315-1	10	2013	Vent Scrubbers (TRN 150)	Air Pollution Control	\$	5,900	40%	\$	2,360
200320004316-1	10	2013 2013	Vent Scrubber-Piping K-68 Addl Vent Scrubber-Piping K-68 Addl	Air Pollution Control	\$	13,000	40%	\$	5,200
200320004317-1	10 10	2013	Vent Scrubber-Piping K-68	Air Pollution Control	\$	15,000	40%	\$	6,000
200320004318-1	10	2013	Exhaust Fans for KT63-KT64	Air Pollution Control	\$	4,000	40%	\$	1,600
200320004521-1	10	2013	FSI Bag Filter for 303	Air Pollution Control	\$	11,000	40%	\$	4,400
200320004571-1	10	2013	Exhaust Fans for 6B	Air Pollution Control	\$	6,300	40%	\$	2,520
200320004581-1	10	2013	EMERGENCY VENTING EQUIPMENT FO	Air Pollution Control	\$	31,000	40%	\$	12,400
200320004600-1	10	2013	FSI Bag Filter for M-3	Air Pollution Control	\$	18,000	40%	\$	7,200
200320004603-1	10	2013	"Surface Aerator Motor ""A"""	Air Pollution Control	\$	4,500	40%	\$	1,800
200320004603-2	10	2013	"SURFACE AERATOR MOTOR ""B"""	Air Pollution Control	\$	4,500		\$	1,800
200320004603-3	10	2013	"SURFACE AERATOR MOTOR ""D"""	Air Pollution Control	\$	4,500		\$	1,800
200320004603-4	10	2013		Air Pollution Control	\$	4,500		\$	1,800
200320004603-5	10	2013		Air Pollution Control	\$	4,500		\$	1,800 1,800
200320004603-6	10	2013		Air Pollution Control	\$	4,500		\$	1,800
200320004603-7	10	2013		Air Pollution Control	\$	4,500		\$	1,800
200320004603-8	10	2013		Air Pollution Control	\$ \$	4,500 4,000	1	s	1,600
200320004682-1	10	2013		Air Pollution Control	\$	1,000		\$	400
200320004688-1	10	2013	•	Air Pollution Control	s	1,597,500	1	\$	639,000
200320004712-1	10.	2013		Air Pollution Control  Air Pollution Control	\$	18,000		\$	7,200
200320004712-2	10	2013		Air Pollution Control	\$	20,000	1	\$	8,000
200320004712-3	10	2013		Air Pollution Control	\$	26,000	1	\$	10,400
200320004713-1	10	2013		Air Pollution Control	\$	3,70		\$	1,480
200320004721-1	10	2013		Air Pollution Control	\$	14,00	j	\$	5,600
200320004789-1	10	2013		Air Pollution Control	\$	14,00		\$	5,600
200320004789-2	10 10	2013		Air Pollution Control	\$	7,40	0 40%	\$	2,960
200320004832-1	10	2013		Air Pollution Control	\$	11,00	0 40%	\$	
200320004851-1	10	2013		Air Pollution Control	\$	11,00	0 40%	\$	
200320004851-3	10		FLOW METER FOR NSPS SCRUBBER	Air Pollution Control	\$	11,00	0 40%	\$	4,400

		10001100000		Water State Committee Comm	Web 26 History was a stody control	000762945951387869854395414	SERVICE CO.	ANGELE COMPANIES COMPANIES CONTRACTOR
ACCETA	RETURN CLASS	V= 1 G	araara-a					
ASSET#		YEAR	DESCRIPTION	ASSET TYPE	COST	% GOOD		ÄV
200320004851-4	10	2013	FLOW METER FOR NSPS SCRUBBER	Air Pollution Control	\$ 11,000	40%	\$	4,400
200320004853-1	10	2013	Vent Header Piping (Bldg 5B)	Air Pollution Control	\$ 11,000	40%	\$	4,400
200320004926-1	10	2013	CONVERSION OF 3 SCRUBBERS FROM	Air Pollution Control	\$ 4,300	40%	\$	1,720
200320004936-1	10	2013	STALLS 51-52 FUME EXHAUST SYST	Air Pollution Control	\$ 37,000	40%	\$	14,800
200320004954-1	10	2013	150-5 SCRUBBER SERVICE PLATFOR	Air Pollution Control	\$ 15,000	40%	\$	6,000
200320000385-1	10	2013	WWT Instrumentation Upgrade	Water Pollution Control	\$ 5,600	40%	\$	2,240
200320000408-1	10	2013	Submerged Density Baffle	Water Pollution Control	\$ 5,300	40%	\$	2,120
200320000420-1	10	2013	Tankwagon Metering Pump	Water Pollution Control	\$ 4,800	40%	\$	1,920
200320000439-1	10	2013	Submerged Density Baffle	Water Pollution Control	\$ 6,000	40%	\$	2,400
200320000442-1	10	2013	Waste Alcohol Loading Facility	Water Pollution Control	\$ 11,000	40%	\$	4,400
200320000443-1	10	2013	Waste Alcohol Loading Facility	Water Pollution Control	\$ 11,000	40%	\$	4,400
200320000444-1	10	2013	Waste Alcohol Loading Facility	Water Pollution Control	\$ 7,200	40%	\$	2,880
200320000447-1	10	2013	N Clarifier Drive	Water Pollution Control	\$ 15,000	40%	\$	6,000
200320000486-1	10	2013	Spitl-Sealing Containment Eqp	Water Pollution Control	\$ 5,900	40%	\$	2,360
200320000494-1	10	2013	S Clarifier Drive	Water Pollution Control	\$ 10,000	40%	\$	4,000
	10	2013	BLDG 5B WASTE WATER TRENCH	Water Pollution Control	\$ 4,600	40%	\$	1,840
200320000524-1	10	2013	Submerged Dissolved Oxygen	Water Pollution Control	\$ 26,000	40%	\$	10,400
200320000533-1	10	2013	WWT Well Water Connection	Water Pollution Control	\$ 68,000	40%	\$	27,200
200320000534-1	10	2013	WWT Well Water Connection	Water Pollution Control	\$ 4,300	40%	\$	1,720
200320000538-1	10	2013	Submerged PH Measurement Sys	Water Pollution Control	\$ 15,000	40%	\$	6,000
200320000547-1	10	2013	Glycoluril Bag Filter	Water Pollution Control	\$ 3,900	40%	\$	1,560
200320000552-1	10	2013	Bag Filter for 303	Water Pollution Control	\$ 20,000	40%	\$	8,000
200320000553-1	10	2013	WWT Composite Sampling Upgrade	Water Pollution Control	\$ 6,500	40%	\$	2,600
200320000569-1	10	2013	Capacitor (Electrical)	Water Pollution Control	\$ 2,000	40%	\$	800
200320000598-1	10	2013	WWT Curbed Slab On Grade	Water Pollution Control	\$ 12,000	40%	\$	4,800
200320000632-1	10	2013	Process Water Supply	Water Pollution Control	\$ 2,100	40%	\$	840
200320000648-1	10	2013	"Gearbox E-Q Basin Mixer ""D"""	Water Pollution Control	\$ 1,200	40%	\$	480
200320000671-1	10	2013	Fuel Oil System Addl Cost	Water Pollution Control	\$ 7,100	40%	\$	2,840
200320000767-1	10	2013	Unloading Pump M1820A	Water Pollution Control	\$ 1,200	40%	\$	480
200320000776-1	10	2013	Unloading Pump Addl Cost	Water Pollution Control	\$ 8,400	40%	\$	3,360
200320000784-1	10	2013	Final Effluent Flowmeter Unit	Water Pollution Control	\$ 1,200	40%	\$	480
200320000795-1	10	2013	WWT Operation Enhancement	Water Pollution Control	\$ 5,000	40%	\$	2,000
200320000798-1	10	2013	SOLIDS SEPARATION B-5B EFFLUEN	Water Pollution Control	\$ 4,400	40%	\$	1,760
200320000841-1	10	2013	Gas Tank Spill Containment	Water Pollution Control	\$ 1,100	40%	\$	440
200320000842-1	10	2013	Spill Containment Tank 100-076	Water Pollution Control	\$ 2,600	40%	\$	1,040
200320000843-1	10	2013	Spill Containment 120-006	Water Pollution Control	\$ 2,600	40%	\$	1,040
200320000894-1	10	2013	Press Recycle Water Strainer	Water Pollution Control	\$ 690	40%	\$	276
200320000915-1	10	2013	add	Water Pollution Control	\$ 3,500	40%	\$	1,400
200320000940-1	10	2013	Tank Silo Tankwagon	Water Pollution Control	\$ 11,000	40%	\$	4,400
200320000942-1	10		WWT Standby Generator	Water Pollution Control	\$ 57,000	40%	\$	22,800
200320000957-1	10	2013	Submerged Splitter Box	Water Pollution Control	\$ 9,000	40%	\$	3,600
200320000990-1	10	2013	WWT Instrumentation Upgrade	Water Pollution Control	\$ 27,000	40%	\$	10,800
200320001008-1	10		WWT Sewer Line Piping	Water Pollution Control	\$ 3,700	40%	\$	1,480
200320001021-1	10	2013	WWT Submerged Scum Remover	Water Pollution Control	\$ 4,800	40%	\$	1,920
200320001022-1	10	2013	WWT Submerged Scum Remover	Water Pollution Control	\$ 1,100	40%	\$	440
200320001033-1	10	Į.	WWT Instrumentation Upgrade	Water Pollution Control	\$ 50,000	40%	\$	20,000
200320001068-1	10	2013	Sump Pump	Water Pollution Control	\$ 1,500	40%	\$	600
200320001100-1	10	2013	"WWT 3"" PVC Piping"	Water Pollution Control	\$ 1,100	40%	\$	440
200320001101-1	10		Well - River Sys Monitoring	Water Pollution Control	\$ 4,700	40%	\$	1,880
200320001102-1	10		Well - River Sys Monitoring	Water Pollution Control	\$ 2,200	40%	\$	880
200320001201-1	10		Sludge Dewatering Equipment	Water Pollution Control	\$ 1,400	40%	\$	560
200320001202-1	10		Sludge Dewatering Piping	Water Pollution Control	\$ 3,900	40%	\$	1,560
200320001203-1	10	!	Sludge Dewatering Electrical	Water Pollution Control	\$ 1,600	40%	\$	640
200320001204-1	10	1	Sludge Dewatering Addl Cost	Water Pollution Control	\$ 1,600	40%	\$	640
200320001213-1	10	2013	"Substation ""P" Addl Cost"	Water Pollution Control	\$ 1,100	40%	\$	440
200320001239-1	10	1	Return Sludge MAG Flowmeter	Water Pollution Control	\$ 2,400	40%	\$	960
200320001244-1	10		"Piping ID Galvanized 2"" Wells"	Water Pollution Control	\$ 3,700	40%	\$	1,480
200320001283-1	10		Solids Separation Basin	Water Pollution Control	\$ 18,000	40%	\$	7,200
200320001284-1	10		Solids Removal Mechanism	Water Pollution Control	\$ 9,000		\$	3,600
200320001286-1	10	2013	Equalization Basin	Water Pollution Control	\$ 110,000	40%	\$	44,000

ASSET#	RETURN CLASS	YEAR	DESCRIPTION	ASSET.TYPE		COST	% GOOD		ΑV
200320001287-1	10	2013	"Equalization Basin Mixer ""D"""	Water Pollution Control	\$	1,500	40%	\$	600
200320001290-1	10	2013	WWT Submerged Scum Remover	Water Pollution Control	\$	1,700	40%	\$	680
200320001291-1	10	2013	WWT Scum Collection Box	Water Pollution Control	\$	2,400	40%	\$	960
200320001294-1	10	2013	Sludge Thickener Mechanism	Water Pollution Control	\$	17,000	40%	\$	6,800
200320001295-1	10	2013	WWT Thickener Scum Pump	Water Pollution Control	\$	4,400	40%	\$	1,760
200320001297-1	10	2013	Sump Pump	Water Pollution Control	\$	2,900	40%	\$	1,160
200320001298-1	10	2013	WWT Roads	Water Pollution Control	\$	10,000	40%	\$	4,000
200320001299-1	10		Fence	Water Pollution Control	\$	5,300	40%	\$	2,120
200320001301-1	10		WWT Roads	Water Pollution Control	\$	9,500	40%	\$	3,800
200320001306-1	10	1 !	Fire Lines	Water Pollution Control	\$	1,900 9,000	40% 40%	\$ \$	760 3,600
200320001307-1	10	2013	"Substation ""P"""	Water Pollution Control Water Pollution Control	\$ \$	2,800	40%	\$	1,120
200320001308-1	10	2013	"Substation ""P"" Addl Cost"	Water Pollution Control	\$	55,000	40%	\$	22,000
200320001431-1	10 10	2013 2013	WWT Op Station Y2K Scada Sys Catch Basin at Final Effluent	Water Pollution Control	\$	2,000	40%	\$	800
200320001473-1	10	2013	"Transfer Pump ""A"""	Water Pollution Control	\$	1,800	40%	\$	720
200320001521-1	10	2013	"Transfer Pump ""B"""	Water Pollution Control	\$	1,800	40%	\$	720
200320001526-1	10	2013	"Impeller Mixer ""A'""	Water Pollution Control	\$	870	40%	\$	348
200320001537-1	10	2013	"Impeller Mixer ""B"""	Water Pollution Control	\$	870	40%	\$	348
200320001538-1	10	2013	"Impeller Mixer ""C"""	Water Pollution Control	\$	870	40%	\$	348
200320001539-1	10	2013	"Impeller Mixer ""D"""	Water Pollution Control	\$	870	40%	\$	348
200320001545-1	10	2013	Composite Auto Sampler	Water Pollution Control	\$	860	40%	\$	344
200320001613-1	10	2013	Backup High Level Alarm	Water Pollution Control	\$	1,600	40%	\$	640
200320001614-1	10	2013	Backup High Level Alarm	Water Pollution Control	\$	1,700	40%	\$	680
200320001615-1	10	2013	Backup High Level Alarm	Water Pollution Control	\$	1,700	40%	\$	680
200320001625-1	10	2013	Spill Containment for Tank	Water Pollution Control	\$	1,200	40%	\$	480
200320001626-1	10	2013	Spill Containment for Tank	Water Pollution Control	\$	1,200	40%	\$	480
200320001637-1	10	2013	Scrubber Pump	Water Pollution Control	\$	2,600	40%	\$	1,040 1,040
200320001638-1	10	2013	Scrubber Pump	Water Pollution Control	\$	2,600 840	40% 40%	\$	336
200320001642-1	10		WWT Sampler Grit Composite	Water Pollution Control Water Pollution Control	\$ \$	21,000	40%	\$	8,400
200320001657-1	10	2013	Industrial Waste Monitor Sys "RAS Pump ""A"""	Water Pollution Control	s	8,000	40%	\$	3,200
200320001698-1 200320001699-1	10 10	2013	"RAS Pump ""C"""	Water Pollution Control	\$	8,000	40%	\$	3,200
200320001699-1	10	2013	WWT Tankwagon Access Ladder	Water Pollution Control	s	3,500	40%	\$	1,400
200320001785-1	10	2013	WWT Tankwagon Access Ladder	Water Pollution Control	\$	3,500	40%	\$	1,400
200320001803-1	10	2013	"Equalization Basin Mixer ""A""	Water Pollution Control	\$	2,600	40%	\$	1,040
200320001804-1	10	2013	"Equalization Basin Mixer ""B"""	Water Pollution Control	\$	2,600	40%	\$	1,040
200320001814-1	10	2013	S Clariflocculator Basin	Water Pollution Control	\$	31,000	40%	\$	12,400
200320001815-1	10	2013	N Clariflocculator Basin	Water Pollution Control	\$	31,000	40%	\$	12,400
200320001816-1	10	2013	"WWT Waste Sludge Pump ""A"""	Water Pollution Control	\$	4,800	E .	\$	1,920
200320001817-1	10	2013	"WWT Waste Sludge Pump ""B"""	Water Pollution Control	\$	5,100		\$	2,040
200320001818-1	10	2013	S Clariflocculator Unit	Water Pollution Control	\$	16,000		\$	6,400
200320001878-1	10	2013	N Clarifier Drive	Water Pollution Control	\$	5,800	1	\$	2,320
200320001879-1	10	2013	S Clarifier Drive	Water Pollution Control	\$	5,800	1	\$	2,320
200320001880-1	10	2013	Scrubber Water Flow Alarm TK-5	Water Pollution Control	\$	4,300	E .	\$ \$	1,720 1,720
200320001881-1	10	2013	1	Water Pollution Control	\$   \$	4,300 3,400	1	\$	1,360
200320001882-1	10	2013		Water Pollution Control Water Pollution Control		1,900		\$	760
200320001962-1	10	2013	1	Water Pollution Control	Ι.	14,000	1	\$	5,600
200320001966-1	10	2013 2013		Water Pollution Control		11,000		\$	4,400
200320004563-1	10 10	2013	i	Water Pollution Control	1	11,000		\$	4,400
200320004577-1 200320004602-1	10	2013	1	Water Pollution Control		2,200		\$	880
200320004602-1	10	2013	1	Water Pollution Control	١.	11,000		\$	4,400
200320004616-1	10	1	WWT Tankwagon Ladders Upgrade	Water Pollution Control	\$	7,100	40%	\$	2,840
200320004631-1	10	2013		Water Pollution Control	\$	170,000	40%	\$	68,000
200320004631-2	10	2013		Water Pollution Control	\$	71,000	40%	\$	28,400
200320004631-3	10	2013	• •	Water Pollution Control	\$	5,900		\$	2,360
200320004631-4	10	2013	WWT Sludge Storage Pump PU-100	Water Pollution Control	1	41,000		\$	16,400
200320004631-6	10	2013	WWT Pump (Spare)	Water Pollution Control		11,000		\$	4,400
200320004631-7	10	2013		Water Pollution Control		22,000		\$	8,800 5,200
200320004631-8	10	2013	WWT Pump (Spare)	Water Pollution Contro	\$	13,000	40%	\$	5,200

ASSET#	RETURN CLASS	YEAR	DESCRIPTION	ASSET TYPE	COST	% GOOD	ΑV
200320004631-9	10	34.18.00.00007.99004	WWT Pump (Spare)	Water Pollution Control	\$ 13,000	40%	\$ 5,200
200320004632-1	10	2013	WWT Load Facility Addl Cost	Water Pollution Control	\$ 20,000	40%	\$ 8,000
200320004703-1	10	2013	Tank Farm Detonation Arrestor	Water Pollution Control	\$ 6,400	40%	\$ 2,560
200320004704-1	10	2013	Tank Farm Detonation Arrestor	Water Pollution Control	\$ 5,000	40%	\$ 2,000
200320004742-1	10	2013	Sodium Hypochlorite Tank WWTP	Water Pollution Control	\$ 4,200	40%	\$ 1,680
200320004751-1	10	2013	WWT Valves for RAS-WAS Sys	Water Pollution Control	\$ 5,300	40%	\$ 2,120
200320004790-1	10	2013	WWT Bio-Solids Loading System	Water Pollution Control	\$ 110,000	40%	\$ 44,000
200320004791-1	10	2013	WWT Loading System Addl Cost	Water Pollution Control	\$ 1,200	40%	\$ 480
200320004826-1	10	2013	Telephone-Comm Cable to WWT	Water Pollution Control	\$ 11,000	40%	\$ 4,400
200320004827-1	10	2013	Telephone-Comm Cable to WWT	Water Pollution Control	\$ 1,900	40%	\$ 760
200320004913-1	10	2013	SMARTCHEM ANALYZER FOR WWTP LA	Water Pollution Control	\$ 41,000	40%	\$ 16,400
200320004918-1	10	2015	WWTP OUTFLOW PIPE EXTENSION	Water Pollution Control	\$ 774,980	40%	\$ 309,992
200320004950-1	10	2013	TOTAL CARBON ANALYZER FOR WWTP	Water Pollution Control	\$ 45,000	40%	\$ 18,000
200320004952-1	10	2013	RAS PUMP FLOW METER	Water Pollution Control	\$ 15,000	40%	\$ 6,000
200320004960-1	10	2013	WWTP AERATOR BLADES	Water Pollution Control	\$ 34,000	40%	\$ 13,600
200320004961-1	10	2013	WWTP EQ MIXER	Water Pollution Control	\$ 22,000	40%	\$ 8,800
200320004972-1	10	2013	WWTP GENERATOR FUEL TANK	Water Pollution Control	\$ 16,099	40%	\$ 6,440
200320004977-1	10	2014	PHOSPHOROUS REMOVAL AT WWTP	Water Pollution Control	\$ 364,888	50%	\$ 182,444
200320004983-1	10	2015	FLOW METER VESSEL 102-4	Water Pollution Control	\$ 9,398	60%	\$ 5,639
			TOTAL		\$ 5,692,824		\$ 2,315,498

#### POLLUTION CONTROL DISPOSALS

POLLO HON CON					a servena.		Table for more property	7400 988 <b>5</b> 546	and the analysis of the same and the same an
ASSET#	RETURN CLASS	YEAR	DESCRIPTION	ASSET TYPE		COST	% GOOD		ΑV
200320000701-1	10	2013	Blend Tank NH3 Scrubber	Air Pollution Control	\$	1,400	40%	\$	560
200320001200-1	10	2013	PARKSON Belt Press (1.5 Meter)	Air Pollution Control	\$	21,000	40%	\$	8,400
200320001603-1	10	2013	Backup High Level Alarm TK-532	Air Pollution Control	\$	1,700	40%	\$	680
200320001608-1	10	2013	Backup High Level Alarm TK-532	Air Pollution Control	\$	1,700	40%	\$	680
200320000649-1	10	2013	Bypass Trench 5B Effluent Tank	Water Pollution Control	\$	1,700	40%	\$	680
					\$	27,500		\$	11,000



# BUREAU OF AIR MANAGEMENT TITLE V OPERATING PERMIT

Issued pursuant to Title 22a of the Connecticut General Statutes (CGS) and Section 22a-174-33 of the Regulations of Connecticut State Agencies (RCSA) and pursuant to the Code of Federal Regulations (CFR), Title 40, Part 70.

Title V Permit Number	.189-0136-TV	
Client/Sequence/Town/Premises Numbers	655/1/189/27	
Date Issued	May 19, 2017	***************************************
Expiration Date	May 19, 2022	

Corr	ากหล	tion	•

Allnex USA Inc.

#### **Premises Location:**

528 South Cherry Street, Wallingford, CT 06492

#### Name of Responsible Official and Title:

Frank DiCristina, Site Manager

All the following attached pages, 2 through 50, are hereby incorporated by reference into this Title V permit.

/s/Anne Gobin for	May 19, 2017
Robert J. Klee	Date
Commissioner	

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## **Title V Operating Permit**

All conditions in Sections III, IV, and VI of this Title V permit are enforceable by both the Administrator and the commissioner unless otherwise specified. Applicable requirements and compliance demonstration are set forth in Section III of this Title V permit. The Administrator or any citizen of the United States may bring an action to enforce all permit terms or conditions or requirements contained in Sections III, IV, and VI of this Title V permit in accordance with the Clean Air Act, as amended.

## LIST OF ABBREVIATIONS/ACRONYMS

Abbreviation/Acronym	Description
°C	Degrees Celsius
°F	Degrees Fahrenheit
ACT	Available Control Techniques
CFR	Code of Federal Regulations
CGS	Connecticut General Statutes
EU	Emissions Unit
EPA	Environmental Protection Agency
g	gram
GEU	Grouped Emissions Unit
h	Hour
HAP	Hazardous Air Pollutant
1	liter
lb	Pound
MACT	Maximum Achievable Control Technology
MCPU	Miscellaneous Organic Chemical Manufacturing Process Unit
MMBtu	Million British Thermal Units
mm Hg	Millimeters of Mercury
MON	Miscellaneous Organic NESHAP
NESHAP	National Emissions Standard for Hazardous Air Pollutants
$NO_x$	Nitrogen Oxides
ОНАР	Organic Hazardous Air Pollutants
OOS	Out of Service
PHA	Process Hazard Analysis
ppm	Parts per Million
psi	Pounds per Square Inch
psia	Pounds per Square Inch Absolute
RACT	Reasonably Available Control Technology
RCSA	Regulations of Connecticut State Agencies
RMP	Risk Management Plan
RTO	Regenerative Thermal Oxidizer
scfm	Standard Cubic Feet per Minute
SIC	Standard Industrial Classification Code
SOS	Standard Operating Scenario
ULSD	Ultra-Low Sulfur Diesel
U.S.C.	United States Code
VOC	Volatile Organic Compound
у	year

## Section I: Premises Information/Description

## A. PREMISES INFORMATION

Nature of Business:

Plastics materials and resins

Primary SIC:

2821

Facility Mailing Address:

Allnex USA Inc.

528 South Cherry Street Wallingford, CT 06492

Telephone Number:

(203) 284-4388

#### **B. PREMISES DESCRIPTION**

Allnex USA Inc. (Allnex) is a leading supplier of resins and additives for agricultural, industrial, protective, automotive and special purpose coatings and inks. The Allnex product range entails innovative liquid resins & additives, radiation cured powder coating resins & additives and cross linkers for use on wood, metal, plastic, and other surfaces. Allnex and its subsidiaries operate sites in North America, South America, Europe and Asia.

Approximately 125 people are employed at the Allnex Wallingford site. The site is located on 238 acres extending from the railroad main line on the east to the Quinnipiac River on the west. It constitutes 25 buildings, two miles of streets and roads and totals 3.2 miles around its perimeter. The primary activities conducted at the site are classified under the Standard Industrial Classification (SIC) code 2821. Liquid amino and waterborne alkyd resins are manufactured at the site.

Also located at the Wallingford site is a separate thermoplastic manufacturing business conducted by Evonik CYRO LLC, a wholly owned subsidiary of Evonik Industries. The Evonik CYRO manufacturing operations are subject to permits issued to Evonik CYRO and therefore are not covered under this Title V permit.

Allnex also operates a wastewater treatment plant that treats effluent from the Allnex and Evonik CYRO manufacturing areas, as well as a boiler house that supplies steam to all parts of the site.

Allnex exceeds the major source threshold for the following pollutants: NOx, VOC and HAPs.

Allnex is a Title V source located in a serious non-attainment area for ozone as defined in RCSA §22a-174-1.

# **Section II: Emissions Units Information**

# A. EMISSIONS UNITS DESCRIPTION

Emissions units are set forth in Table II.A. It is not intended to incorporate by reference these Registrations, or Regulations into this Title V permit.

TABLE II.A: EMISSIONS UNITS DESCRIPTION			
Emissions Unit	Emissions Unit Description	Control Unit Description	Registration (R) Number or Regulation Cite
EU-R01-2	NMA Product Tank 104-51 - OOS	Scrubber 104-51	
EU-R01-3	Tank 627-1: Acrylamide - OOS	Scrubber 627	
EU-R01-4	CYMEL 323, 325, AND 327 Wash Tank 105-14	Scrubber 105	40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-5	CYMEL 1161 AND 1168 Wash Tank 105-16	Scrubber 105	40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-6	CYMEL 1130 AND 1133 Wash Tank 105-18	Scrubber 105	40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-7	Recovered Methanol Tank 11	Scrubber C-100	40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-8	CYMEL 303 (4% Salt) Storage Tank 111-001		40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-9	CYMEL 1168 Storage Tank 111-004		40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-10	Recovered Methanol Tank 12	Scrubber C-100	40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-11	Recovered Methanol Tank 20	Scrubber C-100	40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-12	Recovered Methanol Product Tank 203-2		40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-13	Distillate Tank 203-3A (Y37)		40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-14	8% n-Butanol Wash Tank 203-3B		40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-15	80% Iso-Butanol Surge Tank 203-4B	Scrubber 203-4B	40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-16	T-502 Methyl Formcel Storage	Scrubber 502	40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-17	T-503 Formalin Storage	Scrubber 502	40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-18	T-507 No. 2 Fuel Oil Tank		40 CFR Part 60 Subpart Kb RCSA §22a-174-20(a)
EU-R01-19	Methanol Raw Material Tank 511	Scrubber 511	40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
CU-R01-20	Methanol/Rec Methanol Raw Material Tank 512	Scrubber 511	40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)

Section II: Emissions Units Information

TABLE II.A: EMISSIONS UNITS DESCRIPTION			
Emissions Unit	Emissions Unit Description	Control Unit Description	Registration (R) Number or Regulation Cite
EU-R01-21-A	Waste Alcohol Tank 519		40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart EEEE RCSA §22a-174-20(a)
EU-R01-21-B	Waste Alcohol Tank 519 Loading Rack		40 CFR Part 63 Subpart EEEE
EU-R01-21-C	Waste Alcohol Tank 519 Equipment Leak Components		40 CFR Part 63 Subpart EEEE
EU-R01-22	Butyl Formcel Storage Tank 533	Scrubber 533	40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-23	CYMEL 1168 Distillate Tank 534 (Y45)		40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-24	CYMEL 1133 Distillate (n-BuOH/MeOH) Tank 551	Scrubber 551	40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-25	Tank 553: Formaldehyde Enriched Butanol	Scrubber 551	40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-26	CYMEL 1168 Distillate Tank 556 (Y45)	Scrubber 556	40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-27	CYMEL 385 Storage Tank 563		40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-28	Tank 565: Empty		
EU-R01-33	Tank 101-1 - HCl	Scrubber 101-1	40 CFR Part 63 Subpart FFFF
EU-R01-34	Tank 101-11: Caustic Soda		40 CFR Part 63 Subpart FFFF
EU-R01-35	Tank 101-12: Nitric Acid	Scrubber 101-12	40 CFR Part 63 Subpart FFFF
EU-R01-40	Tank 104-36: Aerotex M-3		40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-41	Tank 104-41: Soda Ash		40 CFR Part 63 Subpart FFFF
EU-R01-42	Tank 10 - Isopropanol		40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-43	Tank 130-001: Ethylene Glycol		40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-44	Tank 130-007: Propylene Glycol		40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-46	Tank 506: Denatured Alcohol		40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-47	Tank 532: Wet Xylene		40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)

Section II: Emissions Units Information

Emissions Unit	Emissions Unit Description	Control Unit	Registration (R) Number or
EU-R01-48	Tank 535: Recovered Isobutanol	Description	Regulation Cite 40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF
EU-R01-49	Tank 539: Heat Transfer Fluid		RCSA §22a-174-20(a) 40 CFR Part 60 Subpart Kb
EU-R01-50	Tank 552: 100% n-Butanol		RCSA §22a-174-20(a) 40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF
EU-R01-51	Tank 555-12: n-Butanol Wash	Scrubber 555	RCSA §22a-174-20(a) 40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-52	Tank 555-4: Methanol Wash	Scrubber 555	40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-53	Tank 555-6: Methanol Wash	Scrubber 555	40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-54	Tank 555-8: Isobutanol Wash	Scrubber 555	40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-55	Tank 555-10: n-Butanol Wash	Scrubber 555	40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF
EU-R01-56	Tank 557: 100% Isobutanol		RCSA §22a-174-20(a) 40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF
EU-R01-57	Tank 558: Xylene		RCSA §22a-174-20(a)  40 CFR Part 60 Subpart Kb  40 CFR Part 63 Subpart FFFF  RCSA §22a-174-20(a)
EU-R01-58	Tank 561: Cymel 1133 Distillate	Scrubber 561	40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-59	Tank 562: 80% n-Butanol	Scrubber 562-4	40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-60	Tank 564: Formaldehyde Enriched Butanol	Scrubber 562-4	40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-61	Tank 566: 8% n-Butanol/Isobutanol		40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-62	Tank 575: Resydrol AZ6300 Product		40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-63	Tank 576: ZAY Intermediate	Condenser	40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-64	Tank 577: Resydrol AZ6195 Product	Condenser	40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
CU-R01-65	Tank 579: Tall Oil Fatty Acid		40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
CU-R01-66	Tank 590: Ucecryl 3022		40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)

Section II: Emissions Units Information

TABLE II.A: EMISSIONS UNITS DESCRIPTION			
Emissions Unit	Emissions Unit Description	Control Unit Description	Registration (R) Number or Regulation Cite
EU-R01-67	Tank 591: ZAY Intermediate	Condenser	40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-68	Tank 592: ZAF Intermediate	Condenser	40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-69	Tank 120-13: Dry Xylene		40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R01-70	Tank 593 Resydrol AY 586 Product		40 CFR Part 60 Subpart Kb 40 CFR Part 63 Subpart FFFF RCSA §22a-174-20(a)
EU-R02-2	B-37 150 Train Hot Oil Furnace		RCSA §22a-174-22 RCSA §22a-174-22(e) 40 CFR Part 63 Subpart DDDDD
EU-R02-4	B-13B 200 Train Hot Oil Furnace		RCSA §22a-174-22 RCSA §22a-174-22(e) 40 CFR Part 63 Subpart DDDDD
EU-R03-1	B-05/TR1012 Product Drums		40 CFR Part 63 Subpart FFFF
EU-R03-2	B-05/TR.101 Filter Press 101-13A		40 CFR Part 63 Subpart FFFF
EU-R03-3	B-05/TR.101 Filter Press 101-13B		40 CFR Part 63 Subpart FFFF
EU-R03-4	B-05/TR.102 Filter Press 102-06		40 CFR Part 63 Subpart FFFF
EU-R03-5	B-05/TR.102 Filter Press 102-11		40 CFR Part 63 Subpart FFFF
EU-R03-6	B-05/TR.102 Hot Well 120-30	Scrubber 101-36	40 CFR Part 63 Subpart FFFF
EU-R03-7	B-05/TR.101 Hot Well 101-50	Scrubber 101-36	40 CFR Part 63 Subpart FFFF
EU-R03-9	B-05/TR.102 Reactor 102-01		40 CFR Part 63 Subpart FFFF
EU-R03-12	B-05/TR.101 Decanter 101-04	05CN10126A, Condenser	40 CFR Part 63 Subpart FFFF
EU-R03-13	B-05/TR.102 Decanter 102-41	05CN12023, Condenser	40 CFR Part 63 Subpart FFFF
EU-R03-18	B-05/TR.102 Receiver 102-27	05CN12023, Condenser	40 CFR Part 63 Subpart FFFF
EU-R03-19	B-05/TR.101/102 Cartridge Filter		40 CFR Part 63 Subpart FFFF
EU-R03-20	B-05/TR.101/102 Cartridge Filter		40 CFR Part 63 Subpart FFFF
EU-R03-21	B-05/TR.101/102 Cartridge Filter		40 CFR Part 63 Subpart FFFF
EU-R04-1	B-06/TR.65/68 Luwa Evaporator		40 CFR Part 63 Subpart FFFF
EU-R04-4	B-06/TR.65/68 Filter Press		40 CFR Part 63 Subpart FFFF
EU-R04-16	B-06/TR.65/68 Drumming		40 CFR Part 63 Subpart FFFF
EU-R04-17	B-06 TRAIN 65/68 Product/Distillate Drumming		40 CFR Part 63 Subpart FFFF

Section II: Emissions Units Information

TABLE II.A: EMISSIONS UNITS DESCRIPTION			
Emissions Unit	Emissions Unit Description	Control Unit Description	Registration (R) Number or Regulation Cite
EU-R04-18	B-06/TR.65/68 Tank Wagon		40 CFR Part 63 Subpart FFFF
EU-R05-1	B-06 Bag Bailer		40 CFR Part 63 Subpart FFFF
EU-R05-2	B-06/TR103467 Buggy		40 CFR Part 63 Subpart FFFF
EU-R05-3	B-06/TR.103 Heinkel Centrifuge 103-60	MON RTO/Scrubber	40 CFR Part 63 Subpart FFFF
EU-R05-4	B-06/TR.107 Heinkel Centrifuge 107-60 - OOS	MON RTO/Scrubber	40 CFR Part 63 Subpart FFFF
EU-R05-5	B-06/TR.106 Heinkel Centrifuge 106-60	MON RTO/Scrubber	40 CFR Part 63 Subpart FFFF
EU-R05-6	B-06/TR103 & 104 Drumming		40 CFR Part 63 Subpart FFFF
EU-R05-7	B-06/TR106 Drumming		40 CFR Part 63 Subpart FFFF
EU-R05-8	B-06/TR.103 Filter Press (A)		40 CFR Part 63 Subpart FFFF
EU-R05-9	B-06/TR.103 Filter Press (B)		40 CFR Part 63 Subpart FFFF
EU-R05-10	B-06/TR.104 Filter Press (C)		40 CFR Part 63 Subpart FFFF
EU-R05-11	B-06/TR.104 Filter Press (D)		40 CFR Part 63 Subpart FFFF
EU-R05-12	B-06/TR.106 Filter Press (E)		40 CFR Part 63 Subpart FFFF
EU-R05-13	B-06/TR.106 Filter Press (F)		40 CFR Part 63 Subpart FFFF
EU-R05-14	B-06/TR.107 Filter Press (G) - OOS		40 CFR Part 63 Subpart FFFF
EU-R05-15	B-06/TR.107 Filter Press (H) - OOS		40 CFR Part 63 Subpart FFFF
EU-R05-18	B-106/TR106 Reactor 106-01	MON RTO/Scrubber	40 CFR Part 63 Subpart FFFF
EU-R05-19	B-06/TR.107 Reactor 107-01 - OOS	MON RTO/Scrubber	40 CFR Part 63 Subpart FFFF
EU-R05-24	B-06/TR.106 Blend Tank 106-08	MON RTO/Scrubber	40 CFR Part 63 Subpart FFFF
EU-R05-25	B-06/TR.106 Blend Tank 106-11	MON RTO/Scrubber	40 CFR Part 63 Subpart FFFF
EU-R05-26	B-06/TR.107 Blend Tank 107-08 - OOS	MON RTO/Scrubber	40 CFR Part 63 Subpart FFFF
EU-R05-29	B-06/TR.103 Hydrochloric Acid Weigh Tank		40 CFR Part 63 Subpart FFFF
EU-R05-30	B-06/TR.103 Nitric Acid Weigh Tank	Scrubber 103-100	40 CFR Part 63 Subpart FFFF
EU-R05-31	B-06/TR.103/4/6/7 Solvent Transfer Tank	Scrubber 103-41	40 CFR Part 63 Subpart FFFF
EU-R05-32	B-06/TR.103 33% Caustic Weigh Tank		40 CFR Part 63 Subpart FFFF

Section II: Emissions Units Information

TABLE II.A: EMISSIONS UNITS DESCRIPTION			
Emissions Unit	Emissions Unit Description	Control Unit Description	Registration (R) Number or Regulation Cite
EU-R05-33	B-06/TR.104 Acidified Methanol Tank		40 CFR Part 63 Subpart FFFF
EU-R05-34	B-06/TR.104 IMPA Weigh Tank		40 CFR Part 63 Subpart FFFF
EU-R05-35	B-06/TR106 Nitric Acid Weigh Tank	Scrubber 104-110	40 CFR Part 63 Subpart FFFF
EU-R05-36	B-06/TR106 Caustic Head Tank		40 CFR Part 63 Subpart FFFF
EU-R05-37	B-06/TR107 Nitric Acid Weigh Tank - OOS		40 CFR Part 63 Subpart FFFF
EU-R05-38	B-06/TR107 Caustic Head Tank - OOS		40 CFR Part 63 Subpart FFFF
EU-R05-43	B-06/TR.106 Receiver 106-05	MON RTO/Scrubber	40 CFR Part 63 Subpart FFFF
EU-R05-44	B-06/TR.107 Receiver 107-05 - OOS	MON RTO/Scrubber	40 CFR Part 63 Subpart FFFF
EU-R05-45	B-06/TR.103/104 Hot Well 103-14	MON RTO/Scrubber	40 CFR Part 63 Subpart FFFF
EU-R05-46	B-06/TR.106/107 Hot Well 106-14	MON RTO/Scrubber	40 CFR Part 63 Subpart FFFF
EU-R05-47	B-06/TR.103467 Tank Wagon Loading		40 CFR Part 63 Subpart FFFF
EU-R06-2	B-06/TR.104-34 Tank Wagon Loading - OOS		40 CFR Part 63 Subpart FFFF
EU-R07-1	B-05/TR.120 Filter Press - OOS		40 CFR Part 63 Subpart FFFF
EU-R07-2	B-05/TR.120 Hot Well 102-28 - OOS		40 CFR Part 63 Subpart FFFF
EU-R07-5	B-05/TR.120 Cutting Kettle 120-07	05WSBT, Wet Scrubber	R-189-0156 40 CFR Part 63 Subpart FFFF
EU-R07-6	B-05/TR.120 Drums		40 CFR Part 63 Subpart FFFF
EU-R07-7	Adipic Acid Hopper - OOS		40 CFR Part 63 Subpart FFFF
EU-R08-1	B-05/TR.150 Acrylamide Bag Charging	Scrubber 150-36	40 CFR Part 63 Subpart FFFF
EU-R08-2	B-05/TR.150 Filter Press		40 CFR Part 63 Subpart FFFF
EU-R08-3	B-05/TR.150 Reactor 150-1A	Scrubber 150-5	40 CFR Part 63 Subpart FFFF
EU-R08-4	B-05/TR.150 Rolling Storage Tank Wagon Loading		40 CFR Part 63 Subpart FFFF
EU-R08-5	B-05/TR.150 Blend Tank 150-02	Scrubber 150-5	40 CFR Part 63 Subpart FFFF
EU-R08-6	B-05/TR.150 Decanter/Receiver 120-18		40 CFR Part 63 Subpart FFFF
EU-R08-7	B-05/TR.150 Receiver/8% Butanol 120-34		40 CFR Part 63 Subpart FFFF
EU-R08-8	B-05/TR.150 Hot Well 150-23	Scrubber 101-36	40 CFR Part 63 Subpart FFFF

Section II: Emissions Units Information

Emissions Unit	Emissions Unit Description	Control Unit	Registration (R) Number or
EU-R08-9	B-05/TR.150 Drums	Description	Regulation Cite 40 CFR Part 63 Subpart FFFF
EU-R08-10	B-05/TR.150 Tank Wagon Loading		40 CFR Part 63 Subpart FFFF
EU-R08-11	B-05/TR. 200 Reactor 200	Scrubber 150-5	40 CFR Part 63 Subpart FFFF
EU-R08-12	B-05/TR. 200 Decanter 200-2		40 CFR Part 63 Subpart FFFF
EU-R08-13	B-05/TR. 200 Receiver 200-3		40 CFR Part 63 Subpart FFFF
EU-R08-14	B-05/TR.200 Cutting Kettle 120-04	Scrubber 150-5	40 CFR Part 63 Subpart FFFF
EU-R08-15	B-05/TR. 200 Vacuum Pump Receiver 200-6		40 CFR Part 63 Subpart FFFF
EU-R09-1	B-06/TR.66 Filter Press - OOS		40 CFR Part 63 Subpart FFFF
EU-R09-2	B-06/TR.66 Reactor Kettle 66 - OOS		40 CFR Part 63 Subpart FFFF
EU-R09-5	B-06/TR.66 Drumming - OOS	,	40 CFR Part 63 Subpart FFFF
EU-R09-6	B-06/TR.66 Tank Wagon Loading - OOS		40 CFR Part 63 Subpart FFFF
EU-R10-1	B-06/Reactor 114-01 Phenolic Resins	MON RTO/Scrubber	40 CFR Part 63 Subpart OOO
EU-R10-2	B-06/Tank 114-08 o-Cresol Storage		40 CFR Part 63 Subpart OOO
EU-R10-3	B-06/12.5% Caustic Tank - <b>OOS</b>		
EU-R10-4	B-06/Tank 114-20 - <b>OOS</b>		
EU-R10-5	B-06/Soda Ash Tank 114-23 - OOS		
EU-R10-6	B-06/15% Sulfuric Acid Tank - OOS		
EU-R10-7	B-06/Tank 114-29 - OOS		
EU-R10-8	B-06/Decanter 114-11	MON RTO/Scrubber	40 CFR Part 63 Subpart OOO
EU-R10-9	B-06/Tank 104-34 Recover Butanol Storage		40 CFR Part 63 Subpart OOO
EU-R10-10	B-06/Kettle 61 Butanol Recovery Still	MON RTO/Scrubber	40 CFR Part 63 Subpart OOO
EU-R10-11	B-06/Kettle 63 Butanol Recovery Decanter	MON RTO/Scrubber	40 CFR Part 63 Subpart OOO
EU-R10-12	B-06/Kettle 64 8% Butanol Hold Tank		40 CFR Part 63 Subpart OOO
EU-R10-13	B-06/Phenolic Resins Tank Wagon		40 CFR Part 63 Subpart OOO
EU-R10-14	B-06/TR.107 o-Cresol Charge Tank 107-11	MON RTO/Scrubber	40 CFR Part 63 Subpart OOO

Section II: Emissions Units Information

TABLE II.A: EMISSIONS UNITS DESCRIPTION			
Emissions Unit	Emissions Unit Description	Control Unit Description	Registration (R) Number of Regulation Cite
EU-R10-15	B-06/TR.107 p-Cresol Charge Tank 107-24	MON RTO/Scrubber	40 CFR Part 63 Subpart OOO
EU-R11-1	B-06 MFRS Methanol Column		40 CFR Part 63 Subpart FFFF
EU-R11-2	B-06 MFRS Formaldehyde Column 110-03		40 CFR Part 63 Subpart FFFF
EU-R11-3	B-06 MFRS Methanol Column Receiver (Tank 101-31 East)		40 CFR Part 63 Subpart FFFF
EU-R11-4	B-06 MFRS Formaldehyde Column Receiver 110-20	Scrubber 074	40 CFR Part 63 Subpart FFFF
EU-R11-5	B-06 MFRS Formaldehyde Column Receiver 110-20		40 CFR Part 63 Subpart FFFF
EU-R12-1	B-05 MARS Methanol Stripper Column C-1	05CPE4, Condenser	40 CFR Part 63 Subpart FFFF
EU-R12-2	B-05 MARS Water Stripper Column C-2	05CPE5, Condenser	40 CFR Part 63 Subpart FFFF
EU-R12-3	B-05 MARS Butanol Column C-4	05CPE19, Condenser	40 CFR Part 63 Subpart FFFF
EU-R12-4	B-05 MARS Decanter D-1		40 CFR Part 63 Subpart FFFF
EU-R12-5	B-05 MARS Decanter D-3		40 CFR Part 63 Subpart FFFF
EU-R12-6	B-05 Methanol Reflux Receiver Tank 3	05CPE4, Condenser	40 CFR Part 63 Subpart FFFF
EU-R12-7	B-05 MARS Feed Tank 4 (MeOH Column)		40 CFR Part 63 Subpart FFFF
EU-R12-8	B-05 MARS Feed Tank 5 (Water Stripper Column)		40 CFR Part 63 Subpart FFFF
EU-R12-9	B-05 MARS Feed Tank 7 (Butanol Column)		40 CFR Part 63 Subpart FFFF
EU-R13-5	B-06 Train 61/62 Product Drumming – <b>OOS</b>		40 CFR Part 63 Subpart FFFF
EU-R13-6	B-06/TR.61/62 Tank Wagon Loading – OOS		40 CFR Part 63 Subpart FFFF
EU-R15-1	Equipment Leak Fugitives		40 CFR Part 63 Subpart OOO 40 CFR Part 63 Subpart FFFF
EU-R16-1	B-06 Resins Cooling Towers		40 CFR Part 63 Subpart FFFF
EU-R16-2	B-05 Resins Cooling Towers		40 CFR Part 63 Subpart FFFF
EU-R17-2	Building 6 Parts Cleaner		RCSA §22a-174-20(I)
EU-R17-3	Building 6, 2 <sup>nd</sup> Parts Cleaner		RCSA §22a-174-20(l)
EU-S01-1	Tank 100-76: Diesel		40 CFR Part 60 Subpart Kb RCSA §22a-174-20(a)
EU-S01-10	Tank 559: Gasoline		40 CFR Part 60 Subpart Kb RCSA §22a-174-20(a)
EU-S01-11	Tank 560: Diesel Fuel (for vehicles)		40 CFR Part 60 Subpart Kb RCSA §22a-174-20(a)

Section II: Emissions Units Information

TABLE II.A: EMISSIONS UNITS DESCRIPTION			
Emissions Unit	Emissions Unit Description	Control Unit Description	Registration (R) Number o Regulation Cite
EU-S02-2	B-04 Generator Propane		RCSA §22a-174-22 RCSA §22a-174-22(e) 40 CFR Part 63 Subpart ZZZZ
EU-S02-6	B-15 Generator Propane		RCSA §22a-174-22 RCSA §22a-174-22(e)
EU-S02-9	WWTP Emergency Generator ULSD		40 CFR Part 63 Subpart ZZZZ  RCSA §22a-174-3c  RCSA §22a-174-22  RCSA §22a-174-22(e)
EU-S02-10	No. 4 Well Generator Diesel	Catalytic Converter	RCSA §22a-174-22(e)  RCSA §22a-174-22  RCSA §22a-174-22(e)  40 CFR Part 63 Subpart ZZZZ
EU-S02-11	B-02 Generator Diesel		RCSA §22a-174-22 RCSA §22a-174-22(e)
EU-S02-12	B23 Emergency Water Pump - Diesel		40 CFR Part 63 Subpart ZZZZ RCSA §22a-174-22 RCSA §22a-174-22(e)
EU-S02-13	Emergency Diesel Air Compressor Engine		40 CFR Part 63 Subpart ZZZZ  RCSA §22a-174-3c  RCSA §22a-174-22  RCSA §22a-174-22(e)
EU-S03-1	Boiler No. 1 (61.8 MMBtu/h maximum rated capacity)		40 CFR Part 63 Subpart ZZZZ  R-189-0108  RCSA §22a-174-22  RCSA §22a-174-22(e)
EU-S03-2	Boiler No. 3		40 CFR Part 63 Subpart DDDDD  R-189-0110  RCSA §22a-174-22  RCSA §22a-174-22(e)
EU-S04-1	Wastewater Treatment Plant		40 CFR Part 63 Subpart DDDDD 40 CFR Part 63 Subpart FFFF
	Grouped Er	nissions Units	
GEU-01	40 CFR Part 60 Subpart Kb Organic Liquid Storage Tanks: EU-R01-19, 20, 24, 58	As above	As above
GEU-02	MON Group 1 Organic Liquid Storage Tanks: EU-R01-7, 10, 11, 63, 67, 68	As above	As above
GEU-03	Miscellaneous Organic Liquid Storage Tanks: EU-R01-4, 5, 6, 8, 9, 12-18, 21-23, 25-27, 40, 42- 44, 46-57, 59-62, 64, 65, 66, 69, 70 and S01-1, 10, 11	As above	As above
GEU-04	40 CFR Part 63 Subpart ZZZZ Spark Ignition Emergency Engines: EU-S02-2, 3, 4, 6	As above	As above
GEU-05	40 CFR Part 63 Subpart ZZZZ Emergency Diesel Engines: EU-S02-10 through 13	As above	As above
GEU-06	40 CFR Part 63 Subpart DDDDD Natural Gas Fired Boilers and Process Heaters: EU-S03-1 and 2, EU-R02-2 and 4	As above	As above
SEU-07	40 CFR Part 63 Subpart FFFF MON Process Equipment: EU-R01-4 through 17, 19-20, 22-27, 33-48, 50-70, EU-R03-1 through EU-R09-6, EU- R11-1 through EU-R13-6, EU-R15-1 through EU-R16-2, EU-S04-1	As above	As above

# Section II: Emissions Units Information

TABLE II.A: EMISSIONS UNITS DESCRIPTION			
Emissions Unit	Emissions Unit Description	Control Unit Description	Registration (R) Number or Regulation Cite
GEU-08	40 CFR Part 63 Subpart OOO Phenolic Resins Process Equipment: EU-R10-1, 2, 8-15	As above	As above
GEU-09	40 CFR Part 63 Subpart EEEE Organic Liquid Distribution NESHAP Equipment	As above	As above

## Section II: Emissions Units Information

## B. OPERATING SCENARIO IDENTIFICATION

The Permittee shall be allowed to operate under the following Standard Operating Scenarios (SOS) without notifying the commissioner, provided that such operations are explicitly provided for and described in Table II.B

TABLE II.B: OPERATING SCENARIO IDENTIFICATION		
Identification of Operating Scenario	Emissions Units Associated with the Scenario	Description of Scenario
SOS	All units are included in this standard operating scenario.	Resins manufacturing

The following contains summaries of applicable regulations and compliance demonstration for each identified Emissions Unit regulated by this Title V permit.

# A. GEU-01, GEU-02, GEU-03: ORGANIC LIQUID STORAGE TANKS Subject to RCSA §22a-174-20(a), 40 CFR Part 60 Subpart Kb

- 1. RCSA §22a-174-20(a) Requirements
  - a. Limitation or Restriction
    - i. The Permittee shall not place, store or hold in any stationary tank, reservoir or other container of more than 40,000 gallons (150,000 liters) capacity any volatile organic compound with a vapor pressure of 0.75 psia or greater under actual storage conditions unless the tank, reservoir or other container is a pressure tank capable of maintaining working pressures sufficient at all time to prevent vapor or gas loss to the atmosphere or is designed, and equipped, with one of the vapor loss control devices listed below. [RCSA §22a-174-20(a)(2)]
      - (A) A vapor recovery system which collects all volatile organic compound vapors and gases discharged from the tank and a vapor return or disposal system which is designed to process such vapors so as to reduce their emission to the atmosphere by at least 95% by weight. [RCSA §22a-174-20(a)(2)(C)]
      - (B) Other equipment or means with an efficiency equal to that required under RCSA §22a-174-20(a)(2)(C) for purposes of air pollution control as may be approved by the commissioner by permit or order. [RCSA §22a-174-20(a)(2)(D)]
    - ii. For any tank subject to RCSA §22a-174-20(a)(2), if any piping, valves, vents, seals, gaskets or covers of roof openings are found to have defects or visible gaps or the VOC control requirements of this subsection are not met, the Permittee shall: [RCSA §22a-174-20(a)(4)]
      - (A) If the tank is not storing liquid, complete repairs or replacements prior to filling the tank;
      - (B) If the tank is storing liquid, complete repairs or replacements or remove the tank from service within 45 days after discovery of the defect or visible gap. If the Permittee anticipates that a repair or replacement cannot be completed or the tank cannot be emptied within such 45 day period, the Permittee shall notify the commissioner prior to the end of such 45 day period. The Permittee shall make repairs or completely empty the tank as soon as possible; and
      - (C) Any evidence of leakage as described in Section III.A.1 of this Title V permit shall also be treated as a malfunction of control equipment as described in RCSA §22a-174-7.
    - iii. The Permittee shall not place, store or hold in any stationary storage vessel of more than 250 gallon (950 liter) capacity any volatile organic compound with a vapor pressure of 0.75 psi or greater under actual storage conditions unless such vessel is equipped with a permanent submerged fill pipe with a discharge point 18 inches or less from the bottom of the storage vessel or is a pressure tank as described in RCSA §22a-174-20(a)(2). [RCSA §22a-174-20(a)(5)]
    - iv. The provisions of RCSA §22a-174-20(a)(5) shall not apply to loading of volatile organic compounds into any storage vessel having a capacity of less than 1,000 gallons which was installed prior to June 1, 1972, nor to any underground storage vessel installed prior to June 1, 1972, where the fill pipe between the fill connection and the storage vessel is an offset fill pipe. [RCSA §22a-174-20(a)(6)]

- v. The external surfaces of any storage tank containing VOCs with a vapor pressure of 0.75 pounds per square inch or greater under standard conditions that has a maximum capacity of 2,000 gallons (7,570 liters) or greater and is exposed to the rays of the sun shall be either mill-finished aluminum or painted and maintained white upon the next painting of the tank or by March 7, 2024, whichever is sooner. The external surfaces of any storage tank that is brought into service after the effective date of this subdivision, that has a maximum capacity of 2,000 gallons or greater and that is exposed to the rays of the sun shall be either mill-finished aluminum or painted and maintained white prior to being filled with any VOC with a vapor pressure of 0.75 pounds per square inch or greater under standard conditions. The requirement to use mill-finished aluminum or white paint shall not apply to words and logograms applied to the external surface of the storage tank for purposes of identification provided such symbols do not cover more than 20 percent of the external surface area of the tank's sides and top or more than 200 square feet (18.6 square meters), whichever is less.

  [RCSA §22a-174-20(a)(7)]
- vi. Degassing and cleaning of aboveground tanks shall be performed as follows: [RCSA 22a-174-20(a)(9)]
  - (A) The Permittee shall not perform degassing of any above ground storage tank subject to RCSA §22a-174-20(a)(2) during the period from June 1 through August 31 of any calendar year, except as provided in Section III.A.1.a.vi(B) of this Title V permit.
  - (B) Notwithstanding Section III.A.1.a.vi(A) of this Title V permit, the Permittee may degas an above ground storage tank at any time for the purpose of performing a repair that is necessary for safe and proper function of the tank. The Permittee shall notify the commissioner when a tank is emptied and degassed under this subparagraph within 72 hours of completing the degassing and repair. Such notification shall be submitted to the Compliance Assistance and Coordination Unit of the Bureau of Air Management and shall include the following information:
    - (1) Identification of the facility and the tank degassed;
    - (2) Identification of the VOC stored:
    - (3) An explanation of the need to degas the tank during the period from June1 through August 31;
    - (4) The date the Permittee determined that degassing and repair would be necessary;
    - (5) The days that degassing commenced and was completed; and
    - (6) The date that inspection, repair and refilling was or is anticipated to be completed.
- vii. The Permittee shall clean an aboveground storage tank subject to RCSA §22a-174-20(a)(2) using one or more of the following methods:
  - (A) Using any of the following cleaning agents:
    - (1) Diesel fuel;
    - (2) A solvent with an initial boiling point of greater than 302 °F;
    - (3) A solvent with a vapor pressure less than 0.5 psi;

- (4) A solvent with 50 g/l VOC content or less; or
- (5) Another cleaning agent approved by the commissioner and the Administrator; or
- (6) Steam cleaning.

#### b. Monitoring Requirements

Record keeping specified in Section III.A.1.c of this Title V permit shall be sufficient to meet other Monitoring and Testing Requirements pursuant to RCSA §22a-174-33. [RCSA §22a-174-33(j)(1)(K)(ii)]

c. Record Keeping Requirements

The Permittee shall make and maintain the following records: [RCSA §22a-174-20(a)(10)(B)]

- i. Documentation of control device efficiency and capture efficiency, if applicable, using an applicable EPA reference method or alternate method as approved by the commissioner and the Administrator;
- ii. Date and type of maintenance performed on air pollution control equipment, if applicable;
- iii. Documentation of any leak detected pursuant to RCSA §22a-174-20(a)(4) including, but not limited to, the date the leak was detected, location of the leak, type of repair made and the date of repair and explanation of the reason for delaying repair, if applicable;
- iv. Dates of all tank degassing activities performed pursuant to Section III.A.1.a.vi of this Title V permit;
- v. Date, cleaning methods and cleaning agents used for any cleaning performed pursuant to Section III.A.1.a.vii of this Title V permit; and
- vi. Any approval by the commissioner or Administrator issued pursuant to RCSA §22a-174-20(a).

#### d. Reporting Requirements

The Permittee shall provide the records specified in Section III.A.1.c of this Title V permit to the commissioner within 30 days of receipt of a written request from the commissioner or such sooner time as the commissioner may require. [RCSA §22a-174-4(d)(1)]

## 2. 40 CFR Part 60 Subpart Kb Requirements, VOC Emissions (GEU-01 Only)

- a. Limitation or Restriction
  - i. Allowable Emission Limit for VOC: ≤ 500 ppm above background [40 CFR Part 60 Subpart Kb]
  - ii. Minimum VOC Control Efficiency: 95% [40 CFR Part 60 Subpart Kb]
- b. Monitoring and Testing Requirements
  - i. The Permittee shall maintain a closed vent system designed to collect all VOC vapors and gases discharged from the storage vessel and operated with no detectable emissions as indicated by a reading of less than 500 ppm above background and visual inspections, as determined in 40 CFR Part 60 Subpart VV, 40 CFR §60.485(b). [40 CFR §60.112b(a)(3)(i)]

- ii. The control device shall be designed and operated to reduce inlet VOC emissions by 95% or greater. [40 CFR §60.112b(a)(3)(ii)]
- iii. The Permittee shall operate the closed vent system and control device and monitor the parameters of the closed vent system and control device in accordance with the operating plan submitted to the Administrator in accordance with 40 CFR §60.113b(c)(1). [40 CFR §60.113b(c)(2)]
- c. Record Keeping Requirements

The Permittee shall make and maintain the following records:

- i. A copy of the operating plan. [40 CFR §60.115b(c)(1)]
- ii. The measured values of parameters in Section III.A.2.b.iii of this Title V permit. [40 CFR §60.115b(c)(2)]

### d. Reporting Requirements

The Permittee shall provide the records specified in Section III.A.2.c of this Title V permit to the commissioner within 30 days of receipt of a written request from the commissioner or such sooner time as the commissioner may require. [RCSA §22a-174-4(d)(1)]

# 3. 40 CFR Part 60 Subpart Kb Requirements, Tank Information (GEU-01 & GEU-03 Only)

a. Limitation or Restriction

The tanks do not have any limitations or restrictions, however, there are record keeping requirements.

b. Monitoring Requirements

Record keeping specified in Section III.A.3.c of this Title V permit shall be sufficient to meet other Monitoring and Testing Requirements pursuant to RCSA §22a-174-33. [RCSA §22a-174-33(j)(1)(K)(ii)]

- c. Record Keeping Requirements
  - i. The Permittee shall keep readily accessible records showing the dimension of each tank and an analysis showing the capacity of each tank for the life of each tank. [40 CFR §60.116b(b)]
  - ii. The Permittee shall keep records of the volatile organic liquid stored in each tank as applicable in accordance with 40 CFR §60.116b(c).
- d. Reporting Requirements

The Permittee shall provide the records specified in Section III.A.3.c of this Title V permit to the commissioner within 30 days of receipt of a written request from the commissioner or such sooner time as the commissioner may require. [RCSA §22a-174-4(d)(1)]

- B. EU-S02-9, GEU-04, GEU-05: EMERGENCY ENGINES Subject to RCSA §§22a-174-19b, -22, -22e, RCSA §22a-174-3c (EU-S02-9 & EU-S02-13 Only), CGS §16a-21a and 40 CFR Part 63 Subpart ZZZZ (GEU-04 & GEU-05 Only)
- 1. RCSA §§22a-174-22 and -22e Requirements, NO<sub>x</sub> RACT
  - a. Limitation or Restriction

The Permittee shall not operate an emergency engine for routine, scheduled testing or maintenance on any day for which the Commissioner has forecast that ozone levels will be "moderate to unhealthy for sensitive groups," "unhealthy," or "very unhealthy" is expressly prohibited unless such operation of the engine is allowed by permit or order of the commissioner, because the engine is unattended and the testing is automated and cannot be modified from a remote location. [Prior to June 1, 2018: RCSA §§22a-174-22(b)(3). On and after June 1, 2018: RCSA 22a-174-22e(d)(14)]

#### b. Monitoring Requirements

The Permittee shall monitor daily operating hours for each engine, identifying the operating hours of emergency and non-emergency use. [Prior to May 1, 2018: RCSA §22a-174-22(1)(1)(A). On and after May 1, 2018: RCSA §22a-174-22e(j)(2)(A)]

### c. Record Keeping Requirements

The Permittee shall make and maintain the following records:

- i. Prior to May 1, 2018, the Permittee shall keep daily records of operating hours, identifying the operating hours of emergency and non-emergency use. [RCSA §22a-174-22(l)(1)(A)]
- ii. On and after May 1, 2018 for emergency engines not subject to 40 CFR Part 63 Subpart ZZZZ, the Permittee shall keep records of total monthly operating hours of such engine, identifying the dates and operating hours of non-emergency use and the reason for non-emergency operation. For an emergency engine subject to 40 CFR 63 Subpart ZZZZ, records shall be those required by 40 CFR 63.6655. [RCSA 22a-174-22e(j)(2)(A)]
- iii. The Permittee shall keep records of all tune-ups, repairs, replacement of parts and other maintenance. [Prior to May 1, 2018: RCSA §22a-174-22(l)(1)(D). On and after May 1, 2018: RCSA 22a-174-22e(j)(2)(B)]

#### d. Reporting Requirements

The Permittee shall provide the records specified in Section III.B.1.c of this Title V permit to the commissioner within 30 days of receipt of a written request from the commissioner or such sooner time as the commissioner may require. [RCSA §22a-174-4(d)(1)]

#### 2. Fuel Sulfur Content

a. Limitation or Restrictions for Each Unit

The sulfur content of ULSD shall not exceed 15 ppm. [CGS §16a-21a and RCSA §22a-174-19b]

## b. Monitoring Requirements

Record keeping specified in Section III.B.2.c of this Title V permit shall be sufficient to meet other Monitoring and Testing Requirements pursuant to RCSA §22a-174-33. [RCSA §22a-174-33(j)(1)(K)(ii)]

### c. Record Keeping Requirements

The Permittee shall make and maintain the following records:

- i. Maintain records of the sulfur content and quantity purchased for combustion. A written certification or a written contract with a fuel supplier is sufficient to satisfy these requirements if the certification or contract identifies: [RCSA §22a-174-19b(g)(3)]
  - (A) The name of the fuel seller;
  - (B) The type of fuel purchased;
  - (C) The sulfur content of the fuel purchased; and
  - (D) The method used to determine the sulfur content of the fuel purchased.

## d. Reporting Requirements

The Permittee shall provide the records specified in Section III.B.2.c of this Title V permit to the commissioner within 30 days of receipt of a written request from the commissioner or such sooner time as the commissioner may require. [RCSA §22a-174-4(d)(1)]

# 3. 40 CFR Part 63 Subpart ZZZZ Requirements (GEU-04 & GEU-05 Only)

a. Limitations and Restrictions

The Permittee shall comply with the applicable emissions limitations contained in Table 2c of 40 CFR Part 63 Subpart ZZZZ for each engine. [40 CFR §63.6602]

b. Monitoring Requirements

Record keeping specified in Section III.B.3.c of this Title V permit shall be sufficient to meet other Monitoring and Testing Requirements pursuant to RCSA §22a-174-33. [RCSA §22a-174-33(j)(1)(K)(ii)]

c. Record Keeping Requirements

The Permittee shall make and maintain the following records:

- i. The Permittee shall keep records of the required maintenance conducted. [40 CFR §63.6655(e)]
- ii. The Permittee shall keep records of the hours of operation of the engine that is recorded through a non-resettable hour meter. The Permittee must document how many hours are spent for emergency operation, including what classified the operation as emergency and how many hours are spent for non-emergency operation. [40 CFR §63.6655(f)]
- d. Reporting Requirements

The Permittee shall provide the records specified in Section III.B.3.c of this Title V permit to the commissioner within 30 days of receipt of a written request from the commissioner or such sooner time as the commissioner may require. [RCSA §22a-174-4(d)(1)]

## 4. RCSA §22a-174-3c Requirements (EU-S02-9 & EU-S02-13 Only)

a. Limitations and Restrictions

The Permittee shall limit distillate oil purchased for the premises, inclusive of blends of distillate oil and biodiesel fuel, to equal to or less than 21,000 gallons in any calendar year. [RCSA §22a-174-3c(b)(6)]

b. Monitoring Requirements

Record keeping specified in Section III.B.4.c of this Title V permit shall be sufficient to meet other Monitoring and Testing Requirements pursuant to RCSA §22a-174-33. [RCSA §22a-174-33(j)(1)(K)(ii)]

c. Record Keeping Requirements

The Permittee shall make and maintain records of all distillate oil, inclusive of blends of distillate oil and biodiesel fuel, purchased for the premises. [RCSA §22a-174-33(o)(2)]

d. Reporting Requirements

The Permittee shall provide the records specified in Section III.B.4.c of this Title V permit to the commissioner within 30 days of receipt of a written request from the commissioner or such sooner time as the commissioner may require. [RCSA §22a-174-4(d)(1)]

# C. GEU-06: BOILERS, 150 TRAIN AND 200 TRAIN HOT OIL FURNACES Subject to RCSA §§22a-174-22, -22e and 40 CFR Part 63 Subpart DDDDD

#### 1. NO<sub>x</sub> Emissions

- a. Limitations and Restrictions for each unit
  - i. Gas firing boilers: Prior to June 1, 2023- 0.20 lb/MMBtu [RCSA §§22a-174-22, -22e)]
  - ii. Gas firing boilers: On and after June 1, 2023- 0.05 lb/MMBtu [RCSA §22a-174-22e]
  - ii. Gas firing furnaces: 180 ppmvd [RCSA §§22a-174-22, -22e)]
- b. Monitoring and Testing Requirements
  - The Permittee shall verify emissions using the most recent NO<sub>x</sub> RACT performance test data, monthly fuel monitoring, heat content of fuel and engineering calculations.
     [RCSA §§22a-174-22, 22e and -33(j)(1)(K)(ii)]
  - ii. Prior to June 1, 2018, the Permittee shall conduct emissions tests at least once every five years. Such tests shall be conducted no later than five years from the date of the last test for the subject unit or no later than five years from the date the last test for the subject unit should have been conducted, whichever is earlier. Compliance with the emission limitations shall be determined based on the average of three one-hour tests, each performed over a consecutive 60-minute period and performed

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in accordance with RCSA §22a-174-5. [RCSA §22a-174-22(k)(1)]

- iii. Prior to June 1, 2018, the Permittee shall demonstrate compliance with emission limitations of this section using sampling and analytical procedures approved under 40 CFR Part 60, Appendix A, or under procedures in RCSA §22a-174-5(d). Sampling shall be conducted when the source is at normal operating temperature and, unless allowed otherwise by the commissioner in a permit or order, is operating at or above 90% of maximum rated capacity for a fuel-burning source or at or above 90% of design capacity for a waste combustor. Notwithstanding such requirement, any source which has operated in excess of 100% of its maximum rated capacity at any time since May 31, 1995 shall be tested when the source is operating at or above 90% of its highest operating rate since May 31, 1995. [RCSA §22a-174-22(k)(2)]
- iv. On and after June 1, 2018, the Permittee shall conduct an initial emissions test during Phase 1 that is no more than 63 calendar months following the date of the last emissions test performed pursuant to RCSA §22a-174-22(k). [RCSA 22a-174-22e(l)(4)]
- v. On and after June 1, 2018, the Permittee shall conduct the emission test following the initial emissions test on a date after May 31, 2023 and no later than June 1, 2025. Subsequently, an owner or operator shall conduct emission tests within every 63 calendar months following the date the previous emission test was conducted or the date the previous emission test was required to be conducted, whichever is earlier. [RCSA §22a-174-22e(1)(5)]
- vi. On and after June 1, 2018, the Permittee shall conduct each emissions test in accordance with RCSA §22a-174-5 and compliance with the emissions limitations of RCSA §22a-174-22e shall be determined based on the average of three one-hour tests, each performed over a consecutive 60-minute period except as follows: [RCSA §22a-174-22e(l)(6)]
  - (A) As otherwise specified in an applicable New Source Performance Standard in 40 CFR 60; or
  - (B) If the commissioner determines that three one-hour tests are not reasonable given the location, configuration or operating conditions of an emission unit, the commissioner may approve testing where compliance with the emissions limitations of this section shall be determined based on the average of test runs shorter than a one-hour period. For the first time that an emissions unit is tested with a shorter than one-hour test run as provided in this subdivision, approval of the commissioner for a shorter than one-hour test run shall be received prior to testing by submission of a request to the commissioner at least 120 days prior to the scheduled testing. The request shall specify a test run duration and describe why a shorter time period is necessary.
- vii. On and after June 1, 2018, the Permittee shall demonstrate compliance with the emissions limitations of RCSA §22a-174-22e using sampling and analytical procedures under 40 CFR 60, Appendix A or, for affected units, under 40 CFR 75, or under procedures in RCSA §22a-174-5(d). Sampling shall be conducted when the emission unit is at normal operating temperature and, unless allowed otherwise by the commissioner in a permit or order, is operating at or above 90 percent of maximum capacity, except as follows: [RCSA §22a-174-22e(l)(7)]
  - (A) If the commissioner determines that operating at or above 90 percent of maximum capacity for an emission unit during sampling is not reasonable given the location, configuration or operating conditions of an emission unit, the commissioner may approve testing of an emission unit at an alternative maximum capacity where compliance with the emissions limitations of subsection (d) of this section shall be determined based on operating at or above 90 percent of the alternative maximum capacity approved by the commissioner; and
  - (B) Any emission unit that has operated in excess of 100 percent of its maximum capacity at any time since the most recent performance test performed pursuant to this section shall be tested

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when the emission unit is operating at or above 90 percent of its highest operating rate since the most recent performance test performed pursuant to RCSA §22a-174-22e.

viii. Annual emissions shall be verified by adding the current month's emissions to the previous 11 months' emissions. [RCSA §22a-174-33(j)(1)(K)(ii)]

## c. Record Keeping Requirements

The Permittee shall make and maintain the following records:

- i. Records of monthly and annual fuel usage shall be kept. [RCSA §22a-174-33(o)(2)]
- Records of all tune-ups, repairs, replacement of parts and other maintenance.
   [Prior to May 1 2018: RCSA §22a-174-22(l)(1)(D), On and after May 1, 2018: RCSA §22a-174-22e(j)(2)(B)]
- iii. Copies of all documents submitted to the commissioner pursuant to Section III.C.1 of this Title V permit. [Prior to May 1, 2018: RCSA §22a-174-22(l)(1)(E), On and after May 1, 2018: RCSA §22a-174-22e(j)(2)(F)]
- iv. Procedures for calculating NO<sub>x</sub> emission rates. [RCSA §22a-174-22(l)(1)(G)]
- v. Records of the dates and times of all emission testing required by Section III.C.1.b of this Title V permit, the persons performing the measurements, the testing methods used, the operating conditions at the time of testing, and the results of such testing. [Prior to May 1, 2018: RCSA §22a-174-22(I)(1)(H), On and after May 1, 2018: RCSA §22a-174-22e(J)(2)(C)]
- vi. Records of each tune-up conducted pursuant to RCSA §22a-174-22e(i) containing the date the tune-up occurred, the name, title and affiliation of the person performing the tune-up, description of the work performed and procedure used. [RCSA §22a-174-22e(j)(E)]

#### d. Reporting Requirements

- i. The Permittee shall provide the records specified in Section III.C.1.c of this Title V permit to the commissioner within 30 days of receipt of a written request from the commissioner or such sooner time as the commissioner may require. [RCSA §22a-174-4(d)(1)]
- ii. Prior to June 1, 2018, within 30 days of the completion of emission tests, the Permittee shall submit a written report of the results of such testing to the commissioner. [RCSA §22a-174-22(I)(2)]
- iii. On and after June 1, 2018, not more than 60 days after the completion of emission tests, the Permittee shall submit a written report of the results of such testing to the commissioner. [RCSA §22a-174-22e(k)(1)]

## 2. 40 CFR Part 63 Subpart DDDDD Requirements (Boiler MACT)

- a. Work Practice Standards
  - i. The Permittee shall conduct tune-ups of EU-R02-2, EU-S03-1 and EU-S03-2 annually as specified in 40 CFR §63.7540. [40 CFR §63.7540 and Table 3 to Subpart DDDDD of 40 CFR Part 63]
  - ii. The Permittee shall conduct biennial tune-ups of EU-R02-4 as specified in 40 CFR §63.7540.

[40 CFR §63.7540 and Table 3 to Subpart DDDDD of Part 63]

#### b. Monitoring Requirements

Record keeping specified in Section III.C.2.c of this Title V permit shall be sufficient to meet other Monitoring and Testing Requirements pursuant to RCSA §22a-174-33. [RCSA §22a-174-33(j)(1)(K)(ii)]

- c. Record Keeping Requirements
  - i. Keep records of the required tune-ups conducted. [40 CFR §63.7555]
  - ii. Keep records of the required one-time energy assessment as specified in Table 3 of 40 CFR Part 63 Subpart DDDDD (completed prior to January 31, 2016). [40 CFR §63.7555]

#### d. Reporting Requirements

- i. The Permittee shall provide the records specified in Section III.C.2.b of this Title V permit to the commissioner within 30 days of receipt of a written request from the commissioner or such sooner time as the commissioner may require. [RCSA §22a-174-4(d)(1)]
- ii. Submit a notification of compliance to the commissioner and the Administrator by March 31, 2016. [40 CFR §63.7550]
- iii. Submit an annual compliance certification report to the commissioner and the Administrator by January 31, beginning in 2017. [40 CFR §63.7550]

## D. EU-R17-2: PARTS CLEANER Subject to RCSA §22a-174-20(1)

#### 1. VOC Emissions

- a. Work Practice Standards [RCSA §22a-174-20(1)(3)]
  - i. Equip the cleaning device with a cover that is easily operated with one hand.
  - ii. Equip the cleaning device with an internal rack or equipment for draining cleaned parts so that parts are enclosed under the cover while draining. Such drainage rack or equipment may be external for applications where an internal type cannot fit into the cleaning system.
  - iii. Collect and store waste solvent in closed containers. Closed containers used for storing waste solvent may contain a device that allows pressure relief but does not allow liquid solvent to drain from the container.
  - iv. Close the cover if parts are not being handled in the cleaner for two minutes or more, or if the device is not in use.
  - v. Drain the cleaned parts for at least 15 seconds or until dripping ceases, whichever is longer.
  - vi. If used, supply a degreasing solvent spray that is a solid fluid stream (not a fine, atomized or shower type spray) at a pressure which does not exceed ten psi measured at the pump outlet and perform such spraying within the confines of the cold cleaning unit.

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- vii. Minimize the drafts across the top of the cold cleaning unit such that whenever the cover is open the unit is not exposed to drafts greater than 40 meters per minute, as measured between one and two meters upwind, and at the same elevation as the tank lip.
- viii.Do not operate the unit upon the occurrence of any visible solvent leak until such leak is repaired. Any leaked solvent or solvent spilled during transfer shall be cleaned immediately, and the wipe rags or other sorbent material used to clean the spilled or leaked solvent shall be immediately stored in covered containers for disposal or recycling.
- ix. Provide a permanent, conspicuous label on or posted near the unit clearly summarizing the applicable operating requirements.
- x. On or after May 1, 2008, use only solvent that has a vapor pressure less than or equal to 1.0 mm Hg at 20°C.
- xi. Sponges, fabric, wood, leather, paper and other absorbent material shall not be cleaned in a cold cleaning machine.

### b. Monitoring Requirements

Record keeping specified in Section III.D.1.c of this Title V permit shall be sufficient to meet other Monitoring and Testing Requirements pursuant to RCSA §22a-174-33. [RCSA §22a-174-33(j)(1)(K)(ii)]

### c. Record Keeping Requirements

The Permittee shall make and maintain the following records:

- i. Maintain records of the following information for a minimum of five years after such record is made [RCSA §22a-174-20(I)(3)(J)]:
  - (A) The type of solvent used, including a description of the solvent and the solvent name,
  - (B) The vapor pressure of the solvent in mm Hg measured at 20°C (68°F),
  - (C) The percent VOC content by weight, and
  - (D) The amount of solvent added to each unit on a monthly basis.
- ii. Name and address of any person and his or her company to whom waste degreasing solvent is transferred, and the amount of waste degreasing solvent transferred.
- iii. Records showing compliance with Section III.D.1.a.vii of this Title V permit.

#### d. Reporting Requirements

The Permittee shall provide the records specified in Section III.D.1.c of this Title V permit to the commissioner within 30 days of receipt of a written request from the commissioner or such sooner time as the commissioner may require. [RCSA §22a-174-4(d)(1)]

# E. GEU-07: MON MACT AFFECTED EQUIPMENT

1. In accordance with 40 CFR Part 63 Subpart FFFF, Miscellaneous Organic Chemical Manufacturing, for the subject emission units the Permittee shall meet the requirements of 40 CFR Part 63 Subpart FFFF, including monitoring, reporting and record keeping, by the dates given in 40 CFR Part 63 Subpart FFFF.

# 2. General Requirements [40 CFR §63.2450]

- a. The Permittee must be in compliance with the emission limits and work practice standards in 40 CFR Part 63 Subpart FFFF, Tables 1 through 7 at all times, except during periods of startup, shutdown, and malfunction, and must meet the requirements specified in 40 CFR §§63.2455 through 63.2490 (or the alternative means of compliance in 40 CFR §63.2495, 63.2500, or 63.2505), except as specified in paragraphs (b) through (s) of 40 CFR §63.2450. The Permittee must meet the notification, reporting and recordkeeping requirements specified in 40 CFR §863.2515, 63.2520 and 63.2525.
- b. The Permittee must determine if an emission stream is a halogenated vent stream, as defined in 40 CFR §63.2550, by calculating the mass emission rate of halogen atoms in accordance with 40 CFR §63.115(d)(2)(v).
- c. Except when complying with 40 CFR §63.2485, if the Permittee reduces organic HAP emissions by venting emissions through a closed-vent system to any combination of control devices (except a flare) or recovery devices, the Permittee must meet the requirements of 40 CFR §63.982(c) and the requirements referenced therein.

# 3. OHAP Emissions from Continuous Process Vents [40 CFR §63.2455]

- a. Limitations and Restrictions for each unit
  - i. Reduce Group 1 Continuous Process Vent Emissions by ≥ 98%.
     [40 CFR Part 63 Subpart FFFF, Table 1]
  - ii. The Permittee must meet each emission limit in 40 CFR Part 63 Subpart FFFF, Table 1 that applies to the Permittee, and the Permittee must meet each applicable requirement specified in paragraphs (b) and (c) of 40 CFR §63.2455.

# 4. OHAP Emissions from Batch Process Vents [40 CFR §63.2460]

- a. Limitations and Restrictions for each unit
  - i. Reduce Group 1 Batch Process Vent Emissions by ≥ 98%. [40 CFR Part 63 Subpart FFFF, Table 2]
  - ii. The Permittee must meet each emission limit in 40 CFR Part 63 Subpart FFFF, Table 2 that applies to the Permittee, and the Permittee must meet each applicable requirement specified in paragraphs (b) and (c) of 40 CFR §63.2460.

# 5. OHAP Emissions from Storage Tanks [40 CFR §63.2470]

- a. Limitations and Restrictions for each unit
  - i. Reduce Group 1 Storage Tanks Vent Emissions by ≥ 95%. [40 CFR Part 63 Subpart FFFF, Table 4]

ii. The Permittee must meet each emission limit in 40 CFR Part 63 Subpart FFFF, Table 4 that applies to the Permittee's storage tanks, and the Permittee must meet each applicable requirement specified in paragraphs (b) through (e) of 40 CFR §63.2470.

#### 6. OHAP Emissions from Transfer Racks [40 CFR §63.2475]

- a. Limitations and Restrictions for each unit
  - Reduce Group 1 Transfer Rack Emissions by ≥ 95%. [40 CFR Part 63 Subpart FFFF, Table 5]
  - ii. The Permittee must meet each emission limit in 40 CFR Part 63 Subpart FFFF, Table 5 that applies to the Permittee's transfer rack, and the Permittee must meet each applicable requirement specified in paragraphs (b) and (c) of 40 CFR §63.2475.

### 7. OHAP Emissions from Equipment Leaks [40 CFR §63.2480]

- a. Limitations and Restrictions
  - i. Employ leak detection and repair work standard per 40 CFR Part 63 Subpart UU, except as qualified by 40 CFR Part 63 Subpart FFFF [40 CFR Part 63 Subpart FFFF, Table 6]
  - ii. The Permittee must meet each emission limit in 40 CFR Part 63 Subpart FFFF, Table 6 that applies to the Permittee's equipment leaks, except as specified in paragraphs (b) through (d) of 40 CFR §63.2480.

#### 8. OHAP Emissions from Wastewater Streams [40 CFR §63.2485]

- a. Limitations and Restrictions
  - i. Control Group 1 wastewater stream per 40 CFR Part 63 Subpart G, except as qualified by 40 CFR Part 63 Subpart FFFF. [40 CFR Part 63 Subpart FFFF, Table 7]
  - ii. The Permittee must meet each requirement in 40 CFR Part 63 Subpart FFFF, Table 7 that applies to the Permittee's wastewater streams and liquid streams in open systems within an MCPU, except as specified in paragraphs (b) through (o) of 40 CFR §63.2485.

#### 9. OHAP Emissions from Heat Exchange Systems [40 CFR §63.2490]

- a. Limitations and Restrictions
  - i. Employ heat exchange system requirements per 40 CFR Part 63 Subpart F, except as qualified by 40 CFR Part 63 Subpart FFFF. [40 CFR Part 63 Subpart FFFF, Table 10]
  - ii. The Permittee must comply with each requirement in 40 CFR Part 63 Subpart FFFF, Table 10 that applies to the Permittee's heat exchange systems, except as specified in paragraphs (b) and (c) of 40 CFR §63.2490.

#### 10. Notifications [40 CFR §63.2515]

a. The Permittee must submit all of the notifications in 40 CFR §§63.6(h)(4) and (5), 63.7(b) and (c), 63.8(e), (f)(4) and (6), and 63.9(b) through (h) that apply to the Permittee by the dates specified.

b. If the Permittee is required to conduct a performance test, the Permittee must submit a notification of intent to conduct a performance test at least 60 calendar days before the performance test is scheduled to begin as required in 40 CFR §63.7(b)(1). For any performance test required as part of the initial compliance procedures for batch process vents in 40 CFR Part 63 Subpart FFFF, Table 2, the Permittee must also submit the test plan required by 40 CFR §63.7(c) and the emission profile with the notification of the performance test.

### 11. Reports [40 CFR §63.2520]

The Permittee must submit a compliance report containing the information in 40 CFR §63.2520(e) on a semiannual basis. Each compliance report must cover the semiannual reporting period from January 1 through June 30 or the semiannual reporting period from July 1 through December 31. Each compliance report must be postmarked or delivered no later than August 31 or February 28, whichever date is the first date following the end of the semiannual reporting period.

### 12. Records [40 CFR §63.2525]

The Permittee must keep the records specified in paragraphs (a) through (k) of 40 CFR §63.2525.

### 13. Compliance Options [40 CFR §63.2535]

- a. In accordance with 40 CFR §63.2535(c), the Permittee is in compliance with 40 CFR Part 63 Subpart FFFF for those storage tanks with a fixed roof, closed-vent system, and control device in compliance with the provisions of 40 CFR 60, Subpart Kb, except that the Permittee must comply with the monitoring, record keeping, and reporting requirements in 40 CFR Part 63 Subpart FFFF. This applies to EU-R01-19, 20, 24, and 58.
- b. In accordance with 40 CFR §63.2535(c), if the Permittee has a storage tank assigned to an MCPU that is subject to control under 40 CFR 60 Subpart Kb, the Permittee may elect to comply only with the requirements for Group 1 storage tanks in 40 CFR Part 63 Subpart FFFF. This applies to EU-R01-63, 67, and 68.

### F. GEU-08: PHENOLIC RESINS MACT AFFECTED EQUIPMENT

1. The Permittee shall meet the requirements of 40 CFR Part 63 Subpart OOO for a new affected source, including monitoring, reporting and record keeping, by the dates given in 40 CFR Part 63 Subpart OOO.

### 2. General Duty [40 CFR §63.1400(k)(4)]

At all times, the Permittee must operate and maintain any affected source, including associated air pollution control equipment and monitoring equipment, in a manner consistent with safety and good air pollution control practices for minimizing emissions. The general duty to minimize emissions does not require the owner or operator to make any further efforts to reduce emissions if levels required by the applicable standard have been achieved. Determination of whether a source is operating in compliance with operation and maintenance requirements will be based on information available to the Administrator, which may include, but is not limited to, monitoring results, review of operation and maintenance procedures, review of operation and maintenance records and inspection of the source.

### 3. OHAP Emissions from Non-reactor Batch Process Vents [40 CFR §63.1406]

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a. Limitation and Restrictions for each unit

Reduce organic HAP emissions for the batch cycle by 95 weight percent using a control device or control technology. [40 CFR §63.1406(a)(2)(ii)]

# 4. OHAP Emissions from Non-Reactor Batch Process Vents [40 CFR §63.1407]

- a. Limitations and Restrictions for each unit
  - i. For the collection of non-reactor process vents within the affected source, reduce organic HAP emissions for the batch cycle by 76 weight percent using a control device or control technology. [40 CFR §63.1407(a)(2)(ii)]
  - ii. The Permittee shall determine uncontrolled organic HAP emissions from the collection of non-reactor batch process vents within the affected source based on an engineering assessment as described in 40 CFR §63.1414(d)(6).

### 5. OHAP Emissions from Heat Exchange Systems [40 CFR §63.1409]

- a. Limitations and Restrictions
  - Employ heat exchange system requirements per 40 CFR §63.1409(b), except as qualified by 40 CFR §63.1409(a). [40 CFR §63.1409]
  - ii. The Permittee shall prepare and implement a monitoring plan that documents the procedures that will be used to detect leaks of process fluids into the cooling water. The plan shall include monitoring of one or more surrogate indicators or monitoring of one or more process parameters or other conditions that indicate a leak. [40 CFR §63.1409(c)(1)]
  - iii. The Permittee shall maintain, at all times, the monitoring plan that is currently in use. The current plan shall be maintained on-site, or shall be accessible from a central location by computer or other means that provides access within 2 hours after a request. If the monitoring plan is superseded, the owner or operator shall retain the most recent superseded plan at least until 5 years from the date of its creation. The superseded plan shall be retained on-site (or accessible from a central location by computer or other means that provides access within two hours after a request) for at least six months after its creation. [40 CFR §63.1409(c)(3)]
  - iv. The Permittee shall repair any heat exchanger system leak detected as soon as practical but not later than 45 calendar days after monitoring tests indicate a leak. The leak shall be repaired unless the Permittee demonstrates that the results are due to a condition other than a leak. [40 CFR §63.1409(d)(1)]
  - v. The Permittee shall confirm that the heat exchange system has been repaired within 7 calendar days of the repair or startup, whichever is later. [40 CFR §63.1409(d)(2)]

#### 6. OHAP Emissions from Equipment Leaks [40 CFR §63.1410]

- a. Limitations and Restrictions
  - i. Unless exempt per the production threshold criterion described by 40 CFR §63.1400(f), the Permittee shall comply with the requirements of 40 CFR Part 63 Subpart UU for all equipment, as defined

under 40 CFR §63.1402, that contains or contacts 5 weight percent HAP or greater and operates 300 hours per year or more, with exceptions allowed under 40 CFR §63.1030. The weight percent HAP is determined for equipment using the organic HAP concentration measurement methods specified in 40 CFR §63.1414(a). [40 CFR §63.1410]

- ii. Except as provided by 40 CFR Part 63 Subpart OOO for difficult and unsafe to monitor components, the Permittee shall monitor regulated equipment as specified in 40 CFR §63.1023(a)(1) for instrument monitoring and 40 CFR §63.1023(a)(2) for sensory monitoring. [40 CFR §63.1023]
- iii. Except as provided by 40 CFR Part 63 Subpart OOO for delay of repair, the Permittee shall repair each leak detected as soon as practical, but not later than 15 calendar days after it is detected, except as provided in paragraphs (d) and (e) of 40 CFR §63.1024. A first attempt at repair as defined in 40 CFR Part 63 Subpart UU shall be made no later than 5 calendar days after the leak is detected. [40 CFR §63.1024]
- iv. The Permittee shall comply with the pressure release requirements described by 40 CFR §§63.1411(b)(1) and (2), as applicable, for each pressure relief device in organic HAP gas or vapor service. [40 CFR §63.1411(b)]
- v. The Permittee shall equip each pressure relief device in organic HAP service with a device(s) or parameter monitoring system that is capable of:
  - (A) Identifying the pressure release;
  - (B) Recording the time and duration of each pressure release; and
  - (C) Notifying operators immediately that a pressure release is occurring. [40 CFR §63.1411(c)]
- vi. If any pressure relief device in organic HAP service releases to the atmosphere as a result of a pressure release event, the Permittee shall calculate the quantity of organic HAP released during each pressure release event and report this quantity as required in 40 CFR §63.1417(f)(13)(iii). [40 CFR §63.1411(c)(2)]

### 7. Performance Test [40 CFR §63.1413]

For each large control device relied upon to comply with 40 CFR Part 63 Subpart OOO, the Permittee conduct a performance test in accordance with the requirements described in 40 CFR §§63.1413(a) and (e).

### 8. Monitoring [40 CFR §63.1415]

- a. The Permittee shall install, calibrate, maintain and operate all monitoring equipment used to demonstrate continuous compliance with the emissions reduction requirements specified by 40 CFR §§63.1406 and 63.1407 in accordance with the provisions of 40 CFR §63.1415.
- b. The Permittee shall monitor each bypass line that could divert emissions away from a control device or control technology used to comply with emissions reduction requirements specified by 40 CFR §\$63.1406 and 63.1407 in accordance with the provisions of 40 CFR §63.1415(d).

#### 9. Record Keeping [40 CFR §63.1416]

a. The Permittee shall keep copies of all applicable records and reports as required by 40 CFR §63.1416.

### 10. Reports [40 CFR §63.1417]

The Permittee shall prepare and submit reports as required by 40 CFR §63.1417 per the schedule contained in Table 5 to 40 CFR Part 63 Subpart OOO.

# G. GEU-09: WASTE ALCOHOL STORAGE AND LOADING

Subject to 40 CFR Part 63 Subpart EEEE (Organic Liquids Distribution (Non-Gasoline))

- a. Limitation or Restriction
  - i. The Permittee shall comply with all applicable requirements of 40 CFR Part 63 Subpart EEEE. In addition, the Permittee shall comply with all applicable sections of 40 CFR Part 63 Subpart A. [40 CFR Part 63 Subpart EEEE]
  - ii. The Permittee, for each pump, valve, and sampling connection that operates in organic liquids service for at least 300 hours per year, must comply with the applicable requirements under 40 CFR 63 Subpart UU. [40 CFR §63.2346(c)]
- b. Monitoring and Testing Requirements

The Permittee shall follow all applicable leak detection monitoring and test requirements in 40 CFR §63.1023. [40 CFR §§63.2346(c)]

- c. Record Keeping Requirements
  - i. The Permittee must keep documentation, including a record of the annual average true vapor pressure of the total Table 1 organic HAP in the organic liquid stored in Tank 519, that verifies the storage tank is not required to be controlled under 40 CFR 63 Subpart EEEE. The documentation must be kept up-to-date and must be in a form suitable and readily available for expeditious inspection and review according to § 63.10(b)(1), including records stored in electronic form in a separate location. [40 CFR §63.2343(b)(3)]
  - ii. The Permittee shall maintain records of the annual volume of waste alcohol loaded from Tank 519 for the purpose to determining applicability, or lack thereof, of the emission limitations of items 7 and 8 in Table 2 of 40 CFR 63 Subpart EEEE. [40 CFR §63.2390(d)]
  - iii. The Permittee shall comply with the applicable leak detection and repair record keeping requirements of 40 CFR §63.1038 [40 CFR §63.2346(c)]

#### d. Reporting Requirements

- i. The Permittee shall comply with the applicable reporting requirements in 40 CFR Part 63 Subpart A as specified in Table 12 of 40 CFR Part 63 Subpart EEEE. [40 CFR §63.2382(a)]
- ii. The Permittee must submit the information in § 63.2386(c)(1), (2), (3), and (10)(i) in the first Compliance report, according to the schedule specified in § 63.2386(b). [40 CFR §63.2343(b)(1)(i)]
- iii. The Permittee shall submit periodic reports as specified in 40 CFR §63.2386 per the schedule defined in 40 CFR §63.2386(b). [40 CFR §63.2386]
- iv. The Permittee shall comply with all applicable leak detection and repair reporting requirements of 40

CFR §63.1039. [40 CFR §63.2346(c)]

# H. PREMISES-WIDE GENERAL REQUIREMENTS

- 1. Annual Emission Statements: The Permittee shall submit annual emission statements requested by the commissioner as set forth in RCSA §22a-174-4(d)(1).
- 2. Emergency Episode Procedures: The Permittee shall comply with the procedures for emergency episodes as set forth in RCSA §22a-174-6.
- 3. Reporting of Malfunctioning Control Equipment: The Permittee shall comply with the reporting requirements of malfunctioning control equipment as set forth in RCSA §22a-174-7.
- 4. **Prohibition of Air Pollution:** The Permittee shall comply with the requirement to prevent air pollution as set forth in RCSA §22a-174-9.
- 5. Public Availability of Information: The public availability of information shall apply, as set forth in RCSA §22a-174-10.
- 6. Prohibition Against Concealment/Circumvention: The Permittee shall comply with the prohibition against concealment or circumvention as set forth in RCSA §22a-174-11.
- 7. Violations and Enforcement: The Permittee shall not violate or cause the violation of any applicable regulation as set forth in RCSA §22a-174-12.
- **8.** Variances: The Permittee may apply to the commissioner for a variance from one or more of the provisions of these regulations as set forth in RCSA §22a-174-13.
- 9. No Defense to Nuisance Claim: The Permittee shall comply with the regulations as set forth in RCSA §22a-174-14.
- **10. Severability:** The Permittee shall comply with the severability requirements as set forth in RCSA §22a-174-15.
- 11. Responsibility to Comply: The Permittee shall be responsible to comply with the applicable regulations as set forth in RCSA §22a-174-16.
- 12. Particulate Emissions: The Permittee shall comply with the standards for control of particulate matter and visible emissions as set forth in RCSA §22a-174-18. (Section 18 approved by EPA on 9-23-1982, current Regulation submitted to EPA on 12-1-2004.)
- 13. Sulfur Compound Emissions: The Permittee shall comply with the requirements for control of sulfur compound emissions as set forth in RCSA §22a-174-19.
- 14. Organic Compound Emissions: The Permittee shall comply with the requirements for control of organic compound emissions as set forth in RCSA §22a-174-20.
- 15. Nitrogen Oxide Emissions: The Permittee shall comply with the requirements for control of nitrogen oxide emissions as set forth in RCSA §22a-174-22.
- 16. Ambient Air Quality: The Permittee shall not cause or contribute to a violation of an ambient air quality

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standard as set forth in RCSA §22a-174-24(b).

17. Emission Fees: The Permittee shall pay an emission fee as set forth in RCSA §22a-174-26(d).

# I. 40 CFR PART 68 REQUIREMENTS, 112(r) ACCIDENTAL RELEASE

This premises is subject to the accidental release prevention regulations in 40 CFR Part 68. The Permittee shall comply with the requirements of 40 CFR Part 68, including but not limited to the following:

# 1. Develop and Implement a Management System [40 CFR §68.15]

- a. Assign a qualified person or position that has the overall responsibility for the development, implementation and integration of the risk management program elements.
- b. When responsibility for implementing individual requirements of 40 CFR Part 68 is assigned to persons other than the person identified under Section III.H.1.a of this Title V permit, the names or positions of these people shall be documented and the lines of authority defined through an organization chart or similar document.

# 2. Conduct a Hazardous Assessment [40 CFR §§68.20 through 68.42]

- a. Analyze and report in the Risk Management Plan (RMP) [40 CFR §68.25]:
  - i. One worst-case release scenario that is estimated to create the greatest distance in any direction to an endpoint provided in Appendix A to 40 CFR Part 68 resulting from an accidental release of regulated toxic substances from covered processes under worst-case conditions defined in 40 CFR §68.22;
  - ii. One worst-case release scenario that is estimated to create the greatest distance in any direction to an endpoint defined in 40 CFR §68.22(a) resulting from an accidental release of regulated flammable substances from covered processes under worst-case conditions defined in 40 CFR §68.22;
  - iii. Additional worst-case release scenarios for a hazard class if a worst-case release from another covered process affects public receptors different from those potentially affected by the worst-case release scenario developed under Section III.H.2.i or III.H.2.ii of this Title V permit.
- b. Identify and analyze at least one alternative release scenario for each regulated toxic substance held in a covered process(es) and at least one alternative release scenario to represent all flammable substances held in covered processes. [40 CFR §68.28]
- c. Estimate in the RMP the population within a circle with its center at the point of the release and a radius determined by the distance to the endpoint defined in 40 CFR §68.22(a). [40 CFR §68.30]
- d. List in the RMP environmental receptors within a circle with its center at the point of the release and a radius determined by the distance to the endpoint defined in 40 CFR §68.22(a). [40 CFR §68.33]
- e. Review and update the offsite consequence analyses at least once every five years. If changes in processes, quantities stored or handled, or any other aspect of the premises might reasonably be expected to increase or decrease the distance to the endpoint by a factor of two or more, complete a revised analysis within six months of the change and submit a RMP as provided in 40 CFR §68.190. [40 CFR §68.36]

- f. Maintain the following records on the offsite consequence analyses [40 CFR §68.39]:
  - i. For worst-case scenarios, a description of the vessel or pipeline and substance selected as worst case, assumptions and parameters used, and the rationale for selection; assumptions shall include use of any administrative controls and any passive mitigation that were assumed to limit the quantity that could be released. Documentation shall include the anticipated effect of the controls and mitigation on the release quantity and rate.
  - ii. For alternative release scenarios, a description of the scenarios identified, assumptions and parameters used, and the rationale for the selection of specific scenarios; assumptions shall include use of any administrative controls and any mitigation that were assumed to limit the quantity that could be released. Documentation shall include the effect of the controls and mitigation on the release quantity and rate.
  - iii. Documentation of estimated quantity released, release rate, and duration of release.
  - iv. Methodology used to determine distance to endpoints.
  - v. Data used to estimate population and environmental receptors potentially affected
- g. Include in the five-year accident history all accidental releases from covered processes that resulted in deaths, injuries or significant property damage on site or known offsite deaths, injuries, evacuations, sheltering in place, property damage or environmental damage. [40 CFR §68.42]

### 3. Implement the Prevention Requirements of 40 CFR §§68.65 through 68.87

- a. At least every five years after the completion of the initial process hazard analysis, the process hazard analysis shall be updated and revalidated to assure that the process hazard analysis is consistent with the current process. [40 CFR §68.67(f)]
- b. The process hazard analysis shall be performed by a team with expertise in engineering and process operations, and the team shall include at least one employee who has experience and knowledge specific to the process being evaluated. Also, one member of the team must be knowledgeable in the specific process hazard analysis methodology being used. Updated and revalidated process hazard analyses completed to comply with 29 CFR §1910.119(e) are acceptable to meet the requirements of this paragraph. [40 CFR §68.67(d)]
- c. Promptly address the team's findings and recommendations; assure that the recommendations are resolved in a timely manner and that the resolution is documented; document what actions are to be taken; complete actions as soon as possible; develop a written schedule of when these actions are to be completed; communicate the actions to operating, maintenance and other employees whose work assignments are in the process and who may be affected by the recommendations or actions. [40 CFR §68.67(e)]
- d. Retain process hazards analyses and updates or revalidations for each process covered by this section, as well as the documented resolution of recommendations described in Section III.H.3.b of this Title V permit for the life of the process. [40 CFR §68.67(g)]
- e. Develop and implement written operating procedures that provide clear instructions for safely conducting activities involved in each covered process consistent with the process safety information.

  [40 CFR §68.69(a)]
- f. Operating procedures shall be readily accessible to employees who work in or maintain a process.

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[40 CFR §68.69(b)]

- g. The operating procedures shall be reviewed as often as necessary to assure that they reflect current operating practice, including changes that result from changes in process chemicals, technology, and equipment, and changes to stationary sources. Certify annually that these operating procedures are current and accurate. [40 CFR §68.69(c)]
- h. Develop and implement safe work practices to provide for the control of hazards during operations such as lockout/tagout; confined space entry; opening process equipment or piping; and control over entrance into a stationary source by maintenance, contractor, laboratory, or other support personnel. These safe work practices shall apply to employees and contractor employees. [40 CFR §68.69(d)]
- i. Each employee before being involved in operating a newly assigned process, shall be trained in an overview of the process and in the operating procedures as specified in 40 CFR §68.69. The training shall include emphasis on the specific safety and health hazards, emergency operations including shutdown, and safe work practices applicable to the employee's job tasks. [40 CFR §68.71(a)]
- j. Refresher training shall be provided at least every three years, and more often if necessary, to each employee involved in operating a process to assure that the employee understands and adheres to the current operating procedures of the process. [40 CFR §68.71(b)]
- k. Prepare a record which contains the identity of the employee, the date of training, and the means used to verify that the employee understood the training. [40 CFR §68.71(c)]
- Establish and implement written procedures to maintain the on-going integrity of process equipment.
   [40 CFR §68.73(b)]
- m. Train each employee involved in maintaining the on-going integrity of process equipment in an overview of that process and its hazards and in the procedures applicable to the employee's job tasks to assure that the employee can perform the job tasks in a safe manner. [40 CFR §68.73(c)]
- n. Perform mechanical integrity inspections and tests of process equipment. Document each inspection and test that has been performed on process equipment. The documentation shall identify the date of the inspection or test, the name of the person who performed the inspection or test, the serial number or other identifier of the equipment on which the inspection or test was performed, a description of the inspection or test performed, and the results of the inspection or test. [40 CFR §68.73(d)]
- o. Correct deficiencies in equipment that are outside acceptable limits (defined by the process safety information in 40 CFR §68.65) before further use or in a safe and timely manner when necessary means are taken to assure safe operation. [40 CFR §68.73(e)]
- p. In the construction of new plants and equipment, follow the quality assurance procedures listed at 40 CFR §68.73(f). [40 CFR §68.73(f)]
- q. Establish and implement written procedures to manage changes (except for "replacements in kind") to process chemicals, technology, equipment, and procedures; and, changes to stationary sources that affect a covered process. [40 CFR §68.75]
- r. Perform a pre-startup safety review for new stationary sources and for modified stationary sources when the modification is significant enough to require a change in the process safety information defined in 40 CFR §68.65. [40 CFR §68.77]

- s. Certify that compliance with the provisions of this subpart have been evaluated at least every three years to verify that procedures and practices developed under this subpart are adequate and are being followed. [40 CFR §68.79]
- t. In accordance with 40 CFR §68.81, investigate each incident which resulted in, or could reasonably have resulted in a catastrophic release of a regulated substance. Prepare a report at the conclusion of the investigation that includes the information specified at 40 CFR §68.81(d). In accordance with 40 CFR 68.81(e), establish a system to promptly address and resolve the incident report findings and recommendations. Resolutions and corrective actions shall be documented. [40 CFR §68.81]
- Provide to employees and their representatives access to process hazard analyses and to all other information required to be developed under this rule. [40 CFR §68.83(c)]
- v. In accordance with 40 CFR §68.85(a), issue a hot work permit for hot work operations conducted on or near a covered process. In accordance with 40 CFR §68.85(b), the permit shall document that the fire prevention and protection requirements in 29 CFR §1910.252(a) have been implemented prior to beginning the hot work operations; it shall indicate the date(s) authorized for hot work; and identify the object on which hot work is to be performed. [40 CFR §68.85(a)]
- w. Follow the requirements for work performed by contractors specified at 40 CFR §68.87. [40 CFR §68.87]

# 4. Develop and Implement an Emergency Response Program as Provided in 40 CFR §§68.90 through 68.95.

Such program shall include the following elements:

- a. An emergency response plan, which shall be maintained and contain at least the following elements.
   [40 CFR §68.95(a)(1)]:
  - i. Procedures for informing the public and local emergency response agencies about accidental releases;
  - ii. Documentation of proper first-aid and emergency medical treatment necessary to treat accidental human exposures; and
  - iii. Procedures and measures for emergency response after an accidental release of a regulated substance.

### b. Develop and implement:

- i. Procedures for the use of emergency response equipment and for its inspection, testing, and maintenance. [40 CFR §68.95(a)(2)]
- ii. Training for all employees in relevant procedures. [40 CFR §68.95(a)(3)], and
- iii. Procedures to review and update, as appropriate, the emergency response plan to reflect changes at the premises and ensure that employees are informed of changes.[40 CFR §68.95(a)(4)]
- c. The emergency response plan shall be coordinated with the community emergency response plan developed under 42 U.S.C. 11003. Upon request of the local emergency planning committee or emergency response officials, promptly provide to the local emergency response officials information

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necessary for developing and implementing the community emergency response plan. [40 CFR §68.95(c)]

# 5. Submit a Single RMP, as Provided in 40 CFR §§68.150 to 68.185

- a. The RMP shall include a registration that reflects all processes that have a regulated substance present in more than a threshold quantity as determined under 40 CFR §68.115. Submit as part of the RMP the data on prevention program elements for Program 3 processes as provided in 40 CFR §68.175. If the same information applies to more than one covered process, the information may be provided only once, but shall indicate to which processes the information applies. [40 CFR §§68.115 and 68.175]
- b. Review and update the RMP and submit it in the method and format to the central point specified by EPA as of the date of submission. [40 CFR §68.190(a)]
- c. The RMP shall be revised and updated [40 CFR §68.190(b)]:
  - i. At least once every five years from the date of its initial submission or most recent update required by Sections III.H.5.ii through vii of this Title V permit, whichever is later. For purposes of determining the date of initial submissions, RMPs submitted before June 21, 1999 are considered to have been submitted on that date.
  - ii. No later than three years after a newly regulated substance is first listed by EPA;
  - iii. No later than the date on which a new regulated substance is first present in an already covered process above a threshold quantity;
  - iv. No later than the date on which a regulated substance is first present above a threshold quantity in a new process;
  - v. Within six months of a change that requires a revised PHA or hazard review;
  - vi. Within six months of a change that requires a revised offsite consequence analysis as provided in 40 CFR §68.36;
  - vii. Within six months of a change that alters the Program level that applied to any covered process;
- d. For any accidental release meeting the five-year accident history reporting criteria of 40 CFR §68.42 and occurring after April 9, 2004, submit the data required under 40 CFR §68.168, 68.170(j), and 68.175(l) with respect to that accident within six months of the release or by the time the RMP is updated under 40 CFR §68.190, whichever is earlier. [40 CFR §68.195(a)]
- e. Beginning June 21, 2004, within one month of any change in the emergency contact information required in accordance with 40 CFR §68.160(b)(6), submit a correction of that information. [40 CFR §68.195(b)]

#### J. ASBESTOS REQUIREMENTS

Should the premises, as defined in 40 CFR §61.145, become subject to the national emission standard for asbestos regulations in 40 CFR Part 61 Subpart M when conducting any renovation or demolition at this premises, then the owner or operator shall submit proper notification as described in 40 CFR §61.145(b) and shall comply with all other applicable requirements of, including but not limited to, 40 CFR Part 61 Subpart M.

### K. NEW EMISSIONS UNIT POTENTIAL EMISSIONS

For the purposes of determining New Source Review applicability, in accordance with RCSA §22a-174-3a, for a new emissions unit connected to an existing control device, the Permittee may calculate potential emissions of the new emissions unit using the control efficiency of the existing control device. The new emissions unit shall be subject to the monitoring, record keeping and reporting requirements of the emissions unit(s) currently utilizing the existing control device.

#### L. BATCH PROCESSES ACT REQUIREMENTS

- a. With the exception of the process vents required to achieve 85% control in accordance with VOC RACT, all process vents will be controlled, as necessary, according to the criteria specified in the Batch Processes ACT information document. The Batch Processes ACT specifies control of VOC emissions from batch process vents in the organic chemicals industry.
- b. The Batch Process ACT recommends the reduction of VOC emissions by 90% for individual vents, or for vent streams in aggregate, within a batch process, having an actual average flow rate below the maximum cost effective flow rate (FR) as calculated according to the following formulas:

```
FR = 0.07(AE) – 1,821 (where vapor pressure ≤ 75 mm Hg)
= 0.031(AE) – 494 (75 mm Hg < vapor pressure < 150 mm Hg)
= 0.013(AE) – 301 (vapor pressure ≥ 150 mm Hg)
where: FR = the maximum flow rate at which control is cost effective (scfm)
AE = annual mass emissions total (lb/y)
```

- c. Currently, none of the emissions units contain batch process vents that, individually or in aggregate, meet the cost effectiveness criteria specified by the Batch Processes ACT. The Permittee shall reevaluate this determination each year based on the prior year's actual VOC emissions. Any batch process vents that, individually or in aggregate, meet the cost effectiveness criteria specified by the Batch Processes ACT will be controlled to achieve at least a 90% reduction of VOC emissions.
- d. A list of subject sources shall be annually updated and maintained by the Permittee based on records of emission rate and flow rate data.

# Section IV: Compliance Schedule

		TABLE IV: COMPLIANCE SCHEDULE		
Emissions Unit	Applicable Regulations	Steps Required for Achieving Compliance (Milestones)	Date by which Each Step is to be Completed	Dates for Monitoring, Record Keeping, and Reporting
·		No Steps are required for achieving compliance at this time		

# Section V: State Enforceable Terms and Conditions

Only the Commissioner of the Department of Energy and Environmental Protection has the authority to enforce the terms, conditions and limitations contained in this section.

# SECTION V: STATE ENFORCEABLE TERMS AND CONDITIONS

- A. This Title V permit does not relieve the Permittee of the responsibility to conduct, maintain and operate the emissions units in compliance with all applicable requirements of any other Bureau of the Department of Energy and Environmental Protection or any federal, local or other state agency. Nothing in this Title V permit shall relieve the Permittee of other obligations under applicable federal, state and local law.
- B. Nothing in this Title V permit shall affect the commissioner's authority to institute any proceeding or take any other action to prevent or abate violations of law, prevent or abate pollution, investigate air pollution, recover costs and natural resource damages, and to impose penalties for violations of law, including but not limited to violations of this or any other permit issued to the Permittee by the commissioner.

### C. Additional Emissions Units

- 1. The Permittee shall make and submit a written record, at the commissioner's request, within 30 days of receipt of notice from the commissioner, or by such other date specified by the commissioner, of each additional emissions unit or group of similar or identical emissions units at the premises.
- 2. Such record of additional emissions units shall include each emissions unit, or group of emissions units, at the premises which is not listed in Section II.A of this Title V permit, unless the emissions unit, or group of emissions units, is:
  - a. an insignificant emissions unit as defined in RCSA §22a-174-33; or
  - b. an emissions unit or activity listed in *White Paper for Streamlined Development of Part 70 Permit Applications, Attachment A* (EPA guidance memorandum dated July 10, 1995).
- 3. For each emissions unit, or group of emissions units, on such record, the record shall include, as available:
  - Description, including make and model;
  - b. Year of construction/installation or if a group, range of years of construction/installation;
  - c. Maximum throughput or capacity; and
  - d. Fuel type, if applicable.
- D. Odors: The Permittee shall not cause or permit the emission of any substance or combination of substances which creates or contributes to an odor that constitutes a nuisance beyond the property boundary of the premises as set forth in RCSA §22a-174-23.
- E. Noise: The Permittee shall operate in compliance with the regulations for the control of noise as set forth in RCSA §§22a-69-1 through 22a-69-7.4, inclusive.

### Section V: State Enforceable Terms and Conditions

- F. Hazardous Air Pollutants (HAPs): The Permittee shall operate in compliance with the regulations for the control of HAPs as set forth in RCSA §22a-174-29.
- G. Open Burning: The Permittee is prohibited from conducting open burning, except as may be allowed by CGS §22a-174(f).
- **H.** Fuel Sulfur Content: The Permittee shall not use No. 2 heating oil that exceeds three-tenths of one percent sulfur by weight as set forth in CGS §16a-21a.
- I. The Permittee shall comply with the requirements for Architectural and Industrial Maintenance Coatings as set forth in RCSA §22a-174-41.

The Administrator of the United States Environmental Protection Agency and the Commissioner of the Department of Energy and Environmental Protection have the authority to enforce the terms and conditions contained in this section.

#### SECTION VI: TITLE V REQUIREMENTS

#### A. SUBMITTALS TO THE COMMISSIONER & ADMINISTRATOR

The date of submission to the commissioner of any document required by this Title V permit shall be the date such document is received by the commissioner. The date of any notice by the commissioner under this Title V permit, including, but not limited to notice of approval or disapproval of any document or other action, shall be the date such notice is delivered or the date three days after it is mailed by the commissioner, whichever is earlier. Except as otherwise specified in this Title V permit, the word "day" means calendar day. Any document or action which is required by this Title V permit to be submitted or performed by a date which falls on a Saturday, Sunday or legal holiday shall be submitted or performed by the next business day thereafter.

Any document required to be submitted to the commissioner under this Title V permit shall, unless otherwise specified in writing by the commissioner, be directed to: Office of the Director; Engineering & Enforcement Division; Bureau of Air Management; Department of Energy and Environmental Protection; 79 Elm Street, 5th Floor; Hartford, Connecticut 06106-5127.

Any submittal to the Administrator of the Environmental Protection Agency shall be in a computer-readable format and addressed to: U.S. EPA New England, 5 Post Office Square, Suite 100 (OES04-2), Boston, Massachusetts 02109, Attn: Air Clerk.

#### B. CERTIFICATIONS [RCSA §22a-174-33(b)]

In accordance with RCSA §22a-174-33(b), any report or other document required by this Title V permit and any other information submitted to the commissioner or Administrator shall be signed by an individual described in RCSA §22a-174-2a(a), or by a duly authorized representative of such individual. Any individual signing any document pursuant to RCSA §22a-174-33(b) shall examine and be familiar with the information submitted in the document and all attachments thereto, and shall make inquiry of those individuals responsible for obtaining the information to determine that the information is true, accurate, and complete, and shall also sign the following certification as provided in RCSA §22a-174-2a(a)(4):

"I have personally examined and am familiar with the information submitted in this document and all attachments thereto, and I certify that based on reasonable investigation, including my inquiry of those individuals responsible for obtaining the information, the submitted information is true, accurate and complete to the best of my knowledge and belief. I understand that any false statement made in the submitted information may be punishable as a criminal offense under Section 22a-175 of the Connecticut General Statutes, under Section 53a-157b of the Connecticut General Statutes, and in accordance with any applicable statute."

#### C. SIGNATORY RESPONSIBILITY [RCSA §22a-174-2a(a)]

For purposes of signing any Title V-related application, document, report or certification required by RCSA §22a-174-33, any corporation's duly authorized representative may be either a named individual or any individual occupying a named position. Such named individual or individual occupying a named position is a duly authorized representative if such individual is responsible for the overall operation of one or more manufacturing, production or operating facilities subject to RCSA §22a-174-33 and either:

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- 1. The facilities employ more than 250 persons or have gross annual sales or expenditures exceeding 25 million dollars in second quarter 1980 dollars; or
- 2. The delegation of authority to the duly authorized representative has been given in writing by an officer of the corporation in accordance with corporate procedures and the following:
  - i. Such written authorization specifically authorizes a named individual, or a named position, having responsibility for the overall operation of the Title V premises or activity,
  - ii. Such written authorization is submitted to the commissioner and has been approved by the commissioner in advance of such delegation. Such approval does not constitute approval of corporate procedures, and
  - iii. If a duly authorized representative is a named individual in an authorization submitted under subclause ii. of this subparagraph and a different individual is assigned or has assumed the responsibilities of the duly authorized representative, or, if a duly authorized representative is a named position in an authorization submitted under subclause ii. of this subparagraph and a different named position is assigned or has assumed the duties of the duly authorized representative, a new written authorization shall be submitted to the commissioner prior to or together with the submission of any application, document, report or certification signed by such representative.

### D. ADDITIONAL INFORMATION [RCSA §22a-174-33(j)(1)(X), RCSA §22a-174-33(h)(2)]

The Permittee shall submit additional information in writing, at the commissioner's request, within 30 days of receipt of notice from the commissioner or by such other date specified by the commissioner, whichever is earlier, including information to determine whether cause exists for modifying, revoking, reopening, reissuing, or suspending this Title V permit or to determine compliance with this Title V permit.

In addition, the Permittee shall submit information to address any requirements that become applicable to the subject source and shall submit correct, complete, and sufficient information within 15 days of the applicant's becoming aware of any incorrect, incomplete, or insufficient submittal, during the pendency of the application, or any time thereafter, with an explanation for such deficiency and a certification pursuant to RCSA §22a-174-2a(a)(5).

#### E. MONITORING REPORTS [RCSA §22a-174-33(o)(1)]

A Permittee, required to perform monitoring pursuant this Title V permit, shall submit to the commissioner, on forms prescribed by the commissioner, written monitoring reports on March 1 and September 1 of each year or on a more frequent schedule if specified in such permit. Such monitoring reports shall include the date and description of each deviation from a permit requirement including, but not limited to:

- 1. Each deviation caused by upset or control equipment deficiencies; and
- 2. Each deviation of a permit requirement that has been monitored by the monitoring systems required under this Title V permit, which has occurred since the date of the last monitoring report; and
- 3. Each deviation caused by a failure of the monitoring system to provide reliable data.

### F. PREMISES RECORDS [RCSA §22a-174-33(o)(2)]

Unless otherwise required by this Title V permit, the Permittee shall make and keep records of all required monitoring data and supporting information for at least five years from the date such data and information were obtained. The Permittee shall make such records available for inspection at the site of the subject source, and shall submit such records to the commissioner upon request. The following information, in addition to required monitoring data, shall be recorded for each permitted source:

- 1. The type of monitoring or records used to obtain such data, including record keeping;
- 2. The date, place, and time of sampling or measurement;
- 3. The name of the individual who performed the sampling or the measurement and the name of such individual's employer;
- 4. The date(s) on which analyses of such samples or measurements were performed;
- 5. The name and address of the entity that performed the analyses;
- 6. The analytical techniques or methods used for such analyses;
- 7. The results of such analyses;
- 8. The operating conditions at the subject source at the time of such sampling or measurement; and
- 9. All calibration and maintenance records relating to the instrumentation used in such sampling or measurements, all original strip-chart recordings or computer printouts generated by continuous monitoring instrumentation, and copies of all reports required by the subject permit.

### G. PROGRESS REPORTS [RCSA §22a-174-33(q)(1)]

The Permittee shall, on March 1 and September 1 of each year, or on a more frequent schedule if specified in this Title V permit, submit to the commissioner a progress report on forms prescribed by the commissioner, and certified in accordance with RCSA §22a-174-2a(a)(5). Such report shall describe the Permittee's progress in achieving compliance under the compliance plan schedule contained in this Title V permit. Such progress report shall:

- 1. Identify those obligations under the compliance plan schedule in this Title V permit which the Permittee has met, and the dates on which they were met; and
- 2. Identify those obligations under the compliance plan schedule in this Title V permit which the Permittee has not timely met, explain why they were not timely met, describe all measures taken or to be taken to meet them and identify the date by which the Permittee expects to meet them.

Any progress report prepared and submitted pursuant to RCSA §22a-174-33(q)(1) shall be simultaneously submitted by the Permittee to the Administrator.

# H. COMPLIANCE CERTIFICATIONS [RCSA §22a-174-33(q)(2)]

The Permittee shall, on March 1 of each year, or on a more frequent schedule if specified in this Title V permit, submit to the commissioner a written compliance certification certified in accordance with RCSA §22a-174-2a(a)(5) and which includes the information identified in 40 CFR §§70.6(c)(5)(iii)(A) to (C), inclusive.

Any compliance certification prepared and submitted pursuant to RCSA §22a-174-33(q)(2) shall be simultaneously submitted by the Permittee to the Administrator.

### I. PERMIT DEVIATION NOTIFICATIONS [RCSA §22a-174-33(p)]

Notwithstanding Section VI.D of this Title V permit, the Permittee shall notify the commissioner in writing, on forms prescribed by the commissioner, of any deviation from an emissions limitation, and shall identify the cause or likely cause of such deviation, all corrective actions and preventive measures taken with respect thereto, and the dates of such actions and measures as follows:

- 1. For any hazardous air pollutant, no later than 24 hours after such deviation commenced; and
- 2. For any other regulated air pollutant, no later than ten days after such deviation commenced.

### J. PERMIT RENEWAL [RCSA §22a-174-33(j)(1)(B)]

All of the terms and conditions of this Title V permit shall remain in effect until the renewal permit is issued or denied provided that a timely renewal application is filed in accordance with RCSA §§22a-174-33(g), -33(h), and -33(i).

### K. OPERATE IN COMPLIANCE [RCSA §22a-174-33(j)(1)(C)]

The Permittee shall operate the source in compliance with the terms of all applicable regulations, the terms of this Title V permit, and any other applicable provisions of law. In addition, any noncompliance constitutes a violation of the Clean Air Act and Chapter 446c of the Connecticut General Statutes and is grounds for federal and/or state enforcement action, permit termination, revocation and reissuance, or modification, and denial of a permit renewal application.

# L. COMPLIANCE WITH PERMIT [RCSA §22a-174-33(j)(1)(G)]

This Title V permit shall not be deemed to:

- 1. Preclude the creation or use of emission reduction credits or allowances or the trading thereof in accordance with RCSA §§22a-174-33(j)(1)(I) and -33(j)(1)(P), provided that the commissioner's prior written approval of the creation, use, or trading is obtained;
- 2. Authorize emissions of an air pollutant so as to exceed levels prohibited pursuant to 40 CFR Part 72;
- 3. Authorize the use of allowances pursuant to 40 CFR Parts 72 through 78, inclusive, as a defense to noncompliance with any other applicable requirement; or
- 4. Impose limits on emissions from items or activities specified in RCSA §§22a-174-33(g)(3)(A) and -33(g)(3)(B) unless imposition of such limits is required by an applicable requirement.

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# M. INSPECTION TO DETERMINE COMPLIANCE [RCSA §22a-174-33(j)(1)(M)]

The commissioner may, for the purpose of determining compliance with this Title V permit and other applicable requirements, enter the premises at reasonable times to inspect any facilities, equipment, practices, or operations regulated or required under such permit; to sample or otherwise monitor substances or parameters; and to review and copy relevant records lawfully required to be maintained at such premises in accordance with this Title V permit. It shall be grounds for permit revocation should entry, inspection, sampling, or monitoring be denied or effectively denied, or if access to and the copying of relevant records is denied or effectively denied.

#### N. PERMIT AVAILABILITY

.The Permittee shall have available at the facility at all times a copy of this Title V permit.

### O. SEVERABILITY CLAUSE [RCSA §22a-174-33(j)(1)(R)]

The provisions of this Title V permit are severable. If any provision of this Title V permit or the application of any provision of this Title V permit to any circumstance is held invalid, the remainder of this Title V permit and the application of such provision to other circumstances shall not be affected.

### P. NEED TO HALT OR REDUCE ACTIVITY [RCSA §22a-174-33(j)(1)(T)]

It shall not be a defense for the Permittee in an enforcement action that it would have been necessary to halt or reduce the permitted activity in order to maintain compliance with the conditions of this Title V permit.

### Q. PERMIT REQUIREMENTS [RCSA §22a-174-33(j)(1)(V)]

The filing of an application or of a notification of planned changes or anticipated noncompliance does not stay the Permittee's obligation to comply with this Title V permit.

### R. PROPERTY RIGHTS [RCSA §22a-174-33(j)(1)(W)]

This Title V permit does not convey any property rights or any exclusive privileges. This Title V permit is subject to, and in no way derogates from any present or future property rights or other rights or powers of the State of Connecticut, and is further subject to any and all public and private rights and to any federal, state or local laws or regulations pertinent to the facility or regulated activity affected thereby, including CGS §4-181a(b) and RCSA §22a-3a-5(b). This Title V permit shall neither create nor affect any rights of persons who are not parties to this Title V permit.

### S. ALTERNATIVE OPERATING SCENARIO RECORDS [RCSA §22a-174-33(0)(3)]

The Permittee shall, contemporaneously with making a change authorized by this Title V permit from one alternative operating scenario to another, maintain a record at the premises indicating when changes are made from one operating scenario to another and shall maintain a record of the current alternative operating scenario.

### T. OPERATIONAL FLEXIBILITY AND OFF-PERMIT CHANGES [RCSA §22a-174-33(r)(2)]

The Permittee may engage in any action allowed by the Administrator in accordance with 40 CFR §§70.4(b)(12)(i) to (iii)(B), inclusive, and 40 CFR §§70.4(b)(14)(i) to (iv), inclusive, without a Title V non-minor permit modification, minor permit modification or revision and without requesting a Title V non-minor permit modification, minor permit modification or revision provided such action does not:

- 1. Constitute a modification under 40 CFR Part 60, 61 or 63;
- 2. Exceed emissions allowable under the subject permit;
- 3. Constitute an action which would subject the Permittee to any standard or other requirement pursuant to 40 CFR Parts 72 to 78, inclusive; or
- 4. Constitute a non-minor permit modification pursuant to RCSA §22a-174-2a(d)(4).

At least seven days before initiating an action specified in RCSA §22a-174-33(r)(2)(A), the Permittee shall notify the Administrator and the commissioner in writing of such intended action.

### U. INFORMATION FOR NOTIFICATION [RCSA §22a-174-33(r)(2)(A)]

Written notification required under RCSA §22a-174-33(r)(2)(A) shall include a description of each change to be made, the date on which such change will occur, any change in emissions that may occur as a result of such change, any Title V permit terms and conditions that may be affected by such change, and any applicable requirement that would apply as a result of such change. The Permittee shall thereafter maintain a copy of such notice with the Title V permit. The commissioner and the Permittee shall each attach a copy of such notice to their copy of the Title V permit.

### V. TRANSFERS [RCSA §22a-174-2a(g)]

No person other than the Permittee shall act or refrain from acting under the authority of this Title V permit unless such permit has been transferred to another person in accordance with RCSA §22a-174-2a(g).

The proposed transferor and transferee of a permit shall submit to the commissioner a request for a permit transfer on a form provided by the commissioner. A request for a permit transfer shall be accompanied by any fees required by any applicable provision of the general statutes or regulations adopted thereunder. The commissioner may also require the proposed transferee to submit with any such request, the information identified in CGS §22a-6m.

### W. REVOCATION [RCSA §22a-174-2a(h)]

The commissioner may revoke this Title V permit on his own initiative or on the request of the Permittee or any other person, in accordance with CGS §4-182(c), RCSA §22a-3a-5(d), and any other applicable law. Any such request shall be in writing and contain facts and reasons supporting the request. The Permittee requesting revocation of this Title V permit shall state the requested date of revocation and provide evidence satisfactory to the commissioner that the subject source is no longer a Title V source.

Pursuant to the Clean Air Act, the Administrator has the power to revoke this Title V permit. Pursuant to the Clean Air Act, the Administrator also has the power to reissue this Title V permit if the Administrator has determined that the commissioner failed to act in a timely manner on a permit renewal application.

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This Title V permit may be modified, revoked, reopened, reissued, or suspended by the commissioner, or the Administrator in accordance with RCSA §22a-174-33(r), CGS §22a-174c, or RCSA §22a-3a-5(d).

# X. REOPENING FOR CAUSE [RCSA §22a-174-33(s)]

This Title V permit may be reopened by the commissioner, or the Administrator in accordance with RCSA §22a-174-33(s).

#### Y. CREDIBLE EVIDENCE

Notwithstanding any other provision of this Title V permit, for the purpose of determining compliance or establishing whether a Permittee has violated or is in violation of any permit condition, nothing in this Title V permit shall preclude the use, including the exclusive use, of any credible evidence or information.

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### **Print for Compliance Certification or Enforcement**

Click the button below to generate the appropriate checklist. Be aware that this macro does not work unless you have access to the DEEP D-Drive.

This macro takes anywhere from 2-5 minutes to run. Your computer will look like it is locked up but it is working. Unfortunately the new DEEP virtual computer system makes this process even slower. Please be patient.

Print Enforcement Checklist

Print Compliance Certification



# Town of Wallingford, Connecticut

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member
Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492

Wallingford, CT 06492 Phone - 203-294-2001 Fax - 203-294-2003

Hearing No. <u>2020 - 032</u>	<u>APPLICATION</u>

APPEAL OF ASSESSED VALUATION

HEARING DATE: BOARD OF ASSES GRAND LIST OF O	
Property Owner: Charles + Renee Liu  Name of property Owner	Appellant (if other than owner):
Name of property Owner	Name of Owner's Agent
Mailing Address 74 Grandview Avenue City, State, Zip	Mailing Address
City, State, Zip	City, State, Zip
Phone Wallingford, CT 06492	Phone
203-3/4-9/12	Thone
Appellant's Capacity Owner of Owner of Owner of Attorney. Original Charles Liu 2/10/21  Print applicant name and date	Owner's Agent agency documentmust be submitted at hearing.)
Print applicant name and date	Applicant signature
Fill out <u>onl</u> y the section for t	he property type under appeal.
Motor Vehicle: Year Make /Model:	Plate#Mileage
Real Estate: 74 Grand view Avenue (Address and/or Assessor's Map/Block/Lo	t/Unit Number)
Personal Property: Unique ID: PID 5715 DBA:	Map/Lot: 163/186
lf you are submitting an appraisal or other similar ev application.	idence, you <u>must</u> submit a copy along with your
What MARKET VALUE does the applicant place on the prope	tv?: \$ 95,300
Briefly state the basis of the Appeal:	ached
(Attach additional page, documentatio	n or appraisal if needed)
OO NOT WRITE BELOW THIS LINE - BAA Use Only	
I hereby solemnly swear that the testimony I a nowledge and belief.	m about to give is true and accurate to the best of my
Signature(s) of  Wher(s) or Agent: (Must be signed in the presence of the	D

olghatule(s) of			
Owner(s) or Agent:	(Must be signed in the presence of the Board)	_ Date:	

February 10, 2021

Board of Assessment Appeals Town Hall, Room 101 45 South Main Street Wallingford, CT 06492-4285

Re:

Property Location: 00074 Grandview Avenue

Map/Block/Lot: 163/186/ Account: L0347500

PID 5715

To Whom It May Concern:

I am appealing the current assessment of our property on the grounds that the assessment is:

- 1. Far above area comps, and
- 2. Doesn't take into account the poor quality of the property.
- 1. Although real estate agents may be saying that this is a seller's market, that is either not holding up for Wallingford or at least not for similar houses to ours. You can see below that similar houses sold in the last quarter closed at an average of \$225,300.

Address	Bed	Bath	Sq. Ft.	Sold Date	Sold Price
74 Grandview	3	1.5	2,210	Assessed Market Value	301,000
62 Ward	7	3	2374	Dec. 2020	175,000
4 East	5	2	2596	Jan. 2021	230,000
58 Morningside	2	2	2134	Jan. 2021	244,500
28 1/4 George	3	1.5	1704	Jan. 2021	237,000
68 Sylvan	3	2	1524	Nov. 2020	240,000
Average					225,300

So, as a starting point, we are appealing that the market value for our house similar to ours in excellent condition is \$225,300.

We understand the challenge that no two houses are really that similar. For example, our 1.5 bathrooms are very small and not the kind of master bathrooms that many buyers are looking for, our kitchen is outdated and doesn't have the upgraded appliances common in higher sales, the basement is unfinished, and the driveway is shared with our neighbor. However, we are not debating on any of these grounds. Our secondary concern with this assessment is more immediate and centers on the below average condition of our house.

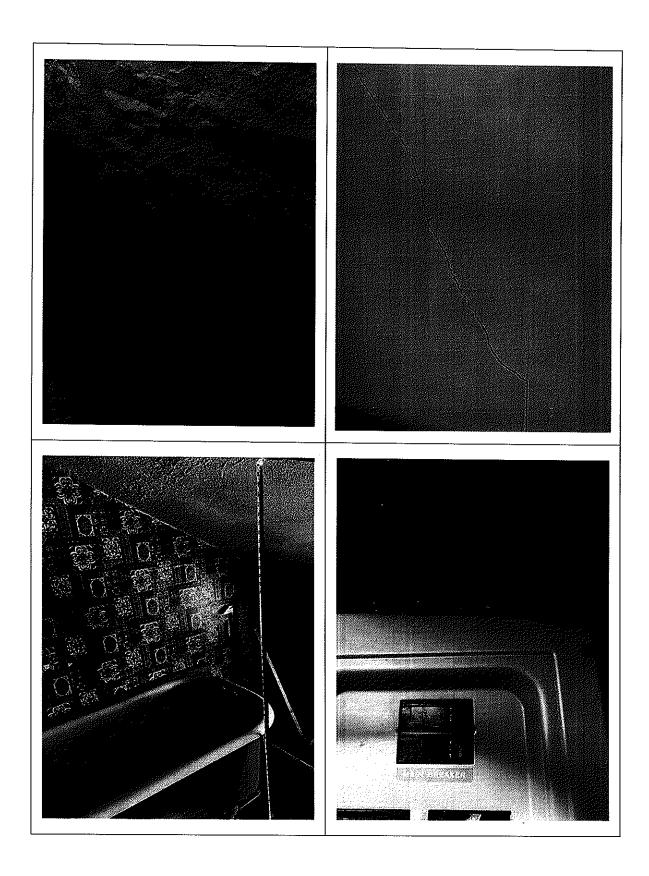
2. After 40 years living in this house and using most of our disposable income to raise a family and put our children through college, we are now finally turning to making the kind of house repairs that a future buyer might expect. We have included pictures in support of the repairs needed.

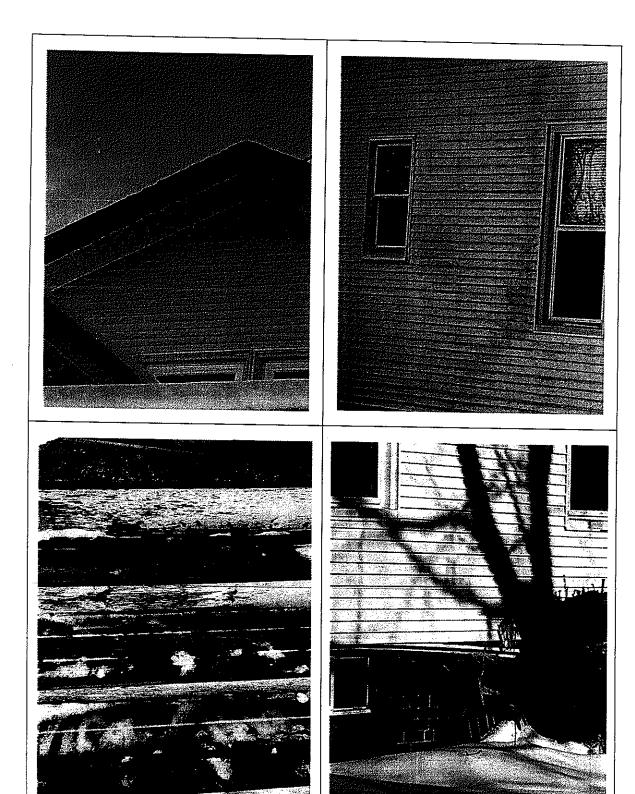
Items to Repair	Expected Date	Cost
Foundation	2021	10,000
The foundation is leaking and, when it rains, water comes down the walls.		10,000
Half Bath	2021	35,000
The 2 <sup>nd</sup> floor plumbing had to be turned off because the lead pipes were leaking. In	2021	33,000
its current state, the house has only 1 bathroom. The half bath is also unusable given		
the low ceilings. We plan to repair the plumbing and have a dormer built.		
Siding	2021	20,000
Sections have been blow off and need to be fully replaced.		20,000
HVAC	2021	15,000
There is no heat on the second floor.		10,000
Porch & Deck	2021	10,000
Both the front porch and rear deck are deteriorating.		10,000
Walls- Insulation and Electric	2021	40,000
The walls are plaster, their only insulation is 1/2" Styrofoam, and the BX wiring is		+0,000
outdated. The work to add R-15 fiberglass, upgrade to Romex, and finish the walls		
with sheetrock would be done together.		
Subtotal	2021	130,000

As you can see, these are not "nice to have" features, but rather \$130,000 in repairs that any buyer would expect. As such, we ask that you assess our property by taking the area comps average of \$225,300 and subtracting the \$130,000 in immediate work that must happen this year for a **Market Value of \$95,300**.

Charles Liu

74 Grandview Avenue Wallingford, CT 06492





Total Land Value 117,700	Total L				0.2755	Parcel Total Land Area 0.2755	Parcel Io	S	0.2/5  AC	Iolal Card Land Units	Total Ca		
						-	_	+	277				
9.81 117,700	1.0000	Æ	SHARED DRIVE	0 1.270	0.95 100	5	8.13 1.00000		12,000 SF	-1	y R11	Single Family	1 1010
Adj Unit P Land Value	Location Adjustment	Notes		nd. Nbhd. Adj	Cond. Nbhd.	dj Site Index	Size /	Unit Price	Land Units	e Land Typ	on Zone	Description	B Use Code
MAD COLLECTION FIND VALUE		03-14-2000		SECTION	ALUATION	LAND LINE VALUATION SECTION							SECTION OF SECTION
Measured Field Review Field Review Letter Sent - No Response 1st Callback Measured Measured	3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3								22,000			- 13-13-13-13-13-13-13-13-13-13-13-13-13-1	2002-1
Purpose/Result				Comments	omp	Comp Date Comp	Date %	Amount Insp Date %	Amoun	Description	Туре	Issue Date	Permit Id
301,000	el Value	Total Appraised Parcel Value					Cacoas	PERMIT	BIIIIDING				
												APE	COLONIAL CAPE
											Ó	(2) 14 FT. SIDE DORMERS	(2) 14 FT. SI
<u>с</u>		Valuation Method	<									<del>1</del> 00	2ND=3 BED, 1B
301,000	el Value	Total Appraised Parcel Value	펄										OTHER-3
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117,700	(Bldg)	Appraised Land Value (Bldg)	A	SALVENON MANAGEMENT OF STREET			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	NOTES	_				
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0	ie (Bldg)	Appraised Xf (B) Value (Bldg)		Rat			ASSESSING NEIGHBORHOOD	G NEIGH		Nohd Name	Nb	hd .	Nbhd
178,600	e (Card)	Appraised Bldg. Value (Card)	>					0.00 0.00		Total			
MAIRY	APPRAISED VALUE SUMMARY	AP)										<del></del> .	
· · · · · · · · · · · · · · · · · · ·		•	Comm Int	Amount	Number	Description Nu		t Code	Amount	ion	Description	de	Year Code
or Assessor	This signature acknowledges a visit by a Data Collector or Assessor	his signature acknowledg	T Call	ENTS	OTHER ASSESSMENTS	OTHER				ONS ,	EXEMPTIONS		
													•
1-3 1-3 117,500 1-4 2,800	3 117,500 4 2,800	128,300 1-3	1-3	202			·						
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	204 000	201				Assoc Pid#	A		5715	GIS ID			
VISION		•				Town Line IND PARK	= J =		2 # # 6		06492	<u>.</u>	WALLINGFORD
				•		ENG MAP	<u> </u>						
WALLINGFORD, CT				DWELLING		DATA   P/Z MAP#	SUPPLEMENTAL DATA		D 055002079	Alt Prci ID		VIEW AVE	74 GRANDVIEW AVE
6148	Asses	Code   Appraised   117,700	ion		2 Suburban	1 Paved 2		2 Public Water		1 Level	EE J	LIU CHARLES D & RENEE J	LIU CHARL
		SSI .	ee.	<b>X</b>	LOCATION		374	UTILITIE	TOPO	NEW PROPERTY.	WER	CURRENT OWNER	
State Use 1010 Print Date 02-17-2021 11:42:47	State Use	Card# 1 c	Bldg Name	So	*	163/ / 186/ / Blda #	Map ID 16	,	L0347500	N AVE Account #	74 GRANDVIEW AVE		Property Location Vision ID 5715

FOP PTO PTO WDK Total Bedrooms
Total Bthrms: SHD1 Shed Frame FGR1 Stories: Kitchen Style: Bath Style: Total Rooms: Heat Type: Roof Structure: Exterior Wall 1 Occupancy Grade: Whirlpool Tub AC Type: Heat Fuel Interior Wall 2 Interior Wall 1 Roof Cover Exterior Wall 2 Property Location Vision ID 5715 Total Xtra Fixtrs Total Half Baths Interior Fir 1 nterior Flr 2 Element Garage-Avg Description Porch, Open Basement, Unfinished Deck, Wood First Floor Half Story, Finished OB - OUTBUILDING & YARD ITEMS(L) CONSTRUCTION DETAIL
Cd Descri Ttl Gross Liv / Lease Area 2282 **Ç**28 7 822 1.5 74 GRANDVIEW AVE Description 8 8 Rooms Average Asphalt Drywall Carpet Gable 1 Half Bath Vinyl Siding Average 3 Bedrooms None Hot Water 1 1/2 Stories Residential Conventional Units | Unit Price | Yr Blt 80 BUILDING SUB-AREA SUMMARY SECTION Account # L0347500 35.00 13.00 Living Area 1920 2005 2,210 720 0 0 (F-BUILDING EXTRA FEATURES(B) Adjust Type Condo Fir Condition % **Building Value New** Cost to Cure Ovr Misc Imp Ovr Comment Misc Imp Ovr Dep % Ovr RCNLD Percent Good Condition External Obsol Remodel Rating Depreciation Code Effective Year Built Condo Unit Dep Ovr Comment Functional Obsol Depreciation % Parcel Id Cost to Cure Ovr Comment Frend Factor ear Remodeled r Area 5,320 1,490 1,200 112 112 808 1,490 220 CONSTRUCTION DETAIL (CONTINUED)

Element Cd Description COST/MARKET VALUATION ନ ଜୁ Eff Area ဗ ဗ Code Map ID 720 720 81 298 298 CONDO DATA Grade ဂ ဂ 163/ / 186/ / Description Grade Adj. Cost 18.01 9.00 90.04 54.02 17.69 9.03 1.00 73 178,600 27 1917 G 244,634 Description Undeprec Value Bldg# 1 ᇝ Appr. Owne Factor% 134,159 64,829 1,981 7,293 26,832 S Value 4,200 Bidg Name Sec# 1 of 70 Card # S BAS ŠE 앜 State Use 1010 Print Date 02-17-2021 1:01:27 P



lan Fuller Property Appraiser

Department of Finance Assessing Division

203-294-2000 Phone 203-294-2003 Fax

# <u>MEMORANDUM</u>

Date:

3/8/2020

To:

Shelby Jackson

From:

Ian Fuller

CC:

RE:

74 Grandview Ave

Current Market Value: \$301,000

Current Assessed Value: \$210,700

Appellant's estimate of Market Value: \$ 95,300

#### Notes:

- The subject property was built 1917 and shows signs of deferred maintenance.
- Our current value is based on the property being classified as good condition.
- Comparable sales support a value estimate of \$304,000

### Recommendation:

Reduce the overall condition of the property to average resulting in a new market value of \$281,400

Company   Comp	tment Adj Unit P Land Value 1.0000 9.81 117,700	ion Adjus	933	tes	No:	o Ag	Cond. Nbhd. 0.95 100	Site Index	Size 3 1.00	Unit Price 8.1	12,000 SF	Zone Land Typ 1	Zone L R11	Description Single Family	Use Code 1010 Sin	-\ m
RENORMER   1   2   1   2   1   2   2   2   2   2	HISTORY  Purpose/Result  Measured  Field Review Field Review Field Review Field Review  Field Review  Field Review  Field Review  Field Review  Field Review  Field Review  Field Review  Field Review  Field Review  Field Review  Field Review  Field Review  Field Review	Alue	SR SR DW DW CKC	Date		Comment	p qmc		ECORD tte % Co 100	O Insp Da	BUILDING Amount 22,00				nt Id	25
TOPO   UTILITIES   STRT   ROAD   LOCATION   Description   Code   Appraised   Assessed   Appraised		alue	arcel Va	cial Land Valuation Method	Spe Tota Vali	ā				VOITES				K, ORMERS	T=.5B, LR, DR THER-3 ID=3 BED, 1B 14 FT. SIDE D	0 0 2 0 3
AVE   CT 06492   OTILITIES   STRTI/ROAD   LOCATION   Description   CURRENT   ASSESSMENT   ASSESSMENT   ASSESSMENT   OTILITIES   STRTI/ROAD   LOCATION   Description   COde   APPRISISCI   APPRISISCI   ASSESSMENT	Collector or Asses	Wisit by a Data ( ISED VALUE ard) ldg) 3ldg) 4n)	Medges a  APPRA 'alue (Ca' 'alue (Blue (B) (Blue	signature acknowledge of the control	Comm Int	it	iber /	ion Num	Descrip RHOOD	Code Code NEIGHBO	Amount 0. SSESSING	Total	escription  Nond Na	D D		
ASSESSMENT   CURRENT   CURRENT   CURRENT   ASSESSMENT	7000 7000 Year Code 2018 1-1 1-3 1-4	197 IENTS (HISTX ASSESSED V 88,400 117,500 2,800 208700	281,400 SESSM Code / 1-1 1-3 1-4	REVIOUS AS REVIOUS AS 10 Year 1 100 2019 100 700	Ass	ear 020	PRICE 0	VIII SALE			5715 VOLPRAGE 86 0440			& RENEE J	J CHARLES D	
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200-032

Net Adjustments
Adjusted Price
Adjusted Price/SF
Appraised Price/SF Site Index Condition Factor Total Appraised Land Effective Year Built Area Effective Prc Assng Dist Location
Pro Assing Dist
Primary Use
Parcel Value
Sale Date
Sale Price Total Appraised Extra Feat Total Appraised Outbldg Style Desc Appraised Bidg Value Mblu Grade: Adjusted Price BUILDING ATTRIBUTES LAND ATTRIBUTES VALUE SUMMARY PROPERTIES 1 10 3 SUBJECT PARCEL 163///186/// 74 GRANDVIEW AVE 100 1010 281,400 1985 2633 100 C+ Conventional 159,000 5 0.95 117,700 4,700 Conventiona 198,700 5 1.00 123,600 1993.00 2669.00 100 B COMPARABLE #1 3,000 2,600 134////169/// 34 ACADEMY ST 100 1010 327,900 1/10/2020 00 Adjustments 46,500 46,500 -21.04 148.37 -39,700 -5,900 -3,000 2,100 Conventiona 170,000 148////111/// 221 SOUTH WHITTLESEY COMPARABLE #2 5 1.00 114,300 1993.00 2489.00 100 C+ WALLINGFORD, CT 3,800 10,900 Adjustments 100 1010 299,000 1/16/2019 339,000 -17,600 -17,600 -07.96 135.29 -11,000 -3,800 -6,200 3,400 Conventiona 167,800 5 1.00 117,800 1993.00 2332.00 100 C+ COMPARABLE #3 1,300 00 148///313/// 11 CEDAR ST Adjustments 100 1010 286,900 1/15/2020 320,000 00 -5,500 -5,500 -02.49 129.82 -8,800 3,400 Conventiona 203,700 5 1.00 107,200 1985.00 3029.00 100 8-COMPARABLE #4 148///171/// 219 SOUTH MAIN ST 88 **Adjustments** 310,900 10/23/2018 294,000 00 -29,500 -29,500 -13.35 140.68 10,500 -44,700 4,700 100 1010 Conventiona 202,400 5 1.00 123,400 2001.00 2340.00 100 B-COMPARABLE #5 6,600 600 148///138/// 101 PARSONS ST **Adjustments** 332,400 5/29/2019 355,000 00 -51,000 -51,000 -23.08 150.41 43,400 -5,700 -1,900 1010

FinalValue: 304,000

#### **BOARD OF ASSESSMENT APPEALS**

Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member

Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

Phone - 203-294-2001 Fax - 203-294-2003

PPEALS

In Details The second of the second

Hearing No. 2020 APPLICATION

APPEAL OF ASSESSED VALUATION **BOARD OF ASSESSMENT APPEALS** HEARING DATE: **GRAND LIST OF OCTOBER 1, 2020** Property Owner:
Walford Owner LLC Appellant (if other than owner): William Dudula Name of Owner's Agent c/o Ryan LLC, One International Place (18th Floor) Name of property Owner Mailing Address Mailing Address Boston, MA City, State, Zip City, State, Zip Phone Phone Appellant's Capacity o Owner Sagent (If Agent, attach a copy of Agency Agreement or Power of Attorney. Ofiginal agency document must be submitted at hearing.) William Dudula Print applicant name and date Applicant signature Fill out only the section for the property type under appeal. Make /Model: Plate# Motor Vehicle: Year Real Estate: (Address and/or Assessor's Map/Block/Lot/Unit Number) Personal Property: Unique ID: DBA: If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application. What MARKET VALUE does the applicant place on the property?: Briefly state the basis of the Appeal: Assessed fuir market value in excess of property's 2020 finacials 2020 assessment date Attalementationalitisageraccionentation/preopressal Fostotoole DO NOT WRITE BELOW THIS LINE - BAA Use Only I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief. Signature(s) of (Must be signed in the presence of the Board) Owner(s) or Agent: \_\_ Date: \_ Print Name Initials Voting Record Motion: Thomas Vitali

Carl Bonamico

Robert Avery

Subject 1181 Barnes Road - Wallingford, CT - GL2020 Appeal

**Settlement Offer** 

From Dudula, Bill <Bill.Dudula@ryan.com>

To assessor@wallingfordct.gov <assessor@wallingfordct.gov>

Date 2021-03-09 15:52



# Mr. Jackson,

It was good speaking with you yesterday with regard to the GL2020 appeal for the Hilton Garden Inn located at 1181 Barnes Road and owned by our client, Emerald Hospitality. I have conveyed your offer to reduce the assessed fair market value to \$12,750,000 (\$8,925,000 Assessed Value) and appreciate your willingness to work with taxpayers during this tough time for most of the commercial real estate industry, and especially that of hospitality.

However, considering the property's revenue since the commencement of the pandemic is only a fraction of what it had been in prior stabilized years, they feel a lower value is justified. I have been authorized to make a counter-offer of \$12,000,000 fair market value (\$8,400,000 Assessed Value), which is less than 15% below the purchase price of the property in 2019 for \$13,925,000 for a stabilized property prior to the COVID pandemic crippling the industry. Recent publications have indicated the hotel market will not return to prepandemic levels for 3-5 years at best, and in some markets they may not get back to prior levels ever as some types of travel such as business travel will be impacted permanently.

Our client is aware that any agreed settlement value would be contingent upon approval by the local Wallingford Board, as well as their agreement to not proceed to file an appeal to Superior Court.

Please let us know your decision at your soonest convenience and I will convey to our client. Should you have any questions, do not hesitate to reach out via email or at 617-892-4352.

Thanks,

Bill

### **Bill Dudula**

Senior Consultant, Property Tax Commercial Ryan One International Place 100 Oliver Street Suite 1800 Boston, Massachusetts 02110

857.362.7522 Ext. 88-4352 774.289.2277 Mobile 2020-132

#### ryan.com

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Thomas Vitali, Chairman Robert Avery, Member Carl Bonamico, Member Town Hall, Room 101 45 South Main Street Wallingford, CT 06492 Phone - 203-294-2001 Fax - 203-294-2003

March 2, 2021

WALFORD OWNER LLC 2001 CROCKER RD STE 300 WESTLAKE OH 44145

# NOTIFICATION FROM THE BOARD OF ASSESSMENT APPEALS

**Property Description: 1181 BARNES RD** 

**Property Type: COMMERCIAL** 

Unique ID: 2009053

Dear Sir or Madam:

The Board of Assessment Appeals (BAA) is in receipt of your application for a hearing to contest the 2020 Grand List valuation of the property captioned above. Under Connecticut law, section 12-111, the BAA may elect not to conduct a hearing for any commercial, industrial, utility, or apartment property with an assessed value greater than \$1,000,000.

After reviewing the appeal application for the subject property and in accordance with Connecticut law section 12-111, we as a Board have elected not to conduct an appeal hearing for the property captioned above.

If you have any questions, please call the Wallingford Assessor's Office at 203-294-2001.

**Board of Assessment Appeals** 

Thomas Vitali Chairman

APPEAL RIGHTS: (Connecticut General Statutes §12-117a). If you claim to be aggrieved by an action of the Board of Assessment Appeals, you may, within two (2) months from the date of the mailing of this notice, make application in the form of an appeal to the Superior Court for the Judicial District of New Haven. NOTE: There is a deadline for filing an appeal.



Thomas Vitali, Chairman Robert Avery, Member Carl Bonamico, Member Town Hall, Room 101 45 South Main Street Wallingford, CT 06492 Phone - 203-294-2001 Fax – 203-294-2003

March 2, 2021

WILLIAM DUDULA C/O RYAN LLC ONE INTERNATIONAL PLACE 18 TH FLOOR BOSTON MA 02110

# NOTIFICATION FROM THE BOARD OF ASSESSMENT APPEALS

Property Description: 1181 BARNES RD

**Property Type: COMMERCIAL** 

Unique ID: 2009053

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		טמות במות		-	Ogio - Hoo	J Heat / AC			
Location 1181 BARNES RD		06-19-2019	Ω= 0	:	13,925,000			6148	\$ i
WALFORD OWNER LLC		06-19-2006	c c	<< 	1,675,000 2,900,000	Baths / Plumbing		WALLINGFORD, CT	ORD, CT
PRA WALLINGFORD LLC		12-06-1985			c	Rooms / Prtns			
MEDWAY ASSOCIATES LTD PARTNERSHIP		Year Built				% Comn Wall		-	
•		Appraised Value		13,613,100					
	Con Pate			ECONOMIC/INCOME/VALUATI	MENALUAT	I NOI	ncome Value	Notes	
Leaseable Alea Sullillary	ode HOTF	Gross Income			6,835,625 Inc	Income Value	13,115,100	00 HILION GARDEN	
<u>,</u>	<b>→</b>	Vacancy Allowance	wance		2,529,181 Exc	Excess Land			
•	Pate 0.1100		wance		2,863,785 -				
	Z .	-				Total Income Value	13,115,100	00	
Total Leaseable Area 139 00	0001 C1	Net Income			1,442,659 Val	Value Per SF / Unit	94,353		
# BIJ Sec Sivle AdiTa Occ	SF / Unit FlrLe	Base Ra Use	LocA	Rent /S Gro	GrossRent Va	c Vac VacancyAll	EGI	Exp	NOI
Otyle		27405 0	5		6 835 625 A	0.37 2,529,181	31 4,306,444 G	2,863,785	1,442,659
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Cap Rate	Income		700		income vai	Ē		Trash Removal	
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Cap Adjust G Other Income	е			Total Income Value	lue	41,344,407		Reserves	
Can Rate 0.1012 Net Income		4	4,184,054 V	Value Per SF / Unit	nit	297,442	Insurance		I paspRe Yrs
Sec Style	SF / Unit FirLe	LocA Use		Gross Rent	Vac Exp	OtherIncome ValCo	Co Notes	Lease 1 tenant	+
old dec		2	10010	6 708 400	A G	614601		HILTON GAR	
1 1 1 66 HOTELFUS 5 139	139 GL	G VG	48910.0	6,/98,490	0	7			
		_							-

# LETTER OF AUTHORIZATION FOR PROPERTY TAX REPRESENTATION

Walford Owner LLC		
Property Owner		ter zaren Omus selem bit VIII etake aller 1875 biller bit 1875 bit 1876 bit 1876 bit 1876 bit 1876 bit 1876 bi
1181 Barnes Rd (Parcel: 81-22)		
Subject Property		
Wallingford, CT		
Jurisdiction and State		
Grand List 2020		
Year		
above-named property as its proper authorization includes, but is not lin appeals; examining all property tax equalization or review, or other gover	its affiliate, Ryan Tax Compliance Ser rty tax agent in the jurisdiction and nited to: filing property renditions or records; and, appearances before rnmental agencies responsible for the this authorization please contact the contact the	state named above. This returns; signing and filing the assessor, boards of assessment of property.
This authorization shall remain effect owner.	tive as long as permitted by law or un	til revoked in writing by the
Property Owner:		
144	ARTHUR C BORDOSKI	2/10/21
Signature	Printed Name	Date
CFO .		The second secon
Title		
authorized employee of the above re	true and correct signature provided as ferenced company. If a copy of this fo al signature upon request. If a comple orization, I certify that a copy has b	orm is being submitted, I wil ted application for changed
RYAN, LLC.		
•	Date:	
By:	D40.	

# For Property: Hilton Garden Inn Wallingford/Meriden Trailing 12 Mos. Income Statement

	Jan 2020	Feb 2020	Mar 2020	Tra Apr 2020	Trailing 12 Mos. Income Statement  As of 12/31/2020  May 2020  Jun 2020	acome Statemei 31/2020 Jun 2020		Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	
	(Actual)	(Actual)	(Actual)	(Actual)	(Actual)	(Actual)	(Actual)	(Actual)	(Budget)	(Bluger)	(Bluger)	(squyer)	rotal (Mixed)
Summary													
Available Rooms	4,309	4,031	4,309	4,170	4,309	4,170	4,309	4,309	4,170	4,309	4,170	4,309	50,874
Occupied Rooms Occ %	2,557 <b>59.34</b> %	3,107 <b>77.08</b> %	1,592 36.95%	353 <b>8.47</b> %	789 <b>18.31%</b>	1,732 41.53%	2,507 <b>58.18%</b>	2,773 64.35%	1,813 43,48%	1,998 46.37%	35.40%	1,193 27.69%	43.03%
ADR	117.32	119.70	120.56	88.43	92.91	88.00	97.74	111.32	95.61	101.04	97.82	92.33	105.26
Rev PAR	69.62	92.26	44.54	7.49	17.01	36.55	56.87	71.64	41.57	46.85	34.62	25.56	45.29
Revenue					: :	; ;			1	2	3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3		) 1 2 3 3 1 1 4
Room Revenue	299,990.70 70.255.29	371,899.96	191,934.15	31,214.76 700.82	73,309.67	152,408.40	245,043.04 18.598.26	308,694.86	39,927.25	201,875,00 41,465,70	28,156.40	29,166.20	379,972.71
Tolophone Persona	74.75	28 010	44,000.07	30.02	00 0	103.05	50 501	247.50	145.04	159.84	118.08		1.552.95
Other Revenue	513.63	2,506.96	7,240.53	(1,772.31)	203.21	73.19	554.02	173.77	366.34	399.64	305.68	254.74	10,819.40
Total Revenue	370,833.87	444,605.62	243,799.10	30,182.87	74,878.71	157,465.34	264,388.37	340,126.37	213,773.63	243,900.18	172,957.16	139,661.38	2,696,572.60
Departmental Expenses													
Room Expenses	74,838.16	80,701.67	70,631.92	5,202.42	19,141.04	23,138.09	51,561.10	56,456.14	48,101.91	52,411.73	44,722,66 21 270 74	41,430.65	568,337,49 336,630,88
rsib Expenses Telephone Expenses	2,560.82	1,044.07	2,161.24	(2,872.58)	770.82	971.55	1,930.76	2,563.08	2,275.00	2,275.00	2,275.00	2,275.00	18,229.76
Other Expenses	82.03	8.55	22.41	0.00	0,00	0.00	0.00	0.00	76.15	83.92	61,99	50.11	385.16
Total Departmental Expenses	140,609.29	155,370.14	121,654.71	-594.58	22,216.06	34,458.54	74,201.62	86,078.04	75,667.40	81,083.61	68,330.39	64,508.07	923,583.29
Departmental Profit Rooms Profit	225,152.54	291,198.29	121,302.23	26,012.34	54,168.63	129,270.31	193,481.94	252,238.72	125,233.09	149,463.27	99,654.34	68,714.35	1,735,890.05
F&B Profit Telephone Profit Other Profit	7,127,01 (2,486.57) 431.60	(3,630.00) (831.22) 2,498.41	(4,279.07) (2,096.89) 7,218.12	3,623.2 <del>4</del> 2,912.18 (1,772.31)	(948.27) (760.92) 203.21	(3,538.20) (778.50) 73.19	(2,111.30) (1,737.71) 554.02	3,931.42 (2,315.58) 173.77	(2,129,96) 290.19	(2,115.16) 315.72	(2,156.92) 243.69	(2,179.56)	(16,676.81)
Total Departmental Profit	230,224.58	289,235.48	122,144.39	30,777.45	52,662.65	123,006.80	190,186.75	254,048.33	138,106.23	162,816.57	104,626.77	75,153.31	1,772,989.31
Overhead													26
G&A Expenses Sales & Marketing Expenses	34,488.98 29,422.92	25,302.34 27,893.04	28,881.71 20,208.78	27,172.22 4,596.33	9,772.S7 7,775.92	18,033.06 6,091.09 9,594.25	21,208.89 16,798.52	20,206.12 16,203.34	17,074.73 16,070.26	19,492.37 17,085.96	18,403.36 16,140.52 14 565.88	20,902.59 14,645.86 10,879.94	260,938.94 192,932.54 168.611.36
Repairs of matrice expenses Utility Expenses Franchise Fees	13,597.72	21,076.43 53,093.91	10,700.19	9,043.69 7,778.70	15,973.96	9,313.74 19,194.28	11,309.95 29,806.81	16,020.20 36,758.57	8,060.00 27,067.68	9,100.00	19,000.00	12,385.00	155,580.88 333,882.44
Total Overhead Expenses	147,150.63	147,438.93	111,691.46	58,658.27	56,672.56	62,216.42	91,041.55	102,451.97	78,821.21	87,794.35	91,018.49	76,990.32	1,111,946.16
Gross Operating Profit	83,073.95	141,796.55	10,452.93	(27,880.82)	(4,009.91)	60,790.38	99,145.20	151,596.36	59,285.02	75,022.22	13,608.28	(1,837.01)	661,043.15
Fixed Expenses Property & Other Taxes	20,184.13	20,184.13	20,184.13	20,184.13	20,184.13	20,184.13	20,322.32	20,322.32	21,601.81	21,601.81	21,601.81	21,601.84	248,156.69
Lease & Rent Replacement Reserve	0.00 16,099.00	0.00	0.00	0.00	0.00	0.00	16,099.00	0.00	16,099.00	16,099.00	16,099.00	16,099.00	193,188.00
Management Fees	13,906.27	16,672.71	9,142.47	1,131.86	2,807.95	5,904.95	7,931.65	10,203.79	8,016.51	9,146.26	6,485.89	5,237.30	96,587.61
Asset Mgmt Fees Insurance - WC/Dls/Prop	2,781.25 9,995.67	3,334.54 9,995.67	1,828,49 9,995.67	226.37 9,995.67	561.59 9,995.67	1,180.99 9,995.67	0.00 12,734.69	0.00 9,995.67	1,603.03 9,933.83	1,828.95 9,933.83	1,296.96 9,933.83	1,047.28 9,933.87	15,689.45
Total Fixed Expenses	62,966.32	66,286.05	57,249.76	47,637.03	49,648.34	53,364.74	57,087.66	56,620.78	57,254.18	58,609.85	55,417.49	53,919.29	676,061.49
Net Operating Income (Loss)	20,107.63	75,510.50	-46,796.83	-75,517.85	-53,658.25	7,425.64	42,057.54	94,975.58	2,030.84	16,412.37	-41,809.21	-55,756.30	-15,018.34

10/5/2020 at 10:28:03 AM

For Management Purposes Only - Not Intended for Third Party Use

# For Property: Hilton Garden Inn Wallingford/Meriden Trailing 12 Mos. Income Statement

					MOUNTAINE SCHOOL TO THE STATE OF THE PROPERTY OF THE PERSON OF THE PERSO	Trough States and	7						
					As of 12/31/2020	31/2020							
	Jan 2020 (Actual)	Feb 2020 (Actual)	Mar 2020 (Actual)	Apr 2020 (Actual)	May 2020 (Actual)	Jun 2020 (Actual)	Jul 2020 (Actual)	Aug 2020 (Actual)	Sep 2020 (Budget)	Oct 2020 (Budget)	Nov 2020 (Budget)	Dec 2020 (Budget)	Dec 2020 (Budget) Total (Mixed)
Debt Service Debt Service • Interest 1 Debt Service • Principal 1	60,095,44 0.00	56,043,76 0.00	60,327.32 0.00	4,123.00 0.00	11,825.62 0.00	20,547.19 0.00	59,879.70 17,550.97	61,832.81 17,623.45	62,790.12 17,623.45	62,710.95 19,789.80	62,631.49 17,777.97	62,551.69 19,939.95	585,359.10 110,305.59
Total Debt Service	60,095.44	56,043.76	60,327.32	4,123.00	11,825.62	20,547.19	77,430.67	79,456.26	80,413.57	82,500.76	80,409.46	82,491.64	695,664.69
Cash Income (Loss)	-39,987.81	19,466.74	19,466.74 -107,124.15	-79,640.85	-65,483.87	-13,121.55	-35,373.13	15,519.32	-78,382.73	-66,088.39	-122,218.67	-66,088.39 -122,218.67 -138,247.94 -710,683.03	-710,683.03
Depreciation & Amortization													
Total Depreciation & Amortization	0.00	- 00.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Adjusted Net Income (Loss)	-39,987.81	19,466.74	19,466.74 -107,124.15	-79,640.85	-65,483.87	-13,121.55	-35,373.13	15,519.32 -78,382.73	-78,382.73	-66,088.39	-122,218.67	-66,088.39 -122,218.67 -138,247.94 -710,683.03	-710,683.03

https://propertypoint.tax/#/company/3499/site/813807

# For Property: Hilton Garden Inn Wallingford/Meriden Income Statement - Full Service Properties As of 12/31/2019

0.00 1,113,179.08	0.00	173,236.22	939,942.86	29.73%	1,113,179.08	Net Operating Income (Loss)	68,010.67	0.00	12,937.36	55,073.31	15.62%	68,010.67
422,353.38	0.00	2,098.72	420,254.66	11.28%	422,353.38	Total Fixed Expenses	58,693.83	0.00	-1,730.19	60,424.02	13.48%	58,693.83
106,423.24 0.00 80,495.00 140,429.86 28,355.96 66,649.32	0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 3,527.28 975.44 (2,404.00)	106,423.24 0.00 80,495.00 136,902.58 27,380.52 69,053.32	2.84% 0.00% 2.15% 3.75% 0.76% 1.78%	105,423.24 0.00 80,495.00 140,429.86 28,355.96 66,649.32	Fixed Expenses Property & Other Taxes Lease & Rent Replacement Reserve Planagement Fees Asset Mgmt Fees Insurance - WC/Dis/Prop	15,203.32 0.00 16,099.00 16,322.65 3,534.53 7,534.33	0.00 0.00 0.00 0.00	0.00 0.00 0.00 336.51 337.30 (2,404.00)	15,203.32 0.00 16,099.00 15,986.14 3,197.23 9,938.33	3.49% 0.00% 3.70% 3.75% 0.81% 1.73%	15,203.32 0.00 16,099.00 16,322.65 3,534.53 7,534.33
<b>1,137,663.27</b> 1,535,532.46	0.00	- <b>86,890.14</b> 175,334.94	1,224,553.41 1,360,197.52	30.38% 41.00%	1,137,663.27 1,535,532.46	Total Overhead Expenses Gross Operating Profit	0.00 150,515.96 0.00 126,704.50	0.00	-13,185.09 11,207.17	163,701.05 115,497.33	34.58% 29.11%	150,515.96 126,704.50
237,419.35 226,348.86 141,894.49 107,634.40 424,366.17	0.00 0.00 0.00 0.00	(25,414.23) (43,522.08) (11,331.48) (6,561.42) (60.93)	262,833.58 269,870.94 153,225.97 114,195.82 424,427.10	6.34% 6.04% 3.79% 2.87% 11.33%	237,419.35 226,348.86 141,894.49 107,634.40 424,366.17	Overhead G&A Expenses Sales & Marketing Expenses Repairs & Maintenance Expenses Utility Expenses Franchise Fees	32,867.08 28,851.49 25,014.04 16,502.02 47,281.33	0.00 0.00 0.00 0.00	(7,139.60) (6,545.84) 3,595.88 (2,100.98) (994.55)	40,006.68 35,397.33 21,418.16 18,603.00 48,275.88	7.55% 6.63% 5.75% 3.79% 10.86%	32,867.08 28,851.49 25,014.04 16,502.02 47,281.33
2,673,195.73	0.00	88,444.80	2,584,750.93	71.38%	2,673,195.73	Total Departmental Profit	0.00 277,220.46	0.00	-1,977.92	279,198.38	63.69%	277,220.46
2,526,450.79 171,016.99 (26,579.52) 2,307.47	0.00 0.00 0.00 0.00	52,975.69 42,775.12 (5,789.90) (1,516.11)	2,473,475.10 128,241.87 (20,789.62) 3,823.58	80.71% 28.19% 1,515.63%) 37.79%	2,526,450,79 171,016.99 (26,579.52) 1 2,307.47	Departmental Profit Rooms Profit F&B Profit Telephone Profit Other Profit	259,062.83 21,247.38 (3,187.70) 97.95	0.00 0.00 0.00	(7,278.48) 6,211.98 (401.22) (510.20)	266,341.31 15,035,40 (2,786.48) 608.15	77.54% 21.18% 472.88%) 57.10%	259,062.83 21,247.38 (3,187.70) 97.95
1,071,600.25	0.00	5,615.65	1,065,984.60	28.62%	1,071,600.25	Total Departmental Expenses	0.00 158,050.18	0.00	10,951.41	147,098.77	36.31%	158,050.18
603,744.14 435,724.66 28,333.22 3,798.23	0.00 0.00 0.00 0.00	1,304.22 (2,373.50) 5,836.85 848.08	602,439,92 438,098.16 22,496.37 2,950.15	19.29% 71.81% 1,615.63% 62.21%	603,744.14 435,724.66 28,333.22 3,798.23	Departmental Expenses Room Expenses F&B Expenses Telephone Expenses Other Expenses	75,027.16 79,087.64 3,861.80 73.58	0.00 0.00 0.00	(3,486.53) 13,668.04 861.80 (91.90)	78,513.69 65,419.60 3,000.00 165.48	22.46% 78.82% 572.88% 42.90%	75,027.16 79,087.64 3,861.80 73.58
0.00 3,744,795.98	0.00	94,060.45	3,650,735.53	100.00%	3,744,795.98	Total Revenue	0.00 435,270.64	0.00	8,973.49	426,297.15	100.00%	435,270.64 100.00%
3,130,194.93 606,741.65 1,753.70 6,105.70	0.00 0.00 0.00 0.00	54,279,91 40,401.62 46,95 (668.03)	3,075,915.02 566,340.03 1,706.75 6,773.73	83.59% 16.20% 0.05% 0,16%	3,130,194,93 606,741.65 1,753.70 6,105.70	Revenue Room Revenue F&B Revenue Telephone Revenue Other Revenue	334,089.99 100,335.02 674.10 171.53	0.00 0.00 0.00	(10,765.01) 19,880.02 460.58 (602.10)	344,855.00 80,455.00 213.52 773.63	76.75% 23.05% 0.15% 0.04%	334,089.99 100,335.02 674.10 171.53
27,383 23,358 85.30% 134.01 114.31	0.00% 0.00% 0.00 0.00	0 1,682 <b>6.14</b> % -7.89 1.98	27,383 21,676 <b>79.16</b> % <b>141.9</b> 0 <b>112.33</b>		27,383 23,358 <b>85</b> ,30% 13 <b>4</b> ,01 11 <b>4</b> ,31	Available Rooms Occupied Rooms Occ % ADR Rev PAR	4,309 2,842 65.95% 117.55 77.53	0.00 0.00% 0.00 0.00	0 173 4.01% -11.65 -2.50	4,309 2,669 <b>61,94</b> % <b>129,21</b> <b>80.0</b> 3	- ··· <b>-</b>	4,309 2,842 65.95% 117.55 77.53
						Summary						
LAST YEAR VARIANCE	YTD LAST YEAR	BUDGET VARIANCE	YTD BUDGET	%	YTD ACTUAL	As of 12/31/2019	LAST YEAR VARIANCE	MTD LAST YEAR	BUDGET VARIANCE	MTD BUDGET	%	MTD ACTUAL

# For Property: Hilton Garden Inn Wallingford/Meriden Income Statement - Full Service Properties As of 12/31/2019

0.00 780,931.07	0.00	173,236.22	607,694.85	20.85%	780,931.07 20.85%	0.00 8,475.67 Adjusted Net Income (Loss)	8,475.67	0.00	12,937.36	-4,461.69 12,937.36		8,475.67 1.95%
0.00	0.00	0.00	0.00	0.00%	0.00	0.00 Total Depreciation & Amortization	0.00	0.00	0.00	0.00	0.00 0.00%	0.00
						Depreciation & Amortization						
0.00 780,931.07	0.00	173,236.22	607,694.85	20.85%	780,931.07	0.00 8,475.67 Cash Income (Loss)	8,475.67	0.00	12,937.36	-4,461.69	1.95%	8,475.67
332,248.01	0.00	0.00	332,248.01	8.87%	332,248.01	0.00 59,535.00 Total Debt Service	59,535.00	0.00	0.00	59,535.00	13.68%	59,535.00 13.68%
332,248.01	0.00	0.00	332,248.01	8.87%	332,248.01	Debt Service 0.00 59,535.00 Debt Service - Interest 1	59,535.00	0.00	0.00	59,535.00	13.68%	59,535.00 13.68%
LAST YEAR VARIANCE	YTD LAST YEAR	BUDGET VARIANCE	YTD BUDGET	%	YTD ACTUAL		MTD LAST LAST YEAR YEAR VARIANCE	MTD LAST YEAR	BUDGET VARIANCE	% MTD BUDGET	%	MTD ACTUAL



One International Place 100 Oliver Street, 18<sup>th</sup> Floor Boston, MA 02110 Tel. 857.362.7522

www.ryanco.com

February 11, 2021

Mr. Tom Vitali, Chairman Board of Assessment Appeals Town Hall, Room 101 45 South Main Street Wallingford, CT

RE: GL 2020 Appeal Application

Dear Members of the Board:

Enclosed please find one (1) appeal application in duplicate for grand list year 2020. Please date stamp the duplicate copies of the applications and return them to our office in the envelope provided.

If you have any questions about the applications, please contact me at 617-892-4352 or bill.dudula@ryan.com.

Sincerely,

Bill Dudula Senior Consultant Aent 2/16/2021

Enc.

CURREI (D OWNE	Property Location Vision ID 13829
CORD OF  CORD OF  WINER LI  CH OH  CORD OF  WINER LI  CORD OF  CORD OF  WINER LI  CORD OF  CORD	, E
1.	8
	1181 BARNES RD
Att Prci I Census: Old MBL: Old MBL: Old MBL: Old MBL: Old MBL: TC MAP T	S RD Acco
Total  Total  Total  Total  Total  Total  Total  Type  Type	Account # 20
3829 OUTP Amo 1.480	2009053
	2
STRT.RO   STRT.RO   Description   Descript	Map ID 8
Code   Description   Date Comp   PARTIVES   STRT / ROAD   LOCATION   Water   1   Paved   5   Industrial	81//22//
Tracing	Bldg # 1
### Industrial	
CON Yea AL CO 5 TORVSE	60
Description M LAND M LAND M BLDG M BLDG  Total  Total  EE PERMIT EE PERMIT EE PERMIT 236  N  Adj  Adj  Adj  Adj  Adj  Adj  Adj	Bldg Name Sec# 1 of
	그 얼 ®
Total   13,613,100   PREVIOUS ASSESSMENT   Sessed   Total   13,613,100   PREVIOUS ASSESSMENT   Sessed   Year   Code   Ass   576,400   2020   2-5   9529400   Total   Appraised Bldg. Value (Bldg)   Appraised Cand Value (Bldg)   Appraised Land Value (Bldg)   Appraised Land Value (Bldg)   Appraised Land Value (Bldg)   Special Land Value   Special Land Value   Sugarance   Total Appraised Parcel Value   Valuation Method   Valuation Method   Valuation Method   Valuation Method   Valuation Method   Inc. 2015   KC   09   09-10-2015   KC   09   09-10-2015   KC   09   09-10-2014   KC   02   07-16-2015   KC   03   03   03   03   03   03   03   0	Card #
13,613,100 12,789,700	 of
100   9,529,4   576,40   576	
Total	State Use Print Date
Total   13,813,100   9,29,400   PREVIOUS ASSESSMENTS (HISTORY)   PREVIOUS ASSESSMENTS (HISTORY)   2-2   9,535,700   2-3   9,539,400   2-2   9,535,700   2-3   9,539,400   2-4   5-53,300   2-1	3000 02-17-202
WALLINGFORD, CT  1553,300 9,535,700 9,535,700 13,613,100 273,600 239,000 823,400 0 13,613,100 273,600 239,000 823,400 0 13,613,100 C  WALLINGFORD, CT  WALLINGFORD, CT  WALLINGFORD, CT  WALLINGFORD, CT  WALLINGFORD, CT  10252700 13,613,100 C  WALLINGFORD, CT  WALLINGFORD, CT  WALLINGFORD, CT  10252700 13,613,100 C  WALLINGFORD, CT  WALLINGFORD,	State Use 3000 Print Date 02-17-2021 1:22:44 P

Code BAS First Floor CAN Canopy FUS Upper Sto PTO Patio SLB Slab	Code Description PAV1 Paving-Asphal LT1 Lights-in w/PL LT2 w/Double Light SPL3 Ingr Pool Gunit PAT1 Patio-Avg SPR2 Sprinklers Wet ELV2 Pass Elev ELV2 Pass Elev FPL FIREPLACE	1st Floor Use:	Baths/Plumbing 00 Ceiling/Wall 02 Rooms/Prins 02 Wall Height 9.C			ncy Wall 1 Wall 2 ructure over Wall 1 Wall 1 Wall 2 Wall 2 Floor 1 Floor 2	Vision ID 138299  CONS  Element 0  Style: 104  Model 94  Grade B+  Stories: 6
Description 7y, Finished	8 8 8 8 C C C C C C C C C C C C C C C C		ŏ			139.00 Brick Veneer 19 Stucco/Masonry 17 Rigid Frm/BJst 09 Tar & Gravel 04 Drywall 14 Carpet 15 Ouarry Tile	CONSTRUCTION DETAIL  Cd Description  104 Hotel Full Service 94 Commercial  B+
BUILDING SUB-AREA SUMMARY SECTION  Living Area Floor Area Eff Area  28,104 28,104 28,104  28,104 510  65,940 65,940 65,940  0 1,113 111  0 28,614 0  0 28,614 0	PO THEM'S (L) XE - BOILD - A COLOR - C	Dep % Ovr Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Com Cost to Cure Ovr Cost to Cure Ovr C	Trend Factor Condition Condition % Percent Good Cns Sect Rcnld	Remodel Rainig Year Remodeled Depreciation % Functional Obsol External Obsol		Adjust Type Code Condo Fir Condo Unit Condo Value New	n no
SECTION  Eff Area Unit Cost 28,104 206.75 102 41.35 65,940 206.75 111 206.75 0 0.00	WG EA FAM FEATURES   W G   EA FAM FEATURES   W G   M   M   M   M   M   M   M   M   M	ent omment r Comme		odeled on % 5 Obsol 0 32	2015 ear Built on Code A	Descri	CONSTRUCTION DETAIL (CONTINUED) Element Cd Description
Undeprec Value 5,810,460 21,088 13,632,996 22,949 0	Appr. Value 162,000 13,900 2,500 52,100 8,500 82,900 94,500 94,500 1,700		1 63 12,277,100		5	Owne	NATINUED) escription street to the street to
					8 E E	FIX (x5)	7 8 4 3 - 2 8
				13.	COM TO STATE OF THE STATE OF TH	51 25 20 20 20 20 20 20 20 20 20 20 20 20 20	- 19 - 19 - 19 - 19 - 19 - 19 - 19 - 19
					z	8 3	=======================================
4.2015		pl. care					



Wallingford, Connecticut

# **BOARD OF ASSESSMENT APPEALS**

Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member

Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

Phone - 203-294-2001 Fax - 203-294-2003

: TUSE?

# **APPLICATION**

HEARING DATE:	APPEAL OF ASSESSI BOARD OF ASSESSIN GRAND LIST OF OCT	MENT APPEALS	EEB.SI MS:29 FED VEREZROK
Mailing Address Brook Ro	Swanson Swanson 06492	Appellant (if other than Name of Owner's Agen Mailing Address City, State, Zip Phone	
If Agent, attach a copy of Agency Agreement or  SWOUSSIN ADDITION  Print applicant name and date	ner o Ow Power of Attorney. Original ag - DWG MS	11	ed at hearing.) Maul Burns
Fill out	only the section for the	property type under ap	peal.
Motor Vehicle: Year Make /Make	Broof Road sessor's Map/Block/Lot/	Plate# Unit Number)	
If you are submitting an appraisa application.	l or other similar evid	lence, you <u>must</u> subm	it a copy along with your
What MARKET VALUE does the application of the Appeal:	touses sold		200 2 cnch : lod Brok 290,00 17/20
DO NOT WRITE BELOW THIS LINE -	BAA Uso Only		
	nat the testimony I an	about to give is true	and accurate to the best of my

STATE   Colore   Co	OOK R	count #	293(	Map ID	D 160//47//	7// Bldg#			Bldg Name Sec# 1 of		Card # 1 of	1	State Use 1010 Print Date 02-04	State Use 1010 Print Date 02-04-2021 12:38:34	1 12:38:34
MALINGO   Color   Co	SWANSON MARK R + JANETA	1 Level		Unit fries	1 Paved	<b>2</b>	Suburbar	ON RES	escription LAND	CORRENT A:	Appraised 116,7		sessed 81.700		1148
Color   Colo	45 NOD BROOK RD	Alt Prol ID			NTAL DAT	AP#		DW	ILLING	<u> </u>	176,7	00	123,700		SFORD, CT
Cooks   Cook	CT	Old MBLU TC MAP # TC MAP # Record Lo			Easen Town IND P	Line ARK		· · · · · · · · · · · · · · · · · · ·					-	VIS	NO!
Code   Description   Code		GIS ID	11631			Pid#			8	Total	293,4	00	205,400		
Code   Description   Code	SWANSON MARK R + JANETA		1422 0611	09-30-20	ခွီ ဇ	72F	279,900	<u> </u>	Code	Assessed Ye	JS ASSES ear   Code	SMENTS (	HISTORY)	Code	Assessed
Code   Description   Foreing   Code   Description   Tracing   Code   Description   Tracing   Code   Description   Tracing	NOVITSKI DANIELA PAPALE DAVID B & KAREN W				28 28		170,000		<del></del>	81,700 20 123,700	)20 1-1 1-3 1-4	80,0 110,3	600 2019 300 400		80,600 110,300 8,400
Code   Description   Amount   Code   Description   Number   Comments   Comments   Comments   Comments   Code   C									Total	205400	Tot	al 205	400	Total	ľ
Notes   Control   Contro	Code	S	Amount	Code	Description	OTHER A	SSESSM	ENTS Amount	Comm In		acknowledge	s a visit by a	Data Collecto	r or Assessor	
Nond   Nond Name   Appraised Bidg, Value (Gard)   Nond Name   Appraised Might   Nond Name   Appraised Land Value (Bidg)   Ap		,									APP	PAISED VA	MUS BUM	MARY	
Nbind   Nbind Name		Total		0.00						Appraised B	ldg. Value	(Card)			162,400
Sample   Appraised Del (B) Value (Bidg)   Appraised Del (Bidg)   Apprais			ASSESSIN	G <u>NÉIGHBOR</u>						Appraised X	f (B) Value	(Bldg)			0
Secola Land Value   Shecial		Name		a		racing		m	atch	Appraised O	b (B) Value	(Bldg)			14,300
10   Single Family   R18     10   Miles   Mi				NOTES						Appraised L	and Value (	(Bldg)			116,700
Total Card Land Units   Access of the control of	1ST=3 BED, 2B, K, LR, DR,									Special Land	y Value				0
Selection   Continuo	OTHER-2									Total Apprai	sed Parcel	Value			293,400
Size   Date   Type   Date Composition   Date Comp	FLL=2 ROOMS=DEN+GAME RM 2020 REAR FENCE EST									Valuation M	ethod				O
Incompage   Part   Pa										Total Apprai	sed Parcel	Value			293,400
12-07-2011   CA   CApproval   3,700   O4-10-2012   100   PELLET STOVE   03-15-2020   LS   100   Measured   11-16-2011   RS   Residential   3,700   O4-10-2012   100   PELLET STOVE   04-37-2020   WH   03   01   Measured   06-05-1998   C-05-2018   KC   08   7   19   Map Correction-No   06-05-1998   C-05-2018   KC   08   7   19   Map Correction-No   C-05-2018   KC   08   7   10   Measured   C-05-2018   KC   08   7   10   10   10   10   10   10   10	nit id   Issue Date   Type	Description	Amount	Insp Date	Comp Comp	(S)	mb	Comp	ents	Date		Tune Is	GE HISTO	RY Purpose/	Doestlif
Use Code   Description   Zone   Land Typ   Land Units   Land Units   Single Family   R18   R18   R18   R18   R19   R19   R18   R19	12-07-2011 CA C- 11-16-2011 RS Re 06-05-1998	Approval sidential	9, E,	00 04-10-2011 00 04-10-2011 00 04-10-2011	2 2 7 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9			IW W		08-15-2020 04-27-2020 02-05-2018 08-08-2019 05-01-2019				Review sured Correction-I Review i DM - No Corriction-It Check - It Check - I	No Value thange No Measur
Use Code         Description         Zone         Land Typ         Land Units         Unit Price         Size Adj         Size Land Units         Unit Price					LAND	LINE VAI	UATION	SECTION			12.		- 20	Keview	
1010 Single Family R18 18,000 SF 5.69 1.00000 5 1.00 60 1.140 6.48 1.0000 6.48	Use Code Description	Land Typ	Land Units	Unit P					(dj	Notes	<u> </u>	ocation Adji			Land Value
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	Total Card L	Land Units	0.413 AC		rcel Total La	nd Area 0.	4132	-				1	Total La	nd Value	116,700

Total Land Value 116,700	Total L					.4132	Parcel Total Land Area 0.4132	arcel Total	P	0.413 AC	otal Card Land Units	Total Card		
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Purpose/Result	IS Cd		Date	ments	Com	omp	np Date Comp		Amount Insp Date %	Amount	Description C - Approval	ype	Issue Date	Permit Id
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כ		r thod	Valuation Method									AE RM	FLL=2 ROOMS=DEN+GAME RM	FLL=2 ROOM
293,400	ĕ	Total Appraised Parcel Value	Total Apprais											OTHER-2
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116,700	g)	Appraised Land Value (Bldg)	Appraised La						NOTES					
14,300	dg)	Appraised Ob (B) Value (Bldg)	Appraised O	Batch			Tracing		α		Nono Name	Nonc	Ĩ	60 60
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162 400	d)	Annraised Bldn Value (Card)	Appraised Bl	•		<del>-</del>			3					
WARY THE STREET	APPRAISED VALUE SUMMARY	APPRAIS												
or or Assessor	i illa signature aukinomeuges a visit by a Data Collector of Assessor	acknowledges a v	i ilis signature	Comm Int	Amount	mber	tion Number Amount	Description	Code	Amount		Description		Year Code
Total 199300	205400	Total	205400	Total	ENTS-	NSSESSM 1	OTHER A				NS _	EXEMPTIONS		
12.5.1.	80,600 2019 110,300 8,400	20 1-1 1-3 1-4	81,700 2020 123,700	<u>.</u>	1	170,000			11-30-1992 12-04-1978			W N.		NOVITSKI E PAPALE DA
Code   Assessed	PREVIOUS ASSESSMENTS (HISTORY) ssed   Year   Code   Assessed V   Year	S ASSESSMI ar   Code   A	PREVIOU Assessed Ye	Code	no Year	<b>SALE PRICE</b> 279 900	WI SALE	000	SALE DATE 09-30-2011	1422 0611	7 (A)	JANET A		SWANSON MARK R +
	205,400	293,400	Total				Assoc Pid#			11631	GISID			
VISION	9						Easement Town Line IND PARK	Tow IND			Old MBLU TC MAP # TC MAP # Record Lot	06492	ORD CT	WALLINGFORD
WALLINGFORD, CT	123,700	1/6,/00		DWELLING	DW		ATA Z MAP #	IENTAL DI	SUPPLEMENTAL DATA  B P/Z MA	094002038	Alt Prol ID		OOK RD	45 NOD BROOK RD
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State Use 1010 Print Date 02-17-2021 1:03:25 P	State Use Print Date	# 1 of 1	1 Card #	Bldg Name Sec # 1 of		1	160//47// Bldg #	ID 160/.	Map ID	29300	ccount #	45 NOD BROOK RD AV	≥	Property Location Vision ID 11631

Element /	NSTRUCT	CONSTRUCTION DETAIL Cd Description	TAIL Description	E	CONSTRUCTION DETAIL (CONTINUED) Element Cd Description	TION DET	AIL (CON)	rinued)			
		Raised Ranch Residential	ä			ļ		-			
Grade:		1 Story			<u></u>						
ncy 1	D)	Aluminum Sidna	di di	Parcel Id	l la	CONDO DATA	DATA C	Owne	WDX		WDK
•		Gable		Adjus	t Type Code		Description	Factor%		00	
	05 03 D A	Asphalt Drywall		Condo Fir Condo Unit	Condo Fir Condo Unit				FGR	PAS 27	55
N		-		La Plante Se de la Carlo La Ca	COST/	MARKET	COST/MARKET VALUATION	ON STATE OF			7
Interior Flr 1	14	Carpet		Buildir	Building Value New	¥	222,509	)9 			7/7
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Total Bthrms:		o Degliootilo		Depre	Depreciation Code	(U	Þ				
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Š	_	8 Rooms		Functi	Punctional Obsol		- 2/				46
Bath Style:	8 8 A A	Average Average		Extern	External Obsol		<u> </u>			BAS 23	BAS 17
Whirlpool Tub Fireplaces 1				Condition	Condition %						
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•••		-		Dep % Ovr	Dep % Ovr Dep Ovr Comment	m					
				Misc I	Misc Imp Ovr Comment Cost to Cure Ovr	nment					
	OUTBUILL	JING & YAI	RD ITEMS	Lil	ILDING EX	TRA FEA	TURES(B)				
Code Description SPL2 Ingr Pool-Vinvi	ion L/B	escription L/B Units Unit Price Yr Bit	Price Yr E 37.00 198		Cond. Cd % Gd Grade Grade Adj.  A 50 C 1.00	Grade G	rade Adj. 1.00	Appr.			
		162 160	16.00 1998 20.00 1995 13.00 1995	<u>აგა</u> >>>	50 50	იიი	1.1.00	2,200 1,600 1,000		<b>.</b>	
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Code	Description	on BUILDING	SUB-AR	BUILDING SUB-AREA SUMMARY SECTION LIVING Area Floor Area Eff Area	RY SECTION	<u></u>	Cost	Undeprec Value	A Comment of the Comm		
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ULL Unfin Lower WDK Deck, Wood	Finished Lower Level Unfin Lower Level Deck, Wood	<u>a</u>		2 1 9	925 179 224	54 22	9.48	5,213 2,124			
							_				



lan Fuller Property Appraiser

Department of Finance Assessing Division

203-294-2000 Phone 203-294-2003 Fax

# **MEMORANDUM**

Date:

3/10/2020

To:

Shelby Jackson

From:

Ian Fuller

CC:

RE:

45 Nod Brook Rd

Current Market Value: \$293,400

Current Assessed Value: \$ 205,400

Appellant's estimate of Market Value: \$ 289,000

# Notes:

- The market value of the subject property is consistent with similar homes in the neighborhood.
- The Town's market value is 1.5% higher than the appellant's estimated value
- 62 Nod Brook sold for \$290,000 on 7/15/2020
- Comparable sales support a value estimate of \$304,000

# Recommendation:

No Change

2020-018

Site Index Condition Factor Total Appraised Land Mblu
Location
Prc Assng Dist
Primary Use
Parcel Value
Sale Date
Sale Price
Adjusted Price Prc Assng Dist Grade: Style Desc Appraised Price/SF Adjusted Price Adjusted Price/SF Net Adjustments Total Appraised Extra Feat Total Appraised Outbldg Appraised Bidg Value Effective Year Built Area Effective **BUILDING ATTRIBUTES** LAND ATTRIBUTES VALUE SUMMARY PROPERTIES SUBJECT PARCEL 160////47/// 45 NOD BROOK RD 60 1010 293,400 1993 2165 60 C Raised Ranch 162,400 5 1.00 116,700 14,300 Raised Ran 149,600 COMPARABLE#1 1990.00 2164.00 60 C 5 0.90 113,400 102///19/// 93 CHESHIRE RD 60 1010 88 Adjustments 263,000 08-12-2019 **252,500** 00 30,400 30,400 25.68 222.13 12,800 00 14,300 3,300 Raised Ran 184,700 WALLINGFORD, CT COMPARABLE #2 131///26/// 146 1/2 COOK HILL RD 1999.00 2114.00 60 C+ 5 0.95 125,800 2,400 500 Adjustments 1012 313,400 07-02-2019 287,000 00 -20,000 -20,000 -16.89 264.7 -22,300 -2,400 13,800 -9,100 1992.00 2275.00 60 C+ Raised Ran 184,700 5 1.00 116,700 COMPARABLE #3 2,200 800 130///56/// 9 CORNWELL RD Adjustments 304,400 10-16-2019 345,000° -11,000 -11,000 -09.29 257.09 -22,300 -2,200 13,500 1012 ල 8 Raised Ran 158,500 COMPARABLE #4 1993.00 1930.00 60 C+ 5 1.00 116,700 160///69/// 62 NOD BROOK RD 1,200 Adjustments 276,400 07-15-2020 .00**0:00:** 13,100 17,000 17,000 14.36 233.45 3,900 60 1010 8 Raised Ran 148,600 10 SUMMERWOOD DR COMPARABLE #5 5 0.95 110,400 1991.00 1843.00 60 C+ 6,400 Adjustments 265,400 07-30-2020 30///97/// 13,800 28,000 28,000 23.65 224.16 6,300 7,900 1010

FinalValue: 304,000

Property Location 62 NOD BROOK RD 2010 -018
Vision ID 11630 Map ID 160/ / 69/ / Bldg Name State Use 1010 Print Date 03-10-2021 4:02:35 P

I Oldi Lailu Value	Iolai						4132	Parcel Total Land Area 0.4132	cel Total La	Par	0.413 AC	П	otal Card Land Units	To		
and Value 116 700	Total						_									
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6.48 116,700	1.0000	+			<u>.</u>				—		1 8	Lailu iyp Lai	-	Description	Г	B Use Code
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	W.				4	SECTIO	UATION	AND LINE VALUATION SECTION	I A				52,445, C. (1991, SAWOR)	N. O. Company of the Control of the	Service Color	No.
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c		<b>34</b> .	Valuation Method	Va				~	037						ACCESS	SCUTTLE ACCESS
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158,50	d)	alue (Car	Appraised Bldg. Value (Card)	App								1				<u> </u>
MARY	APPRAISED VALUE SUMMARY	APPRAIS						••••								
r of Assessor	This signature acknowledges a visit by a Data collector of Assessor	wiedges a v	signature ackno	366	Comm Int	Amount	SESSME,	n Number Amo	Description	Code	Amount		EXEMPTIONS:	EXEN Des	Code	Year
Total 186600	186600	Total	193500		Total											
	80,600 2018 105,400 600	12.5	700 2019 800	81,700 111,800		40 2020 209 29	315,000	(a b		07-15-2020 07-15-2020 06-07-2006 09-13-2002 09-28-1978	1190 1189 1078 0659 0592	1629 1629 1255 1046 0475	NE KATELYN E STEE OF ARET E	SULLIVAN DAWN PONZIO ROBERT S + KATELYN E PONZIO ROBERT S + NELSON KATELYN COLEMAN MARGARET E TRUSTEE OF COLEMAN THOMAS L & MARGARET E	I DAWN ROBERT S ROBERT S N MARGAR	SULLIVAN PONZIO F PONZIO F COLEMAN
Code Assessed	sessed V Year	Code As	KEVIOUS AS	Assesse	ar Code	ձ	35.5%	SALE	יא מיט	SALE DATE	ìń	BK-VO	SHIP	RECORD OF OWNERSHIP	RECORD	
	Total 276,400 193,500	76,400	tal .				4	vid#	Assoc Pid#		11630	ö	SIS			
VISION								곳 a 발	Easement Town Line IND PARK		28	Old MBLU TC MAP# 3028 TC MAP# Record Lot	06492 Old TC TC Rec	CT 064		WALLINGFORD
								÷ #	P/Z MAP #	P/Z MAF	02037	Alt Prol ID 0940 Census: 1755	<u>ଜୁ ≱</u> ୍ଲ		ROOK RD	62 NOD BROOK RD
WALLINGFORD, CT	111,800	159,700			DWELLING	DWE			77.DATA	IDDI EMENI	2	A MILES OF STREET, SALES OF STREET, SALE	1044			
6148	Assessed 81,700	sed 16,700	Appra	Cod.	Description S I AND	R R	Suburban	12	Paved	Public Water 1	N.	Above Street	ID.	+ KATELYN	PONZIO ROBERT S + KATELY	PONZIO R
Fint Date 03-10-2021 4:02:33 1	Finit Date	MENT 1	Card # 1	of 1	Sec# 1		1 LOCATION	d #	Bld STRT/ROAD	1943		nt # C0504500	Account #		5	Vision ID 11630
20 2021 2021 20 20 20 20 20 20 20 20 20 20 20 20 20	Daine Date				•			•	100/100/	War i			ことで	ひん VCL はてこころ スピ		



#### **BOARD OF ASSESSMENT APPEALS**

Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member

Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

Phone - 203-294-2001 Fax - 203-294-2003

Hearing No. 2620-622 APPLICATION

APPEAL OF ASSESSED VALUATION **BOARD OF ASSESSMENT APPEALS HEARING DATE: GRAND LIST OF OCTOBER 1, 2020** Property Owner: Appellant (if other than owner): Name of property Owner

13 Park Lr Name of Owner's Agent Mailing Address
Walling Ford Mailing Address City, State, Zip スクタ 2 4 City, State, Zip Phone Phone Appellant's Capacity Owner o Owner's Agent (If Agent, attach a copy of Agency Agreement or Power of Attomey. Original agency document must be submitted at hearing.) Philip L. Parodayco Applicant signature Print applicant name and date Fill out only the section for the property type under appeal. Motor Vehicle: Year\_ Make /Model: 3 Park Lane, Walling Fund (Address and/or Assessor's Map/Block/Lot/Unit Number) Personal Property: Unique ID: DBA: If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application. What MARKET VALUE does the applicant place on the property? : Based on Briefly state the basis of the Appeal: DO NOT WRITE BELOW THIS LINE - BAA Use Only I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief. Signature(s) of (Must be signed in the presence of the Board) Owner(s) or Agent: Print Name Initials Voting Record Motion: Thomas Vitali

Carl Bonamico

Robert Avery

State Use 1010 Print Date 02-05-2021 2:12:17 P	6148	WALLINGFORD, CT		1-1 8 1-4 1-4 5-5	or or Assessor	IMARY	110,100	900	0 700	Oct. 127	224,400	Purpose/Result	No change No change Measur+Listed Meas/Int Refusal-No Info G Field Review Field Review Man Correction-No Value	Adj Unit P Land Value	.ဂ. ဝ ဝ	Total Land Value 113,400
	Asses	0000	Total 224,400 157,100 PREVIOUS ASSESSMENTS (HISTORY)	8 Assessed V Year 81,800 2019 51,200 500	ial 157100  es a visit by a Data Collect	APPRAISED VALUE SUMMARY	(Card)	e (Bldg)		- Vaida	i Value	VISIT/CHANGE HISTORY	40 40 60 00 29 29 7	Location Adjustment	1.0000	Total
1. Card#1 of	CURRENT ASSESSMENT Code Appraised 1-1 113,400		Total 224,4	Assessed Year Code 79,400 2020 1-1 77,700 1-3	15/100 rotal 15/100 rotal 15/100 rotal rot	APP	Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg)	Special Land Value	Valuation Method	Total Appraised Parcel Value	Date Id	12-15-2020 HH 12-07-2020 JW1 01-10-2020 GD 10-30-2019 FS 09-14-2016 V 03-10-2010 SR 12-05-2009 KC	Notes		-
Bldg Name Sec# 1 of	Description RES LAND	DWELLING			NTS   lotal  Amount   Comm Int			Batch				Comments		I. Nbhd. Adj	1.100	
# Sp	r/ROAD ECCATION	A. A	SALEIPRICE	110,000	THER ASSESSME Number			Tracing			·	b   Date Comp		dj Site Index Cond. Nbhd. Nbhd.	5 1.00 110	lal Land Area 0.4348
ip ID 187/	2 Public Water 1 Paved	SUPPLEMENTAL DATA	Assoc Pid#	10-23-1992 02-02-1987	Code Description		0.00 ASSESSING NEIGHBORHOOD		NOTES			BUILDING PERMIT RECORD	100	Unit Price   Size Adj   S	5.44 1.00000	Parcel Total L
99030	4 Rolling 2 Publ	Alt Prol ID 064002030 Census: 1753 Cold MBLU TC MAP# TC MAP# Record Lot	GIS ID 7595	0595 0489	Amount		Total 0.00					Description Amount		Land Typ Land Units	18,942 SF	Units 0.435 AC
z	žř:	06492	GIS RECORD OF OWNERSHIP	L AND DAWN M S & CYNTHIA	EXEMPTIONS Description			Nbhd Name	h H			Tyme	D 3.6	Description Zone Lan	R 88	Total Card Land Units
Property Location 13 Vision ID 7595	CURRENT OWNER PARODAYCO PHILIP L AND DAWN M	13 PARK LA WALLINGFORD CT	RECORD OF	PARODAYCO PHILIP L AND DAWN M WHOOLERY THOMAS & CYNTHIA	Year Code			Note reference of the contract	1ST=LR,KIT,2BR,1BTH	1/20 IA SHD1=NV ECD = NO DOORS @ EITHER END		Domit 14 Legio Do	10877-1 09-01-1998	B Use Code Desc	1010 Sin	

# 13 PARK LN

Location 13 PARK LN

Mblu 187//19//

Acct# P0099030

Owner PARODAYCO PHILIP L AND

DAWN M

**PBN** 

Assessment

\$157,100

Appraisal \$224,400

PID 7595

**Building Count** 1

# **Current Value**

	Appraisal		
Valuation Year	Improvements	Land	Total
2020	\$111,000	\$113,400	\$224,400
	Assessment	12 TOO 8	er et de de la company de la c
Valuation Year	Improvements	Land	Total
2020	\$77,700	\$79,400	\$157,100

#### **Owner of Record**

Owner

PARODAYCO PHILIP L AND DAWN M

Sale Price

\$110,000

Co-Owner Address

13 PARK LA

WALLINGFORD, CT 06492

Certificate

Book & Page 0740/0664

Sale Date

10/23/1992

# **Ownership History**

	Ownership History			
Owner	Sale Price	Certificate	Book & Page	Sale Date
PARODAYCO PHILIP L AND DAWN M	\$110,000		0740/0664	10/23/1992
WHOOLERY THOMAS & CYNTHIA	\$0		0595/0489	02/02/1987

# **Building Information**

**Building 1: Section 1** 

Year Built:

1968

**Building Photo** 

# No Data for Extra Features

# Land

Land Use

**Land Line Valuation** 

**Use Code** 

1010

Description

Single Family

Zone

R18

Neighborhood

110 No

Alt Land Appr

Size (Acres)

0.43

Frontage

Assessed Value

\$79,400

Appraised Value \$113,400

Category

# Outbuildings

			Outbuildings				Legend
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bldg #
SHD1	Shed Frame	!		140.00 S.	F. \$900	\$600	1 ·

# **Valuation History**

	Appraisal		
Valuation Year	Improvements	Land	Total
2019	\$73,800	\$116,900	\$190,700
2018	\$73,800	\$116,900	\$190,700
2017	\$73,800	\$116,900	\$190,700

	Assessment		
Valuation Year	Improvements	Land	Total
2019	\$51,700	\$81,800	\$133,500
2018	\$51,700	\$81,800	\$133,500
2017	\$51,700	\$81,800	\$133,500

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Living Area:

912

Replacement Cost:

\$141,097

**Building Percent Good:** 

78

Replacement Cost

**Less Depreciation:** 

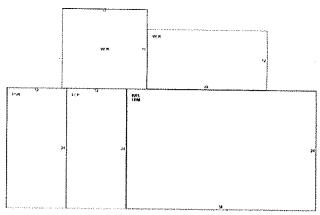
\$110,100

Less Depreciation: \$110,100	
Building Attri	butes
Field	Description
Style:	Ranch
Model	Residential
Grade:	С
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphait
Interior Wall 1	Drywall
Interior Wall 2	
Interior Fir 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	4 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	
Cndtn	
Whirlpool Tub	
Fireplaces	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	



(http://images.vgsi.com/photos/WallingfordCTPhotos/\02\03\36\5

# **Building Layout**



(ParcelSketch.ashx?pid=7595&bid=7590)

	Building Sub-Areas (sq ft	)	Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	912	912
FCP	Carport	288	0
FGR	Garage	288	0
UВM	Basement, Unfinished	912	0
WDK	Deck, Wood	560	0
	AND THE PROPERTY OF THE PROPER	2,960	912

# 17 PARK LN

Location 17 PARK LN

Mblu 188//24//

Acct# D0344500

Owner DOCKER WANDA

**PBN** 

Assessment \$178,100

**Appraisal** \$254,400

**PID** 7597

**Building Count** 1

#### **Current Value**

	Appraisal		
Valuation Year	Improvements	Land	Total
2020	\$127,600	\$126,800	\$254,400
жиминика компійн ма это монитисти потогот ві вости остото то монит пости пост	Assessment		
Valuation Year	Improvements	Land	Total
2020	+ 4.4% \$89,300	\$88,800	\$178,100

# **Owner of Record**

Owner DOCKER WANDA

Sale Price

Que i lice

Co-Owner Address

17 PARK LN

WALLINGFORD, CT 06492

Certificate

Book & Page 1408/0829

\$0

Sale Date

02/28/2011

Instrument

08

# **Ownership History**

	Owr	nership History			
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DOCKER WANDA	\$0		1408/0829	08	02/28/2011
DOCKER WILLIAM J & WANDA	\$0		0000/0000		

# **Building Information**

**Building 1: Section 1** 

Year Built:

1963

**Building Photo** 

Living Area:

1,520

Replacement Cost:

\$202,616

**Building Percent Good:** 

63

Replacement Cost

Less Depreciation:

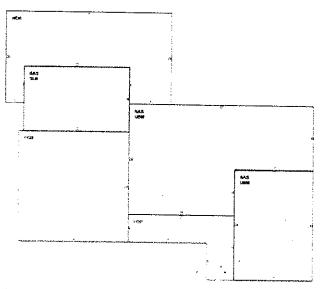
\$127,600

Pasti	dina Attut		
Building Attributes			
Field	Description		
Style:	Ranch		
Model	Residential		
Grade:			
Stories:	1 Story		
Occupancy	1		
Exterior Wall 1	Wood Shingle		
Exterior Wall 2			
Roof Structure:	Gable		
Roof Cover	Asphalt		
Interior Wall 1	Drywall		
Interior Wall 2			
Interior FIr 1	Carpet		
Interior Fir 2	Hardwood		
Heat Fuel	Oil		
Heat Type:	Hot Water		
AC Type:	None		
Total Bedrooms:	3 Bedrooms		
Total Bthrms:	1		
Total Half Baths:	0		
Total Xtra Fixtrs:			
Total Rooms:	6 Rooms		
Bath Style:	Average		
Kitchen Style:	Average		
Num Kitchens			
Ondtn			
Whirlpool Tub			
Fireplaces	1		
Num Park	1		
Fireplaces	:		
Fndtn Cndtn			
Basement			



(http://images.vgsi.com/photos/WallingfordCTPhotos/\02\03\36\5

# **Building Layout**



(ParcelSketch.ashx?pid=7597&bid=7592)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,520	1,520
FGR	Garage	576	0
FOP	Porch, Open	186	0
SLB	Slab	322	0
UBM	Basement, Unfinished	1,198	0
WDK	Deck, Wood	536	0
		4,338	1,520

# 19 PARK LN

Location 19 PARK LN

Mblu 188//29//

Acct# J0127400

Owner LOGSDON TODD

PBN

Assessment \$126,900

Appraisal \$181,300 PID 7598

**Building Count** 1

# **Current Value**

	Appraisal		
Valuation Year	Improvements	Land	Total
2020	\$73,600	\$107,700	\$181,300
	Assessment	оборожня и постоя и были может почемы на простительной почет в	t TETATOLOGY (EE BOT FERVISION MOORENS PROCESSESSESSESSESSESSESSESSESSESSESSESSESS
Valuation Year	Improvements	Land	Total
2020	\$51,500	\$75,400	\$126,900

#### **Owner of Record**

Owner

LOGSDON TODD

Co-Owner Address

WALLINGFORD, CT 06492

19 PARK LN

Sale Price Certificate

Book & Page

1098/0189

Sale Date

06/20/2003

Instrument

29

\$0

# **Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LOGSDON TODD	\$0		1098/0189	29	06/20/2003
LOGSDON TODD & ROSE FOSSE	\$125,900		0940/0099	UNKQ	09/07/1999
JORDON SHARON & PAUL ELIGIO JR	\$133,000		0690/0717		07/17/1990

# **Building Information**

**Building 1: Section 1** 

Year Built:

1948

Living Area:

852

Replacement Cost:

\$105,543

**Building Percent Good:** 

66

Replacement Cost

Less Depreciation:

\$69,700

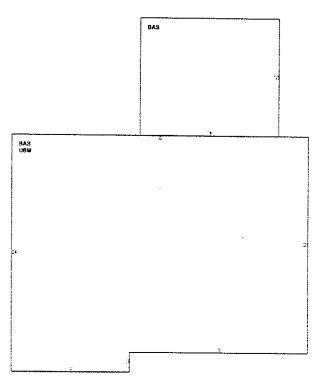
Building Attributes			
Field	Description		
Style:	Ranch		
Model	Residential		
Grade:			
Stories:	1 Story		
Occupancy	1		
Exterior Wall 1	Aluminum Sidng		
Exterior Wall 2			
Roof Structure:	Gable		
Roof Cover	Asphalt		
Interior Wall 1	Drywall		
Interior Wall 2			
Interior FIr 1	Carpet		
Interior Fir 2	Hardwood		
Heat Fuel	Oil		
Heat Type:	Hot Water		
AC Type:	None		
Total Bedrooms:	2 Bedrooms		
Total Bthrms:	1		
Total Half Baths:	0		
Total Xtra Fixtrs:			
Total Rooms:	5 Rooms		
Bath Style:	Average		
Kitchen Style:	Average		
Num Kitchens			
Cndtn			
Whirlpool Tub	:		
Fireplaces	1		
Num Park			
Fireplaces			
Fndtn Cndtn	:		
Basement			

# **Building Photo**



(http://images.vgsi.com/photos/WallingfordCTPhotos/\02\03\36\5

# **Building Layout**



(ParcelSketch.ashx?pid=7598&bid=7593)

	Building Sub-Areas (sq ft)		
Code	Description	Gross Area	Living Area
BAS	First Floor	852	852
UBM	Basement, Unfinished	684	0
		1,536	852

# **Extra Features**

# No Data for Extra Features

# Land

Land Use

**Use Code** 

1010

Description

Single Family

Zone

R18

Neighborhood 110

Alt Land Appr

Category

**Land Line Valuation** 

Size (Acres)

0.43

Frontage

Assessed Value

\$75,400

Appraised Value \$107,700

# Outbuildings

		·	Outbuildings				Legend
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	
FGR1	Garage-Avg			280.00 S.F.	\$2.900		Bldg #
SHD1	Shed Frame					\$2,000	1
				252.00 S.F.	\$1,000	\$700	1

# **Valuation History**

Appraisal					
Valuation Year	Improvements	Land	Total		
2019	\$71,300	\$110,900	\$182,200		
2018	\$71,300	\$110,900	\$182,200		
2017	\$71,300	\$110,900	\$182,200		

Assessment				
Valuation Year	Improvements	Land	Total	
2019	\$49,900	\$77,600	\$127,500	
2018	\$49,900	\$77,600	\$127,500	
2017	\$49,900	\$77,600	\$127,500	

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# 23 PARK LN

Location 23 PARK LN

Mblu 188//30//

Acct# D0667200

Owner CHAMBERLAIN KELLY

**PBN** 

Assessment \$146,400

Appraisal \$209,100

PID 7599

**Building Count** 1

#### **Current Value**

	Appraisal		
Valuation Year	Improvements	Land	Total
2020	\$93,100	\$116,000	\$209,100
	Assessment	темперия на при на п На при на применения на при на пр	E-HELDARINE MORTH-OWARD (VALONIA) A MINOR ENGINEEN MINOR HELDARINE NOW HE
Valuation Year	Improvements	Land	Total
2020	\$65,200	\$81,200	\$146,400

#### **Owner of Record**

Owner

CHAMBERLAIN KELLY

WALLINGFORD, CT 06492

Co-Owner Address

23 PARK LN

Sale Price \$0 Certificate 1

Book & Page

age 1522/0385

Sale Date

08/05/2015

Instrument 29

# **Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CHAMBERLAIN KELLY	\$0	1	1522/0385	29	08/05/2015
TOMASZEWSKI DARIN P + CHAMBERLAIN KELLY	\$237,000		1228/0467	00	10/20/2005
DECHELLO GEORGE J JR	\$120,000		0952/0498	00	02/18/2000
DAVIS JAMES M & VERONICA M	\$o		0858/0767		04/08/1997
WLODYKA KAZIMIERZ & AGNES	\$0		0324/0410		05/01/1965

# **Building Information**

Michigan di Constant d

Year Built:

1940

Living Area:

966

Replacement Cost:

\$125,491

**Building Percent Good:** 

65

**Replacement Cost** 

Less Depreciation:

\$81,600

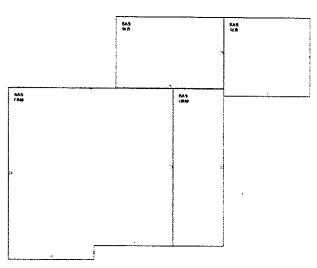
Less Depreciation: \$81,600			
Building Attributes			
Field	Description		
Style:	Ranch		
Model	Residential		
Grade:			
Stories:	1 Story		
Occupancy	1		
Exterior Wall 1	Aluminum Sidng		
Exterior Wall 2			
Roof Structure:	Gable		
Roof Cover	Asphalt		
Interior Wall 1	Drywall		
Interior Wall 2			
Interior Flr 1	Carpet		
Interior Flr 2			
Heat Fuel	Oil		
Heat Type:	Forced Air-Duc		
AC Type:	None		
Total Bedrooms:	3 Bedrooms		
Total Bthrms:	2		
Total Haif Baths:	0		
Total Xtra Fixtrs:	0		
Total Rooms:	6		
Bath Style:	Average		
Kitchen Style:	Average		
Num Kitchens			
Cndtn			
Whirlpool Tub			
Fireplaces			
Num Park			
Fireplaces			
Fndtn Cndtn			
Basement			

# **Building Photo**



(http://images.vgsi.com/photos/WallingfordCTPhotos/\02\02\76\3

# **Building Layout**



# (ParcelSketch.ashx?pid=7599&bid=7594)

Building Sub-Areas (sq	ft)	Legend
Description	Gross Area	Living Area
First Floor	966	966
Basement, Finished	530	0
Slab	282	0
Basement, Unfinished	154	0
:	1,932	966
	Description  First Floor  Basement, Finished  Slab	DescriptionAreaFirst Floor966Basement, Finished530Slab282Basement, Unfinished154

# Extra Features

# **Extra Features** Legend

# No Data for Extra Features

# Land

Land Use

**Land Line Valuation** 

**Use Code** 

1010

Description

Single Family

Zone

R18

Neighborhood

110 Alt Land Appr No

Category

Size (Acres)

1.44

Frontage

Assessed Value \$81,200

Appraised Value \$116,000

# Outbuildings

			Outbuildings				Legeno
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bldg#
FGR1	Garage-Avg			576.00 S.F.	\$10,100	\$7,100	1
SHD1	Shed Frame			210.00 S.F.	\$1,400	\$1,000	1

# **Valuation History**

	Appraisal		
Valuation Year	Improvements	Land	Total
2019	\$78,200	\$120,800	\$199,000
2018	\$78,200	\$120,800	\$199,000
2017	\$78,200	\$120,800	\$199,000

	Assessment		
Valuation Year	Improvements	Land	Total
2019	\$54,700	\$84,500	\$139,200
2018	\$54,700	\$84,500	\$139,200
2017	\$54,700	\$84,500	\$139,200

+15,1% 133,500 to 157,100 Me 13 Park Ln Hodse 51,700 ru 77,700 + 34 % +2% 219:100 to 223,600 32 Sunney Ct. + 2,7% 158,800 to 163,200 ParKLn +4.3% 158,800 +0 165 960 5 Pankla 134,000 +, 144,500 + 7.3% 6 Park Ln 176,100 +.7% & Park Ln 175,000 to 187 200 × 10% garage Til. Ling Park (n 169200 T House Remodle
48Ac wand down 3 you 182,860 28,7% Park In 166,900 to 127,500 to 126,400 - 04% 19 Purkla 7. 146.460 \$5% Land down 7.306 1.44 Ac part on 179,200 23 = 2.3% cand down \$600 1.95 Ac 289,300 27 Park Cn 295,900 44.1% condo 115 600 Heritage woods 110.900 64 + 8.7% 204,300 +, 223,700 Academy st 38 +3% 171600 4, 176900 W. Ridge land 64 Taylor Ln 421,900 + 4.2% 404,400 10

131200 - 2,4%

135.100

a reed Truit

75

Department of Finance, Assessing Division 45 South Main Street Wallingford, CT 06492

PID: 7595



Location of Property: 13 PARK LN

PID: 7595

January 20, 2021

PARODAYCO PHILIP L AND DAWN M 13 PARK LA WALLINGFORD, CT 06492

# **REVISED NOTICE OF ASSESSMENT CHANGE - 2020 REVALUATION**

Dear Wallingford Property Owner:

In accordance with Connecticut General Statutes, the Town of Wallingford has completed a Revaluation of all real property for the October 1, 2020 Grand List. Pursuant to section 12-55 of the Connecticut General Statutes, shown below is the revised assessment of your property as established by the Assessor and Vision Government Solutions.

This second notice informs you that, as part of the hearing and review process, your assessment has been reviewed. Your assessment has either been reduced, increased, or has had no change made. Most property owners receiving this notice have attended a hearing or requested a review of their property in writing. Some property owners who did not attend a hearing or request a review in writing have been sent this notice to inform them that, upon review, and information provided, their assessment has been revised.

Your assessment represents 70% of October 1, 2020 market value, unless it is classified in whole or in part under P.A.490 as farm or forest land. Assessment exemptions (for example: Veteran's exemptions) are not reflected in the new assessment shown below but will be applied to the final assessments.

Do not apply the current tax (mill) rate to your new assessment, as doing so will result in an inaccurate calculation.

The new mill rate will be determined by the Town in May of 2021.

You may review your new assessment on the Vision Government Solutions web site: <a href="www.vgsi.com">www.vgsi.com</a>. This site will allow inquiry access to the Assessor's database, including value summary, property data, and general revaluation information.

If you are not satisfied with the results of your informal hearing with Vision Government Solutions, you may appeal to the Wallingford Board of Assessment Appeals. An appeal must be filed in writing on or before February 20, 2021. Appeal forms will be available as of February 1, 2021, from the Assessor's Office at Town Hall, or from the Town's web site at <a href="https://www.town.wallingford.ct.us">www.town.wallingford.ct.us</a>.

Sincerely.

Shelby P. Jackson III, Assessor

CCMA II

\*\*Revised Assessment

\$157,100

\*Assessment before hearing / review

\$157,100

\*Assessment before review based on 70% of October 1 2020 market value

\*\*Revised Assessment based on 70% of October 1 2020 market value after review

COPY

113,400	otal Land Value	Total L						ά	rea 0.434	Parcel Lotal Land Area U.4348	Parcel to		0.430 70		a Cara Cana Ollis	108		
											-		_		200	Total		
			,							·					·			
113,400	5.99	1.0000					1.100	110	1.00	5	1.00000	5.44	18,942 SF	<u>د _</u>	R18	amily	Single Family	1 1010
Land Value	Adj Unit P	Location Adjustment	Locat		Notes		Nbhd. Adj	i. Nbhd.	dex Cond.	dj Site Index	Size /	Unit Price	Land Units	Land Typ La	-			B Use Code
n-No value	Miab Correction-No Valle		י אמ		R007-60-71		CITON	INON'S	E VALUA	LAND LINE VALUATION SECTION		No. of the second						
No change No change Measur+Listed Meas/Int Refusal-No Info G Field Review Field Review	No change No change Measur+Listed Meas/Int Refus Field Review Field Review	40 40 00 08 29 29	- 1		12-15-2020 12-07-2020 01-10-2020 10-30-2019 09-14-2015 03-10-2010					00			3,000			98	09-0	10077-1
Y Purpose/Result	Purpose	Type is Cd Pu	VISII / C		Date	nts	Comments		Date Comp	% Comp Da	ate %	Insp Date	Amount Insp Date %	Description	1 1000	ate Type	Issue Date	Permit Id
224,400		µе	arcel Valu	raised P	Total Appraised Parcel Value						CO000	EDMIT	III DING I	, and				
															ÄD.	EITHER E	DOORS @	FCP = NO DOORS @ EITHER END
ი				Method	Valuation Method													SHD1=NV
224,400		õ	arcel Valu	raised Pa	Total Appraised Parcel Value													1/20 IA
0			Ø	and Valu	Special Land Value	TO COMPANY AND	- 14 Sec. 25 Sec. 25		100	2.521 2.42						Ĭ	T,2BR,1BT	1ST=LR,KIT,2BR,1BTH
113,400		**	alue (Bidg	Land V	Appraised Land Value (Bldg)							NOTES						
900		dg)	Value (Bl	10b (B)	Appraised Ob (B) Value (Bldg)		Daton	+	8	Since 1							110	
0		ġ)	/alue (Bid	ا Xf (B) ۱	Appraised Xf (B) Value (Bldg)	<b>Ý</b>	Bat		8		ORHOOL	<i>NEIGHB</i>	ASSESSING NEIGHBORHOOD	200	Nbhd Name	200 miles	Nbhd	Z
110,100		d)	alue (Can	I Bidg. V	Appraised Bldg. Value (Card)							0.00	0	Total				
	MARY	APPRAISED VALUE SUMMARY	(PPRAIS	(3) (4) 25)		•		-										•
			\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$			Comm Int	Amount	7	on Number Amoun	Description	+	Code	Amount		Description	Des	Code	Year C
133500	or or Assesso	This signature acknowledges a visit by a Data Collector or Assessor	Medges a v	ire acknov	This signatu	I CIAI	TS_	ESSIMEN	IER ASS	07		Alecs of the second			EXEMPTIONS	EXE		
Asse	0	ssed         Year         Code         Assessed V         Year           9,400         2020         1-1         81,800         2019           7,700         1-3         51,200         500           1-4         500         500         500	1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-	Year 2020	Assessed 79,400 77,700		Year 2021	00	1		-1992 -1987		0740 0664 0595 0489	07	THIA	PARODAYCO PHILIP L AND DAWN M WHOOLERY THOMAS & CYNTHIA	CO PHILIF	PARODAYCO PHILIP L AND DAWN WHOOLERY THOMAS & CYNTHIA
		157,100 NTS (HISTORY)	224,400 SESSME	OUS AS	Total PREVI		VC .	<u> </u>	SALE PRICE	0/U W/	2	SALEDATE	BK-VOL/PAGE			RECORD OF OWNERSHIP	RECORD	
:									**	Assoc Pid#			7595	GIS ID	0			
VISION	<u> </u>									Town Line				TC MAP # TC MAP # Record   of	06492	CT OF		WALLINGFORD
WALLINGFORD, CT		· · · · · · · · · · · · · · · · · · ·	-		(		1487 1487		Parties and a second	SUPPLEMENTAL DATA P/Z MAP # ENG MAP	MENTAL		064002030 1753	Alt Prol ID Census:				13 PARK LA
6148	•	Assessed 79,400	113,400	Appraised 113,4	1-1 1-2	tion	RES LAND	2 Suburban		lved		ublic yvar		4 7.0		PARODAYCO PHILIP LAND DAWN M	CO PHILI	PARODA
32 1.02.24 F	E 02-11-20	FIIII Dat	SMENT.	ASSES:	CURRENT ASSESSMENT	<u> </u>	5 5	LOCATION	<b>1</b> 1	STRT/ROAD	988	UTILITIES		10		CURRENTOWNER	CURRENT	100
State Use 1010	e 1010	State Us	7 5 7	) 		Bldg Name	<u> </u>		Blog # 1	187//19//	Map ID 18	¥	P0099030	Account # P(		13 PARK LN		Property Location Vision ID 7595

FCP FGR UBM AC Type: Total Bedrooms Total Bthrms: Interior Wall 1 Interior Wall 2 SHD1 Shed Frame Stories: OB - OUTBUILDING & YARD ITENS(L) / XF - BUILDING EXTRA FEATURES(B)

Code Description UB Units Unit Price Yr Bit Cond. Cd | % Gd | Grade | Grade Adj. | Fireplaces Occupancy Grade: Model Whirlpool Tub Kitchen Style: Bath Style: Heat Fuel Roof Cover Roof Structure: Exterior Wall 2 Exterior Wall 1 Property Location Vision ID 7595 fotal Rooms: Total Xtra Fixtrs Total Half Baths Heat Type: nterior Fir 1 nterior Flr 2 Code Elemen Basement, Unfinished Deck, Wood First Floor Garage Carport CONSTRUCTION DETAIL Ttl Gross Liv / Lease Area 4 2 2 222221 822 25 <u>೧ 9 9</u> 13 PARK LN Description 4 Rooms Average Average Hot Water Asphalt Drywall Carpet Gable Vinyl Siding 1 Story Ranch 2 Bedrooms <u>©</u> Central Hardwood Residential BUILDING SUB-AREA SUMMARY SECTION 140 Account # 13.00 2001 912 P0099030 Cost to Cure Ovr
Cost to Cure Ovr Comment **Building Value New** Misc Imp Ovr Comment Dep % Ovr Condition % Dep Ovr Comment RCNLD Percent Good Condition External Obsol Functional Obsol Depreciation Code Remodel Rating Condo Fir Misc Imp Ovr Depreciation % Effective Year Built Frend Factor rear Remodeled ∕ear Built Parcel Id ondo Unit djust Type 2,960 CONSTRUCTION DETAIL (CONTINUED)

Element Cd Description 912 288 912 560 COST/MARKET VALUATION 50 Code Map ID 912 58 115 182 56 O 187//19// Description 102.87 20.72 41.08 20.53 10.29 Cost 1.00 78 110,100 22 G 1968 141,097 Description Bldg # 1 Я Appr. Value Cwne Factor% 93,817 11,830 18,722 5,761 S 5,966 8 E R Maria (III) Sec# 1 Bldg Name ξ, 잋 ş Card # S 20 춫 앜 State Use 1010 Print Date 02-17-2021 1:02:31 P 02/27/2019

2020-028



lan Fuller Property Appraiser

Department of Finance Assessing Division

203-294-2000 Phone 203-294-2003 Fax

#### **MEMORANDUM**

Date:

3/10/2020

To:

Shelby Jackson

From:

lan Fuller

CC:

RE:

13 Park Ln

Current Market Value: \$ 224,400

**Current Assessed Value:** \$157,100

Appellant's estimate of Market Value: \$ 200,000

#### Notes:

- The market value of the subject property is consistent with similar homes in the neighborhood.
- The subject property received a No Change ruling during the informal appeal process
- Comparable sales support a value estimate of \$222,200

#### **Recommendation:**

No Change

2020-027

Net Adjustments Adjusted Price Adjusted Price/SF Appraised Price/SF Site Index Condition Factor Total Appraised Land Location
Prc Assng Dist
Primary Use
Parcel Value
Sale Date
Sale Price
Adjusted Price Prc Assng Dist Grade: Total Appraised Extra Feat Total Appraised Outbldg Style Desc Appraised Bldg Value Effective Year Built Area Effective M BUILDING ATTRIBUTES LAND ATTRIBUTES PROPERTIES VALUE SUMMARY SUBJECT PARCEL 187///19// 13 PARK LN 110 1010 224,400 5 1.00 113,400 1998 1323 110 C Ranch 110,100 800 5 1.00 104,400 1996.00 1326.00 110 C Ranch 113,300 COMPARABLE#1 7,000 106///165/// 4 DORIS ST Adjustments 110 1010 224,700 10-09-2018 -300 -300 -00.33 246.38 -6,100 9,000 -3,200 2 5 1.00 112,100 COMPARABLE #2 WALLINGFORD, CT 2002.00 1328.00 110 C Ranch 130,400 88 177///53/// 34 SHADY DR Adjustments 242,500 03-05-2019 2000 -18,100 -18,100 -19.85 265.9 -20,300 1,300 1010 88 5 1.00 124,600 1996.00 1409.00 110 C Ranch 119,900 COMPARABLE #3 00 11,700 188///145/// 34 CARDINAL DR 110 1010 256,200 01-02-2020 Adjustments 00 00e/69 -31,800 -31,800 -34.87 280.92 -11,200 -10,800 -9,800 5 1.00 114,400 1987.00 1301.00 110 C C Ranch 99,400 COMPARABLE #4 2,200 176///130/// 99 POND HILL RD Adjustments 216,000 06-24-2019 000<del>1010</del> 8,400 8,400 09.21 236.84 -1,000 -1,300 10,700 1010 5 1.00 106,100 1996.00 1478.00 110 C Ranch 124,500 COMPARABLE#5 6,600 106///156/// 6 RUSSELL ST Adjustments -12,800 -12,800 -14.04 260.09 -14,400 -5,700 7,300 1010

FinalValue: 222,200



#### Wallingford, Connecticut

#### **BOARD OF ASSESSMENT APPEALS**

Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member

Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

Phone - 203-294-2001 Fax - 203-294-2003

Hearing No. 2020 - 02

#### **APPLICATION**

BOARD OF ASSESS HEARING DATE: GRAND LIST OF OC	MENT APPEALS MOSSESSE OF THE
Property Owner:	Appellant (if other than owner):
Name of property Owner  CHRISTINE PETERS PA	Name of Owner's Agent
Mailing Address  3 PLYMOTH COULT  City, State, Zip	Mailing Address
City, State, Zip  WALLINGFOND CT 08492	City, State, Zip
Phone 203:265.9647	Phone
Appellant's Capacity of Owner of Owner (If Agent, attach a copy of Agency Agreement or Power of Attorney. Original Print applicant name and date 2/8/2/	Owner's Agent agency document must be submitted at hearing.)  Applicant signature 2/8/2/
	the property type under appeal.
Motor Vehicle: Year Make /Model:	Plate#Mileage
Motor Vehicle: Year Make /Model: Make /Model: Real Estate: Address and/or Assessor's Map/Block/Lo	ot/Unit Number)
Personal Property: Unique ID: DBA:	
If you are submitting an appraisal or other similar evapplication.	ridence, you <u>must</u> submit a copy along with your
What MARKET VALUE does the applicant place on the prope	rty?: \$ 194,000
Briefly state the basis of the Appeal:	, ,
(Attach additional page, documentation	on or appraisal if needed)
DO NOT WRITE BELOW THIS LINE - BAA Use Only	
I hereby solemnly swear that the testimony I a knowledge and belief.	am about to give is true and accurate to the best of my
Signature(s) of Owner(s) or Agent: (Must be signed in the presence of the	e Board) Date:

State Use 1010 Print Date 02-11-2021 3:12:45 P	6148 WALLINGFORD, CT	Code Assessed 1-1 68,200 1-3 65,900 1-4 134200		103,800 0 300 100,600	204,700 C	STORY  Purpose/Result  No change Measured Field Review Data Mailer Change Field Review Letter Sent - No Response Measured	Adj Unit P Land Value 12.42 100,600 and Value 100,600
State Use 1	Assessed 70,400 72,900	MENTS.(HISTORY)  Assessed V Year  68,200 2019  65,900  100	wiedges a visit by a Data Collector or Ass Medges a Visit by a Data Collector or Ass APPRAISED VALUE SUMMARY	Sard) Bidg) (Bidg) Sidg)	alue	HANGE H IS Cd 01 29 17 10 10	Location Adjustment Adj Unit P 1.0000 12.42 Total Land Value
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₽	Company   Comp	SALE DATE NOVU RVI. 11-17-1993 02-17-1990 09-10-1990	Code Description				Unit Price Size Adj Site 11.29 1.00000 Parcel Total Lanc
P023560	[6]   [8] [2 : 3 # 4 의	BK-VOLPAGE 3 0770 0610 0749 0068 0693 0564	Amount	Total 0.00 ASSESSING NEIGHBORHOOD B		tion Amount Insp Date % C	8,100 SF 0.186 AC
3 PARKVIEW RD Account #	<b>ER</b> 06492	200	Description	T Nbhd Name	~	Type Description	otion Zone Land Typ
Property Location 3 P/ Vision ID 8383	CURRENT OWNER PETERSON CHRISTINE E 3 PARKVIEW RD WALLINGFORD CT 0	RECORD OF OWNERSHIP PETERSON CHRISTINE E DIME SAVINGS BK OF WALLINGFORD YUHAS JOHN J & BARBARA J	Year Code	Nbhd 20	1ST=2 BED,1B,LR,K,DR 2ND=2 BED,5B 19' RR DRMR 3 BED PER DM	Permit Id Issue Date	B Use Code Description 1 1010 Single Family

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sed Year Code Assessed V Year 07-16-2010 06-08-2010 12-07-2020 Date Card # 1 of 2020 Appraised 100,600 Ž ⋛⋖⋧⋛⋩⋼ APPRAISED VALUE SUMMARY 154 ₫ /ISIT/CHANGE HISTORY Location Adjustment 2 68,200 65,900 100 Assessed State Use 1010 Print Date 02-17-2021 1:02:50 P 20273226 70,400 72,900 1.0000 2019 Total Land Value Data Mailer Change Field Review Field Review No change Measured Letter Sent - No Response Adj Unit P WALLINGFORD, CT Purpose/Result 154 12.42 6148 Land Value 204,700 100,600 68,200 65,900 100 100,600 204,700 100,600 103,800 300

Map iD

Exterior Wall 1
Exterior Wall 2 Vision ID SHD1 Total Bthrms: Total Half Baths Grade: Model Bath Style: AC Type: Total Bedrooms Interior Wall 2 Roof Structure: Occupancy Stories: Property Location 3 PARKVIEW RD Vision ID 8383 Whirlpool Tub Heat Fuel Interior Wall 1 Roof Cover Kitchen Style: Heat Type: Interior Flr 2 Interior Fir 1 Total Rooms: Fotal Xtra Fixtrs Code Shed Frame Description Basement, Unfinished Unfin Porch Attic, Expansion, Unfinished Crawl Space Porch, Open Half Story, Finished First Floor OB: OUTBUILDING & YARDITEMS(L) CONSTRUCTION DETAIL 888 7 <u>028</u> Itl Gross Liv / Lease Area 828887 Description ĽB. \_ Average Average Asphalt Drywall Gable Wood Shingle 1 1/2 Stories 1 Half Bath 3 Bedrooms None Gas Residential Cape Cod Hot Water Vinyl/Asphalt Hardwood Units Unit Price BUILDING SUB-AREA SUMMARY SECTION 8 Description Account # 13.00 Living Area | Floor 2002 904 000 000 000 P0235600 350 XF - BUILDING EXTRA FEATURES(B) Adjust Type Condo Fir Condition % **Building Value New** Functional Obsol Depreciation % Cost to Cure Ovr Comment Cost to Cure Ovr Misc Imp Ovr Comment Misc Imp Ovr Dep Ovr Comment Dep % Ovr RCNLD Percent Good External Obsol Year Remodeled Remodel Rating Depreciation Code Effective Year Built arcel Id Frend Factor ondo Unit 'ear Built Element CONSTRUCTION DETAIL (CONTINUED)

Element | Cd | Description Area 2,824 904 160 160 744 40 744 COST / MARKET VALUATION % Gd 8 Code Map ID 1,583 CONDO DATA 904 446 149 36 Grade റ Grade Adj. Description 94.95 0.00 23.74 56.92 18.99 19.02 47.48 .0 66 103,800 32 157,306 Description Undeprec Value 85,835 Bldg # 1 Ø Appr. Value Owne Factor% S 3,798 42,348 14,148 3,418 760 P & E ę Bidg Name Sec# 1 of BAS 땑 Card # 앜 State Use 1010 Print Date 02-17-2021 1:02:57 P 06/13/2018



lan Fuller Property Appraiser

Department of Finance Assessing Division

203-294-2000 Phone 203-294-2003 Fax

#### **MEMORANDUM**

Date:

3/11/2020

To:

Shelby Jackson

From:

lan Fuller

CC:

RE:

3 Parkview Rd

Current Market Value: \$ 204,700

Current Assessed Value: \$ 143,300

Appellant's estimate of Market Value: \$ 194,000

#### Notes:

- The market value is consistent with similar properties in the neighborhood
- The subject property does show signs of deferred maintenance
- During the informal appeal process no change was granted
- Comparable sales support a value estimate of \$203,700

#### **Recommendation:**

Remove unfinished attic from the sketch resulting in market value 202,700

Total Card Land Units 0.186 /	1010 Single Family R18 8,100	B Use Code Description Zone Land Typ Land Units		Permit Id Issue Date Type Description Amoun	3 BED PER DM	2ND=2 BED,.5B 19' RR DRMR	1ST=2 BED,1B,LR,K,DR	20	Nbhd Nbhd Name ASSESSIN	Total	Year Code Description Amount		Õ	GIS ID 8383	ALLINGFORD CT 06492 TC MAP # TC MAP # Record Lot		Property Location         3 PARKVIEW RD           Vision ID         8383           CURRENT OWNER         TOPO           PETERSON CHRISTINE E         1 Level         2 P
AC Parcel Total Land Area 0.1860	SF 11.29 1.00000 5 1.00 20 1.100	Unit Price Size	LAND LINE VALUATION SECTION	BUILDING PERMIT RECORD Amount Insp Date % Comp Date Comp Comments				NOTES	ASSESSING REIGHBURHOUP  Batch  Batch	0.00	Code Description Number Amount	Total	11-17-1993 02-17-1993 09-10-1990	ASSOC PIG#  ASSOC PIG#  SALE DATE   Q/U   V/I   SALE PRICE   VC		SUPPLEMENTAL DATA	Mild ID 09/1/254/7   Bidg # 1   Sec # 1 of
Total Land Value		Agi	JP. 03 01 17 DM 17 SRR 29 10 10 10 10 10 10 10 10 10 10 10 10 10	Type is Cd 40 No ch	Total Appraised Parcel Value	Valuation Method	Total Appraised Parcel Value	Appraised Land Value (Bidg)  Special Land Value	Appraised Ob (B) Value (Bldg)	APPRAISED VALUE SUMMERY: Appraised Bidg. Value (Card) Appraised Xf (B) Value (Bidg)	Comm int			Total 202,700 141,900 PREVIOUS ASSESSMENTS (HISTORY)		1-3 102,100 71,500	
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Location
Prc Assng Dist
Primary Use
Parcel Value Effective Year Built Area Effective Prc Assng Dist Sale Date Sale Price Mblu Net Adjustments Adjusted Price Adjusted Price/SF Appraised Price/SF Site Index
Condition Factor
Total Appraised Land Adjusted Price Total Appraised Extra Feat Total Appraised Outbldg Style Desc Appraised Bldg Value Grade: 2000-022 BUILDING ATTRIBUTES LAND ATTRIBUTES VALUE SUMMARY PROPERTIES SUBJECT PARCEL 89///234/// 3 PARKVIEW RD 20 1010 202,700 1986 1543 20 C Cape Cod 101,800 5 1.00 100,600 88 1996.00 1499.00 20 C Cape Cod 119,700 COMPARABLE #1 5 1.00 121,100 11,100 89///46/// 30 FOREST RD 1010 251,900 07-10-2019 **Adjustments** 243 400 -10,800 -17,900 49,200 49,200 -36.44 186.59 -20,500 1986.00 1694.00 20 20 C Cape Cod 110,500 WALLINGFORD, CT COMPARABLE #2 35///4/// 279 HIGHLAND AVE 20 1010 209,000 09-23-2019 5 1.00 98,500 88 **Adjustments** -8,700 -6,300 -6,300 -04.67 154.81 2,100 88 Cape Cod 119,400 COMPARABLE #3 1996.00 1435.00 20 C 5 1.00 101,300 89///84/// 67 PARKVIEW RD 88 **Adjustments** 20 1010 221,600 03-20-2020 -17,600 -18,900 -18,900 -14 -14 164,15 600 2009.00 1586.00 20 C Cape Cod 149,100 COMPARABLE #4 5 0.95 97,800 2,300 89///214/// 11 COLONIAL LN 20 1010 249,200 01-31-2019 Adjustments -47,300 46,500 -46,500 -34,44 184.59 -2,000 2,800 1986.00 1166.00 20 C Cape Cod 89,700 COMPARABLE #5 5 0.98 99,900 6 TOWN FARM RD 88 Adjustments 189,700 02-28-2020 89////197/// 00 00000000 12,100 13,000 13,000 09.63 140.52 1010 88

FinalValue: 203,700

Subject United Concrete Hearing 2020-153 thru 2020-160

From Susan Butler <SButler@unitedconcrete.com>

To assessor@wallingfordct.gov <assessor@wallingfordct.gov>

Cc Jonathan Gavin <jgavin@unitedconcrete.com>

Date 2021-03-17 11:07



Scan from Marketing Color Copier.pdf (~109 KB)

Good morning,

In addition to the letter from Joseph Equipment, I've attached some email correspondence showing that the trailers were moved from the Fontaine factory to United Concrete.

Thanks, Susan

United Concrete
information on
all Vehicles
that hearings
(pertains to all hearings)

#### Hearing 3/22/21 - 7-8pm Hearing # 2020-153 - 2020-160



#### JOSEPH EQUIPMENT COMPANY

FACTORY AUTHORIZED FONTAINE SPECIALIZED, FONTAINE, RAVENS, & KRUZ DEALER DEALER FOR NEW & USED TRUCKS - TRAILERS - HEAVY EQUIPMENT SALES & RENTALS

March 12, 2021

Town of Wallingford Assessor Office 45 S Main Street Wallingford, CT 06492

#### To whom it may concern:

United Concrete Products, Inc. purchased 8 NEW trailers on 6/14/2018 from Joseph Equipment Company and we are a dealer of new Fontaine trailers. BB&T Commercial required that I obtain a title in order to finance the original purchase. The trailers were sent directly from the Fontaine in Springvale Alabama to United Concrete in Wallingford, CT. United Concrete paid the F.E.T. charges which indicates these are new trailers. F.E.T. is a one-time tax and is not charged on used equipment.

VIN # 57J4533C4J3575102

VIN # 57J4533C6J3575103

VIN # 57J4533C8J3575104

VIN # 57J4533CXJ3575105

VIN # 57J4533C5J3575108

VIN # 57J4533C7J3575109

VIN # 57J4533C1J3575106

VIN # 57J4533C3J3575107

Sincerely

Owner, Joseph Equipment Company 300 Gay Street Manchester, NH 03103



josephequipment@aol.com From:

Tuesday, July 10, 2018 5:12 PM Sent:

Jonathan Gavin

apayne@fontaineheavyhaul.com; tvickers@fontaineheavyhaul.com

STACK PICK UP AT FONTAINE

Hi Jon

**Subject:** 

Ţ Ü Brian said you found someone to pick up a stack of your trailers at the Fontaine factory. Please have the driver pick up trailers #75102 and 75103. Does this driver have his own straps?

If not, he will have to ask April Payne from Fontaine trailer for 5 straps (she has our straps there), the driver will have to strap down the stack himself, the factory does not do this for the drivers for liability purposes.

Thanks

**Vicki** 

JOSEPH EQUIPMENT CO.

300 Gay Street

Manchester, NH 03103 603-641-8608 PHONE 603-666-3716 FAX

www.josephequipment.com

#### Jonathan Gavin

josephequipment@aol.com From:

Tuesday, July 10, 2018 5:27 PM Sent:

apayne@fontaineheavyhaul.com; tvickers@fontaineheavyhaul.com Jonathan Gavin ö ÿ

Re: STACK PICK UP AT FONTAINE

되

**Subject:** 

Yes we have straps there at the factory, have the driver(s) talk to April, she is holding them for us. If you have another driver, they can pick up trailers 75106 and 75107.

**Sicki** 

JOSEPH EQUIPMENT CO.

Manchester, NH 03103 300 Gay Street

603-641-8608 PHONE

603-666-3716 FAX

www.josephequipment.com

-Original Message-

From: Jonathan Gavin <jgavin@unitedconcrete.com>

To: josephequipment <josephequipment@aol.com> Cc: apayne <apayne@fontaineheavyhaul.com>; tvickers <tvickers@fontaineheavyhaul.com> Sent: Tue, Jul 10, 2018 5:22 pm Subject: RE: STACK PICK UP AT FONTAINE

Vicki,

I was told there were straps there so I told the trucking company they didn't need them. They still might have their own. I might have an additional trucker lined up to pick up another stack tomorrow as well, I should know shortly.

Thanks

Jonathan Gavin

President

United Concrete Products

#### Jonathan Gavin

josephequipment@aol.com From:

Thursday, July 12, 2018 1:13 PM Jonathan Gavin Sent:

ë

contact info for driver(s) picking up in AL Subject:

HI Jon Can you please send me the contact info for the driver(s) that picked up in AL. We have a load we need to get picked up there as well.

Thanks

Vicki

JOSEPH EQUIPMENT CO. 300 Gay Street

Manchester, NH 03103 603-641-8608 PHONE 603-666-3716 FAX www.josephequipment.com

173 Church Street Yalesville, CT 06492 Office: (203) 269-3119 Ext 12 Fax: (203) 265-4941 www.unitedconcrete.com

# RCP now available .....call today



From: josephequipment@aol.com [mailto:josephequipment@aol.com]

Sent: Tuesday, July 10, 2018 5:12 PM

To: Jonathan Gavin < igavin@unitedconcrete.com>

Cc: apayne@fontaineheavyhaul.com; tvickers@fontaineheavyhaul.com

Subject: STACK PICK UP AT FONTAINE

Ĭ

Brian said you found someone to pick up a stack of your trailers at the Fontaine factory. Please have the driver pick up trailers #75102 and 75103. Does this driver have his own straps?

If not, he will have to ask April Payne from Fontaine trailer for 5 straps (she has our straps there), the driver will have to strap down the stack himself, the factory does not do this for the drivers for liability purposes.

Thanks

Zički Ski JOSEPH EQUIPMENT CO.

300 Gay Street

Manchester, NH 03103

603-641-8608 PHONE

603-666-3716 FAX

www.josephequipment.com

roundados

Subject

RE: m-65 tractor/trailer

From

Gauthier, Jennifer < Jennifer. Gauthier@ct.gov>

To

assessor@wallingfordct.gov <assessor@wallingfordct.gov>

Date

2021-02-23 09:01

#### Rhonda.

Thank you for reaching out....it is nice to hear from you! I took this snapshot from the Fact Sheet for CGS 12-81(74).... Let me know if you have any additional questions.

~~Jennifer

#### Fact Sheet

#### **COMMERCIAL MOTOR VEHICLE EXEMPTION CGS 12-81(74)**

Effective for the 2009 List

In order to qualify for exemption as a vehicle used to transport freight for hire under CGS §12-81(74)(A)(i), the vehicle must:

- 1) be new, meaning the vehicle's equitable or legal title has never been transferred by a manufacturer. distributor or dealer to anyone other than the owner making application for this exemption;
- be used exclusively for the interstate or intrastate transportation of freight for hire; and
- 3) have a gross vehicle weight (GVW) rating in excess of twenty-six thousand (26,000) pounds.

In order to qualify for exemption for vehicles with a GVW in excess of 55,000 lbs. under CGS §12-81(74)(A)(ii), the vehicle must:

- 1) be new, meaning the vehicle's equitable or legal title has never been transferred by a manufacturer, distributor or dealer to anyone other than the owner making application for this exemption;
- have a gross vehicle weight (GVW) rating in excess of fifty-five thousand (55,000) pounds, and
- 3) be ineligible for exemption under CGS §12-81(74)(A)(i) as delineated above.

To apply for exemption, the vehicle owner or registrant or his authorized agent must complete Form M-65MV and submit it to the Assessor(s) of the town in which the vehicle is subject to taxation. The application must be accompanied by all required documentation and must be submitted by November 1. For each vehicle (motorized and/or towed component), the required documentation consists of:

- 4) a copy of a validated Form H-13 Application for Registration of a Motor Vehicle and Certificate of Title, as issued by the Connecticut Department of Motor Vehicles (DMV), which has a seal affixed to it and has been date stamped by the DMV in the upper right hand corner,
- a copy of the vehicle's bill of sale or the vehicle's invoice(s); and
- proof of the price(s) paid for any modification(s) made to th purchased and the October 1 List date (sales contract, itemized t

Jennifer L. Gauthier, CCMA II

Municipal Assessment Professional Intergovernmental Policy and Planning Division Office of Policy and Management (860) 418-6342

jennifer.gauthier@ct.gov

For updated COVID19 information: www.ct.gov/coronavirus

March 22 vorted concrete

----Original Message----

From: assessor@wallingfordct.gov <assessor@wallingfordct.gov>

Sent: Monday, February 22, 2021 2:31 PM

To: Gauthier, Jennifer < Jennifer. Gauthier@ct.gov>

Subject: m-65 tractor/trailer

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

#### Good Afternoon Jen!

I am on a fact checking mission here. The M-65 for the new tractor/trailer. That is only on brand new single owner, correct? SO if a company bought a truck from a dealer that used it as a rental and on the title it says used then it does not qualify?

Have a great day!

Rhonda Caswell Property Appraiser Town of Wallingford



COLLECTOR OF TAXES, WALLINGFORD WALLINGSORD ("T 05492-7503 PO BOX 5003

Make checks payable to:

TAXPAYER'S COPY

nately \$25.1 million in State grant assistance for the assistance the mill rate would be approximately 35.18. (See reverse side for important information)

	DELINQUENT AFTER OCT 1, 2020	202,070	0		202,070	202	29.1900	29
	\$5,898.40	NET ASSESSMENT	EXEMPTION	rr:	SMENT	GROSS ASSESSMENT	MILL RATE	Z
	July 1, 2020	OCTOBER 1, 2019	OCTO			023046	2019 MV 0023046	20
\$ <del>\$</del>	TOTAL TAX DUE	ON GRAND LIST	Q.	DIST	LC DIST	HER	LIST NUMBER	
the mill rate would be approximately 35.18. (203) 294-2001, Fax: (203) 294-2003.	The Fown expects to receive approximately \$25.1 million in state grain assistance for the fiscal year of 2020/2021. Without this assistance the mill rate would be approximately 35.1. Assessment and Exemption Questions please call: (203) 294-2001, Fax: (203) 294-2003.	he flown expects to rescal year of 2020/2021 seasment and Exemples	A 1	27,500	135	PHONE: (203) 294-2135 FAX: (203) 294-2137	PHOT FAX:	

T14 P4413 \*\*\*\*\*\*\*\*\*\*CH 5-DIGIT 06492 UNITED CONCRETE PRODUCTIONS INC 173 CHURCH ST

WALLINGFORD CT 06492-2267

If paying after October 1st please call for amount due.

\* \* Last day to make payment without penalty is Thursday October 1, 2020. \* \*

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2
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TOMOTO
TAX DUR

October 1, 2019, contact the Assessor to request a transfer to the Correct Town / City of residency as of October 1, 2019. If you have received a tax bill from a town that you DID NOT RESIDE IN OR GARAGE YOUR VEHICLE IN as of

vehicle, this bill is still due. You will receive an automatic credit for this vehicle on a supplemental bill in January 2021. For vehicles sold, stolen, totally destroyed and the registration was not transferred to another vehicle, or if you have moved out of state, you may be eligible for a tax credit. To obtain a credit, you must furnish proof as required by the Assessor. The motor vehicle tax bill covers the period of October 1, 2019 through September 30, 2020. If a vehicle was replaced after 10/1/19 and the registration was transferred to another

roundouba

Subject Motor vehicle taxes

From Susan Butler <SButler@unitedconcrete.com>

To assessor@wallingfordct.gov <assessor@wallingfordct.gov>

Date 2020-11-03 19:34

United Trucking.pdf (~3.5 MB)
United Concrete.pdf (~9.3 MB)

Hello,

Thank you for answering all of our questions as we prepared this year's personal property tax return.

I have a couple of follow up items:

Can you send me an update once you evaluate the trailer exemptions the Cheryl Carr sent in a separate email on Friday October 30<sup>th</sup>.

If exempt, what is the process of receiving a credit for the taxes that were paid in July of this year? (8 Fontaine trailers, 2 Doonan trailers)

I've also attached our 2020 MV taxes - how is the value of the unit calculated.

Thanks,

Susan Butler CFO United Concrete Products, Inc.

173 Church Street Yalesville, CT 06492 Ph: (203)269-3119 x134

Fax: (203)269-0230

SButler@UnitedConcrete.com







WALLINGFORD, CT 06492-7503 PHONE: (203) 294-2135 FAX: (203) 294-2137 COLLECTOR OF TAXES, WALLINGFORD PO BOX 5003

Make checks payable to:

#### TAXPAYER'S COPY

(See reverse side for important information)

The Town expects to receive approximately \$25.1 million in State grant assistance for the fiscal year of 2020/2021. Without this assistance the mill rate would be approximately 35.18. Assessment and Exemption Questions please call: (203) 294-2001, Fax: (203) 294-2003.

DELINQUENT AFTER OCT 1, 2020	196,560	0		560	196,560	29.1900
\$5,737.59	NET ASSESSMENT	EXEMPTION	ನಾ	MENT	GROSS ASSESSMEN	MILL RATE
July 1, 2020	OCTOBER 1, 2019	OCTO			023048	2019 MV 0023048
TOTAL TAX DUE	ON GRAND LIST	ON	DIST	5	E.	LIST NUMBER

HIP SS

T14 P4415 \*\*\*\*\*\*\*\*\*\*\*SCH 5-DIGIT 06492 UNITED CONCRETE PRODUCTS INC 173 CHURCH ST WALLINGFORD CT 06492-2267

If paying after October 1st please call for amount due.

\* \* Last day to make payment without penalty is Thursday October 1, 2020.

	0090504	0090505	0090502	0090499	0090497	0090494	0090503	0090500	0090495	0090496	-0090493	0090501	0090498	0090492		BILL
	N	N		99 2000	97 2000		2016			96 2015	93 2019	01 1999	98 2001	92 2019		# YEAR
	CHEVR	CHEVR	TRAIL	RAVEN	RAVEN	RAVEN	GMC	SURET	FONTA	SURET	DOONA	RAVEN	RAVEN	DOONA		MAKE
	SILVERAD		ı	FLATBED	FLATBED	FLATBED	SIERRA C	ST10218T	VFT	ST10220T	482DBCIC	FLATBED	FLATBED	482DBCIC		MODEL
	1GB1KUEG4GF194989	1GC0KUEG2H2404013	1TKB045416B113828	1R1F94826YK500028	1R1F94824YK501050	1R1F94826YK501051	1GT01REG3GZ129783	5JWTU1826D1066009	13N1482C371545138	5JW1U2029F1104828	1D9BG4825K1609354	1R1F94828XK990809	1R1F9482X1K510261	1D9BG4821K1609352		VIN #
	ω	3	5	10	9	10	03	10	10	10	10	Z	10 A	10 A		CC
	C070195	C111588	AJ75817	J73815	J73813	J73798	039762	AJ73816	J73800	J73808	AU/2483	AJ73817	AJ73814	AJ72482		REG #
TOTAL				119,7	5,21 419	si.ve	6 t./*	sin x	r v _ der		.a., .	da n e				COC #
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PO BOX 5003 WALLINGFORD, CT 06492-7503 PHONE: (203) 294-2135 FAX: (203) 294-2137 Make checks payable to:

COLLECTOR OF TAXES, WALLINGFORD

TAXPAYER'S COPY
(See reverse side for important information)

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		5	CIT OK	SE 5.3	OVYU	TIAD	
DELINQUENT AFTER OCT 1, 2020	162,270	0		270	162,270	29.1900	
\$4,736.67	NET ASSESSMENT	EXEMPTION		MENT	GROSS ASSESSMENT	MILLRATE	
July 1, 2020	OCTOBER 1, 2019	OCTO			023052	2019 MV 0023052	
IOIAL IAX DUE	ON GRAND LIST	Q	LC DIST	21	X	LIST NUMBER	

11/L 83

UNITED TRUCKING INC 173 CHURCH ST YALESVILLE CT 06492-2267

If paying after October 1st please call for amount due.

\*\*\* Last day to make payment without penalty is Thursday October 1, 2020.

4,736.67 V	0	162270	TOTAL					
ტ	C	W	No. 1	2 54872A	1XPZX9EXXVD710132 02	320	1997 PTRB	0090554
0 0 0 0 0 1 4 1	o C	5360	• }	2 54869A	1M2K166C5UM001452 02		1988 MACK	0090551
	o C	N	:	2 55073A	1NPZX0TX97D717309 0	320	2007 PTRB	0090556
124.	o C	425		2 54871A	1M1AA13X5WW009806 02 5	CH61	1991 MACK	0090553
·	o C	ı vo	.*	2 54862A	1M1AA13Y0TW056448 0		1996 MACK	0090544
1 ⊢	) C	7610		2 54873A	1NPZX9TX7WD710846 02	320	1998 PTRB	0090555
200.40	o C	8170	<i>,</i> ;			320	1998 PTRB	0090552
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	o C	5260				H613	1996 MACK	0090546
1α	o C	18290	.*		5	CHN6	2005 MACK	0090548
د د	o C	4740	•	2 54863A	11	H613	1991 MACK	0090545
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ידאע הווב	FONDT	277 7 677		j j	: :		-	

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45 South Main Street -- Room 209
Phone 203-294-2135 Fax 203-294-2137
Monday through Friday

#### PAYMENTS WE ACCEPT:

- Cash
- Checks, Certified Checks, Money Orders made payable to: Collector of Taxes, Wallingford
   P.O. Box 5003

Wallingford, CT 06492-7503

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		5			201 A 201 A 11 A 11 A 14 A 4 A 4 A 4 A 4 A 4 A 4	77.7	- 1
DELINQUENT AFTER OCT 1, 2020	660,650	0		650	660,650	29.1900	
\$19,284.40	NET ASSESSMENT	EXEMPTION		SMENT	GROSS ASSESSMENT	MILL RATE	
July 1, 2020	OCTOBER 1, 2019	OCTO)			023053	2019 MV 0023053	
TOTAL TAX DUE	ON GRAND LIST	ON	DIST	21	EX	LIST NUMBER	

T14 P4420 \*\*\*\*\*\*\*\*\*\*SCH 5-DIGIT 06492 UNITED TRUCKING INC 173 CHURCH ST YALESVILLE CT 06492-2267

If paying after October 1st please call for amount due.

\*\* Last day to make payment without penalty is Thursday October 1, 2020. \* \*

BILL # YEAR MAKE MODEL VIN # CC REG # COC # VALUE EXEMPT TAX DUE  0090569 2015 MACK CXU6																
YEAR MAKE         MODEL         VIN #         CC REG #         COC #         VALUE         EXEMPT         TAX I           2015 MACK C2U6         1M1AW07Y8FM044649 02 63755A         52470         0 1,531           2015 MACK C2U0         1M1AW07Y7FM017722 02 60348A         52470         0 2,019           2015 MACK CXU         1M1AW02Y5FM044325 02 60508A         52150         0 2,019           2015 MACK CX46         1M1AW02Y3FM044324 02 59832A         52150         0 237           2015 MACK CX46         1M1AW02Y3FM017729 02 60347A         52150         0 2,019           2014 MACK CXUG         1M1AN07Y2FM017725 02 60347A         69200         0 2,019           2014 MACK CXUG         1M1AW017Y3FM037823 02 63754A         69200         0 2,019           2014 MACK CXUG         1M1AW17Y3FM037823 02 63754A         51400         0 2,019           2015 MACK CXUG         1M1AW17Y3FM037823 02 63754A         4250         0 1,500           2015 MACK CXUG         1M1AW17Y3FM034323 02 63754A         51400         0 1,500           2015 MACK CXUG         1M1AW07Y4FM034323 02 53756A         51400         0 1,500           1599 FRHT FL11         1M1AW02Y7FM034323 02 53756A         52150         0 2,019           2015 MACK CXUG         1M1AW02Y7FM034326 02 60086A         52150		0090561	0090558	0090559	0090564	0090570	0090567	0090568	0090565	0090562	0090560	0090571	0090566	0090563	0090569	BILL #
EL VIN # CC REG # COC # VALUE EXEMPT TAX    1M1AW07Y8FM044649 02 63755A		201 <b>5)</b> MACK			2015 MACK	2014	1993	2014	2015	2015	2015	1998	2015	2015		YEAR MAKE
CC REG # COC # VALUE EXEMPT TAX   02 63755A		CXU6	FL11	CXU6	CHU	CXU6	9600	CXU6	CHUG	CHUG	CX46	CL700	CXU	CHUG	CXU6	MODEL
REG # COC # VALUE EXEMPT TAX   63755A		1M1AW02Y7FM044326		w			1HSRDBJR9PH526179	1M1AW21V3EM037823	1M1AN07Y2FM017725	1M1AN07YXFM017729	1M1AW02Y3FM044324	1M2AD62Y1WW006034	1M1AW02Y5FM044325		1M1AW07Y8FM044649	
COC # VALUE EXEMPT TAX   52470 0 1,531 69200 0 2,019 52150 0 1,522 8150 0 1,522 69200 0 2,019 69200 0 2,019 51400 0 1,500 4250 0 1,500 4250 0 1,500 69200 0 1,500 69200 0 1,500 52150 0 1,522 7580 0 1,522 7580 0 1,522 7580 0 1,522		47									11.00			02	0.2	S
# VALUE EXEMPT TAX   52470 0 1,531 69200 0 2,019 52150 0 1,522 8150 0 1,522 69200 0 2,019 69200 0 2,019 51400 0 1,500 4250 0 0 1,500 69200 0 1,500 69200 0 1,500 69200 0 1,500 51400 0 1,500 69200 0 1,500 2,019 52150 0 1,522 7580 0 1,522 7580 0 1,522		60086A	55075A	57554A	60349A	63756A	62543A	63754A	60350A	60347A	59832A	64902A	60508A	60348A	U	REG #
EXEMPT TAX ]  0 1,531 0 2,019 0 1,522 0 2,019 0 2,019 0 2,019 0 1,500 0 1,500 0 2,019 0 1,500 0 2,019 0 1,522 0 2,21	TOTAL		julij 10 Aj	s	algan engen d		r	Sau	11 - 154	*.*\u00e4	g, 11,18			per <sup>1</sup> o		•
TAX ] 1,531 2,019 1,522 2,019 2,019 2,019 1,520 1,500 1,500 1,500 1,522 1,522 1,522 1,522	660650	215	58	215	920	140	25	140	920	920	215	815	215	920	247	VALUE
TAX   ,531	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	EXEMPT
	~	, 522	221	,522	,019	,500	124	,500	,019.95	,019.95	,522.26	237.90	,522.26	,019.95	,531.60	TAX DUE

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45 South Main Street – Room 209
Phone 203-294-2135 Fax 203-294-2137

Monday through Friday

#### PAYMENTS WE ACCEPT:

- Cash
- Checks, Certified Checks, Money Orders made payable to: Collector of Taxes, Wallingford

P.O. Box 5003 Wallingford, CT 06492-7503

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WALLINGFORD, CT 06492-7503 PHONE: (203) 294-2135 FAX: (203) 294-2137 COLLECTOR OF TAXES, WALLINGFORD PO BOX 5003

Make checks payable to:

#### TAXPAYER'S COPY

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DELINQUENT AFTER OCT 1, 2020	116,450	0		450	116,450	29.1900
\$3,399.18	NET ASSESSMENT	EXEMPTION	***	SMENT	GROSS ASSESSMEN	MILL RATE
July 1, 2020	OCTOBER 1, 2019	OCTO			023054	2019 MV 0023054
TOTAL TAX DUE	ON GRAND LIST	NO	IC DIST	2	ER	LIST NUMBER

T14 P4421 \*\*\*\*\*\*\*\*\*SCH 5-DIGIT 06492 UNITED TRUCKING INC 173 CHURCH ST

WALLINGFORD CT 06492-2267

If paying after October 1st please call for amount due.



\* \* Last day to make payment without penalty is Thursday October 1, 2020. \*\*

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		2007							) )	YEAR	
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		PETER CONVENTI	C6500 C7	700			FIND CLID		STLVERAD	MODEL	
		INPFLUTXX7N744423	167M7D187HV538591	THOTOTICKEMOS7308	14856457765602291 10	TI.SCCH1SSSK004819 02	1 FTWW32F02EB72823	4V5K99GH57N450321 02 127560	1GR0CVCGXCF154296	VIN #	
		02	0 (	9	10	02	02	02	03	S	
		AB16296	AE31043	2 65559A	W24560	AE05277	AE05278	L27560	C183092	REG #	
	TOTAL									COC #	
	116450	29020	3510	29120	1540	6300	7740	29240	9980	VALUE	
	0	0	0	0	0	0	0	0	0	EXEMPT	
0K SS	3,399.18	847.09	102.46 🗸	850.01 <b>√</b>	44.95	183.90	225.93	853.52V	291.32 🗸	TAX DUE	
8											

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Phone 203-294-2001 Fax 203-294-2003

#### PAYMENT QUESTIONS: TAX INTEREST DUE DATES,

Please call: Office of the Tax Collector Phone 203-294-2135 Fax 203-294-2137 45 South Main Street - Room 209 Monday through Friday

#### PAYMENTS WE ACCEPT:

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P.O. Box 5003

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via an overnight electronic file. Registration privileges certified funds and a release will be transmitted to DMV taxes that are due. Delinquent taxes must be paid with If you require a release for DMV you must pay all of your

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		3	CITY OF A	2	71.4 3.4.10 *********** 71.71.7 06.400	77.
DELINQUENT AFTER OCT 1, 2020	137,560	0		560	137,560	29.1900
\$4,015.37	NET ASSESSMENT	EXEMPTION		SMENT	GROSS ASSESSMEN	MILLRATE
July 1, 2020	OCTOBER 1, 2019	ОСТ			023045	2019 MV 0023045
TOTAL TAX DUE	ON GRAND LIST		DIST	J.J	BER	LIST NUMBER

F. 1. 53

T14 P4412 \*\*\*\*\*\*\*\*\*\*SCH 5-DIGIT 06492 UNITED CONCRETE PRODUCTS 173 CHURCH ST WALLINGFORD CT 06492-2267

If paying after October 1st please call for amount due.

\* \* Last day to make payment without penalty is Thursday October 1, 2020. \* \* \*

		0090466	0090465	0090474	0090468	0090471	0090458	0090476	0090473	0090470	0090467	0090475	0090472	0090469	1	BILL #
	2000	2006	2015	1999	1998	2000	2018	1980	1996	2001	2000	1995	2000	2000		YEAR
	FONTA	INTER	GMC	SIMCO	FONTA	RAVEN	FONTA	TRANS	OSHKO	RAVEN	GREAT	TALBE	RAVEN	RAVEN		MAKE
		4000 SER	SIERRA K	FLATBED	TL	UNKNOWN	TL	TDL19 42	S SERIES	RAVENS	GPMS248		FLATBED	TRAILER		MODEL
	4LF3X4834Y3509538 10	1HTMKAAN66H247306	1GD12XEG0FF172558	1S9C523A4YL648117	13N1482CXW1580273	1R1F94828YK501052	57J4533C6J3575103	TC13744	1052382		1GRDM9627YM023501	40FL04520S1012948	1R1F94826YK500031	1R1F94824YK500027		VIN #
	10 \	02 1	ි ස	10 /	jo Z	10 }	10 %				10.2	0 [	O	10		CC
	V83258	AE30893	2508DE	AX29378	1E45848	AJ74966	AJ72033	75.0727	AP29278	AJ74955	AE45845	V24765	AJ75022	AJ73801		REG #
TOTAL			· X		uma.	en g	v vr-	SSY L	1.11							COC #
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Phone 203-294-2135 Fax 203-294-2137
Monday through Friday

#### PAYMENTS WE ACCEPT:

- Cash
- Checks, Certified Checks, Money Orders made payable to: Collector of Taxes, Wallingford P.O. Box 5003
- If you pay your taxes by check, it is your responsibility to make sure your check has cleared. The Tax Office cannot be responsible for lost mail.

Wallingford, CT 06492-7503

Delinquent Motor Vehicle taxes - Cash, Certified Check,

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WALLINGFORD, CT 06492-7503 PHONE: (203) 294-2135 FAX: (203) 294-2137 PO BOX 5003

Make checks payable to:

COLLECTOR OF TAXES, WALLINGFORD

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(See reverse side for important information)

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DELINQUENT AFTER OCT 1, 2020	84,280	0		80	84,280	29.1900
\$2,460.14	NET ASSESSMENT	EXEMPTION		SMENT	GROSS ASSESSMENT	MILL RATE
July 1, 2020	OCTOBER 1, 2019	ОСТО			023044	2019 MV 0023044
TOTAL TAX DUE	ON GRAND LIST	ON.	DIST	Ŋ	EX.	LIST NUMBER

Styley

UNITED CONCRETE PROD INC 173 CHURCH ST

WALLINGFORD CT 06492-2267

If paying after October 1st please call for amount due.

\* \* \* Last day to make payment without penalty is Thursday October 1, 2020. \* \*\*

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2,460.14	0	84280	TOTAL							
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	0	7980		AJ75021	81-10	1R1F948251K5102	CATBED			0000400
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TAX	EXEMPT	VALUE	COC #	REG #	CC	VIN #	MODEL	R MAKE	YEAR	BILL #

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PHONE: (203) 294-2135 FAX: (203) 294-2137 WALLINGFORD, CT 06492-7503 PO BOX 5003 COLLECTOR OF TAXES, WALLINGFORD

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DELINQUENT AFTER OCT 1, 2020	51,890	0		90	51,890	29.1900
\$1,514.68	NET ASSESSMENT	EXEMPTION	_	SMENT	GROSS ASSESSMENT	MILL RATE
July 1, 2020	OCTOBER 1, 2019	ОСТО		• • • • • • • • • • • • • • • • • • • •	023049	2019 MV 0023049
TOTAL TAX DUE	ON GRAND LIST	Ş	LC DIST	77	ER	LIST NUMBER

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UNITED CONCRETE PRODUCTS INC 173 CHURCH ST

WALLINGFORD CT 06492-2267

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\*\* \*\* Last day to make payment without penalty is Thursday October 1, 2020. \*\*\*

TOTAL 51890	0090518 1992 TRAIL 1PTF71TR6N9010721 10 V73904 2030	10 V63980 12	1989 ADVA CL8AP6	1981 TLBRT FBTRL 5780 10 V68501 18	2000 WABAS 1JJF452F6YS69128 10 V48708 32	2005 CHEVR 4500 W45 J8BC4B16957010774 02 L27561 45	10 V25742 17	2007 GMC T-SERIES 1GDJ6F1397F416002 02 L21841 88	1995 INTER 4000 SER 1HTSCAAMOSH649666 02 K18197 41	10/V73903 15	1971 LOADC TRAILER CB710200 10 V56727 6	V73905 20	UP 1FDAW57R68ED1T494 02 L15369 129	0090511 1992 CUSTO FB5000 30075 10 V21040 580	BILL # YEAR MAKE MODEL VIN # CC REG # COC # VALUE
TOTAL 51										May 1		-1 -	<b>1</b>		# COC # VZ
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1,514.68 🗸	9.2	თ		2.8	4.5	3.4	0.7	7.4	9.9	4.0	ω ω	9.2	8.0	6.9	TAX DUE

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Wallingford, CT 06492-7503

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### MOTOR VEHICLE TAX BILL



WALLINGFORD, CT 06492-7503 PHONE: (203) 294-2135 PO BOX 5003 COLLECTOR OF TAXES, WALLINGFORD

Make checks payable to:

### TAXPAYER'S COPY

(See reverse side for important information)

2019 MV 0023050 29.1900 MILL RATE LIST NUMBER FAX: (203) 294-2137 **GROSS ASSESSMENT** 50,180 5 DIST EXEMPTION 0 OCTOBER 1, 2019 ON GRAND LIST The Town expects to receive approximately \$25.1 million in State grant assistance for the fiscal year of 2020/2021. Without this assistance the mill rate would be approximately 35.18. Assessment and Exemption Questions please call: (203) 294-2001, Fax: (203) 294-2003. **NET ASSESSMENT** 50,180 DELINQUENT AFTER OCT 1, 2020 TOTAL TAX DUE July 1, 2020 \$1,464.75

WALLINGFORD CT 06492-2267

If paying after October 1st please call for amount due.

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Last day to make payment without penalty is Thursday October 1, 2020.

	0090527	0090524	0090521	0090531	0090533	0090530	0090523	0090520	•0090529	0090526	0090528	0090525	0090522	0090532	BILL #
	1982	2004	1980	1988	2000	1995	1987	1980	2003	1985	2003	1993	1961	1994	YEAR
	TUSCO	FONTA	KENS	ROGER	MANAC	KALYN	EAST	LOAD	TRANS	ROGER	TRANS	DORSE	FRUEH	FONTA	MAKE
	LOMBOY		AS	TRAILER				353 DFP		BLANK			TRL		MODEL
	2T900182927	13N1452C041520076	968K	1RBH48407JAR21084	2M5121463Y1065586	1K9F48215S1005539	1E1H5X287HRE08055	11159	20X31071770	1RBH46308FAR20364	1TTF4820831071766	1DTP86W25PP031563	BMF142901	4LF2E4524R3559659	VIN #
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	10 V88840	/84851	/81228	795121	<b>V10912</b>	792582	783259	779528	V92581	787897	<b>V9</b> 2532	V86724	V82414	V95767	REG #
TOTAL				e e e e e e e e e e e e e e e e e e e	Feb 1905	-34( -21 - 22	,1	stat.	V 1 (88)	Sec.		75.			COC #
50180	1980	6950	580	2680	5620	5840	1430	2170	8020	2310	8020	2090	640	1850	VALUE
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	EXEMPT
1,464.75	7.	2		78.23		0	-		•₽	.7	+	-	ω	54.00	TAX DUE
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If you require a release for DMV you must pay all of your taxes that are due. Delinquent taxes must be paid with certified funds and a release will be transmitted to DMV via an overnight electronic file. Registration privileges

### MOTOR VEHICLE TAX BILL



PO BOX 5003 WALLINGFORD, CT 06492-7503 PHONE: (203) 294-2135 FAX: (203) 294-2137 Make checks payable to:

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DELINQUENT AFTER OCT 1, 2020	33,350	0		50	33,350	29.1900
\$973.46	NET ASSESSMENT	EXEMPTION		MENT	GROSS ASSESSMENT	MILL RATE
July 1, 2020	OCTOBER 1, 2019	OCTO			)023051	2019 MV 0023051
TOTAL TAX DUE	ON GRAND LIST	NO	TC DIST	2	BER	LIST NUMBER

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T14 P4418 \*\*\*\*\*\*\*\*\*\*SCH 5-DIGIT 06492
UNITED CONCRETE PRODUCTS INC
173 CHURCH ST
WALLINGFORD CT 06492-2267

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	0090539 2013	0090536	00000541	0000000	8520000	2520600	0090543	0090540	000000	0000000	0000543	BILL #	
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FW: Property Tax Exemption Application From Cheryl Carr 2* Date Fri 15:40	an nan n
Hi Rhonda,	20201030154104112.pdf (
Attached are the missing documents that I noted below for trailer VIN # XXX109. Everything should now be in order with no missing pieces.	
Have a nice weekend.	
Cheryl	
Cheryl K Carr Controller United Concrete Products, Inc. 173 Church Street	

Fax: (203) 203-269-0230 CCarr@UnitedConcrete.com

Yalesville, CT 06492 (203) 269-3119 x142

From: Cheryl Carr Sent: Friday, October 30, 2020 3:27 PM To: 'assessor@wallingfordct.gov' <assessor@wallingfordct.gov> Cc: 'Susan Butler' <SButler@unitedconcrete.com> Subject: Property Tax Exemption Application

Good afternoon Rhonda,

Attached are the applications for the new trailers United Concrete purchased. Everything is in order, however, there are a couple of items to note:

- Trailer VIN # XXX109 has a file that is out at the moment so I have to follow up with you next week regarding the title.
- You will notice that the 8 2018 trailers were purchased from Joseph Equipment Company in NH. I've included the original title from Maine to show you the trail of events. BB & T Commercial Equipment Capital Corp was involved as a capital financing company before title passed to Joseph Equipment Co, and then United purchased the NEW trailers from Joseph. The CT DMV incorrectly marked the trailers as USED when they were in fact NEW.

Please let us know if you have any questions. Thank you again for your help.

Would you kindly reply once you have received my email with the attachments. I have broken the applications into two PDF's.

Cheryl

Cheryl K Carr Controller United Concrete Products, Inc. 173 Church Street Yalesville, CT 06492 (203) 269-3119 x142 Fax: (203) 203-269-0230 CCarr@UnitedConcrete.com

Subject RE: FW: [External] new trailer purchase

From Jonathan Gavin <jgavin@unitedconcrete.com>

To assessor@wallingfordct.gov <assessor@wallingfordct.gov>

Cc April Payne <apayne@fontaineheavyhaul.com>

Date 2021-03-18 10:19 roundaube i

### April,

I cc'd the Rhonda who works in the assessor's office here in my home town. If you could read here comments below and please include in your letter I would appreciate it.

Do you think we can get the letter today?

Thanks,

Jonathan Gavin President United Concrete Products 173 Church Street Yalesville, CT 06492 √ Office: (203) 269-3119 Ext 12

Fax: (203) 265-4941

https://linkprotect.cudasvc.com/url?

a=https%3a%2f%2fwww.unitedconcrete.com&c=E,1,tdgEd27QDp GNBJp05S7RinessYnXAg-

1z9GEOMQDrxwuxkiOlnNo3OSj7JUwB58QieqLrMvqlV6W4rHNEjVIij986DirBUyT-2JmHRk8Ks8pP-xw2gm&typo=1

RCP now available .....call today

----Original Message----

From: <u>assessor@wallingfordct.gov</u> [mailto:<u>assessor@wallingfordct.gov</u>]

Sent: Thursday, March 18, 2021 10:06 AM

To: Jonathan Gavin < jgavin@unitedconcrete.com> Subject: Re: FW: [External] new trailer purchase

Mr Gavin,

Thank you for keeping me in the loop. The letter needs to be as detailed as possible. Vin numbers help us to match from invoice to application and a breakdown of fees if applicable.

Have a great day!

Rhonda Caswell Property Appraiser Town of Wallingford

On 2021-03-17 11:40, Jonathan Gavin wrote:

Rhonda,

I contacted April at Fontaine and she said she will be sending me a letter which I will forward to you as soon as I get it. I also attached the freight bills we paid back in 2018 to haul the trailers from the Fontaine factory to our plant here in Wallingford.

Thank you,

JONATHAN GAVIN \_

Subject FW: [External] new trailer purchase

From Jonathan Gavin <jgavin@unitedconcrete.com>

assessor <assessor@wallingfordct.gov> То

Susan Butler <SButler@unitedconcrete.com>, Cheryl Carr Сc

<CCarr@unitedconcrete.com>

Date 2021-03-17 11:40



Scan\_0460.pdf (~598 KB)

Rhonda.

I contacted April at Fontaine and she said she will be sending me a letter which I will forward to you as soon as I get it also attached the freight bills we paid back in 2018 to haul the trailers from the Fontaine factory to our plant here in Wallingford.

Thank you,

### Jonathan Gavin

President
United Concrete Products
173 Church Street
Yalesville, CT 06492
Office: (203) 269-3119 Ext 12

Fax: (203) 265-4941 www.unitedconcrete.com

RCP now available ......call today



From: April Payne [mailto:apayne@fontaineheavyhaul.com]

Sent: Wednesday, March 17, 2021 11:31 AM
To: Jonathan Gavin < jgavin@unitedconcrete.com>
Subject: RE: [External] new trailer purchase

Jon the letter goes thru 75109? Did you need ours to show the same?

Thanks,

April Payne
Fontaine Heavy Haul
5398 US HWY 11
Springville, AL 35146
205-467-1803 Direct
205-449-1525 Fax
apayne@fontaineheavyhaul.com

A Marmon Highway Technologies®/Berkshire Hathaway Company

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EXPORT CONTROLLED, "This information may be subject to the International Traffic in Arms Regulation (ITAR) or the Export Administration Regulation (EAR) pursuant to 22 CFR Part 120-130 and 15 CFR Parts 730-774 respectively. Transof this data by any means to a Non-US Person, whether in the United States or abroad without the proper U.S. government authorization is strictly prohibited. A violation of the ITAR or EAR may be subject to a penalty of up to 10 years imprisonment and a fine of \$100,000 under U.S.C. 2778 or Section 2410 of the Export Administration Act of 19

All transactions are subject to compliance with our terms and conditions of sale or purchase, as applicable, which are available on our website <a href="www.fontaineheavyhaul.com">www.fontaineheavyhaul.com</a> or can be provided by calling the company at (205) 467-6171.

C

4

All purchases are subject to Fontaine Heavy Haul terms and conditions of purchase located on our website <a href="https://www.fontaineheavyhaul.com">www.fontaineheavyhaul.com</a> or can be provided by calling the company at (205) 467-6171.

From: Jonathan Gavin < jgavin@unitedconcrete.com>

Sent: Wednesday, March 17, 2021 10:29 AM

To: April Payne <apayne@fontaineheavyhaul.com>

Subject: new trailer purchase

April,

Here is the letter Brian sent me last week.

Thank you,

### Jonathan Gavin

President
United Concrete Products
173 Church Street
Yalesville, CT 06492
Office: (203) 269-3119 Ext 12

Fax: (203) 265-4941 www.unitedconcrete.com

RCP now available ......call today



This email has been scanned for spam and viruses by Proofpoint Essentials. Click here to report this email as spam.

### INVOICE

**Nationwide Logistics LLC** 

PO Box 160

Goshen AR 72735

Phone #: 479-316-7300

Fax#: 479-249-8898 Invoice#:2515

PO#:

Date: 7/17/18

Amount: \$4,000.00

Payment Due Upon Receipt

BILL TO:

**United Concrete Products** 

173 Church St

Yalesville, CT 06492

Contact:

Phone#: 800-234-3119

Fax#:

Shipper

Fontaine Trailer 5398 US Highway 11 SPRINGVILLE, AL 35146

Contact:

April

Phone#: 205-467-6171

Fax#:

Consignee

United Concrete Products

173 Church St

Yalesville, CT 06492

Contact:

Phone: 800-234-3119

Fax:

Pickup Date BOL# PO#	Delivery Date	Miles Charges	0.000
07/12/2018	07/13/2018	\$0.00	Weight 42000

Stop	The state of the s	ty, State and Zip Code	· · · · · · · · · · · · · · · · · · ·	Deli	very Date	/Time
		cription		144	Amount	7 IIIIe
1	United Concrete Products, 173 Ch	urch St, Yalesville, CT 06492			3/2018	8-3
	2 fonte	aine flatbed trailers 54' long	· · · · · · · · · · · · · · · · · · ·	42000		0-3
-	Flat Rate: \$4,000.00	Miles Charge: \$0.00	+	Accessorials:	<i>\$ 0.00</i> \$0.00	

Payment Terms: Due Upon Receipt **Amount Due:** \$4,000.00

### INVOICE

Invoice#:2515

Consignee

PO#:

Date: 7/17/18

Amount: \$4,000.00 Payment Due Upon Receipt

Phone #: 479-316-7300 Fax#: 479-249-8898

Goshen AR 72735

PO Box 160

BILL TO:

**United Concrete Products** 

173 Church St Yalesville, CT 06492

**Nationwide Logistics LLC** 

Contact:

Phone#: 800-234-3119

Fax#:

Shipper

Fontaine Trailer 5398 US Highway 11 SPRINGVILLE, AL 35146

Contact:

April

Phone#:

205-467-6171

173 Church St Yalesville, CT 06492

**United Concrete Products** 

Contact: Phone: 800-234-3119

Fax:

Fax#:

Pickup Date BOL# PO# **Delivery Date** Miles Charges Weight 07/12/2018 07/13/2018 \$0.00 42000

Stop	Company Name, Address, City, State and Zip Code		D	elivery Date	/Time
	Qty Description		Weight	Amount	
1	United Concrete Products, 173 Church St, Yalesville, CT 06492		0	7/13/2018	8-3
	2 fontaine flatbed trailers 54' long		42000	\$ 0.00	
	Flat Rate: \$4,000.00 + Miles Charge: \$0.00	+	Accessorials		

Payment Terms: Due Upon Receipt **Amount Due:** \$4,000,00



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### **BOARD OF ASSESSMENT APPEALS**

Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member

Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

Phone - 203-294-2001 Fax - 203-294-2003

Hearing No. <u>2020 - 1</u>53

### **APPLICATION**

APPEAL OF ASSESSED VALUATION

DARBUTT OR

	OF OCTOBER 1, 2020
Property Owner:	Appellant (if other than owner):
Name of property Owner	Name of Owner's Agent
Mailing Address	Mailing Address
173 Church Street	City, State, Zip
WALLING FORD C.T 06492	Phone
Phone 203-269-3119	Friorie
Appellant's Capacity o Owner (If Agent, attach a copy of Agency Agreement or Power of Attorney.	
Print applicant name and date	Applicant signature
<del></del>	on for the property type under appeal.
Motor Vehicle: Year 2018 Make /Model: Fontain	Plate# AJ 72034 Mileage Ø
Real Estate: (Address and/or Assessor's Map/B	
Personal Property: Unique ID:	_DBA:
If you are submitting an appraisal or other sim application.	ilar evidence; you <u>must</u> submit a copy along with your
What MARKET VALUE does the applicant place on the	property?: \$ 51,500.00
Briefly state the basis of the Appeal: The new trail	er title passed from the manufacturer through BB+T Equip Capital
	the retailer, and subsequently sold to United Connete Products Inc.
	es. The CT DMV misclassified our NEW trailers as "used" on the title.
We are seeking the 5 year tax exemption from the	Town of Wallingford for the new trailers:
DO NOT WRITE BELOW THIS LINE - BAA Use Only	
I hereby solemnly swear that the testim	ony I am about to give is true and accurate to the best of my
knowledge and belief.	2/16/21

### PROPERTY TAX EXEMPTION APPLICATION FOR A NEW COMMERCIAL TRUCK, TRUCK TRACTOR, TRAILER OR SEMITRAILER

Any person seeking a property tax exemption for an eligible commercial vehicle must file this form together with all required documentation on or before November 1, with the Assessor(s) of the town where the vehicle is subject to properly taxation. A separate form must be filed for each tracker unit or each portion of such a unit (i.e., only one motorized unit and one towed element can be listed on a single form). Failure to file by November 1, constitutes a waiver of the right to the exemption for the assessment year unless a filing date extension is granted by the Assessor pursuant to CGS §12-81k.

Important. There are two categories under which your vehicle may qualify for exemption. Review eligibility requirements and definitions on reverse side of form prior to completing this application, incomplete applications (i.e., those on which all the required information is not supplied, or those for which the required supporting documentation is not attached) cannot be processed by the Assessor(s).

INSTRUCTIONS: Print or type a response to each question, entering MA (for not applicable) where appropriate. If you complete this application on behalf of the vehicle's owner, enter, your telephone number. Although you may regard the vehicle as a single tractor-trailer unit, information must be separately supplied for the motorized and towed elements since the value of each must be individually determined. If space constraints do not allow you to answer a question completely, affect an additional sheet(s) that includes the name of vehicle owner(s), vehicle identification number, the question and your response. Sign the application and retain a copy for your records. Submit the original to the Assessor(s) together with a copy of the required documentation, consisting of: (1) a copy of the Connecticut Registration Certificate and Certificate of Title, as issued by the Connecticut Department of Motor Vehicles (DMV), which has a seal affixed to it; (2) a copy of the vehicle's bill(s) of sale or invoice(s); and (3) proof of the price paid for any modification(s) made to the vehicle between the date it was purchased and October 1.

	M 154 A CUIOCE OANIAEL	1.00L	· · · · · · · · · · · · · · · · · · ·	the state of the s
Name of vehicle owner(s) or registrant (if different) Addre	ss (number and street) 3 CHURCH ST		TOWN WALLINGFO	State Zip Code
Petson completing this form, inother than owner/registrant	Relationship CONTROLLER	Tel. No. 203-269-3//9	is the vehicle/s	listed below used by a Carrier 2 Yes O No M
It No, describe vehicle user's business: !!s the vehicle(s) lis TRANSPORTATION of Control and sets: Yes.	ted below leased or rente	d? Name of less	e and/or sub-les	see (l.e., end user)
Lesseelsub-lessee address (number and street)	No M	Slate:	75-6-267 105	Tall Ma
	10440	O(sie	, Zip-Gode	(e), No.
ls the vehicle(s) listed below used exclusively for lf Yes, tensporting freight for hire? Yes □ No.ta	describe freight transporte	d		
SECTION	II-TRUCK/TRUCKTR	ACTO H		
Vehicle (dentification Number (VIN):   Date Acquired	Purchase Price \$	AGIOR	1.6	ewwr.
	,			
Delei Registered Yehiçle Registration (Flate) No. Year	Make	Model		Bödý style:
Sleepercab Engine Size Engine Type Yes. C. No C.	2 0 10 160	of axles	Fuel Type	
-Modified prior to 19/1? If Yes, describe modification(s) made Yes.D No □:	and enter cost of modifica	llon(s) excluding sale	s lax.	
	tion of the man of the control of th	* # * * * * * * * * * * * * * * * * * *	1 4 4 4 4 4	en beneve a service and a serv
	III TRAILER / SEMITR		2 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	
Vehicle Identification: Number (VIII)		51,500.00	, i	WR 120,000
Date:Registered Vehicle Registration (Plate) No:	2018 Make F	intaine	Model	72
		le lengt	48 ft 1	lo of axles 3
Modified prior to 10/17 If Yes, describe modification(s) made a	nd enter cost of modifical	ion(s) excluding sale	asan wasan da kalenda da kacamatan kacamatan da kacamatan da kacamatan da kacamatan da kacamatan da kacamatan	
I do hereby declare under penalty of false statement the	t the information conf	ained herein is tr	ue and comple	te to the best of my
knowledge, remembrance and belief and that the vehicle is	ted above togemer wit	h any:attachment	s thereto, is eliq	jible for a property tax
exemption pursuant to CGS \$12-81(74).			10/3	0/2020
	Signature		Dat	e Signed
For Assessor		The second second		13 Maria 11 27 11 11
Supplemental List   Cost of Vehicle   Modification Cost	Total Cost, X %	Prorated Cost	Depr. Cost	Assessment
Truck/truck/tractor Traller/semi-trailer				
TOTAL		Constant Constant	(a) (b) (a) (b) (b) (b) (b) (b) (b) (b) (b) (b) (b	
Regular List Cost of Vehicle Modification Cost.	Total Cost X %	Dept. Cost	Assessment	
Truck/truck/fractor		A Company of the Comp	- 120 - 120 - 200	
Trajler/semi-traller	3930230260	Z		
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### ELINE COETANDELLES



### STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) TITLE NUMBER 57J4533Ö4J3575102

AA2099244

DATE OF ISSUE

PRIOR TITLE NUMBER

PRIOR STATE

ME

PURCHASED 06/14/2018 2018

YEAR

MAKE **FONTA**  MODEL TL

BODY STYLE CYL TL 00

NEW/USED USED

07/18/2018 147516912

000000

ODOMETER FUEL TYPE

VESSEL TYPE

HULL MATERIAL

ENGINE DRIVE TYPE

PROPULSION TYPE

LENGTH

OWNER(S)

UNITED CONCRETE PRODUCTIONS INC 173 CHURCH ST WALLINGFORD, CT 06492 - 2267

FIRST LIENHOLDER

SECOND LIENHOLDER

DATE OF LIEN

DATE OF LIEN

RELEASE OF LIENS

FIRST LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED

AUTHORIZED SIGNATURE

DATE RELEASED

SECOND LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED

AUTHORIZED SIGNATURE

UNITED CONCRETE PRODUCTIONS INC 173 CHURCH ST WALLINGFORD, CT 06492-2267 

The Commissioner of Motor Vehicles hereby certifies that an application for a certificate of title for the vehicle/ vessel described herein has been duly filed, pursuant to the provisions of the laws of the State of Connecticut, and based on the statements of the applicant and the records on file with this agency. The applicant named is the owner of said vehicle/vessel. The Department of Motor Vehicles further certifies that the vehicle/vessel is subject to any security interests shown herein.

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) TITLE NUMBER

I have affixed my hand.

IN WITNESS WHEREOF,

Sent original to Joy Kogu, Key Bank 11/2/18
Released by Key last by atty see uplecement



### STATE OF CONNECTICUT

Department of Motor Vehicles 60 State Street, Wethersfield, CT 06161 On the Web at ct.gov/dmv



KEEP IN VEHICLE

### **Registration Credential**

**IMPORTANT** 

Below is your new registration certificate.

You must keep this document in your vehicle at all times.

4	KEEP IN VI	EHICLE	•	KEEP IN VEHIC	CLE	4		KEEP IN	VEHICLE	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
VALID ONI RESOLVI COMPL ISSL	NG ALL IANCE	CONNECT KEEP THIS INSURANCE	S PORTIO	IN YOU	R VEHI	CLE - DO	NOT MA	IL	VALID ON AFTER PAYI RECEIVED DMV	MENT
PLATE NUME AJ72034		PLATE CLASS TRAILER	3	EXP. DATE 07/16/2021	57J4	DENTIFICATION : 533C4J3575	102   18	- MAR FON	ITA T	L
VEHICLE T TRAILE	R	REGISTERED L HEAVY DU DUE I TOTAL FEE	ITY	LIGHT WT   20,260   TE TYPE	GVWR 120,000 ITOWN	DECLARED WT 120,000	STAND SEAT	AXLES 3	COLOR BLACK	STYLE
N Y	I	\$326.00 RETE PRODUCTION	COMMERC	CIAL TRAILER		1	LINGFORD	COMMISS	DMV WEBSITE 06 SIONER OF MOTOR	
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				-		TC	TAL FEE	3	\$326.0	00

### CONNECTICUT REGISTRATION AND TITLE APPLICATION H-138 REV. 6-2018



### STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES 60 STATE STREET, WETHERSFIELD, CT 06161 http://www.ct.gov/dmy

f more r		February 22	F-1-1-1-1-1-1			4.0.0.0
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(3) Use the DMV website to che			NAME (Last, Firs			no for any c	uistanoi	ng con	ipliance issue	s. M		AMUEDIA DIOYUNA TE	
A OWNER SECTION			ORETE PR		-	•						OWNER'S BIRTHDATE	
(APPLICANT) IF CO-OWNERSHIP (Check one)		ICENSE OR ID					SECRE	TARY (	OF STATE NO.	(If Applic	able)	PHONE NUMBER (Oplional)	** **
JOINTIOR - Requires ONE signature to trensfer ownership	CO-DWNER	'S (CO-APPLIC	CANT'S) NAME (E	ast, First, t	diddle initlal	,	<u>J.</u>	•				CO-OWNER'S BIRTHDATE	
COMMONIAND - Requires ALL signatures to transfer ownership	CO-OWNER	'S LICENSE O	R ID NUMBER		STATE WH	IERE ISSUEC	SECRE	TARY E	OF STATE NO.	(II Applic	able)	PHONE NUMBER (Optional)	••••
OWNER'S MAILING ADDRESS (# 173 CHURCH STREET	Vumber and S	itreel, and Apar	imeni No. II applic	able)	(City or i	rown) SVILLE	<u></u>			Stale)		(Zip Gode) 06492	
CT RESIDENT? X YES NO	RESIDENT A	ADDRESS (If D	ifferent from Meilir	ng Address			ble. Pleas	se includ			cable)	00432	
CHECK BOX IF RESIDENT AN VEHICLE MOST FREQUENTLY RETURNS TO, OR REMAINS (For	DDRESS IS Y LEAVES	WHERE IF D	IFFERENT FROM	RESIDEN	T ADDRESS	, INDICATE	IERE (A	lumber.	and Street, Apa	rtment No	o.) <b>(</b> Cil	ly or Town) { (State) (Zip Code)	 I
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OWNER Petilo	d. All property	y laxes due any (	CT Taxing Authority	for any yeh	licte provious	ly registered in	mylour ma	me(s) ha	ive been pald. If	other then	Passenge	r registration this vehicle is registered in ibed by me, the undersigned, under penalt	
SIGNATURE(S) MIN	ise stalement, fr	n accordance with	the provisions of 3 or, [wif] be subject t	Section 14-11	0 and 53a-157	ib of the Conne	cticul Gens	era! Stato	ies. [understand	thatBim	aka a siale	ment which I do not believe to be true, wit	'n
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X /			7/13	118	<u> </u>	(							_
ADDENDUM	- If Additi	onal Inform	nation is nee	ded for	your trai	ısaction,	olease	comp	lete the ap	plicabl	e sécti	ons below	ĺ
7 LEASED VEHICLE INFORMATION	WE OF LESSE	E (Person to w	hom or company i	lo which ve	hicie is jeas	ed)			•	OPERA	TOR LIC.	NO, AND STATE OF LESSEE	
ADDRESS OF LESSEE (P.O. Box is Not	Acceptable)	(Nu	imber and Street)			(City o	Town)			(State)		(Zip Code)	•
NAME OF CO-LESSEE (Person to whom	or company l	o which vehicle	is leased)		···					OPERA	TOR LSC.	NO. AND STATE OF CO-LESSEE	-
8 OTHER THAN A PASSEN STYLE MOTOR VEHICLE	GER LIGI	HT WEIGHT (W		GROSS		Declared Wel		l wt. + n	ax losd) M.	ANUFAC	TURER'S	GROSS VEHICLE WEIGHT RATING	•
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9 DEALER VEHICLE I	.D. NUMBER	OF TRADED N	VEHICLE			YEAR	MAKE		MC	DEL,			•
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The Information provided to the Commissioner	of Motor Vehi-1	og harain is cut-	rifled by me the	iderslaned i	Inder neostin	of faise state-	nt. In sono	rdanco =	rith providence of	Section 4	5,550 A K7*	457b of the Connectinus General Statutes	
CONNECTICUT DEALER LICENSE NUM			RE (Aulhorized R			ran atticity				TE SIGN		A me - mineralas descial acadus	
	х								-				

### STATE OF MAINE

VEHICLE ID NUMBER 57J4533C4J3575102 YEAR

MODEL " FONA

BODY FB

TITLE NUMBER

NEW / USED

NEW

PURCHASE DATE 12/01/2017 ISSUE DATE 01/03/2018 PRIOR TITLE

14751692 ODOMETER

MAIL TO

BB & T COMMERCIAL EQUIPMENT CAPITAL CORP 2 GREAT VALLEY PKWY STE 300 MALVERN, PA 19355

OWNER(S) NAME AND ADDRESS JOSEPH EQUIPMENT CO 300 GAY ST MANCHESTER, NH



Bureau of Motor Vehicles

BB&T Commercial Equipment Capital Corp.

12/01/2017 BB & T COMMERCIAL EQUIPMENT CAPITAL CORP 2 GREAT VALLEY PKWY STE 300 MALVERN, PA 19355

	Y
Щ	Interest in his vehicle is released by:
FIRST RELEASE	Ons Man 6/27/18
	Tide Date
SECOND	Interes) in this vehicle is released by: Signature  Title  Date
	Title Date Interest in this vehicle is released by:
THIRD	Signature
	Tille Date
	<del></del>

THIS CERTIFICATE IS PRIMA FACIR PROOF OF OWNERSHIP ISSUED IN COMPLIANCE WITH STATE OF MAINE LAW KEEP IN A SAFE PLACE - NOT IN VEHICLE

L14127018



### Joseph Equipment Company

ROGERS

300 Gay Street ~ Manchester, NH 03103
Factory Authorized Findame Specializes, Fontaine, Feet Dealer for New & Used Trucks ~ Trailers ~ Heavy Edition





### M TEREX.

SOLD TO

UNITED CONCRETE

173 CHURCH ST

YALESVILLE, CT 06492

DATE	INVOICE#
6/14/2018	14865

			TERMS
		1	
DESCRIPTION	QTY	RATE	AMOUNT
NT19357 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C4J3575102	1	51,500.00	51,500.00
NT19360 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C6J3575103	1	51,500.00	51,500.00
NT19361 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C8J3575104	1	51,500.00	51,500.00
NT19362 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533CXJ3575105	1	51,500.00	51,500.00
NT19364 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C3J3575107	.   1	51,500.00	51,500.00
NT19365 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C5J3575108	1	51,500.00	51,500.00
NT19366 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C7J3575109	1	51,500.00	51,500.00
Thank you for your business.		<u>_</u>	

Thank you for your business.

Total

Payments/Credits

**Balance Due** 



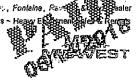
### Joseph Equipment Company



300 Gay Street ~ Manchester, NH 03103 Factory Authorized Forceste Specialists, Pontaine, Dealer for New & Used Trucks ~ Trailers ~ Heavy I







TEREX.

SOLD TO	,		DAT		INVOICE #
UNITED CONCRETE 173 CHURCH ST	-		6/14/20	)18	14865
YALESVILLE, CT 06492					TERMS
	-J				
DESCRIPTION	QTY		RATE		AMOUNT
NT19368 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C1J3575106  * PRICE INCLUDES DESTINATION (FOB MANCHESTER, NH), FET CHARGES, AND MANUFACTURERS STANDARD WARRANTY*			51,500.00		51,500.00
Thank you for your business.		Tota	ai	<del></del>	\$412,000.00
Payments/Credits				·····	-\$412,000.00
Balance Due					\$0.00

### MOTOR VEHICLE RECORD TOWN OF WALLINGFORD

Record Status: ACTIVE

Registration # AJ72034

12/14/2020

Last Changed:

Date of Birth

District:

DATE: 02/17/2021 GENERAL DATA:

List Num: 89211 2020 Last Changed: 12/14/2020 Assessment Year: Unique ID: 89211

OWNER'S ADDRESS

UNITED CONCRETE PRODUCTS INC Name:

Care Of: Street 1:

173 CHURCH ST

WALLINGFORD City:

CT Zip: 06492-2267 State:

CA= No

RESIDENCE ADDRESS:

173 CHURCH ST Street 1: City:

WALLINGFORD

Zip: 06492-2267 State: P-S-V-L 1362840--5040744-N-01011900

VEHICLE INFORMATION:

STYLE COLOR 2nd COLOR VIN-ID YEAR MAKE MODEL CL

2018 FONTA  $\mathbf{TL}$ 10 57J4533C4J3575102 TRAILE BLA

Gross Weight # of Axles/Cyl Lease-Code VALUE NET VALUE Light Weight

36870 36870 20260 120000

EXEMPTIONS AND NET VALUE:

APP. DATE EX. AMOUNT CODE

Net Assessment: 36870 Total Exempt:

Change Reason:

PREV. VALUE PRICING

### MOTOR VEHICLE RECORD TOWN OF WALLINGFORD

GENERAL DATA: DATE: 02/22/2021

List Num: 89211 2020 Last Changed: 12/14/2020 Unique ID: 89211 Assessment Year:

OWNER'S ADDRESS

UNITED CONCRETE PRODUCTS INC Name:

Care Of:

173 CHURCH ST

Street 1: City: State:

WALLINGFORD

CT Zip: 06492-2267

CA= No

Record Status: ACTIVE Last Changed:

12/14/2020

Date of Birth

Registration # AJ72034

District:

RESIDENCE ADDRESS:

Street 1:

173 CHURCH ST

City:

WALLINGFORD

Zip: 06492-2267 State: P-S-V-L 1362840--5040744-N-01011900

VEHICLE INFORMATION:

YEAR MAKE 2018

FONTA

MODEL ТĹ

CL 10 VIN-ID 57J4533C4J3575102 STYLE TRAILE

2nd COLOR COLOR

BLA

Light Weight

Gross Weight # of Axles/Cyl Lease-Code

VALUE

NET VALUE

20260

120000

36870

36870

EXEMPTIONS AND NET VALUE:

CODE

APP, DATE

EX. AMOUNT

Total Exempt:

Net Assessment: 36870

Change Reason:

PREV. VALUE PRICING

2020 - 153

### 142

### PROPERTY TAX EXEMPTION APPLICATION FOR A NEW COMMERCIAL TRUCK, TRUCK TRACTOR, TRAILER OR SEMITRAILER

Any person seeking a property tax exemption for an eligible commercial vehicle must floor or before November 1, with the Assessor(s) of the town where the vehicle is subjector each tractor-trailer unit or each portion of such a unit (i.e., only one motorized unit form). Failure to file by November 1, constitutes a waiver of the right to the exempextension is granted by the Assessor pursuant to CGS §12-81k.

Important: There are two categories under which your vehicle may qualify for exemption reverse side of form prior to completing this application. Incomplete applications (i.e., supplied, or those for which the required supporting documentation is not attached) cann

INSTRUCTIONS: Print or type a response to each question, entering N/A (for not a application on behalf of the vehicle's owner, enter, your telephone number. Although yo unit, information must be separately supplied for the motorized and fowed elemen determined between a straints of not allow you to answer a question completely, affact vehicle owner.) well a straint and number, the question and your response. Sign to Submit the original to the Assessor(s) together with a copy of the required documents Registration Certificate and Certificate of Title, as issued by the Connecticut Department to it; (2) a copy of the vehicle's bill(s) of sale or invoice(s); and (3) proof of the price between the date it was purchased and October 1.

Called Brian @ Josephonent Hesard he would Look for ong Reg and Call Mi Back

74		3EU.	ION 124 VERIGUE C	TANIAL K	USE		<u> </u>	and the second of the
Name of vehicle own	er(s) or registrant (if d		ess (number and st	reet)		Town	FORD CT	Zip Code
Person completing th	is form, if other than c		Relationship	00	Tel. No. 203-269-3//9	is the vehicle	e(s):listed below u	
If No, describe vehicle		is the venicle(s)	listed below leased.	or rented	7 Name of less	ee and/or sub-	lessee (i.e., end u	ser)
RANSPORTATIO	oN of Concrete Co			<u>,</u>	<u> </u>		2 5 20 20 2 5 2 2 5	· · ·
	idress (number and s		Томп		State:	Zip Gode	Tel, No.	
A CONTRACTOR OF THE CONTRACTOR	NAME OF THE OWNERS OF THE OWNER.	en la marca		l Lucia di Kulika	1			1
is the vehicle(s) listed transporting freight fo	l below used exclusive	No 162	s, describe freight in	ansporter	,			
rigitaportifig-rigigit to	Conto Coo El	1,10 mg	أعديه والدارية					
	CANADA TO THE STATE OF THE STAT	SECTIO	N II - TRUCK / TRI		CTOR		garaca a na mara	en vinden de Na
Vehicle identification.	Number (VIN)	Date Acquired	Purchase	Price \$			GWWR	
Date Registered   \	/ehicle Registration (F	láte) No. Year	Make		Model		Body style	
Sleeper cab Yes D. No D	Engine Size	Engine Ty	pe	No.	of axles	Fuel'1	уре	
Modified prior to 10/1	?: If Yes, describ	e modification(s) mad	e and enter cost of	modificat	ion(s) excluding sal	ės lax.		
Yes. ☐ No □							<u> </u>	
THE RESERVE OF THE PARTY OF THE				ocusto:	TCEM'		<u>v nastania</u> Transportania	<del>a a a a a a</del>
Vehicle Identification:	Mirror and ONN	Date Acqu	ON III TRAILER /				GWR	<u>nameratus (f. 1922).</u> Notae
57TU 533	C4J3575)	02 6/14/2	018	. 1100 - 30	51,500.00	9	120,00	0
Date Registered \	/enicle Registration (F	late) No. Ye		Vlake	مما مل	Mod	lel	
7/18 2018	AT 7203	7 <b>4</b>	Datition Van		ntaine Lend	The state of	No of avies	<del></del>
Body style	Open (	inclosed Li	Refrigeration Yes	H: 37	e enc	in 48fi	No. of axles 3	n to the second and the
Modified prior to 10/1		e-modification(s) mad				and the second second second		
do haraby decla	re under penalty o	f false statement t	hat the informati	on cont	ained herein is	true and cor	nplete: to: the: b	est of my
knowledge, remem	brance and belief a	ind that the vehicle	listed above, tog	ether Wil	h any attachmen	ts thereto, is	eligible for a pi	operty tax
exemption pursuan	t to CGS §12-81(74	<b>)</b>		1_		18	ם בסבאום בא	
		1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Signature	-			Date Signed	
			and the second second	1. 1. 1.		<u> </u>	1.5	
er jago, kross mas, som 18. 78 sisser	पुरु प्रमुखीको विकास स्थापनी स्थापनी कुछ। -		sor's Use Only	1 2 4 4 4		3 A a d seculars	Other Accessor	en e
Supplemental List	Cost of Vehicle	Modification Cost	Total Cost.	X %	Prorated Cost	Depr	Cost Assess	ment-
Truck/truck tractor	A STATE OF THE STA			<del></del>			· · · · · · · · · · · · · · · · · · ·	
Treller/semi-trailer		and the sheet of the same of the street of		35000	<u> </u>	<del>,</del>		
TOTAL			- Description	- V-01	757252 0022	Anange	(April	Eliza y Lika Maria de Para de Lagrada de M
Regular List	Cost of Vehicle	Modification Gost	Total Cost	X %	Depr. Cost	Assessm	Witt -	
Truck/truck tractor			<u> </u>				<del></del>	
Trailer/semi-trailer	Table 1 ag Table 1							
TOTAL Evenneling sporoved	Vac Et Note	Regular List □ 'S	innlemental List (T					<del>, ar bir çirê</del>
exemption approved:	TES LL UNOMES	LANGERIAL FIRST PARTY SOL	abolo Hollidi Pigr Hig	44.7	***** <b>/</b>			



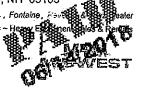
### Joseph Equipment Company

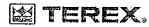


300 Gay Street ~ Manchester, NH 03103 Factory Authorized However Seamentes, Fontaine,

Dealer for New & Used Trucks ~ Trailers ~ Heavy E







**INVOICE#** DATE SOLD TO UNITED CONCRETE 6/14/2018 14865 173 CHURCH ST YALESVILLE, CT 06492 **TERMS** DESCRIPTION QTY RATE **AMOUNT** NT19357 - 2018 FONTAINE TRAILER 51,500.00 51,500.00 MODEL: EXCALIBUR 5390SA VIN: 57J4533C4J3575102 NT19360 - 2018 FONTAINE TRAILER 51,500.00 51,500.00 MODEL: EXCALIBUR 5390SA VIN: 57J4533C6J3575103 NT19361 - 2018 FONTAINE TRAILER 51,500.00 51,500.00 MODEL: EXCALIBUR 5390SA VIN: 57J4533C8J3575104 NT19362 - 2018 FONTAINE TRAILER 51,500.00 51,500.00 MODEL: EXCALIBUR 5390SA VIN: 57J4533CXJ3575105 NT19364 - 2018 FONTAINE TRAILER I 51,500.00 51,500.00 MODEL: EXCALIBUR 5390SA VIN: 57J4533C3J3575107 NT19365 - 2018 FONTAINE TRAILER ì 51,500.00 51,500.00 MODEL: EXCALIBUR 5390SA Thank you for your busine Spoke W Brian

Thank you for your busine Owner of Joseph

Payments/Credite equip were part

Payments/Credite trailers fleet

Balance Due of Joseph

Payments/Credite trailers

Frailers

Frail VIN: 57J4533C5J3575108 51,500.00 51,500.00 **Total** 

--- 366-3716

\_\_\_\_\_\_ [osephequipment@aol.com



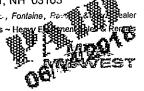
### Joseph Equipment Company



**INVOICE#** 

300 Gay Street ~ Manchester, NH 03103
Factory Authorized Fortains Special pay, Fontains, Rand
Dealer for New & Used Trucks ~ Trailers ~ Heavy E





### **M** TEREX

DATE

SOLD TO	,			
UNITED CONCRETE			6/14/20	18 14865
173 CHURCH ST YALESVILLE, CT 06492				
TALES VILLE, CT 00492				TERMS
DESCRIPTION	Q	TY	RATE	AMOUNT
NT19368 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 5714533C1J3575106		1	51,500.00	51,500.00
* PRICE INCLUDES DESTINATION (FOB MANCHESTER, NH), FET CHARGES, AND MANUFACTURERS STANDARD WARRANTY*	-		-	
		A control of the first opposite the control of the		
Thank you for your business.		T	otal	\$412,000.00
Payments/Credits				-\$412,000.00
Balance Due				\$0.00

### WE FULL METO WELL BY THE PARTY OF THE PARTY



### STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) TITLE NUMBER 57J4533O4J3575102

AA2099244

DATE OF ISSUE 07/18/2018 147516912

PRIOR TITLE NUMBER

PRIOR STATE ME

PURCHASED 06/14/2018 2018

YEAR

MODEL **FONTA** TL

BODY STYLE CYL NEW/USED TL 00

USED

ODOMETER FUEL TYPE 000000

VESSEL TYPE

HULL MATERIAL

MAKE

ENGINE DRIVE TYPE

PROPULSION TYPE

**LENGTH** 

OWNER(S)

UNITED CONCRETE PRODUCTIONS INC 173 CHURCH ST WALLINGFORD, CT 06492 - 2267

FIRST LIENHOLDER

SECOND LIENHOLDER

DATE OF LIEN

DATE OF LIEN

### RELEASE OF LIENS

FIRST LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED

**AUTHORIZED SIGNATURE** 

DATE RELEASED

SECOND LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED

AUTHORIZED SIGNATURE

DATE RELEASED

SB0604 REV. 12/15

UNITED CONCRETE PRODUCTIONS INC 173 CHURCH ST WALLINGFORD, CT 06492-2267 

The Commissioner of Motor Vehicles hereby certifies that an application for a certificate of title for the vehicle/ vessel described herein has been duly filed, pursuant to the provisions of the laws of the State of Connecticut, and based on the statements of the applicant and the records on file with this agency. The applicant named is the owner of said vehicle/vessel. The Department of Motor Vehicles further certifies that the vehicle/vessel is subject to any security interests shown nerein.

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN)

IN WITNESS WHEREOF.

Sent original to Soy Roger Key Bank 11/2/18

Released by Key last by atty see uplescement

### CONNECTICUT REGISTRATION AND TITLE APPLICATION

H-13B REV. 6-2018

### STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES 60 STATE STREET, WETHERSFIELD, CT 06161

DMY USE ONLY: TEMPORARY PLATE NUMBER DMV.USE ONLY (RERMANENT PLATE NUMBER

(1) Please print using a black or (2) Fill out the applicable section (3) Use the DMV website to che	ns of this forn ock for all doc	umonis roquire		ur transad	•	v.ct.gov/d or any outs		npliance issue	1		MANENTPLATEN	UMBER
. OWNER SECTION	8		AME (Läst, First, Mid		1110					OWNER'S	BIRTHDATE	
1 (APPLICANT)  IF CO-OWNERSHIP (Check one)		D CONCE	RETE PROD UMBER			ISSUED S	ECRETARY	OF STATE NO.	(If Applicable)	PHONE N	UMBER (Optional)	**********
JOINT/OR - Requires ONE signature to transfer ownership	CO-OWNER'	s (CO-APPLICA	NT'S) NAME (Lest, F	First, Middle	nitial)			7.11.7		CO-OWNE	R'S BIRTHDATE	
COMMON/AND - Requires ALL signatures to transfer ownership	CO-OWNER'	S LICENSE OR I	O NUMBER	STA	TE WHERE	ISSUED	ECRETARY	OF STATE NO.		PHONE N	UMBER (Optional)	
		reel, and Apartm	ent No. if applicable)		City or Town				Statë) CT		(Zip Code) 06492	
173 CHURCH STREET CT RESIDENT? X YES NO	RESIDENT A		erent from Mailing Ad	ldress - PC	Box is NO	T acceptable		ude Apartment N	o. if applicable		4 (O)-1-1 PT-	o del
CHECK BOX IF RESIDENT A VEHICLE MOST FREQUENTI RETURNS TO, OR REMAINS (Foi	ADDRESS IS LY LEAVES	WHERE IF DIF	FERENT FROM RES	SIDENT AD	DRESS, IN	DICATE HE	RE (Numbe	r and Street, Apa	rtment No.)	(City or Town)	(State) (Zip	Code)
	ICLE I.D. NUM	BER		YEA	R M	AKE	THE RESERVED THE PROPERTY OF T	MODEL NAM	E OR NO.	BODY \$1	YLE (4-Dr. Sedan, e	elc.)
<sup>2</sup> INFORMATION		4533C4J3			018	FONT			TL	na leses	FB	##3#5
, , , , ,		12	ELS COLOR(S) (A		f Two)	ODOM		<u>.</u>	NEW OR USE	]USED	mbination üse ord rück Complete Sec	Rick-Up
SELLERS			ers, include both nam	nes)			6/14	HCLE SOLD (Pa	rchased)	\$51,50		
SELLER'S ADDRESS (Number and S		1 EQUIPM		(City or To	iyn)		0/14	/10	(State)	1 001,00	(Zip Codo)	
300 GAY STREET				MANCI	HESTE	R			NH		03103	
A SECURITY INTEREST	NAME O	LIEN-HOLDER				.,				DA	TE OF LIEN	
Loan or Lien Informati	on				City or Tow	m)		· <del></del>	(State)		(Zip Code)	
ADDRESS OF LIEN-HOLDER (Number	er and Streeti				Ony or you	•••			1		,,,,,	
NAME AND ADDRESS OF SECOND	LIEN-HOLDER	(Number and St	reel)	(	City or Tow	n)		(Slate)	(Zip	Code) DA	TE OF SECOND LI	EN
77.03/	C TAY EVE	MOTION IS C	I AIMED DEAD	THE DE	VERSE S	IDE OF 1	HIS FORM	AND SPEC	FY THE CO	ODE ASSOC	IATED WITH TI	HE TAX
5 EXEMPTION	EXEMPTION	AND ANY AD	LAIMED READ DITIONAL INFOR	RMATION	THAT YO	OU CAN PI	HIS FORM ROVIDE.					<u> </u>
5 EXEMPTION CODE NO. FROM BACK OF FORM	EXEMPTION IN	AND ANY AD	DITIONAL INFOR	r lax numb	THAT YO	OU CAN PI	HIS FORM			IST TOTAL SA	IATED WITH TI	<u> </u>
5 EXEMPTION CODE NO. FROM BACK OF FORM B	EXEMPTION IN COMME	AND ANY AD FORMATION (IF ERCIAL TF	DITIONAL INFOR leased vehicle lesson RUCK OVER	RMATION r tax number 26,00	THAT YOU THA	ble)	ROVIDE.	mulred by Connec	IF CODE #3, I JURISDICTIO	IST TOTAL SA	LES TAX PAID TO	OTHER
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### STATE OF MAINE

VEHICLE ID NUMBER

YEAR

MODEL 8

BODY

TITLE NUMBER

57J4533C4J3575102 2018 FONA

FB.

14751692

NEW / USED PURCHASE DATE

ISSUE DATE

PRIOR TITLE

ODOMETER

NEW

12/01/2017

01/03/2018

MAIL TO

BB & T COMMERCIAL EQUIPMENT CAPITAL CORP 2 GREAT VALLEY PKWY STE 300 MALVERN, PA 19355

OWNER (S) NAME AND ADDRESS JOSEPH EQUIPMENT CO 300 GAY ST MANCHESTER, NH 03103

Secretary of State



Bureau of Motor Vehicles

BB&T Commercial Equipment Capital Corp.

FIRST	12/01/201 BB & T CO EQUIPMENT 2 GREAT V MALVERN,	MMERCIAL CAPITAL CORP ALLEY PKWY STE	300	9 9 11%
SECOND	)		· .	
THIRD				

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ន្ទែ	Signature
FIRST RELEASE	Ops Man 6/27/18
	Title Date
	Interest in this vehicle is released by:
SECOND	Signature
'	Title Date
	Interest in this vehicle is released by:
THIRD	Signature
1	Title Date

THIS CERTIFICATE IS PRIMA FACIE PROOF OF OWNERSHIP ISSUED IN COMPLIANCE WITH STATE OF MAINE LAW KEEP IN A SAFE PLACE - NOT IN VEHICLE

L14127018



### STATE OF CONNECTICUT

Department of Motor Vehicles 60 State Street, Wethersfield, CT 06161 On the Web at <u>ct.gov/dmv</u>



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### **Registration Credential**

<u>IMPORTANT</u>
NOTICE TO YOU:

Below is your new registration certificate. You must keep this document in your vehicle at all times.

#142

	KEEP IN	VEHICLE	<b>♣</b> KE	EP IN VEHIC	LE		}	(EEP IN	VEHICLE	************
RESOL	NLY AFTER VING ALL PLIANCE SUES	COMME	S PORTION	IN YOUR	VEHIC	CLE - DO	NOT MAI	L	VALID ON AFTER PAY RECEIVED DMV	MENT
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### MOTOR VEHICLE TAX BILL



2019

MV 0023046

MILL RATE

GROSS ASSESSMENT

EXEMPTION

29.1900

202,070

0

PHONE: (203) 294-2135 WALLINGFORD, CT 06492-7503 PO BOX 5003 Make checks payable to:

COLLECTOR OF TAXES, WALLINGFORD

TAXPAYER'S COPY

(See reverse side for important information)

LIST NUMBER FAX: (203) 294-2137 5 DIST ON GRAND LIST The Town expects to receive approximately \$25.1 million in State grant assistance for the fiscal year of 2020/2021. Without this assistance the mill rate would be approximately 35.18. Assessment and Exemption Questions please call: (203) 294-2001, Fax: (203) 294-2003. TOTAL TAX DUE

OCTOBER 1, 2019**NET ASSESSMENT** 202,070 DELINQUENT AFTER OCT 1, 2020 July 1, 2020 \$5,898.40

24 July

WALLINGFORD CT 06492-2267

If paying after October 1st please call for amount due.

\* \*\* Last day to make payment without penalty is Thursday October 1, 2020.

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October 1, 2019, contact the Assessor to request a transfer to the Correct Town / City of residency as of October 1, 2019. If you have received a tax bill from a town that you DID NOT RESIDE IN OR GARAGE YOUR VEHICLE IN as of

was not transferred to another vehicle, or if you have moved out of state, you may be eligible for a tax credit. To obtain a credit, you must furnish proof as required by the Assessor. vehicle, this bill is still due. You will receive an automatic credit for this vehicle on a supplemental bill in January 2021. For vehicles sold, stolen, totally destroyed and the registration The motor vehicle tax bill covers the period of October 1, 2019 through September 30, 2020. If a vehicle was replaced after 10/1/19 and the registration was transferred to another



### **BOARD OF ASSESSMENT APPEALS**

Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member

Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

Phone - 203-294-2001 Fax - 203-294-2003

Hearing No. <u>2020 - 154</u>

### **APPLICATION**

APPEAL OF ASSESSED VALUATION BOARD OF ASSESSMENT APPEALS GRAND LIST OF OCTOBER 1, 2020

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### PROPERTY TAX EXEMPTION APPLICATION FOR A NEW COMMERCIAL TRUCK, TRUCK TRUCK TRACTOR, TRAILER OR SEMITRAILER

Any person seeking a property tax exemption for an eligible commercial vehicle must file this form together with all required documentation on or before. November 1, with the Assessor(s) of the town where the vehicle is subject to property taxation. A separate form must be filed for each tractor trailer unit or each portion of such a unit (i.e., only one motorized unit and one lowed element can be listed on a single form). Failure to file by November 1, constitutes a waiver of the right to the exemption for the assessment year unless a filing date extension is granted by the Assessor pursuant to CGS §12-81k.

Important: There are two categories under which your vehicle may quality for exemption. Review eligibility requirements and definitions on reverse side of form prior to completing this application. Incomplete applications (i.e., those on which all the regulard information is not supplied, or those for which the required supporting documentation is not attached) cannot be processed by the Assessor(s).

INSTRUCTIONS: Print or type a response to each question, entering N/A (for not applicable) where appropriate. If you complete this application on behalf of the vehicle's owner, enter your telephone number. Although you may regard the vehicle as a sligle tractor-trailer unit, information must be separately supplied for the motorized and towed elements since the value of each must be individually determined. If space constraints do not allow you to enswer a question completely, attach an additional sheet(s) that includes the name of vehicle owner(s), vehicle identification number, the question and your response. Sign the application and retain a copy for your records. Submit the original to the Assessor(s) together with a copy of the required documentation, consisting of: (1) a copy of the Connecticut Registration Certificate and Certificate of Title, as issued by the Connecticut Department of Motor Vehicles (DMV), which has a seal affixed to it; (2) a copy of the vehicle's bill(s) of sale or invoice(s); and (3) proof of the price paid for any modification(s) made to the vehicle between the date it was purchased and October 1.

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Name of vehicle owner(s) or registrant (	( different) Addr	ess (number and str ろ くけれんこけ	eet)		Town	State	Zip Code
Person completing this form, if other than	n owner/redistrant	Relationship	Tel.	No.	WALLING!	s):listed below i	06492 used by a
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	SECTION	UI → TRUCK / TRU	CK YRACTE	10-1		<u> </u>	
Vehicle Identification Number (VIN)	Date Acquired	Purchase P		***	<u> </u>	GVWR	4
Date Registered   Vehicle Registration	/DISYAT No	1 N262 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1					
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Modified prior to 10/17: If Yes desc	ribe modification(s) made	and enter cost of m	odification(s)	excluding salar	ilav		<u> </u>
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	Enclosed 🗆 💮	Refrigeration Yes ᡚ		Length	Na C	No. of axles	2
Modified prior to 10/1% If Yes, descri	be modification(s) made	and enter cost of m	odification(s)	eales ndihulaya	<u>. ታሪ ታፓ.</u>		
Yes II No Z		F 12 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	1145	·			
I do hereby declare under penalty	of false statement the	at the information	contained	herein is tru	e and compl	eterto the be	est of my
knowledge, remembrance and belief, exemption pursuant to CGS \$12-81(7.	and marma venicle us 4):	ten anovertogen	e win any	/ attachments	tnereto, is el	gible for a pro	openy tex
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	- Art	<u></u>		10/30	12020	
		Signature:			Da	ilé Signed.	
	For Assesso	والمتناء والمتناء والمتناء والمتناء والمتناء والمتناء والمتناء		Commission of the contract of	34 17 TO 15	1/2/2005	
Supplemental List Cost of Vehicle: Trucklifucktractor	Modification Cost	Total Cost,	X% F	roraled Cost	Depr. Cos	t Assessir	ieni :
Trailer/semi-trailer	i de la companya di managaran di						
TOTAL				ar est to a fair	104 V - V - V - V - V - V - V - V - V - V	1	And Line
Regular List Cost of Vehicle	Modification Cost.	:Total:Cost	×%	Depr. Cost	Assessment	2 20 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	and the second second
Truck/truck/tractor	the same of the sa		2000 m 2500		S		Extra to Establish
Trailer/semi-trailer TOTAL		· · · · · · · · · · · · · · · · · · ·					
Exemption approved Yes □ No □	Reguler List 🗆 "Supp		byr	<u></u>		1044	il. The section is
					ja vistu. Luuri termitettiin		
							Professional State
The second secon		······································		mandalan kerangan di di Padaha	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	, <u>, , , , , , , , , , , , , , , , , , </u>	900 14E-0

### ELLU EL CONTRACTED



### STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) TITLE NUMBER 57J4533C6J3575103

AA2099162

DATE OF ISSUE

PRIOR TITLE NUMBER

PRIOR STATE

ME

PURCHASED

YEAR 07/03/2018 2018

MODEL FONTA TL

BODY STYLE CYL NEW/USED

00 USED

07/18/2018 14751693

000000

ODOMETER FUEL TYPE

VESSEL TYPE

HULL MATERIAL

ENGINE DRIVE TYPE

PROPULSION TYPE

LENGTH

OWNER(S) UNITED CONCRETE PRODUCTIONS INC

173 CHURCH ST WALLINGFORD, CT 06492 - 2267

FIRST LIENHOLDER

DATE OF LIEN

RELEASE OF LIENS

FIRST LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED

AUTHORIZED SIGNATURE

DATE RELEASED

SECOND LIENHOLDER

DATE OF LIEN

SECOND LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED

AUTHORIZED SIGNATURE

DATE RELEASED

S80604 REV. 12/15

UNITED CONCRETE PRODUCTIONS INC 173 CHURCH ST WALLINGFORD, CT 06492-2267 

The Commissioner of Motor Vehicles hereby certifies that an application for a certificate of title for the vehicle/ vessel described herein has been duly filed, pursuant to the provisions of the laws of the State of Connecticut, and based on the statements of the applicant and the records on file with this agency. The applicant named is the owner of said vehicle/vessel. The Department of Motor Vehicles further certifies that the vehicle/vessel is subject to any security interests shown herein.

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) TITLE NUMBER

IN WITNESS WHEREOF, I have affixed my hand.

COMMISSIONER OF MOTOR VEHICLES

Sent original to Toy Rogers Kry Bank 11/2/18
Released by Kry Lost by atty, see suplecement



### STATE OF CONNECTICUT

Department of Motor Vehicles 60 State Street, Wethersfield, CT 06161 On the Web at <u>ct.gov/dmv</u>



KEEP IN VEHICLE

### **Registration Credential**

IMPORTANT
NOTICE TO YOU:

Below is your new registration certificate. You must keep this document in your vehicle at all times.

#143

VALID ONLY AFTER RESOLVING ALL COMPLIANCE ISSUES	KEEP THIS POR	RTION IN YOUR VEHI	ON CERTIFICAT CLE - DO NOT MAIL REQUIRED BY CT LAV	AFTER PAYMENT
PLATE NUMBER AJ72033 VEHICLE TYPE	PLATE CLASS TRAILER REGISTERED USAGE	07/16/2021 57J4		MAKE MODEL FONTA TL
TRAILER HAZ MAT? TITLE EMISSION	HEAVY DUTY	LIGHT WT   GWR   20,260   120,000   PLATE TYPE   ITOM	1	3 BLACK TL
NY		MERCIAL TRAILER 148	WALLINGFORD	DMV WEBSITE 06/17/2020 MMISSIONER OF MOTOR VEHICLE
				bongile Magubare WAY PERMIT REQUIRED DE
***************************************				
↑ KEEP IN	/EHICLE 👚	KEEP IN VEHICLE	<b>†</b> KEEI	P IN VEHICLE
			Registration Fee	\$326.00
		*	TOTAL FEES	\$326.00

### CONNECTICUT REGISTRATION AND TITLE APPLICATION

H-13B REV, 6-2018



### STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES 60 STATE STREET, WETHERSFIELD, CT 06161 http://www.ct.gov/dmv

INSTRUCTIONS: (1) Please print using a black (2) Fiff out the applicable sect (3) Use the DMV website to cl	ons of this foo	n, ruments required			http://	www.ct.g	ov/dra	nV		<u>@</u>	MY USE	ONLY FERMANENT PL	TE NUMBER
OWNER SECTION (APPLICANT)  F CO-OWNERSHIP (Check one)	UNITE	PPLICANT'S) NAMED CONCRECENSE OR ID NUM	TE PROI	DUCT	rś, INC		ED SE	CRETARY	OF STATE	NO, (If Appl	(cable)	OWNER'S BIRTHDATE	onal)
JOINT/OR - Requires ONE signature to transfer ownership	CO-OWNER'	s (CO-applicant	S) NAME (Lasi,	, First, M.	iddle Initial	9	<u>_</u> l	<del>~~~</del>			<del></del>	CO-DWNER'S BIRTHDA	ATE
COMMONIAND - Requires ALL signatures to transfer ownership	CO-OWNER'	S LICENSE OR ID N	UMBER	[	STATE W	HERE (SSU	ED SE	CRETARY	OF STATE I	NO. (If Appli	cable)	PHONE NUMBER (Oplic	onal)
OWNER'S MAILING ADDRESS 173 CHURCH STREE	r	reet, and Apartment				SVILLI				(State)	****	(Zip Code) 06492	
CT RESIDENT?  YES NO		DDRESS (II Differen									•		
CHECK BOX IF RESIDENT VEHICLE MOST FREQUENT RETURNS TO, OR REMAINS (For	ADDRESS IS LY LEAVES r Properly Yax)	WHERE IF DIFFER FROM,	ENT FROM RE	SIDENT	ADDRES	S, INDICATE	HERE	(Numbe	r and Street, .	Aparlment I	Vo.) . (C	ily or Town) { (State)	(Zip Code)
	ICLE I.D. NUME			Y	/EAR	MAKE			MODEL N	AME OR NO	Э.	BODY STYLE (4.Dr. Sec	an, elc.)
FUEL TYPE (Gas, Olesel, etc.) CYL		533C6J357			2018		NTA			TL.		FB	
		NO, OF WHEELS			n of (wo)	On			lG (Mileage)	X NEV	v 🗀 us	SED Truck Complete	fal use. "of Pick Up Section 8
3 INFORMATION	JOSEPH	R(S) (#2 owners, i EQUIPMEN	IT CO	·				6/14/	ICLE SOLD 18			\$51,500	
SELLER'S ADDRESS (Number and Si	reel)			(City or 1	· ·					(State)	)	(Zip Gode)	
300 GAY STREET	NAME OF	LIEN-HOLDER	ſ	MAN	CHEST	IER	÷			ИН		03103 (DATE OF LIEN	
4 SECURITY INTEREST  Loan or Lien Information		and the country										DATE OF LIEN	
ADDRESS OF LIEN-HOLDER (Number	79.55			<del></del>	(Gily or T	'о <i>мп)</i>			<del></del>	(SI	ale)	(Zip Code	·)
NAME AND ADDRESS OF SECOND I	IEN-HOLDER //	Sumber and Street)			(City or T	nwa)			(Stale)		(Zip Code)	DATE OF SECOND	) ( IEN
					,,	,			12,5,07		,_+ 0000)	, , , , , , , , , , , , , , , , , , , ,	
EXEMPTION	XEMPTION A	ND ANY ADDITIO	NAL INFOR	MATIO	N THAT	YOU ÇAN			AND SPE			ASSOCIATED WITH	
SG		RMATION (II ICASO) RCIAL TRUC				•				JURISDIC		OTAL SALES TAX PAID	to other
6 OWNER	rlod. All property	taxes due any CT Tax	ing Authority for	any vehic	cie previous	ly registered	in mylot	ur name(s) l	iave been pale	d. If other the	n Passenge	d will be maintained during the er registration this vehicle is ribed by me, the undersigned,	registered in
. SIGNATURE(S) of	false statement, in	accordance with the pr he Commissioner, I wi	ovisions of Section	on 14-110	and 53a-15	7b of the Con	necticut :	General Stat	lules,   Unders	itand that if i	make a state	ement which I do not believe t	o be true, with
OWNER'S SIGNATURE		D.	ATE SIGNED	1	CC	O-OWNER'S	SIGNA	TURE	•			DATE SIGNED	
X		man i hateza je	7/3/			( Maria (1974)		erine erine	n arang	i de Kara		nes e Annese da Synos S.	all all of Fift
· -		onal Informatio E (Person to whom o					plea	se com	plete the			ONS DEIOW . No. AND STATE OF LE	SEE
INFORMATION		·							7,		·		
ADDRESS OF LESSEE (P.O. Box is No	ot Acceptable)	(Number	and Street)			(Cily	or Town	n)		(Statė)		(Zip Code)	
NAME OF CO-LESSEE (Person to who	m or company to	which vehicle is lea	sed)							OPER	ATOR LIC	, NO, AND STATE OF CO	LESSEE
8 OTHER THAN A PASSE STYLE MOTOR VEHICL	101516454	T WEIGHT (WI. 6m)		GROSS \		Declared W		-	max (oad)	MANUFA	CTURER'S	GROSS VEHICLE WEIG	HT RATING
COMPLETE FOR APPLICAB	110		~	io. Star		CARRY	вснос	DL CHILDE		COM, CAI	RRIER-US	DOT NO. (If assigned)	
VEHICLES (Buses, Trucks)		3			INTERST	ATE COMM	ES EDCE2	X NO	D RDOUS MAT	2441	97 USED FOR	TUR	
TRAILERS - Rear lights require Length of vehicle & trailer comb	ed. Brakes red Ined must be	uired if 3,000 lb: in accordance w	s, or more G' ith CGS 14-2	VWR. 262.	l —	s <b>X</b> 1				_ !	TOANCOO		🗶 ио
9 DEALER TRANSACTION	LD, NUMBER (	OF TRADED IN VEH	ICLE			YEAR	M/	AKE		MODEL			
CONNECTICUT SALES TAX PERMIT	NO, TOTA	L SALES PRICE			TRADE-II	N ALLOWA	NCE	NE	T SALES PR	RICE		STATE TAX COLLECT	ED
The Information provided to the Commission CONNECTICUT DEALER LICENSE NU		s herein is subscribed ER SIGNATURE (A				of false state	ment, în	accordance	with provision	DATE SIG		a-157b of the Connecticut Gen	eral Statutes.

### GENTALOZETRATED

### STATE OF MAINE

VEHICLE ID NUMBER

YEAR

MAKE

MODEL I

BODY

FB

TITLE NUMBER

57J4533C6J3575103 NEW/USED PURCHASE D

J3575103 2018
PURCHASE DATE
12/01/2017

FONA ISSUEDATE

01/03/2018

TL PRIOR TITLE

14751693 ODOMETER

MAIL TO

NEW

BB & T COMMERCIAL EQUIPMENT CAPITAL CORP 2 GREAT VALLEY PKWY STE 300 MALVERN, PA 19355

OWNER(S) NAME AND ADDRESS JOSEPH EQUIPMENT CO 300 GAY ST MANCHESTER, NH 03103

Secretary of State



Bureau of Motor Vehicles

BB&T Commercial Equipment Capital Corp.

FIRST	12/01/2017 BB & T COMMERCIAL EQUIPMENT CAPITAL CORP 2 GREAT VALLEY PKWY STE 300 MALVERN, PA 19355
SECOND LIENHOLDER	
THIRD LIENHOLDER	

٠,	at any minoral end published to other c
FIRST	Signature  Op 5 MG1. 6/27/18 Title
SECOND RELEASE	Interest in this vehicle is released by: Signature
	Title Date
THIRD RELEASE	Interest in this vahicle is released by: Signature
	Title Date

THIS CERTIFICATE IS PRIMA FACIE PROOF OF OWNERSHIP ISSUED IN COMPLIANCE WITH STATE OF MAINE LAW KEEP IN A SAFE PLACE - NOT IN VEHICLE

L14127019



SOLD TO

### Joseph Equipment Company



**INVOICE#** 

51,500.00







DATE

UNITED CONCRETE 6/14/2018 14865 173 CHURCH ST YALESVILLE, CT 06492 **TERMS** DESCRIPTION QTY RATE AMOUNT NT19357 - 2018 FONTAINE TRAILER 51,500,00 51,500.00 MODEL: EXCALIBUR 5390SA VIN: 57J4533C4J3575102 NT19360 - 2018 FONTAINE TRAILER 51,500.00 51,500.00 MODEL: EXCALIBUR 5390SA VIN: 57J4533C6J3575103 NT19361 - 2018 FONTAINE TRAILER 51,500.00 51,500.00 MODEL: EXCALIBUR 5390SA VIN: 57J4533C8J3575104 NT19362 - 2018 FONTAINE TRAILER 51.500.00 51,500.00 MODEL: EXCALIBUR 5390SA VIN: 57J4533CXJ3575105 NT19364 - 2018 FONTAINE TRAILER 51,500.00 51,500.00 MODEL: EXCALIBUR 5390SA VIN: 57J4533C3J3575107 . NT19365 - 2018 FONTAINE TRAILER 51,500.00 51,500.00 MODEL: EXCALIBUR 5390SA

Thank you for your business.

VIN: 57J4533C5J3575108

NT19366 - 2018 FONTAINE TRAILER

MODEL: EXCALIBUR 5390SA VIN: 57J4533C7J3575109

Total

51,500.00

Payments/Credits

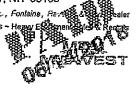
**Balance Due** 





300 Gay Street ~ Manchester, NH 03103
Factory Authorized Figure 2 Spe. Nation, Fontaine, Rev.
Dealer for New & Used Trucks ~ Trailers ~ Heavy E







SOLD TO			DATE	INVOICE#
UNITED CONCRETE 173 CHURCH ST YALESVILLE, CT 06492			6/14/2018	14865
				TERMS
DESCRIPTION	QTY	RA	TE	AMOUNT
NT19368 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C1J3575106	·	1 51	,500.00	51,500.00
* PRICE INCLUDES DESTINATION (FOB MANCHESTER, NH), FET CHARGES, AND MANUFACTURERS STANDARD WARRANTY*				
	·			
				·
hank you for your business.		Total		\$412,000.00
Payments/Credits		W.P -3		-\$412,000.00
Balance Due				\$0.00

### MOTOR VEHICLE RECORD TOWN OF WALLINGFORD

GENERAL DATA: DATE: 02/17/2021

Unique ID: 89210 List Num: 89210 2020 Last Changed: 12/14/2020 Assessment Year:

OWNER'S ADDRESS

Name: UNITED CONCRETE PRODUCTS INC

Care Of: Street 1:

173 CHURCH ST

WALLINGFORD

CT Zip: 06492-2267

CA= No

Record Status: ACTIVE Last Changed: 12/14/2020

Date of Birth

Registration # AJ72033

District:

RESIDENCE ADDRESS:

Street 1:

173 CHURCH ST

City:

City:

State:

WALLINGFORD

State:

2018

Zip: 06492-2267

P-S-V-L 1362840--5040706-N-01011900

VEHICLE INFORMATION:

YEAR MAKE

FONTA

MODEL

CL 10 VIN-ID 57J4533C6J3575103 STYLE

COLOR 2nd COLOR

TRAILE BLA

Light Weight 20260

120000

Gross Weight # of Axles/Cyl Lease-Code

VALUE 36870 NET VALUE

36870

EXEMPTIONS AND NET VALUE:

CODE

APP. DATE

EX. AMOUNT

Total Exempt:

Net Assessment: 36870

Change Reason:

PREV. VALUE PRICING

### MOTOR VEHICLE RECORD TOWN OF WALLINGFORD

Record Status: ACTIVE

12/14/2020

Last Changed:

Date of Birth

GENERAL DATA: DATE: 02/22/2021

Unique ID: 89210 List Num: 89210 2020 Last Changed: 12/14/2020 Assessment Year:

OWNER'S ADDRESS

Name: UNITED CONCRETE PRODUCTS INC

Care Of:

Street 1: 173 CHURCH ST CA= No Citv:

WALLINGFORD Registration # AJ72033

Zip: 06492-2267 State: CTDistrict:

RESIDENCE ADDRESS:

Street 1: 173 CHURCH ST

WALLINGFORD City: Zip: 06492-2267 State:

P-S-V-L 1362840--5040706-N-01011900

VEHICLE INFORMATION:

YEAR MAKE MODEL СĿ VIN-ID STYLE COLOR 2nd COLOR

57J4533C6J3575103 2018 FONTA 10 TT. TRAILE BLA

Light Weight Gross Weight # of Axles/Cyl Lease-Code VALUE NET VALUE

20260 120000 36870 36870

EXEMPTIONS AND NET VALUE:

CODE APP. DATE EX. AMOUNT

Total Exempt: Net Assessment: 36870

Change Reason:

PREV. VALUE PRICING

2020-154

Name of vehicle owner(s) or registrant (if different)

properte PRODUCTS

### Assessment Year

State

Zlp Code 06492

### PROPERTY TAX EXEMPTION APPLICATION FOR A NEW COMMERCIAL TRUCK, SE:OTHHOZ. ADN Z TRUCK TRACTOR, TRAILER OR SEMITRAILER

MOSSESSE CHIM

Any person seeking a property tax exemption for an eligible commercial vehicle must flie this form together with all required documentation on or before November 1, with the Assessor(s) of the town where the vehicle is subject to properly taxation. A separate form must be filed for each tractor-trailer unit or each portion of such a unit (i.e., only one motorized unit and one towed element can be listed on a single form). Failure to file by November 1, constitutes a walver of the right to the exemption for the assessment year unless a filing date extension is granted by the Assessor pursuant to CGS §12-81k.

Important: There are two categories under which your vehicle may qualify for exemption. Review eligibility requirements and definitions on reverse side of form prior to completing this application. Incomplete applications (i.e., those on which all the required information is not supplied, or those for which the required supporting documentation is not attached) cannot be processed by the Assessor(s).

INSTRUCTIONS: Print or type a response to each question, entering N/A (for not applicable) where appropriate. If you complete this application on behalf of the vehicle's owner, enter your telephone number. Although you may regard the vehicle as a single tractor-trailer unit, information must be separately supplied for the motorized and towed elements since the value of each must be individually determined its laces in the light to not allow you to answer a question completely, attach an additional sheet(s) that includes the name of vehicle owners. You it is interested in a copy for your records. Submit the original to the Assessor(s) together with a copy of the required documentation, consisting of: (1) a copy of the Connecticut Registration Certificate and Certificate of Title, as issued by the Connecticut Department of Motor Vehicles (DMV), which has a seal affixed to it; (2) a copy of the vehicle's bill(s) of sale or invoice(s); and (3) proof of the price paid for any modification(s) made to the vehicle between the date it was purchased and October 1.

SECTION I - VEHICLE OWNER / USE

Address (number and street)

CHERYL K C	n, ii omer man own ARR	aviedižitalir	CONTROLLE	20	-269-3119	"For Hire Moto	(s):iisted below use or Carrier"?    Yes i	obya □ No.22
If No, describe vehicle user TRANSPORTATION O	's business	is the vehicle(s) lis	ted below leased or	rented?	Name of lesse	e and/or sub-le	ssee (i.e., end use	n)
Lessee/sub-lessee address	(number and stree	)	Town	Sta	te.	Zip Code	Tel, No.	<del>कार्यक्र विका</del>
Is the vehicle(s) listed below transporting freight for hire?		or If Yes,	describe freight fran	sported		-		
	ourse, and provide the provide the second		II TRUCK / TRUC		OR			- <del>100 (100 (</del> - 20 (
Vehicle Identification Numb	er (VIN)	Date Acquired	Purchase Pri	ce \$			: GV/WR	
Date Registered Vehicle	Registration (Plate	) No. Year	Make		Model		Body style	
Sleepercab Yes □ No □	Engine Size	Engine Type		No of a	relativativativativativativati	Fuel Ty	/P8	
Modified prior to 10/1? Yes □ No □	If Yes, describe in	odification(s) made	and enter cost of mo	dification(s	s) excluding sale			
	ta ali va interior de la companione de la c La companione de la compa	SECTION	III - TRAILER / SE	MITRAILE	i <b>D</b>	. 1 . 8444.4		
Vehicle Identification Numb	er (VIN) 35 75 10 3	Date Acquire	ed Purchase Pri	-	,500.00		GVWR 120,000	>
Date Registered Vehicle	Registration (Plate	) No. Year	2018 Ma	ke Fon	taine	Mode	TL	
Body style TL	Open 🖳 Encl	sed □	(etrigeration Yes 🗀:	ng dia kanananan dia kananan dia kanan Kananan dia kananan dia ka		4847	No of axles 3	
Modified prior to 10/1? Yes □ No ■		odification(s) made	Zinaka i Palika i India	مەر قۇرىيە بەر بەر يەرىي		s lax.	*.	
l do hereby declare un knowledge, remembrand	der penalty of fa	se statement the	at the information	containe with a	ed herein is tr nv attachment	ue and com s thereto: is	plete to the bes ellaible for a proi	of my
exemption pursuant to C			1				0 /2020	Tagendy Treatment
		A CONTRACTOR OF THE CONTRACTOR	Signature	1			Date Signed	
	The state of the s	For Assesso	r's Use Only	N= 04	· Army 18	17		
	st of Vehicle M	odification Cost	Total Cost	X %	Prorated Cost	Depr.:C	ost Assessme	anti C
Truck/truck fractor Trailer/semi-trailer						The second and the		
TOTAL					entre de la compansión de	e de la composition della comp	g g Silva Si	
Regular List Co	st of Venicle Me	dification Cost	Total Cost	X %	Depr. Cost	Assessme	nt	المستون الأوالية
Truck/truck tractor		en National and an analysis of the second			And the second s			
Trailer/semi-trailer TOTAL		<del> </del>		R241-60	<del>, , , , , , , , , , , , , , , , , , , </del>			<del></del>
Exemption approved Yes □	No. Re	gular List 🖽 Sup	olemental List 🗆	Југ —	P			
ومعرضات والمجوم فالتعلق بالأومورون وخابان	وعرين المحمور بالمحاد والمحاد	the state of the s						

### EPULD RELOXED PARA PARTIDOS EPA



### STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) 57J4533C6J3575103

TITLE NUMBER AA2099162

DATE OF ISSUE PRIOR TITLE NUMBER 07/18/2018 14751693

PRIOR STATE

PURCHASED

YEAR

BODY STYLE CYL NEW/USED

ODOMETER FUEL TYPE

ME

07/03/2018 2018

MAKE **FONTA**  MODEL TL

TL

00 USED 000000

VESSEL TYPE

HULL MATERIAL

ENGINE DRIVE TYPE

PROPULSION TYPE

LENGTH

OWNER(\$)

UNITED CONCRETE PRODUCTIONS INC 173 CHURCH ST WALLINGFORD, CT 06492 - 2267

FIRST LIENHOLDER

DATE OF LIEN

DATE OF LIEN

**AUTHORIZED SIGNATURE** 

DATE RELEASED

SECOND LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED

RELEASE OF LIENS

FIRST LIEN INTEREST IN DESCRIBED

VEHICLE/VESSEL IS HEREBY RELEASED

**AUTHORIZED SIGNATURE** 

DATE RELEASED

SB0604 REV. 12/15

SECOND LIENHOLDER

UNITED CONCRETE PRODUCTIONS INC 173 CHURCH ST WALLINGFORD, CT 06492-2267 Manladalikadalaklablahaladal

The Commissioner of Motor Vehicles hereby certifies that an application for a certificate of title for the vehicle/ vessel described herein has been duly filed, pursuant to the provisions of the laws of the State of Connecticut, and based on the statements of the applicant and the records on file with this agency. The applicant named is the owner of said vehicle/vessel. The Department of Motor Vehicles further certifies that the vehicle/vessel is subject to any security interests shown herein.

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) TITLE NUMBER

IN WITNESS WHEREOF, I have affixed my hand.

COMMISSIONER OF MOTOR VEHICLES

Sent original to Soy Rogers, Key Bank 11/2/18
Released by Key, lost by atty, see uplacement

A CEREITA A LICION



### STATE OF CONNECTICUT

Department of Motor Vehicles 60 State Street, Wethersfield, CT 06161 On the Web at <u>ct.gov/dmv</u>



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### **Registration Credential**

IMPORTANT NOTICE TO YOU: Below is your new registration certificate.

You must keep this document in your vehicle at all times.

#143

<b>\$</b>	KEEP IN	VEHICLE	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	<b>,</b>	KEE	IN VEMI	JLE.	• • • • • • •					CCF IIN	V	.L *************	*********
VALID ON RESOLV COMPL	JANCE	KE	INECT EP THIS RANCE :	PORT	ION I	N YOU	R VE	HIC	CLE -	DO I	NOT	MAII	L	AFT	ALID ON ER PAY CEIVED DMV	MENT
PLATE NUM AJ7203 VEHICLE T	3		LATE CLASS TRAILER GISTERED US	SAGÉ	07	XP. DATE 1/16/2021 LIGHT WT		57J4!	533C6.	J35751	NUMBER 103 STAND	18	MAK FON AXLES	TA		DEL "L STYLE
TRAILE			HEAVY DU			20,260	120,			,000			3	E	BLACK	TL
HAZ MAT? TIT	LE EMISSION		326.00		PLATE TO ERCIAL	PE TRAILE		148.			AX TOW			DMV \	WEBSITE 0	06/17/2020
OWNER(S): UN	VITED CON	RETE PE	RODUCTIO	NS INC	,											R VEHICLES
										HEA	EWAL VY DUT 14-24	ry Hi	ghway T <i>lo</i> o.	PERM	IT REQI	barl UIRED pe
<b>†</b>	KEEP IN	VEHICLE	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	<b>↑</b>	KEE	P IN VEHI	ICLE		Î				KEEP IN	VEHIC	LE	•
										Regi	stratio	n Fe	e		\$326.	.00
										TO	OTAL	FEE	S		\$326.	.00

### CONNECTICUT REGISTRATION AND TITLE APPLICATION

H-13B REV. 6-2018

# STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES 60 STATE STREET, WETHERSFIELD, CT 06161

DMY USE ONLY TEMPORARY PLATE NUMBER
DMY USE ONLY TRERMANENT PLATE NUMBER.

INSTRUCTIONS: (1) Please print using a black of Fill out the applicable section (3) Use the DMV website to chi	ons of this form.	iments réquire	=		http://wv	vw.ct.gov				USE ONLY	PERMANENT PLATE	NUMBER
秦国建筑之中,张县建设。	OWNER'S (AF	PLICANT'S) N	AME (Last, First, Mi	ddle Initial	}		<u> </u>	<u> </u>		OW	VER'S BIRTHDATE	
1 OWNER SECTION (APPLICANT)  IF CO-OWNERSHIP (Check one)	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	D CONCF	RETE PROD Umber		.i	RE ISSUED	SECRETAR	Y OF STATE NO	), (If Applicab	ole) PHO	NE NUMBER (Optiona	9
JOINT/OR - Requires ONE signature to transfer ownership	CO-OWNER'S	(CO-APPLICA	NT'S) NAME (Last,	First, Midd	ito Initial)					co-	OWNER'S BIRTHDAT	<del></del>
COMMON/AND - Requires ALL signatures to transfer ownership	CO-OWNER'S	LICENSE OR I	D NUMBER	sı	ATE WHE	RE ISSUED	SECRETAR	Y OF STATE NO	), (If Applicat	ole) PHO	NE NUMBER (Optiona	ij
owner's mailing address 173 CHURCH STREET	•	eel, and Aparlm	ent No. If opplicable	•	(City or To	wn) SVILLE			(State)		(Zip Code) 06492	
CT RESIDENT? X YES NO	RESIDENT AD	•	rent from Mailing A								· <u> </u>	
CHECK BOX IF RESIDENT A VEHICLE MOST FREQUENT RETURNS TO, OR REMAINS (Fo	ADDRESS IS I	WHERE IF DIFF FROM,	ERENT PROM RE	SIDENT A	DDRESS,	INDICATE H	ERE (Numb	oer and Street, Ap	nariment No.	(City or	Town) { (State) (	Zip Code)
VENICLE VEH	IICLE I.D. NUMB	ER		YE	AR	MAKE		MODEL NA	ME OR NO.	BOD	IY STYLE (4-Dr. Seden	, elc.)
2 INFORMATION	57J4	533C6J3	575103	2	2018 FONTAINE			₹ TL			FB:	
FUEL TYPE (Gas, Diesel, etc.) CYL	INDERS or CC's	NO. OF WHE	ELS COLOR(S)	Maximum	of Two)	ODO	METER REAL	ING (Mileage)	NEW OR U		If Commercial Combination use o Truck Complete S	use, i Pick-Up locilon's
	VAME OF SELLE	R(S) (Il 2 owne	rs, include both nar	nes)			DATE VE	HICLE SOLD (F	urchased)	SELLIN	G PRICE	
3 INFORMATION	JOSEPH	EQUIPM	ENT CO				6/14	1/18		\$5	1,500	
SELLER'S ADDRESS (Number and S	treet)			(City or To	•				(State)		(Zip Code)	
300 GAY STREET				MANC	HEST	ER	tal or province and the large		NH_		03103	
4 SECURITY INTEREST Loan or Lien Informati		LIEN-HOLDER				_						
ADDRESS OF LIEN-HOLDER (Numb	er and Street)				(City or To	sen)			(Slate	<del>=</del> }	(Zip Code)	
NAME AND ADDRESS OF SECOND  5 TAX EXEMPTION	F TAX EXEM	PTION IS CI		THE RE	(City or To VERSE THAT Y	SIDE OF	THIS FOR	(State) M AND SPEC		(in Code)	DATE OF SECOND SOCIATED WITH	
CODE NO. FROM BACK OF FORM									IF CODE #		L SALES TAX PAID T	O OTHER
5G	he understaned cer	rtifies that there a	UCK OVER	nicie except	those spec	ffled above.	he insurance r	equired by Conne	clicut law is in	effect and will	be maintained during thi	s registration
6 OWNER SIGNATURE(S)	eriod. All property coordance with Mai I false statement, in	r taxes due any C nutacturer's Mexim n accordance with	T Taxing Authority fo	r any vehic eight Rating tion 14-110	le proviousi , The informand 53a-157	y registered fi nation provide 5 of the Conn	mylour riame of to the Comm cticut General	(s) have been paid issioner of Motor \	, if other than Jenicles herein	Passenger reg is subscribed	pistration this vehicle is no by me, the undersigned, t t which I do not believe to	egistered in Inder penalty
OWNER'S SIGNATURE	*		DATE SIGNED		CO	OWNER'S	SIGNATURE				DATE SIGNED	
X /	:		7/3		X							
			nation is need hom or company to				please co	mplete the			S DEIOW ), AND STATE OF LES	SEE
ADDRESS OF LESSEE (P.O. Box Is	Not Acceptable)	(Nu	mber and Street)			(City o	r Town)		(State)		(Zip Code)	
NAME OF CO-LESSEE (Person to with	hom or company l	lo which vehicle	is leased)						OPERA	TOR LIC. NO	), AND STATE OF CO-	LESSEE
8 OTHER THAN A PASS	ENGER LIG	HT WEIGHT (W	t. empty)	GROSS 1	WEIGHT (I		lght) (Lighl w	t, + max foad)	MANUFAC		OSS VEHICLE WEIGH	IT RATING
COMPLETE FOR APPLICA	NO	AXLES		NO. STA	NDEES		SCHOOL CH	ILDREN?	COM. CAR 2441		T NO. (If assigned)	
VEHICLES (Buses, Trucks) TRAILERS - Rear lights requ	Ired. Brakes re	3 equired if 3,0	00 lbs. or more	GVWR.		ATE COMM	RCE? H	AZARDOUS MA	TERIAL?	ISED FOR T	ATION	NO X
Length of vehicle & trailer con	nbined must b	e in accordar	ice with CGS 14	-262.	<sup>1</sup>	S X N YEAR	MAKE	YES X	MODEL	OF A VESSEL	(BOAT)? YES	(F) (10)
9 TRANSACTION CONNECTICUT SALES TAX PERMI	TNO. TO	TAL SALES PR	ICE	<del></del>	TRADE-li	N ALLOWA	ICE	NET SALES P	RICE		STATE TAX COLLECT	ED
The information provided to the Commiss	lawa af Brass - 12545	alne hazala tut-	erihad ku ma tha we	Intelleged of	nder nensir	of falso state	nent, in second	lande with provisio	ns of Section	14-110 & 532-15	75 of the Connecticut Ger	ierel Statutes.
The information provided to the Commissi CONNECTICUT DEALER LICENSE		ALER SIGNATU	JRE (Authorized Re	presentali	ve)	,			DATE SIG	NED		

## <u>ALVIELONE DATONIA DE LA CONTRACTE DE LA CONTRACTOR DE LA</u>

### STATE OF MAINE

VEHICLE ID NUMBER

YEAR

MAKE

MODEL

BODY

TITLE NUMBER

57J4533C6J3575103 2018

FONA

TL

FB

14751693

NEW

NEW / USED PURCHASE DATE 12/01/2017

ISSUE DATE 01/03/2018 PRIOR TITLE

ODOMETER

MAIL TO

BB & T COMMERCIAL EQUIPMENT CAPITAL CORP 2 GREAT VALLEY PKWY STE 300 MALVERN, PA 19355

OWNER(S) NAME AND ADDRESS JOSEPH EQUIPMENT CO 300 GAY ST MANCHESTER, NH 03103

Secretary of State



### **Bureau of Motor Vehicles**

### BB&T Commercial Equipment Capital Corp.

FIRST LIENHOLDER	12/01/2017 BB & T COMMERCIAL EQUIPMENT CAPITAL CORP 2 GREAT VALLEY PKWY STE 300 MALVERN, PA 19355	FIRST
SECOND LIENHOLDER		SECOND
THIRD		THIRD

31.71	
FIRST RELEASE	Signature  Signature  A Signatu
SECOND RELEASE	Interest in this vehicle is released by: Signature
	Title Date
THIRD	Interest in this vehicle is released by: Signature
	Title Date

THIS CERTIFICATE IS PRIMA FACIE PROOF OF OWNERSHIP ISSUED IN COMPLIANCE WITH STATE OF MAINE LAW KEEP IN A SAFE PLACE - NOT IN VEHICLE

L14127019





300 Gay Street ~ Manchester, NH 03103 Factory Authorized France Scientification, Fontaine Dealer for New & Used Trucks - Trailiers - Heavy Es







SOLD TO		DATE	INVOICE#
UNITED CONCRETE 173 CHURCH ST	-	6/14/2018	14865
YALESVILLE, CT 06492			TERMS
DESCRIPTION	QTY	RATE	AMOUNT
NT19357 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 53908A VIN: 57J4533C4J3575102	1	51,500.00	51,500.00
NT19360 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C6J3575103		51,500.00	51,500.00
NT19361 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C8J3575104	1.	51,500.00	51,500.00
NT19362 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533CXJ3575105		51,500.00	51,500.00
NT19364 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 53908A VIN: 57J4533C3J3575107	1	51,500.00	51,500.00
NT19365 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C5J3575108	1.	51,500.00	51,500.00
NT19366 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C7J3575109		.51,500.00	51,500.00
Thank you for your business.	Т	otal	
Payments/Credits			





300 Gay Street ~ Manchester, NH 03103 Factory Authorized Forter & Bosca Tetti, Fontaine, Dealer for New & Used Trucks - Trailers - Heavy En







Payments/Credits  Balance Due			\$0.00
Daymonte/Cradits			-\$412,000.00
Thank you for your business.	Lage III de la company de la c	Total	\$412,000.00
* PRICE INCLUDES DESTINATION (FOB MANCHESTER, NH), FET CHARGES, AND MANUFACTURERS STANDARD WARRANTY*			
MODEL: EXCALIBUR 5390SA VIN: 57J4533C1J3575106			
DESCRIPTION  NT19368 - 2018 FONTAINE TRAILER	QTY	1 51,500.00	51,500.00
	T one	RATE	AMOUNT
173 CHURCH ST YALESVILLE, CT 06492			TERMS
UNITED CONCRETE		6/14/201	8 14865
SOLD TO		DATE	INVOICE#



### **BOARD OF ASSESSMENT APPEALS**

Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member

Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

Phone - 203-294-2001 Fax - 203-294-2003

Hearing No. 2020 - 55

HEARING DATE:

APPLICATION

APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2020

90:944 17, 934 9 41140 HEEE200

Property Owner:	Appellant (if other than owner):
Name of property Owner United Concrete Products Inc	Name of Owner's Agent
Mailing Address	Mailing Address
City, State, Zip  Wausung Ford CT 06492	City, State, Zip
Phone 203-269-3119	Phone
Appellant's Capacity o Owner of Attorney. Ori	o Owner's Agent iginal agency document must be submitted at hearing.)
Print applicant name and date	Applicant signature
Fill out only the section t	for the property type under appeal.
Motor Vehicle: Year 2018 Make /Model: Fontaine S	Semi Tra Plate# AJ 72026 Mileage D
	Mileage V
Real Estate: (Address and/or Assessor's Map/Block	k/I ot/l init Number)
Personal Property: Unique ID:DE	BA:
if you are submitting an appraisal or other similar application.	r evidence, you <u>must</u> submit a copy along with your
What MARKET VALUE does the applicant place on the pro	operty?: \$ 51,500.00
Briefly state the basis of the Appeal: The new +Railer	title passed from the manufactures through BB+T Equip Gpin
	retailer, and subsequently soll to United Connete Products Inc
•	The CT DMV misclassified our NEW trailers as "used" on the title.
e are secking the Syear tax exemption from the Town	of Wallingford for the new trailers.
OO NOT WRITE BELOW THIS LINE - BAA Use Only	
I hereby solemnly swear that the testimony knowledge and belief.	/ I am about to give is true and accurate to the best of my
	2/16/21

### Assessment Year

### 144

### PROPERTY TAX EXEMPTION APPLICATION FOR A NEW COMMERCIAL TRUCK, TRUCK TRACTOR, TRAILER OR SEMITRAILER

Any person seeking a property tax exemption for an eligible commercial vehicle must file this form together with all required documentation on or before November 1, with the Assessor(s) of the town where the vehicle is subject to property taxation. A separate form must be filed for each tractor trailer unit or each portion of such a unit (i.e., only one motorized unit and one towed element can be listed on a single form). Failure to file by November 1, constitutes a waiver of the right to the exemption for the assessment year unless a filing date extension is granted by the Assessor pursuant to CGS §12-81K.

Important. There are two categories under which your vehicle may qualify for exemption. Review eligibility requirements and definitions on reverse side of farm prior to completing this application. Incomplete applications (i.e., those on which all the required information is not supplied, or those for which the required supporting documentation is not attached) cannot be processed by the Assessor(s).

INSTRUCTIONS: Print or type a response to each question, entering N/A (for not applicable) where appropriate. If you complete this application on behalf of the vehicle's owner, enter, your felephone number. Although you may regard the vehicle as a single tractor-trailer unit, information must be separately supplied for the motorized and towed elements since the value of each must be individually determined. If space constraints do not allow you to answer a question completely, affect an additional sheet(s) that includes the name of vehicle owner(s), vehicle identification number, the question and your response. Sign the application and retain a copy for your records. Submit the original to the Assessor(s) together with a copy of the required documentation, consisting of: (1) a copy of the Connecticut Registration Certificate and Certificate of Title, as issued by the Connecticut Department of Motor Vehicles (DMV), which has a seal affixed between the date it was purchased and October 1.

	NIZON DE MATERIA			ECTION 1 VEHICL	LE OWNER!	USE			····				
	Monted /	wier(s) or registrant (i	DINTE INI	Iddress (number an	H 5T .		TOWN WALLING!	ひとい ノブ	Zip Code				
	CHERYL	this form, If other that		Relationship	iler 1	Tel. No. 23-269-3/19	is the vehicle(	s):listed below-us r Carder'2: "Yes	ed by a □ No ta				
	KHKSPAKTAY	icle users business	Portunts	(s) listed below leas Yes ⊡ No	sed or rented:	Name of less	e and/or sub-le	ssee (l.e., end us	<u>= 10 = 1</u>				
L		address (number and		Town.	7.	State:	Zip-Code	Tel, No.	<del>(CALL) TO NOT</del>				
	ls fie véhicle(s) listed below used <i>exclusively</i> for the fire of												
7													
ŀ	SECTION II:=:TRUCK:/TRUCK:TRACTOR  Vehible (denlification Number (VIN):   Date:Acquired   Purchase Price :\$   Covers												
L		1.7	Dale:Acquired		se Price \$			GVWR					
		Vehicle Registration	(Flate) No. Year	Make		Model		Body style					
1	Sleeper cab Yes 🗆 No		Engine	Туре	No. o	axles	Fuel Typ	(B)					
F	Modified prior to 10/ Yes. U No		the modification(s) in	ade and enter cost	of modificatio	n(s) excluding sale	s lax.	indig and the case of the first and an array of	<del></del>				
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Ŀ	Vehicle Identification	3 C 8 J 35 75	104 - 7/10	72 <i>018</i>	e Price \$ 5	1,500.00		GVWR 120,C	00:				
ŀ	1/11/2018	Vehicle Registration (	26	Year 2018	Make Fo	ntaine	Model	Semi.Tra					
	Body siyle SE		Enciosed □	Refrigeration Ye	s □ No	Lengt	148 C	yo of axles 3					
. 1	Additied prior to 10/ Yes D No I	If Yes, descri	be modification(s) m	ade and enter cost	of modification	i(s) excluding sale	s tax.		<del>gii ida, ida a i</del>				
Ţ.	do hereby decla	re under penalty w	of false statement	that the informa	tion contain	red herein is for	re and compl	eta for the boot	of mix				
٠K	mowiedde! tetuett	brance and belief.	and that the vehic	e listed above to	gener with	any attachments	filereto, ls ell	gible for a prop	erty lax				
: **C	USTERNINE ROTANDE	irin-5550-arreidilis.			رسيط		101	30/2020					
				Signature	1		Da	le Signed					
				ssor's Use Only		1	2012	2.7.7.4	S. 12 11				
	upplemental List	Cost of-Vehicle:	Modification Cost	Total Cost	×%.	Profated Cost	Depr. Cos	Assessmer	trong a				
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R	egular List	Cost of Vehicle	Modification Cost.	Total Cost	X %	Dept. Cost	Assessment						
Ţ,	uck/truck/tractor:	The state of the s	The second secon			A COPE COOL	Z. ZAGOGGILIETH	A THE RESERVE OF THE PARTY OF T	77 A 10 10 10 10 10 10 10 10 10 10 10 10 10				
IJ	aller/semi-trailer					* * **		2 -2 -1 -1					
<u> </u>	TOTAL (emption approved)	Ver til Medil	Danislant target van	STATE AND DECEMBERS OF THE		man a property of the second	1. 5	20 70 7					
	zeruburut ahhirinasda	ies m (MO,FT)	Regular List D 'S	uppiementai List L	J. by:			3 7 7 7					
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	The state of the second section is a second	the property of the property of the property of	thereto a trace and the state of the state o										

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### STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) TITLE NUMBER 57J4533C8J3575104

AA2085220

DATE OF ISSUE 07/11/2018 14751694

PRIOR TITLE NUMBER

PRIOR STATE

ME

PURCHASED

YEAR 07/10/2018 2018

MAKE Fonta MODEL SEMITRA SE

BODY STYLE CYL

**NEW/USED** USED 00

000000

ODOMETER FUEL TYPE

VESSEL TYPE

HULL MATERIAL

ENGINE DRIVE TYPE

PROPULSION TYPE

LENGTH

OWNER(S)

UNITED CONCRETE PRODUCTS INC 173 CHURCH ST WALLINGFORD, CT 06492

FIRST LIENHOLDER

DATE OF LIEN

AUTHORIZED SIGNATURE

DATE RELEASED

SECOND LIENHOLDER

DATE OF LIEN

SECOND LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED

RELEASE OF LIENS

FIRST LIEN INTEREST IN DESCRIBED

VEHICLENESSEL IS HEREBY RELEASED

AUTHORIZED SIGNATURE

DATE RELEASED

SB0604 REV. 12/15

UNITED CONCRETE PRODUCTS INC 173 CHURCH ST WALLINGFORD, CT 06492 Mandlalalalandddal

The Commissioner of Motor Véhicles hereby certifies that an application for a certificate of title for the vehicle/ vessel described herein has been duly filed, pursuant to the provisions of the laws of the State of Connecticut, and based on the statements of the applicant and the records on file with this agency. The applicant named is the owner of said vehicle/vessel. The Department of Motor Vehicles further certifies that the vehicle/vessel is subject to any security interests shown herein.

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) TITLE NUMBER

I have affixed my hand.

IN WITNESS WHEREOF,

COMMISSIONER OF MOTOR VEHICLES

Sent original to Day Roger, Key Bank 11/2/18 Reliased by Key, lockby atty, see replacement



# STATE OF CONNECTICUT

Department of Motor Vehicles 60 State Street, Wethersfield, CT 06161 On the Web at ct.gov/dmv



### **Registration Credential**

IMPORTANT NOTICE TO YOU: Below is your new registration certificate. You must keep this document in your vehicle at all times.

#144

***************************************	KEEP IN	VEHICLE	1	KEEP IN VEHI	CLE	†		KEED IN	VEHICLE
VALID ON RESOLV COMPL ISSU	IANCE	COMME	IS PORTIC	DOY NI NO	R VEHI	CLE - DO	RTIFICA	TE	VALID ONLY AFTER PAYMENT RECEIVED BY
PLATE NUME AJ72026 VEHICLE T' TRAILE HAZ MAT? TITL N Y OWNER(S): UN	R E EMISSIONS	PLATE CLAS TRAILER REGISTERED SEMILTRA	SS USAGE ILER PL COMMER	EXP. DATE 07/09/2021 LIGHT WT 20,260 ATE TYPE RCIAL TRAILER	VEHICLE II 57J4 GVWR 120,000	DENTIFICATION 533C8J3575 DECLARED W 120,000	NUMBER YR 104 18 TSTAND SEAT TAX TOWN LLINGFORD	MAKI FON	TA SEMITRA  COLOR STYL  BLACK SE  DMV WEBSITE 05/12/2020
						REN			ioner of motor vehicle
Ť	KEEP IN VE	HICLE	<b>†</b>	KEEP IN VEHICL	E	<b>†</b>	KE	EP IN VE	HICLE
						Regis	tration Fee		\$40.00
						ТО	TAL FEES		\$40.00

### CONNECTICUT REGISTRATION AND TITLE APPLICATION - H-13B REV. 6-2018



# STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES 60 STATE STREET, WETHERSFIELD, CT 06161 http://www.ct.gov/dmv

INSTRUCTIONS:  (1) Please print using a black or (2) Fill out the applicable section (3) Use the DMV website to che	es of this form	ı. uments requirer			http://	ww.	ct.gov/c	vmb	CT 06161	Issues.	DMV USE	ONLY: PERMANENT FI	ATE NUMBER
1 OWNER SECTION 1 (APPLICANT) IF CO-OWNERSHIP (Check one)	UNITE	PPLICANT'S) NA D CONCR ENSE OR ID NU	ETE PRO		TS, INC	O. Here s	SUED	SECRETA	RY OF STATE	E ΝΟ. (If Λρ	plicable)	OWNER'S BIRTHDAT	
JOINT/OR - Requires ONE signature to transfer awnership	CO-OWNER'S	(CO-APPLICAN	T'S) NAME (Las	, First, N	fiddle Initial	) :		·······		· · · · · · · · · · · · · · · · · · ·		CO-OWNER'S BIRTHE	ATE
COMMONIAND - Requires ALL signatures to transfer ownership	CO-OWNER'S	LICENSE OR ID	NUMBER	]	STATE WH	ERE IS	SVED	ECRETA	RY OF STATE	E NO. (If Ap)	olicable)	PHONE NUMBER (Opt	lional)
OWNER'S MAILING ADDRESS (N 173 CHURCH STREET	lumber and Stre	set, and Apartmer	il No. il applicabi	B)	(City or T	•	1 = .			(State)		(Zip Code) 06492	
CT RESIDENT?  X YES NO	RESIDENT AD	DRESS (If Dillere	nt from Mailing	ddress	PO Box is	NOT ac	ceptabla	Please in	clude Aparlin	eni No. il ap	plicable)	00492	
CHECK BOX IF RESIDENT AT VEHICLE MOST FREQUENTLY RETURNS TO, OR REMAINS (For F	DRESS IS V LEAVES Property Tax)	VHERE <i>IF DIFFE</i> FROM,	RENT FROM RE	SIDEN	F ADDRESS	s, INDIC	ATE HE	RE (Num	ber and Stree	t, Apartmen	No.) (C	ity or Town) { (State)	(Zip Code)
	LE I.D. NUMBE			1	YEAR	MAKE			MODEL	NAME OR	VO.	BODY STYLE (4-Dr. Se	dan, elc.)
INFORMATION FUEL TYPE (Gas, Diesel, etc.) CYLIN		533C8J357		Maximu	2018	<u> </u>	ONT		DING (Mileage	TL	R USEO7	FB	
		12							Anto piinipagi	X NE		SED Combination us Truck Comple	oral use 6 or Plok Up 10 Section 8
		R(S) (#20wners, EQUIPME		nes)				6/14	HICLE SOLI	) (Purchase	- 1	ELLING PRICE	
SELLER'S ADDRESS (Number and Stre		LOOK ME	W1 00	(Cily or	Town)			0/14	10	(Sta		\$51,500 (Zlp Code)	
300 GAY STREET	Turke ser			MAN	CHEST	ER	• • • • • • • • • • • • • • • • • • • •			NI		03103	
4 SECURITY INTEREST - Loan or Lien Information	E2	(EN-HOLDER			-					-		DATE OF LIEN	
ADDRESS OF LIEN-HOLDER (Number &	nd Street)				(City or To	own)				(	Stele)	(Zip Coo	ie)
NAME AND ADDRESS OF SECOND LIE	N-HOLDER (N	umber and Street			(Gily or To	own)		····	(State)	1	(Zip Gode	) DATE OF SECON	DIEN
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5 TAX IF EXEMPTION EXICODE NO. FROM BACK OF FORM EXE	EMPTION AN	ID ANY ADDIT	IONAL INFOR	MATIO	Y TAHT N	YOU C	OF TH AN PRO	IS FORM	AND SP			ASSOCIATED WITH	
		CIAL TRU								JURISD		TOTAL SALES TAX PAID	TO DTHER
6 OWNER SIGNATURE(S) Period SECON SE	f. All property to dance with Manu se statement, in a	ixes due any CT Ta factorer's Maximum	xing Authority for Gross Vehicle We provisions of Secti	any vehl Ight Ratin on 14-11(	cie previous g. The know and 53z-157	ly registr mation p ib of the	rred in my rovided to Connectics	four name(s the Commis	) have been p sioner of Moto	อได้, หู้ other ti ห Vehlicles he	s in effect and han Passengi rein is subsci	d will be maintelned during t er registration this vehicle to ribed by me, the undersigned ement which I do not believe	s registered in 1. under menally
OWNER'S SIGNATURE			DATE SIGNED	/, 0			R'S SIGI	NATURE				DATE SIGNED	
ADDFNOUM	if Additio	nallaformati	on is read	// 8	X	(			noloto da		U.S.	eren eren eren er	116/09/881
· ·		(Person to whom		_	-		, in the second	(A.)	ipiete i ii			ONS DEIOW . NO. AND STATE OF LE	SSEE
ADDRESS OF LESSEE (P.O. Box Is Not A	(cceptable)	(Numbe	r and Street)			(1	City or To	wn)		(State	)	(Zip Code)	
NAME OF CO-LESSEE (Person to whom	or company to v	vhich vehicle is led	ased)						-	OPE	RATOR LIC	. NO. AND STATE OF CO	)-LESSEE
8 OTHER THAN A PASSEN STYLE MOTOR VEHICLE	GER LIGHT	WEIGHT (WI. em	17.	GROSS	WEIGHT (C		l Weight)		+ max lasd)			GROSS VEHICLE WEIG	DNITAR THE
COMPLETE FOR APPLICABLE VEHICLES (Buses, Trucks)				O. STA	NDEES		RY SCH	OOL CHIL		COM. CA		DOT NO. (If assigned)	
TRAILERS - Rear lights required Length of vehicle & trailer combine	Brakes requ	ulred If 3,000 II			INTERST		MMERCE NO	E? HAZ	ARDOUS M		USED FOR	R THE PRYATION SEL (BOAT)? YES	ГХ ПО
DEALER VEHICLE II		F TRADED-IN VE				YEAR		MAKE		MODEL	OF A VEG	occ (box1)1	[22]
TRANSACTION CONNECTICUT SALES TAX PERMIT NO	TOTAL	SALES PRICE			TRADE-IN	ALLO	VANCE		NET SALES F	PRICE		STATE TAX COLLECT	TED
The Information provided to the Commissioner o						of false s	talement,	in accordan	ce with provisi			a-157b of the Connecticut Ge	noral Statutes.
CONNECTICUT DEALER LICENSE NUME	BER DEALE	R SIGNATURE (	Authorized Repr	esentativ	ra)					DATE SI	GNED		

### STATE OF MAINE

VEHICLE ID NUMBER

YEAR

MODEL.

TITLE NUMBER

57J4533C8J3575104

2018 NEW / USED PURCHASE DATE

FB

14751694

NEW

12/01/2017

ISSUE DATE 01/03/2018 PRIOR TITLE

ODOMETER

MAIL TO

BB & T COMMÈRCIAL EQUIPMENT CAPITAL CORP 2 GREAT VALLEY PKWY STE 300 MALVERN, PA 19355

OWNER(S) NAME AND ADDRESS JOSEPH EQUIPMENT CO 300 GAY ST MANCHESTER, NH 03103



3B&T Commercial Equipment Capital Corp.

FIRST LIENHOLDER	12/01/2017 BB & T COMMI EQUIPMENT CY 2 GREAT VALI MALVERN, PA	ERCIAL APITAL CORP LEY PKWY STE 300 19355	t vid Significan
SECOND	1		
THIRD LIENHOLDER			3 Z/

. 🕴 🚶	
FIRST	Interest in the vetting is released b):
RE	Interest in this vehicle is released by:
SECOND	Sighatúrë
	Tille Date
THIRD	Interest in this vehicle is released by: Signature
`L	Title Date

THIS CERTIFICATE IS PRIMA FACIE PROOF OF OWNERSHIP ISSUED IN COMPLIANCE WITH STATE OF MAINE LAW KEEP IN A SAFE PLACE - NOT IN VEHICLE

14127020





300 Gay Street ~ Manchester, NH 03103
Factory Authorized #remails Scendarza, Fontaine, Farsa Bealt Dealer for New & Used Trucks ~ Trailers ~ Heavy Edition (1997)



SOLD TO

UNITED CONCRETE
173 CHURCH ST
YALESVILLE, CT 06492

DATE	INVOICE#
6/14/2018	14865

			TERMS
DESCRIPTION	QTY	RATE	AMOUNT
NT19357 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C4J3575102		51,500.00	51,500.00
NT19360 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C6J3575103	1	51,500.00	51,500.00
NT19361 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C8J3575104	1	51,500.00	51,500.00
NT19362 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533CXJ3575105	I	51,500.00	51,500.00
NT19364 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C3J3575107	1	51,500.00	51,500.00
VT19365 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C5J3575108	1	51,500.00	51,500.00
NT19366 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA . VIN: 57J4533C7J3575109	1	51,500.00	51,500.00
hank you for your business.	To		

Payments/Credits

**Balance Due** 





300 Gay Street ~ Manchester, NH 03103 Factory Authorized Forceme Spell single, Fontaine, Res Dealer for New & Used Trucks ~ Trailers - Heavy EE







SOLD TO			DATE	INVOICE#
UNITED CONCRETE 173 CHURCH ST YALESVILLE, CT 06492			6/14/2018	14865
TALESVILLE, CT 00492				TERMS
DESCRIPTION	QTY		RATE	AMOUNT
NT19368 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533CIJ3575106  * PRICE INCLUDES DESTINATION (FOB MANCHESTER, NH), FET CHARGES, AND MANUFACTURERS STANDARD WARRANTY*			51,500.00	51,500.00
Thank you for your business.		Tota	<u> </u>	\$412,000.00
Payments/Credits				-\$412,000.00
Balance Due				\$0.00

### MOTOR VEHICLE RECORD TOWN OF WALLINGFORD

GENERAL DATA:

Unique ID: 89209

List Num: 89209

Assessment Year:

DATE: 02/17/2021 2020 Last Changed: 12/14/2020

OWNER'S ADDRESS

Name:

UNITED CONCRETE PRODUCTS INC

Care Of: Street 1:

173 CHURCH ST

CA= No

Record Status: ACTIVE Last Changed:

Date of Birth

12/14/2020

City: WALLINGFORD State:

CT Zip: 06492-2267

Registration # AJ72026

District:

RESIDENCE ADDRESS:

Street 1:

173 CHURCH ST

City:

WALLINGFORD

State:

Zip: 06492-2267

P-S-V-L 138413--5031440-N-01011900

**VEHICLE INFORMATION:** 

YEAR 2018

20260

MAKE FONTA MODEL SEMI TRA

 $C\Gamma$ 10

VIN-ID

STYLE

COLOR 2nd COLOR

57J4533C8J3575104

SEMI T

BLA

Light Weight

Gross Weight # of Axles/Cyl Lease-Code

VALUE 36870

NET VALUE

36870

120000 EXEMPTIONS AND NET VALUE:

CODE

APP. DATE

Total Exempt:

Net Assessment: 36870

Change Reason:

PREV. VALUE PRICING

### MOTOR VEHICLE RECORD TOWN OF WALLINGFORD

GENERAL DATA: DATE: 02/22/2021

Unique ID: 89209 List Num: 89209 Assessment Year: 2020 Last Changed: 12/14/2020

OWNER'S ADDRESS

UNITED CONCRETE PRODUCTS INC Name:

Record Status: ACTIVE Care Of: Last Changed: 12/14/2020 Street 1:

173 CHURCH ST CA= No Date of Birth

WALLINGFORD Registration # AJ72026 City:

CT Zip: 06492-2267 District: State:

RESIDENCE ADDRESS:

173 CHURCH ST Street 1: WALLINGFORD City:

Zip: 06492-2267 State:

P-S-V-L 138413--5031440-N-01011900

VEHICLE INFORMATION:

2nd COLOR STYLE COLOR YEAR MAKE MODEL CL VIN-ID

2018 FONTA SEMI TRA 10 57J4533C8J3575104 SEMI T BLA

Gross Weight # of Axles/Cyl Lease-Code VALUE NET VALUE Light Weight

36870 120000 36870 20260

EXEMPTIONS AND NET VALUE:

CODE APP. DATE EX. AMOUNT

Net Assessment: 36870 Total Exempt:

Change Reason:

PREV. VALUE PRICING

2020-155

144

# PROPERTY TAX EXEMPTION APPLICATION FOR A NEW COMMERCIAL TRUCK, TRUCK TRACTOR, TRAILER OR SEMITRAILER

S MEA, SO WITO: 38

Assessment Year

Any person seeking a property tax exemption for an eligible commercial vehicle must file this form together with all required documentation on or before November 1, with the Assessor(s) of the town where the vehicle is subject to properly taxation. A separate form must be filed for each tractor-trailer unit or each portion of such a unit (i.e., only one motorized unit and one towed element can be listed on a single form). Failure to file by November 1, constitutes a waiver of the right to the exemption for the assessment year unless a filing date extension is granted by the Assessor pursuant to CGS §12-81k.

Important: There are two categories under which your vehicle may qualify for exemption. Review eligibility requirements and definitions on reverse side of form prior to completing this application. Incomplete applications (i.e., those on which all the required information is not supplied, or those for which the required supporting documentation is not attached) cannot be processed by the Assessor(s).

INSTRUCTIONS: Print or type a response to each question, entering N/A (for not applicable) where appropriate. If you complete this application on behalf of the vehicle's owner, enter, your telephone number. Although you may regard the vehicle as a single tractor-trailer unit, information and the control of the motorized and towed elements since the value of each must be individually determined. If sea the control of the motorized and towed elements since the value of each must be individually determined. If sea the control of the individually determined in the control of the con

SECTION !-- VEHICLE OWNER / USE

Name of vehicle owner(s) or registrani (if different)  Address (number and str  Maited Concrete PRODUCTS INC 173 CHURCH	57	Town WALLINGFORD	State ZIP Code
Person completing this form, if other than owner/registrant Relationship	Ze Zo3-269-3119	is the vehicle(s):liste "For Hire Motor Carr	er"? Yes □ No 🗷
If No, describe vehicle user's business Is the vehicle(s) listed below leased.  TRANSPORTATION of Concrete Code 15 Yes No. 6	<u> </u>	ee and/or sub-lessee.(	
Lessee/sub-lessee address (number and street) Town	State	Zip Code Tel, I	<b>√o</b> ,
is the vehicle(s) listed below used exclusively for transporting freight for hire? Yes D No E	insported		
	and the second second	ليكين والمحالية المستديد	
SECTION II:- TRUCK / TRU		The second secon	<b>-</b>
Vehicle (dentification Number (VIN) Date Acquired Purchase I		, GV <sub>W</sub>	
Date Registered Vehicle Registration (Plate) No. Year Make	Model		siyle
Sleeper cab Engine Size Engine Type Yes □ No □	No. of axles	Fuel Type	
Modified prior to 10/1? If Yes, describe modification(s) made and enter cost of Yes D No D	modification(s) excluding sa	The second second second second	
		. S. KARRÁ S	
SECTION III - TRAILER	SEMITRAILER.	1. 23.04	/p:
	rice \$ 51,500.00		10,00
Date Registered Vehicle Registration (Plate) No. Year 2018	Make Fontaine	·	mi Tra
Body style S. 6 Open M. Enclosed  Refrideration Yes		48 4	faxles: 3
Modified prior to 10/1?  If Yes, describe modification(s) made and enter cost of Yes.			AL PEN CONTRACTOR
the information of the informati	on contained herein is	true and complete	to the best of my
"I do hereby declare under penalty of false statement that the knowledge, remembrance and belief and that the vehicle listed above tog exemption pursuant to CGS \$12-81(74).	Arter with any anachiner	IC HISTORIA SUSIAL	12020
	The state of the s	Date S	laned
Signature	1	· · · · · · · · · · · · · · · · · · ·	
For Assessor's Use Only  Cost of Wehlcle: Modification Cost Total Cost	X % Prorated Cos	**	Assessment
Supplemental costs contains	- 12 - 12 - 12 - 12 - 12 - 12 - 12 - 12		
Trück/trück/fractor		THE RESERVE OF THE PERSON OF T	1
Traller/semi-traller			April 1971 Annual Print St. 1971
	X% Depr. Cost	Assessment	The second second second
regular-List Cost of School Cost of			g to The second second
Truck/truck/tractor Trailer/semi-trailer			
TOTAL			
Exemplion approved Yes □ No N Regular List □ Supplemental List □	by: TF	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
		د از در	104, 204

### STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES

ELLING CELLICIED SED

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) 57J4533C8J3575104

TITLE NUMBER AA2085220 DATE OF ISSUE

PRIOR TITLE NUMBER 07/11/2018 14751694

PRIOR STATE ME

PURCHASED

YEAR 07/10/2018 2018 MAKE Fonta MODEL SEMITRA SE

BODY STYLE CYL NEW/USED USED 00

000000

ODOMETER FUEL TYPE

VESSEL TYPE

HULL MATERIAL

ENGINE DRIVE TYPE

PROPULSION TYPE

OWNER(S) UNITED CONCRETE PRODUCTS INC 173 CHURCH ST WALLINGFORD, CT 06492

FIRST LIENHOLDER

DATE OF LIEN

AUTHORIZED SIGNATURE

DATE RELEASED

SECOND LIENHOLDER

DATE OF LIEN

SECOND LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED

RELEASE OF LIENS

FIRST LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED

NAME

AUTHORIZED SIGNATURE

DATE RELEASED

SB0604 REV. 12/15

UNITED CONCRETE PRODUCTS INC 173 CHURCH ST WALLINGFORD, CT 06492 Manthalaldadad

The Commissioner of Motor Vehicles hereby certifies that an application for a certificate of title for the vehicle/ vessel described herein has been duly filed, pursuant to the provisions of the laws of the State of Connecticut, and based on the statements of the applicant and the records on file with this agency. The applicant named is the owner of said vehicle/vessel. The Department of Motor Vehicles further certifies that the vehicle/vessel is subject to any security interests shown herein.

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) TITLE NUMBER

IN WITNESS WHEREOF. I have affixed my hand.

Michael T. By Syre

Sent original to Day Rogers, Key Bank 11/2/18
Released by Key, lost by alty, see replacement

designations.



### STATE OF CONNECTICUT

Department of Motor Vehicles 60 State Street, Wethersfield, CT 06161 On the Web at ct.gov/dmv



### **Registration Credential**

<u>IMPORTANT</u>
NOTICE TO YOU:

KEEP IN VEHICLE

Below is your new registration certificate. You must keep this document in your vehicle at all times.

#144

District Control	7									
VALID ONLY AFTER RESOLVING ALL COMPLIANCE ISSUES	COMME	PORTION	IN YOUF	R VEHI	CLE - DO	NOT MA	IL	AFTE	ALID ONL ER PAYMI CEIVED E DMV	ENT
PLATE NUMBER   AJ72026   VEHICLE TYPE	PLATE CLASS TRAILER	a	7/09/2021	57,14	DENTIFICATION I 533C8J35751	104   18	FON	-	MODE SEMIT	
TRAILER	REGISTERED US SEMI-TRAIL		20,260	GVWR 120,000	DECLARED WT 120,000	STAND SEAT	AXLES		OLOR LACK	STYLE
HAZ MAT? TITLE EMISSION N Y	S DUE TOTAL FEE \$40.00	PLATE T COMMERCIA		TOWN 148	_	AX TOWN LINGFORD	<del>-                                    </del>	DMV W	/EBSITE 05/1:	
OWNER(S): UNITED CON	CRETE PRODUCTS	INC							OF MOTOR VE	
					REN	EWAL /	Sebon	izile S	Lagube	arl
↑ KEEP IN	VEHICLE 1	KEE	P IN VEHIC	LE	Ť		KEEP IN	VEHICLE	Ξ	4+++11111
					Regis	tration Fe	е		\$40.00	
			_		TO	TAL FEE	<u> </u>		\$40.00	

### CONNECTICUT REGISTRATION AND TITLE APPLICATION H-13B REV. 6-2018

# STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES 60 STATE STREET, WETHERSFIELD, CT 06161 http://www.ct.gov/dmv

DMV USE ONLY TEMPORARY PLATE NUMBER

130 KLV. 0	-2010
MOTOLIC	TIONS

INSTRUCTIONS:
Please print using a black or blue pen.
Fill out the applicable sections of this form

,	Fill Out the applicable sections of this form.	the second secon
(	Use the DMV website to check for all documents required to complete	e your transaction and for any outstanding compliance issu-

DMV DSE ONLY: PERMANENT PLATE NUMBER

(3) Use the DMV website to c					1 and tot an	Onistandini	Companie	6 193063.   E	F. A. D. S.	OWNER'S BIRTHDATE	erentain.
1 OWNER SECTION (APPLICANT)	UNITE	APPLICANT'S) NAME (I ED CONCRET ICENSE OR ID NUMBE	E PRODU	ICTS, IN	VC. Where issu	ED SECRET	ARY OF STA	TE NO. (If Appli		PHONE NUMBER (Oplional)	**********
F CO-OWNERSHIP (Check one)											
JOINTIOR - Requires ONE signature to transfer ownership	CO-OWNER	'S (CO-APPLICANT'S)	NAME (Last, Fir							CO-OWNER'S BIRTHDATE	
COMMONIAND - Requires At signatures to transfer ownership	L CO-OWNER	'S LICENSE OR ID NU	MBER	STATE	WHERE ISSU	ED SECRET	ARY OF STA	TE NO. (If Appli	cable)	PHONE NUMBER (Optional)	
OWNER'S MAILING ADDRESS	(Number and S	itreet, and Aparlment No	. If applicable)	(City	or Tawn)			(State)		(Zip Code)	
173 CHURCH STREE	T				LESVILL			CT		06492	
T RESIDENT?  YES NO		ADDRESS (If Different fo									
CHECK BOX IF RESIDENT VEHICLE MOST FREQUEN RETURNS TO, OR REMAINS (/	ITLY LEAVES	PROM,	NT FROM RESI	DENT ADDR	ESS, INDICA	EHERE (N					o Code)
o VEHICLE VE	HICLE I.D. NUN	BER		YEAR	MAKE		MOD	EL NAME OR N	o.	BODY STYLE (4-Dr. Sedan,	BlG.)
<sup>2</sup> INFORMATION		4533C8J3575		201	-	INIATIO		TL		FB	VER EASTED TO
FUEL TYPE (Gas. Diesel, elc.) CY	YLINDERS or CO	no. of wheels	COLOR(S) (Ma	eximum of Tv	vo) (	DOMETER R	EADING (Mile	age) NEW O	RUSED? W US	If Commercial U Combination use of Truck Complete Se	PlcK-Up
	NAME OF SEL	LER(S) (If 2 owners, Inc	ludo bolh name	s)	<u></u>	DATI	E VEHICLE S	OLD (Purchased	) SE	LLING PRICE	
3 SELLER'S INFORMATION	L.	H EQUIPMEN				6.	/14/18			\$51,500	
SELLER'S ADDRESS (Number and	ž	TT E.G.OT THE		illy or Town)				(Stat	e)	(Zip Code)	
300 GAY STREET			M	IANCHE	STER			NH		03103	
4 SECURITY INTERES		F LIEN-HOLDER					W. S			DATE OF LIEN	
ADDRESS OF LIEN-HOLDER (Num				(City	y or Town)	<u> </u>		(3	State)	(Zip Code)	
				10th	y or Town)		/5	ilaté)	(Zip Code	DATE OF SECOND L	IEN
NAME AND ADDRESS OF SECON	D LJEN-HOLDE	(Ivumbar and Sireei)		(Ca)	y Oi TOMA		,-		<b>,,.</b> -,		
					DOE GIRE	or Tule E	ODM AND	epeciev Ti	IE CODE	ASSOCIATED WITH T	HE TAX
5 TAX EXEMPTION	IF TAX EXE	EMPTION IS CLAIN I AND ANY ADDITIC	IED READ I NAL INFORM	HE REVE	HAT YOU C	AN PROVID	E.	OF CORF I	0000	. Addoom.ca m	
CODE NO. FROM BACK OF FORM										TOTAL SALES TAX PAID TO	OTHER
5G	COMM	ERCIAL TRUC	KOVER	26,000	LBS				SICTION \$		
4.	The undersigned	certifies that there are no	lens on this vehic	ele except tho	se specified ab					nd will be maintained during this ger registration this vehicle is reg	
6 OWNER SIGNATURE(S)										cribed by me, the undersigned, un sternent which I do not believe to t	
	of false statement the otent to mis!	ead the Commissioner, [w]	l be subject to pro	esecution unde	er the above-cit	d laws. R'S SIGNATU				DATE SIGNED	
OWNER'S SIGNATURE		ا	ATE SIGNED	18	1	IN O OLONATIO	JAL .				
X	<u>/</u>		//3/		X		SALE.		موم مایام	tions below	
ADDFN	DUM - If Add	litional Informatio	n is neede	d for you	r transact	on, please	complet	os e tue appile	adie sec Erator I	ICONS DEIDW IC. NO. AND STATE OF LESS	EE.
7 LEASED VEHICLE	NAME OF LES	SEE (Person to whom	or company to w	Ancu Abuncia	is idason)						
INFORMATION			and Dissibili			City or Town)		(Sta	te)	(Zip Code)	
ADDRESS OF LESSEE (P.O. Box	is Not Acceptable	з) (митфа	and Street)		1	011, 07 7011.1,		<b>\</b>			
		en to sublab unbiala la las	endl					OP	ERATOR L	IC. NO. AND STATE OF CO-L	ESSEE
NAME OF CO-LESSEE (Person to	whom or compa	TY IO MINON VOINCE IS ICE	,,,,,								
		IGHT WEIGHT (Wt. em	n(v)	GROSS WE	IGHT (Declare	d Weight) (Li	ght syt. + max	load) MANU	FACTURE	R'S GROSS VEHICLE WEIGH	TRATING
8 OTHER THAN A PAS STYLE MOTOR VEH		4	' "			000			1.	20,000	
		20,26 vo. axles Isea		NO. STANDE	<u> </u>	RRY SCHOOL	L CHILDREN	? COM.	CARRIER-	US DOT NO. (If assigned)	
COMPLETE FOR APPLIC VEHICLES (Buses, Trucks)	SABLE	3			] [	YES	X NO	24 DUS MATERIAL	4197	OR THE	
TRAILERS - Rear lights re- Length of vehicle & trailer o	ombined mus	t be in accordance	with CGS 14-	VVVK.		<b>X</b> NO	YE	s 🗶 NO	TRANS OF A V	PORTATION YES	Х ио
9 DEALER TRANSACTION	IICLE I.D. NUME	BER OF TRADED-IN VE	HICLE		YEAR	MA	KE	MODE	:L		
CONNECTICUT SALES TAX PER	MIT NO.	TOTAL SALES PRICE		TF	RADE-IN ALL	OWANCE	NET S	ALES PRICE		STATE TAX COLLECTE	D
The information provided to the Comm	lasioner of Motor V	fehicies herein is subscribe	d by me, the unde	ersigned, unde	r penalty of fals	statement, in a	scordance with	provisions of Sec	ilon 14-110 8	\$32-157b of the Connecticut Gen	oral Statules.
CONNECTICUT DEALER LICENS	SE NUMBER	DEALER SIGNATURE	(Authorized Rep	resentative)				DATE	SIGNED		
		Χ			··· <u></u>						

### STATE OF MAINE

VEHICLE ID NUMBER

YEAR

MODEL

TITLE NUMBER

57J4533C8J3575104 2018

TL

 $\mathbf{F}\mathbf{B}$ 

14751694

NEW / USED NEW

PURCHASE DATE 12/01/2017

ISSUE DATE 01/03/2018 PRIOR TITLE

**ODOMETER** 

MAIL TO

BB & T COMMERCIAL EQUIPMENT CAPITAL CORP 2 GREAT VALLEY PKWY STE 300 MALVERN, PA 19355

OWNER(S) NAME AND ADDRESS JOSEPH EQUIPMENT CO 300 GAY ST MANCHESTER, NH 03103



**Bureau of Motor Vehicles** 

12/01/2017

BB & T COMMERCIAL EQUIPMENT CAPITAL CORP 2 GREAT VALLEY PKWY STE 300 MALVERN, PA 19355

3B&T	Commercial Equipment Capital Corp
FIRST RELEASE	Signature  Signature  Signature  DAS ALGI. 6/27/18  Interest in This bate
SECOND RELEASE	Interest in this vehicle is released by: Signature  Title Date
<b> </b>	Title Date Interest in this vehicle is released by:
THIRD	Signature
	Title Date

THIS CERTIFICATE IS PRIMA FACIE PROOF OF OWNERSHIP ISSUED IN COMPLIANCE WITH STATE OF MAINE LAW KEEP IN A SAFE PLACE - NOT IN VEHICLE

L14127020











UNITED CONCRETE 173 CHURCH ST YALESVILLE, CT 06492

<b>幽 TEREX</b>	3)
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DATE	INVOICE#
6/14/2018	14865

**TERMS** 

DESCRIPTION	QTY	RATE	AMOUNT
NT19357 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C4J3575102	1	51,500.00	51,500.00
NT19360 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C6J3575103	1	51,500.00	51,500.00
NT19361 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA /IN: 57J4533C8J3575104		51,500.00	51,500.00
NT19362 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533CXJ3575105	1	51,500.00	51,500.00
NT19364 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C3J3575107	1	51,500.00	51,500.00
VT19365 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C5J3575108	1	51,500.00	51,500.00
IT19366 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C7J3575109	1	51,500.00	51,500.00

Thank you for your business.

Total

Payments/Credits

**Balance Due** 





300 Gay Street ~ Manchester, NH 03103
Factory Authorized Footage & Special train, Fontaine, Rayelland Trucks ~ Trailers ~ Heavy Englishment





### M TEREX.

		DATE	INVOICE#
SOLD TO UNITED CONCRETE		6/14/201	8 14865
173 CHURCH ST YALESVILLE, CT 06492		<u> </u>	TERMS
DESCRIPTION	QTY	RATE	AMOUNT
NT19368 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C1J3575106  * PRICE INCLUDES DESTINATION (FOB MANCHESTER, NH), FET CHARGES, AND MANUFACTURERS STANDARD WARRANTY*		1 51,500.00	51,500.00
Thank you for your business.		Total	\$412,000.00
Payments/Credits			-\$412,000.00
Balance Due			\$0.00



### **BOARD OF ASSESSMENT APPEALS**

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member
Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492
Phone - 203-294-2001

Fax - 203-294-2003

Hearing No. 2020-156

Cianaturale) of

### **APPLICATION**

90.9N4 TZ, 88±19 MTED NRZERZODK

APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2020

HEARING DATE: GRAND LIST OF O	CTOBER 1, 2020
Property Owner:	Appellant (if other than owner):
Name of property Owner United Concrete Products INC	Name of Owner's Agent
Mailing Address  173 Church Street	Mailing Address
City, State, Zip  WALLING FORD CT 06492	City, State, Zip
Phone 203-269-3119	Phone
Appellant's Capacity o Owner o (If Agent, attach a copy of Agency Agreement or Power of Attorney. Origina	Owner's Agent I agency document must be submitted at hearing.)
Print applicant name and date	Applicant signature
Fill out <u>onl</u> y the section for	the property type under appeal.
Motor Vehicle: Year <u>2018</u> Make /Model: <u>Fontaine Trai</u>	Iler_Plate# <u>AJ 72025</u> Mileage
Real Estate: (Address and/or Assessor's Map/Block/Lo	ot// Init Number)
·	
Personal Property: Unique ID: DBA:	
lf you are submitting an appraisal or other similar e application.	
What MARKET VALUE does the applicant place on the prope	erty?: \$ <u>51,500.00</u>
Briefly state the basis of the Appeal: The new trailer to	the passed from the manufactures through BB+T Equip Gener
ORP, the finance corp., to Joseph Equipment Co., the re-	tailer, and subsequently soll to United Connete Products INC.
he adomoter is Zero on both the MAINE and CT titles. Th	e CT DMV misclassified our NEW trailers as "used" on the title.
le are seeking the 5 year tax exemption from the Town or	f Wallingford for the new trailers.
DO NOT WRITE BELOW THIS LINE - BAA Use Only	
I hereby solemnly swear that the testimony I knowledge and belief.	am about to give is true and accurate to the best of my

Assessment Year

### 145

# PROPERTY TAX EXEMPTION APPLICATION FOR A NEW COMMERCIAL TRUCK, TRUCK TRUCK TRACTOR, TRAILER OR SEMITRALER

Any person seeking a property tax exemption for an eligible commercial vehicle must file this form together with all required documentation on or before. November 1, with the Assessor(s) of the town where the vehicle is subject to property taxation. A separate form must be filled for each tractor-trailer unit or each portion of such a unit (i.e., only one motorized unit and one towed element can be listed on a single form). Failure to fille by November 1, constitutes a waiver of the right to the exemption for the assessment year unless a filling date extension is granted by the Assessor pursuant to CGS §12-81k.

Important: There are two categories under which your vehicle-may qualify for exemption. Review eligibility requirements and definitions on reverse side of form prior to completing this application, incomplete applications (i.e., those on which all the required information is not supplied, or those for which the required supporting documentation is not attached) cannot be processed by the Assessor(s).

INSTRUCTIONS: Print or type a response to each question, entering N/A (for not applicable) where appropriate, if you complete this application on behalf of the vehicle's owner, enter, your telephone number. Although you may regard the vehicle as a single tractor trailer unit, information must be separately supplied for the motorized and towed elements since the value of each must be individually determined. If space constraints do not allow you to answer a question completely, attach an additional sheet(s) that includes the name of vehicle owner(s), vehicle identification number, the question and your response. Sign the application and retain a copy for your records. Submit the original to the Assessor(s) together with a copy of the required documentation, consisting of: (1) a copy of the Connecticut Registration Certificate and Certificate of Title, as issued by the Connecticut Department of Motor Vehicles (DMV), which has a seal affixed to it; (2) a copy of the vehicle's bill(s) of sale or invoice(s); and (3) proof of the price paid for any modification(s) made to the vehicle between the date it was purchased and October 1.

	SECTION 1:- VEHICLE		پورې ده سمند د م س	407.00		
Name of vehicle owner(s) or registrant (if different)  Harted Concrete PRODUCTS IN	Address (number and		TOWN WALLINGFO	State Zip Code		
Person completing this form, If other than owner/registra	nt Relationship	IER 203-269-3119	Is the vehicle(s)	listed below used by a Carrier ? Yes □ No ໝ′		
CHERYL K. CARR If No, describe vehicle users business: Is the very limited for the control of th	ehicle(s) listed below lease Yes □ No 🖼	d or rented? Name of les	see and/or sub-les	see ([:e <sub>: </sub> :end user)		
Lessee/sub-lessee address (number and street)	Town;	State;	Zip Code	(el, No.		
lis the vehicle(s) listed below used exclusively for transporting freight for like? Yes □ No ta	If Yes, describe freight	transported				
Commence of the Commence of th	SECTION II - TRUCK / TI	HCK, LEVCTOR				
Vehicle identification:Number (VIN) Date:Acc		Price \$	(	9WVR		
Date Registered   Vehicle Registration (Plate) No.	(ear Make	Model	4 1	3ody slyle		
Sleeper cab Engine Size E	ngine Type	No. of axles	- Fuel Type			
Modified prior to 10/1? If Yes, describe modificatio	n(s) made and enter cost o	f modification(s) excluding s	ales fax			
		erren and the month of the				
	SECTION ID-TRAILER	SEMITRALER		NYA 673		
5754533CX J3575105		Price \$ 51,500.0		120,000		
Pate Registered Vehicle Régistration (Riate) No. 7/11/2018 AJ 72025	Year 2018	Make Fontaine	Model	Trailer		
Body siyle: SE , Open W Enclosed [	Refrigeration Yes	Control of the Contro		lo. of axles 3		
Modified prior to 10/17 If Yes, describe modification	Allahia siyaa uu o	27718	All the second s			
knowledge, remembrance and bellef and that the	I do hereby declare under penalty of false statement that the information confained herein is true and complete to the best of my knowledge, remembrance and belief and that the vehicle listed above together with any attachments thereto, is eligible to a property lax.					
exemption pursuant to CGS \$12-81(74).			10/3	0/2020		
	Signature	<i>l</i>	/Da	le:Signed		
	Assessors Use Only	The second of th	3 1 7 7 1 1 3 1 1 1 1 1 1 1 1 1 1 1 1 1	P PROSESSOR MANAGES TO SHELL AND		
Supplemental List Cost of Vehicle: : :Modification	Cost Total Cost.	X% Prorated Cos	Depr. Cos	-Assessment		
!Truck/truck tractor						
Traller/semi-trailer TOTAL	***************************************					
	Active Property Control		Assessment	A SEC TO SEC		
Regular List Cost of Vehicle Modification	Cost Total Cost	X % Dept. Cost	weedenietii			
Truckittick fractor Trailer/semi-trailer	<u> </u>		<u> </u>	12 17 1 1 1 1 1 1 1 1		
TOTAL						
	□ Supplemental List □	Бух				
	<u>en en gelmang er e langspore de</u> Lattaria (1. a.)		200			
which the same of			* 17 x 6 * 1	Continued to the same district the design of the		

## GRAINGAIRO BANG



### STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) TITLE NUMBER 57J4533CXJ3575105

AA2085219

DATE OF ISSUE 07/11/2018

PRIOR TITLE NUMBER

14751695

PRIOR STATE

ME

PURCHASED YEAR 07/10/2018 2018

MAKE Fonta MODEL

TRAILER

SE

BODY STYLE CYL NEW/USED 00. USED

000000

ODOMETER FUEL TYPE

VESSEL TYPE

HULL MATERIAL

ENGINE DRIVE TYPE

PROPULSION TYPE

LENGTH

OWNER(S)

UNITED CONCRETE PRODUCTS INC 173 CHURCH ST

WALLINGFORD, CT 06492 first lienholder

DATE OF LIEN

DATE OF LIEN

FIRST LIEN INTEREST IN DESCRIBED VEHICLENESSEL IS HEREBY RELEASED

AUTHORIZED SIGNATURE

DATE RELEASED

SECOND LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED

RELEASE OF LIENS

NAME

AUTHORIZED SIGNATURE

DATE RELEASED

SB0604 REV. 12/15

SECOND LIENHOLDER

UNITED CONCRETE PRODUCTS INC 173 CHURCH ST WALLINGFORD, CT 06492 

The Commissioner of Motor Vehicles hereby certifies that an application for a certificate of title for the vehicle/ vessel described herein has been duly filed, pursuant to the provisions of the laws of the State of Connecticut, and based on the statements of the applicant and the records on file with this agency. The applicant named is the owner of said vehicle/vessel. The Department of Motor Vehicles further certifies that the vehicle/vessel is subject to any security interests shown herein.

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) TITLE NUMBER

IN WITNESS WHEREOF, I have affixed my hand.

Sent origine to Joy Rogers, Kay Bank 11/2/18 Released by Key last by atty see uplacement



# STATE OF CONNECTICUT

Department of Motor Vehicles 60 State Street, Wethersfield, CT 06161 On the Web at <u>ct.gov/dmv</u>



### **Registration Credential**

IMPORTANT NOTICE TO YOU: Below is your new registration certificate. You must keep this document in your vehicle at all times.

#145

***************************************	114 ACLIOCE	······································	EEP IN VEHIC	JLE	٠٠٠٠٠٠٠٠٠	************	KEEP IN	VEHICLE	
VALID ONLY AFT RESOLVING AL COMPLIANCE ISSUES	KEEP TH	TICUT RI IS PORTION SHALL BE I	IN YOU	R VEHI	CLE - DO	NOT MAI	L	VALID ON AFTER PAY! RECEIVED DMV	MENT
PLATE NUMBER AJ72025	PLATE CLAS TRAILEF	₹	EXP. DATE 07/09/2021	57J4	DENTIFICATION 533CXJ3575	105   18	MAK FON		
VEHICLE TYPE TRAILER	REGISTERED SEMI-TRA	ILER	LIGHT WT 20,260	120,000	DECLARED WT 120,000		AXLES	COLOR BLACK	STYLE SE
HAZ MAT? TITLE EMISSI	\$40.00	PLATE COMMERCI/	. –	TOWN 148	ž .	AX TOWN LINGFORD		DMV WEBSITE 05	/12/2020
OWNER(S): UNITED CO	NCRETE PRODUCTS	SINC					COMMISS	SIONER OF MOTOR	VEHICLES
. · .			·		REN	EWAL /	I <i>lbo</i> r	gile Maguel	<b>X</b>
							Water Comment		
<b>↑</b> KEEP	IN VEHICLE	↑ KE	EP IN VEHICI	LE	Ť	K	EEP IN V	/EHICLE	*********
	·				Regis	tration Fee		\$40.00	)
			<del></del>		ТО	TAL FEES		\$40.00	)

### CONNECTICUT REGISTRATION AND TITLE APPLICATION

H-13B REV. 6-2018

INSTRUCTIONS:



Х

### STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES 60 STATE STREET, WETHERSFIELD, CT 06161

http://www.ct.gov/dmv

C222004315	22.00 (NO. 100)		TO SALES		72.72
1200.35	EXAMPLY.	TEMPOR	ARY PL	TE W	明日
1000000	40.45	31 C	<b>新发生</b>	110.00	(F) (V)
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1.35-27		CONTRACTOR IN	Section 5	Avior.	15 to 1
W. 25 S. S. S.	现场等				150
3000	海域的	<b>《在社里书》</b>		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	28.5

Please print using a black or blue pen.
Fill out the applicable sections of this form.
Use the DMV website to check for all documents required to complete your transaction and for any outstanding compliance issues. OWNER'S (APPLICANT'S) NAME (Last, First, Middle Initial) OWNER'S BIRTHDATE OWNER SECTION UNITED CONCRETE PRODUCTS, INC. (APPLICANT) OWNER'S LICENSE OR ID NUMBER STATE WHERE ISSUED SECRETARY OF STATE NO. (# Applicable) PHONE NUMBER (Optional) IF CO-OWNERSHIP (Check one) CO-OWNER'S BIRTHDATE JOINT/OR - Requires ONE CO-OWNER'S (CO-APPLICANT'S) NAME (Last, First, Middle Initial) stanature to transfer ownership COMMON/AND - Requires ALL CO-OWNER'S LICENSE OR IO NUMBER STATE WHERE ISSUED SECRETARY OF STATE NO. (If Applicable) PHONE NUMBER (Optional) OWNER'S MAILING ADDRESS (Number and Street, and Apartment No. if applicable) (City or Town) (State) (Zio Code) 06492 173 CHURCH STREET YALESVILLE CT RESIDENT ADDRESS (If Different from Mailing Address - PO Box is NOT acceptable. Please include Apartment No. if applicable) CT RESIDENT? X YES NO CHECK BOX IF RESIDENT ADDRESS IS WHERE IF DIFFERENT FROM RESIDENT ADDRESS, INDICATE HERE (Number and Street, Apartment No.)
VEHICLE MOST FREQUENTLY LEAVES FROM,
RETURNS TO, OR REMAINS (For Property Tax) (City of Town) (Stale) (Zin Code) VEHICLE I.D. NUMBER MAKE MODEL NAME OR NO. BODY STYLE (4-Dr. Seden, etc.) YEAR VEHICLE INFORMATION : 2018 **FONTAINE** TL FR 57J4533CXJ3575105 NEW OR USED? CYLINDERS or CC's NO. OF WHEELS | COLOR(S) (Maximum of Two) ODOMETER READING (Mileage) X NEW USED DATE VEHICLE SOLD (Purchased) NAME OF SELLER(S) (If 2 owners, include both names) SELLER'S INFORMATION JOSEPH EQUIPMENT CO 6/14/18 \$51,500 (Zip Code) SELLER'S ADDRESS (Number and Street) (Clty or Town) (State) NH 03103 MANCHESTER 300 GAY STREET DATE OF LIEN NAME OF LIEN-HOLDER SECURITY INTEREST -Loan or Lien Information (State) (Zip Code) ADDRESS OF LIEN-HOLDER (Number and Street) (City or Town) NAME AND ADDRESS OF SECOND LIEN-HOLDER (Number and Street) DATE OF SECOND LIEN (City or Town) (State) (Zio Code) IF TAX EXEMPTION IS CLAIMED READ THE REVERSE SIDE OF THIS FORM AND SPECIFY THE CODE ASSOCIATED WITH THE TAX EXEMPTION AND ANY ADDITIONAL INFORMATION THAT YOU CAN PROVIDE. EXEMPTION IF CODE #3, LIST TOTAL SALES TAX PAID TO OTHER CODE NO. FROM BACK OF FORM EXEMPTION INFORMATION (If leased vehicle lessor lex number if applicable) JURISDICTION COMMERCIAL TRUCK OVER 26,000 LBS The undersigned certifies that there are no Bens on this vehicle except those specified above. The insurance required by Connecticul law is in effect and will be maintained during this registratio period. All property taxes due any CT Taxing Authority for any vehicle previously registered in mylour name(s) have been paid. If other than Passenger registration this vehicle is registered in ticul law is in effect and will be maintained during this registration OWNER SIGNATURE(S) accordance with Manufacturer's Maximum Gross Vehicle Weight Rating. The information provided to the Commissioner of Motor Vehicles herein is subscribed by me, the undersigned, under penalty of false statement, in accordance with the provisions of Section 14-110 and 53a-157b of the Connecticut General Statutes. I understand that if I make a statement which I do not believe to be true, with DATE SIGNED OWNER'S SIGNATURE //8 Х ADD.: ADUM - If Additional Information is needed for your transaction, please complete the applicable sections below OPERATOR LIC, NO, AND STATE OF LESSEE NAME OF LESSEE (Person to whom or company to which vehicle is leased) LEASED VEHICLE INFORMATION (State) (Zip Code) ADDRESS OF LESSEE (P.O. Box is Not Acceptable) (City or Town) (Number and Street) OPERATOR LIC, NO. AND STATE OF CO-LESSEE NAME OF CO-LESSEE (Person to whom or company to which vehicle is leased) MANUFACTURER'S GROSS VEHICLE WEIGHT RATING GROSS WEIGHT (Declared Weight) (Light wt. + mex load) LIGHT WEIGHT (WI. emply) OTHER THAN A PASSENGER STYLE MOTOR VEHICLE 120,000 20000 260 CARRY SCHOOL CHILDREN? COM. CARRIER-US DOT NO. (# assigned) SEAT CAPACITY NO. STANDEES NO. AXLES COMPLETE FOR APPLICABLE YES X NO 244197 VEHICLES (Buses, Trucks) USED FOR THE TRANSPORTATION OF A VESSEL (BOAT)? YES NTERSTATE COMMERCE? HAZARDOUS MATERIAL? TRAILERS - Rear lights required, Brakes required If 3,000 lbs. or more GVWR. YES X NO X X NO YES NO Length of vehicle & trailer combined must be in accordance with CGS 14-262. MODEL VEHICLE I.D. NUMBER OF TRADED IN VEHICLE YEAR DEALER **TRANSACTION** NET SALES PRICE STATE TAX COLLECTED TRADE-IN ALLOWANCE CONNECTICUT SALES TAX PERMIT NO. TOTAL SALES PRICE The Information provided to the Commissioner of Motor Vehicles herein is subscribed by me, the undersigned, under penalty of false statement, in accordance with provisions of Section 14-110 & 53s-1576 of the Connecticut General Statutes. DEALER SIGNATURE (Authorized Representative) DATE SIGNED CONNECTICUT DEALER LICENSE NUMBER

### Geralik (Canaxo ) en l'alla de la company de

### STATE OF MAINE

VEHICLE ID NUMBER

YEAR

MODEL

BODY

TITLE NUMBER

57J4533CXJ3575105 2018 NEW / USED

PURCHASE DATE ISSUE DATE

FONA

TL

14751695

NEW

12/01/2017

01/03/2018

PRIOR TITLE

ODOMETER

MAIL TO

BB & T COMMERCIAL EQUIPMENT CAPITAL CORP 2 GREAT VALLEY PKWY STE 300 MALVERN, PA 19355

OWNER(S) NAME AND ADDRESS JOSEPH EQUIPMENT CO 300 GAY ST MANCHESTER, NH 03103

Secretary of State



### **Bureau of Motor Vehicles**

BB&T Commercial Equipment Capital Corp.

12/01/2017 BB & T COMMERCIAL BOUIPMENT CAPITAL CORP 2 GREAT VALLEY PKWY STE 300 MALVERN, PA 19355

	Interest in this vehicle is released by:
FIRST RELEASE	Ops Mar 6/27/13
	This Bate
0 #	interest in this vehicle is released by:
SECOND RELEASE	Skgnature
	Title Date
	Interest in this vehicle is released by:
THIRD	Signature
	Title Date

THIS CERTIFICATE IS PRIMA FACIE PROOF OF OWNERSHIP ISSUED IN COMPLIANCE WITH STATE OF MAINE LAW KERP IN A SAFE PLACE - NOT IN VEHICLE

L14127021











INVOICE# DATE SOLD TO 6/14/2018 14865 UNITED CONCRETE 173 CHURCH ST YALESVILLE, CT 06492 **TERMS AMOUNT** QTY RATE DESCRIPTION 51,500.00 51,500.00 NT19357 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C4J3575102 51,500.00 51,500.00 NT19360 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C6J3575103 51,500.00 51,500,00 NT19361 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C8J3575104 . 51,500.00 51,500.00 NT19362 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533CXJ3575105 51,500.00 51,500.00 NT19364 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C3J3575107 · 51,500.00 51,500.00 NT19365 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C5J3575108 51,500.00 51,500.00 NT19366 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C7J3575109 Thank you for your business. Total Payments/Credits **Balance Due** 





300 Gay Street ~ Manchester, NH 03103 Factory Authorized Fortaine Specializes, Fontaine Dealer for New & Used Trucks ~ Trailers ~ Heggy E







SOLD TO			DATE	INVOICE#
UNITED CONCRETE 173 CHURCH ST			6/14/2018	14865
YALESVILLE, CT 06492	,			TERMS
DESCRIPTION	QTY		RATE	AMOUNT
NT19368 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C1J3575106  * PRICE INCLUDES DESTINATION (FOB MANCHESTER, NH), FET CHARGES, AND MANUFACTURERS STANDARD WARRANTY*		1	51,500.00	51,500.00
Thank you for your business.  Payments/Credits		Tota	al	\$412,000.00
Balance Due				\$0.00

### MOTOR VEHICLE RECORD TOWN OF WALLINGFORD

GENERAL DATA: DATE: 02/17/2021

2020 Last Changed: 12/14/2020 Unique ID: 89208 List Num: 89208 Assessment Year:

OWNER'S ADDRESS

UNITED CONCRETE PRODUCTS INC Name:

Care Of:

Street 1: City:

173 CHURCH ST WALLINGFORD

CA= No

Date of Birth

Last Changed:

Registration # AJ72025

Record Status: ACTIVE

District:

RESIDENCE ADDRESS:

Street 1:

173 CHURCH ST WALLINGFORD

City: State:

State:

Zip: 06492-2267

CT Zip: 06492-2267

P-S-V-L 138413--5031406-N-01011900

VEHICLE INFORMATION:

YEAR MAKE 2018

FONTA

MODEL TRAILER

CL10 VIN-ID 57J4533CXJ3575105 STYLE SEMI T COLOR

BLA

2nd COLOR

12/14/2020

Light Weight

Gross Weight # of Axles/Cyl Lease-Code

VALUE

NET VALUE

20260

120000

36870

36870

EXEMPTIONS AND NET VALUE:

CODE

APP. DATE

EX. AMOUNT

Total Exempt:

Net Assessment: 36870

Change Reason:

PREV. VALUE PRICING

#### MOTOR VEHICLE RECORD TOWN OF WALLINGFORD

CA= No

Record Status: ACTIVE

Registration # AJ72025

12/14/2020

Last Changed:

Date of Birth

District:

GENERAL DATA: DATE: 02/22/2021

Unique ID: 89208 List Num: 89208 Assessment Year: 2020 Last Changed: 12/14/2020

OWNER'S ADDRESS

Change Reason:

Name: UNITED CONCRETE PRODUCTS INC

Care Of: Street 1: 173 CHURCH ST

City: WALLINGFORD

State: CT Zip: 06492-2267

RESIDENCE ADDRESS:

Street 1: 173 CHURCH ST

City: WALLINGFORD

State: Zip: 06492-2267

P-S-V-L 138413--5031406-N-01011900

VEHICLE INFORMATION:

YEAR MAKE MODEL CL VIN-ID STYLE COLOR 2nd COLOR

2018 FONTA TRAILER 10 57J4533CXJ3575105 SEMI T BLA

Light Weight Gross Weight # of Axles/Cyl Lease-Code VALUE NET VALUE

20260 120000 36870 36870

EXEMPTIONS AND NET VALUE:

CODE APP. DATE EX. AMOUNT

Total Exempt: Net Assessment: 36870

-

PREV. VALUE PRICING

2020 - 156

## 145

## PROPERTY TAX EXEMPTION APPLICATION FOR A NEW COMMERCIAL TRUCK, TRUCK TRACTOR, TRAILER OR SEMITRAILER

SE:01W 0Z, 00M Z WEED VEEESOOK

Any person seeking a property tax exemption for an eligible commercial vehicle must file this form together with all required documentation on or before November 1, with the Assessor(s) of the town where the vehicle is subject to property taxation. A separate form must be filed for each tractor-trailer unit or each portion of such a unit (i.e., only one motorized unit and one towed element can be listed on a single form). Failure to file by November 1, constitutes a waiver of the right to the exemption for the assessment year unless a filling date extension is granted by the Assessor pursuant to CGS \$12-81k.

Important. There are two categories under which your vehicle may qualify for exemption. Review eligibility requirements and definitions on reverse side of form prior to completing this application, incomplete applications (i.e., those on which all the required information is not supplied, or those for which the required supporting documentation is not attached) cannot be processed by the Assessor(s).

INSTRUCTIONS: Print or type a response to each question, entering N/A (for not applicable) where appropriate. If you complete this application on behalf of the vehicle's owner, enter your telephone number. Although you may regard the vehicle as a single tractor-trailer unit, information must be separately supplied for the motorized and towed elements since the value of each must be individually determined. If the separately supplied for the motorized and towed elements since the value of each must be individually determined. If the separately supplied for the motorized and towed elements since the value of each must be individually determined. If the separately supplied for the motorized and towed elements since the value of each must be individually determined. If you completely supplied to an each must be individually determined of the vehicle of the connecticut response. Sign the application and retain a copy of the Connecticut Registration Certificate and Certificate of Title; as issued by the Connecticut Department of Motor Vehicles (DMV), which has a seal affixed to it; (2) a copy of the vehicle's bill(s) of sale or invoice(s); and (3) proof of the price paid for any modification(s) made to the vehicle between the date it was purchased and October 1.

SECTION I -- VEHICLE OWNER / USE

	ss (number and street) 3 CHURCH ST		WALLINGFORE	State 210 Code 2 CT 06492					
Person completing this form, if other than owner/registrant  Relationship  Tel. No.  203-269-3/19  For Hire Motor Carrier? Yes D No M									
If No, describe vehicle user's business									
Lessee/sub-lessee address (number and street)	Town	State	Zip-Code Tel,	No.					
Is the vehicle(s) listed below used exclusively for transported transporting freight for hire? Yes □ No to transport transpor									
SECTION II - TRUCK/TRUCK TRACTOR									
Vehicle (dentification Number (VIN) Date Acquired	Purchase Price :\$		GW	NΩ					
Asturda institution Hattings (Asta).	Larchase Linco .		9.00	(*)					
Date Registered Vehicle Registration (Plate) No. Year	Make	Model	Bod	y style					
Sleeper cab: Engine Size Engine Type Yes.□ No □	3 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	of axles	Fuel Type						
Modified prior to 10/1? If Yes, describe modification(s) made Yes D No D	and enter cost of modifica	tion(s) excluding sal		Commence of the commence of th					
APATA	VIII - TRAILER / SEM)TR	AU ED							
Vehicle Identification: Number (VIN)   Oate Acquire 5774533CX J 3575105   7/10/22	ed Purchase Price \$	51,500.00	GW	NR 120,000					
Date Registered Vehicle Registration (Plate) No. Year	Natra.	<del>fontaine</del>	Model	railer					
Body style SE Open OF Enclosed C	Refrigeration Yes 🖸 🔝 🕽	leng	1h 48 fr No.	of axles 3					
Modified prior to 10/1? If Yes, describe modification(s) made. Yes □ No ■		in a single contract of the second							
I do hereby declare under penalty of false statement th	at the information con	tained herein is t	rue and complete	to the best of my					
knowledge, remembrance and belief and that the vehicle li exemption pursuant to CGS \$12-81(74).	sted spokel topethet w	ım any anacımen	នេ លេខ(ទលេ \\ \alpha ទាស៊ីរ៉ាក	ile for a broberry ray.					
exempling but addit to odo & (4.0.1/1.4%)	سبل ا		10/30	12020					
	(Signature)		/Date	Signed					
For Assesso	r's Use Only								
Supplemental List   Cost of Vehicle   Modification Cost	Total Cost X %	Prorated Cost	Depr. Cost	Assessment					
Truck/truck tractor				_					
Traller/seml-trailer TOTAL		16 Carlotte		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1					
	Total Cost X %	Depr. Cost	Assessment						
Regular List Cost of Vehicle Modification Cost Truck/truck tractor	101010001 17.70	Popularion P	7 2 2 2 2 2	A STATE OF THE STA					
Trailer/semi-trailer									
TOTAL									
Exemption approved Yes D No. Regular List D Sup	plemental List □ by:	To	in and an experience of the control						
			e de la Barrio de la proposició de la composició de la co						



#### STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES

TOUR COLUMN TO THE

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) TITLE NUMBER

AA2085219

DATE OF ISSUE 07/11/2018 14751695

PRIOR TITLE NUMBER

PRIOR STATE

ME

57J4533CXJ3575105

07/10/2018 2018

YEAR MAKE

Fonta

MODEL TRAILER BODY STYLE CYL SE 00

NEW/USED USED

ODOMETER FUEL TYPE 000000

VESSEL TYPE

PURCHASED

HULL MATERIAL

ENGINE DRIVE TYPE

PROPULSION TYPE

LENGTH

OWNER(S)

UNITED CONCRETE PRODUCTS INC 173 CHURCH ST WALLINGFORD, CT 06492

FIRST LIENHOLDER

DATE OF LIEN

DATE OF LIEN

RELEASE OF LIENS FIRST LIEN INTEREST IN DESCRIBED

VEHICLE/VESSEL IS HEREBY RELEASED

AUTHORIZED SIGNATURE

DATE RELEASED

SECOND LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED

AUTHORIZED SIGNATURE

DATE RELEASED

SB0604 REV. 12/15

SECOND LIENHOLDER

UNITED CONCRETE PRODUCTS INC 173 CHURCH ST WALLINGFORD, CT 06492

The Commissioner of Motor Vehicles hereby certifies that an application for a certificate of title for the vehicle/ vessel described herein has been duly filed, pursuant to the provisions of the laws of the State of Connecticut, and based on the statements of the applicant and the records on file with this agency. The applicant named is the owner of said vehicle/vessel. The Department of Motor Vehicles further certifies that the vehicle/vessel is subject to any security interests shown herein.

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) TITLE NUMBER

IN WITNESS WHEREOF. I have affixed my hand.

COMMISSIONER OF MOTOR VEHICLES

Sent original to Doy Rogers, Key Bank 11/2/18 Released by Key lost by atty see sephecement



## STATE OF CONNECTICUT

Department of Motor Vehicles 60 State Street, Wethersfield, CT 06161 On the Web at <u>ct.gov/dmv</u>



KEEP IN VEHICLE

### **Registration Credential**

IMPORTANT NOTICE TO YOU:

KEEP IN VEHICLE

Below is your new registration certificate. You must keep this document in your vehicle at all times.

#145

**KEEP IN VEHICLE** 

VALID ONLY AFTER RESOLVING ALL COMPLIANCE ISSUES	KEEP THIS	FICUT REGIS'S PORTION IN YOU SHALL BE MAINTA	UR VEHICLE -	DO NOT MAIL	VALID ONLY AFTER PAYMENT RECEIVED BY DMV
PLATE NUMBER AJ72025	PLATE CLASS TRAILER	07/09/20	21 57J4533CXJ		
VEHICLE TYPE TRAILER	REGISTERED US SEMI-TRAIL	ER 20,260	120,000 120,0		COLOR STYLE BLACK SE
HAZ MAT? TITLE EMISSION	S DUE TOTAL FEE \$40.00	PLATE TYPE COMMERCIAL TRAIL	ER 148	TAX TOWN WALLINGFORD	DMV WEBSITE 05/12/2020
OWNER(S): UNITED CON	ICRETE PRODUCTS	INC			SIONER OF MOTOR VEHICLES
				RENEWAL Sibo	rgile Magubare
T KEEP IN	VEHICLE 1	KEEP IN VEI	HICLE T	KEEP IN	VEHICLE
			F	Registration Fee	\$40.00
				TOTAL FEES	\$40.00

#### **CONNECTICUT REGISTRATION AND TITLE APPLICATION**

H-13B REV. 6-2018



#### STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES 60 STATE STREET, WETHERSFIELD, CT 06161 INSTRUCTIONS: Please print using a black or blue pen. Fill out the applicable sections of this form. Use the DMV website to check for all documents required to complete your transaction and for any outstanding compliance issues

DMY USE ONLY, TEMPORARY PLATE NUMBER

( )

OMY USE ONLY SPERMANENT PLATENUMBER

	OWNERS	(APPLICANT'S) NAME	than Plant (1991)		Tor Griy Gatac	anding comps	iance 133063.		Para de la composición dela composición de la co	14012 L
A OWNER SECTION				•				0	WNER'S BIRTHDATE	
(APPLICANT)		TED CONCRE	. , , , , , , , , , , , , , , , , , , ,						*************************	******
San and the san an	OWNER'S	LICENSE OR ID NUME	3ER	STATE WHE	RE ISSUED SE	CRETARY OF	STATE NO. (If Applica	ble) Pi	ONE NUMBER (Optional)	9
IF CO-OWNERSHIP (Check one)										
JOINT/OR - Requires ONE	CO-OWN	ER'S (CO-APPLICANT'S	S) NAME (Last, First,	Middle Initial)				CC	OWNER'S BIRTHDATE	
signature to transfer ownership										
COMMON/AND - Requires ALI	L CO OWN	ER'S LICENSE OR ID N	UMBER	I STATE WHE	RE ISSUED SE	CRETARY OF	STATE NO. (II Applica	hial Pi	ONE NUMBER (Optional)	n
signatures to transfer ownership					,_,,_,		01111 TO 1111 (111 (111 (111 (111 (111 (1		TOTAL TI GINDERY (O)DIOTAL	,
OWNER'S MAILING ADDRESS	44	d Claret and Assessment	V- 2/	(C) - T			16/ 1			
	-	I Street, and Apartment I	чо. и аррисаою)	(City or To	-		(State)		(Zip Code)	
173 CHURCH STREE				YALES			CT		06492	
CT RESIDENT?	RESIDEN	T ADDRESS (If Different	from Mailing Addres	s - PO Box is N	OT acceptable	Pleese include .	Apartment No. If applic	able)		
X YES NO									,	
CHECK BOX IF RESIDENT VEHICLE MOST FREQUEN	ADDRESS	IS WHERE IF DIFFER	ENT FROM RESIDE	NT ADDRESS, I	NOICATE HER	E (Number en	d Street, Apartment No	.) (City o	r Town) (State) (Z	ip Code)
VEHICLE MOST FREQUENT RETURNS TO, OR REMAINS (FA	TLY LEAVE or <i>Property Ta</i>	S FROM,								
VE	HCLE I.D. NU			YEAR	//AKE	l v	ODEL NAME OR NO.	RO	DOY STYLE (4-Dr. Sedan,	etc)
2 VEHICLE		Milwe to 2.2.2 strategy		1 1		l l		"		0.0.7
<sup>2</sup> INFORMATION	3.4b/	J4533CXJ357	5105	2018	FONT	AINE.	TL.		FB	
FUEL TYPE (Gas, Diesel, etc.) CYI	LINDERS or	CC's NO. OF WHEELS	COLOR(S) (Maxir	num of Two)	ODOMET	ER READING	(Mileage) NEW OR	ISED?	: If Commercial	use, II
		12					XNEW	USE	O Gambination use of a Truck Complete Se	Pick Up
	VALUE OF OF		interest in the second			BATE VELIE		. *****		Seaton Contract
2 SELLERS		LLER(S) (II 2 owners, ii	•		]		E SOLD (Purchased)		ING PRICE	
INFORMATION	JOSE	PH EQUIPMEN	IT CO			6/14/18	}	\$5	51,500	
SELLER'S ADDRESS (Number and S	Street)		(City	ór Town)			(State)		(Zip Code)	
200 CAV STREET	•		6.4 A	MOLIECTO	:D		All I		00400	
300 GAY STREET			IVIA	NCHEST	IK.		NH		03103	
SECURITY INTEREST	NAME	OF LIEN-HOLDER							DATE OF LIEN	
4 Loan or Lien Informat	ion .									
ADDRESS OF LIEN-HOLDER (Numb	er and Street	)		(City or To)	vn)		(Sta	le)	(Zip Code)	
	,			• •	,		,	.*	1	
NAME AND ADDRESS OF SECOND	LIEN-HOLDE	R (Number and Street)		(City or To	rn)		(State) (	Zip Cade)	DATE OF SECOND L	.IEN
m i i										
		EMPTION IS CLAIF N AND ANY ADDITE					NO SPECIFY THE	CODE A	SSOCIATED WITH T	HE TAX
						WIDE.	1 - 2 - 2 - 2 - 2		- <b></b>	
CODE NO. FROM BACK OF FORM	EXEMPTION	INFORMATION (II lease	id vehicle lessor lax i	number II applica	ble)		JURISDIC		TAL SALES TAX PAID TO	OTHER
5G	COMM	IERCIAL TRU	CK OVER 26	6,000 LBS			0011100110	\$		
7					led above. The l	nantance tedrille	d by Connecticut law is f	effect and w	ill be maintained during this	registration
									agistration this vehicle is req	
									d by me, the undersigned, on ent which I do not believe to b	
	tritent to mis	lead the Commissioner, I w								
OWNER'S SIGNATURE	<i>l</i> .	10	ATE SIGNED	00-	OWNER'S SIGI	NATURE			DATE SIGNED	
X A	•		7/3//	۶   x						
	TRA TEAL	-1111	on in mondad S		anation als	noo oomal	oto the englisch	o contin	an halow	
		ditional Informati				ase compr				
7 LEASED VEHICLE	NAME OF LE	SSEE (Person to whom	or company to which	i vehicle is lease	1)		OPERA	TOR LIC, N	O, AND STATE OF LESS	;EE
INFORMATION										
ADDRESS OF LESSEE (P.O. Box Is	Not Accentab	le) (Numbe	r and Street)	•	(City or To	nyo)	(State)		(Zip Code)	
MODITED OF ELOCIE   1-10, DOX 10	vot viecebiani	(Anniusia)	and objects		(with all the		fairie		(Diff. Cond)	
NAME OF CO-LESSEE (Person to wi	nom or compa	iny to which vehicle is lea	ased)				OPER	TOR LIC. N	O. AND STATE OF CO-L	ESSEE
		LIGHT WEIGHT (Wt. em	oria) I con	SS WEIGHT (D	aniatail Maint	A (Link) sut . L	gy load) IMANUEA	THERDICA	ROSS VEHICLE WEIGHT	TRATING
8 OTHER THAN A PASS STYLE MOTOR VEHIC	ENGER				<del>.</del>	r rues:	DA IVOU			. MAI ING
STYLE MOTOR VEHIC	LE	20,26	0	/.	20,00	5 G		12	0000	
				STANDEES	CARRY SCH	OOL CHILDRE	N? COM. CA	RIER US D	OT NO. (If assigned)	
COMPLETE FOR APPLICA	DLC	2	1			X NO	2441			
VEHICLES (Buses, Trucks)		3		D						
TRAILERS - Rear lights requ	ired. Brake	s required if 3,000 li	s, or more GVW	R.	TE COMMERC	E? HAZARI	• •	JSED FOR T	TATION	-
Length of vehicle & trailer con	bined mus	t be in accordance	with CGS 14-262	. YE	з 🔀 ио		YES 🗶 NO 🖟	OF A VESSE	L (BOAT)? YES	X NO
Licine		SER OF TRADED-IN VE				MAKE	MODEL		<u> </u>	<del></del>
O DEALER	FC I'D' WAW	SEV OL IVADED-IN AE	mote		CAIL	41CH	1110000			
TRANSACTION										
CONNECTICUT SALES TAX PERMI	T NO.	TOTAL SALES PRICE		TRADE-IN	ALLOWANCE	NET	SALES PRICE		STATE TAX COLLECTE	.D
• •						-				
			2.1				14			
The information provided to the Commissi						an secondance w	no browsions of Section	14-11D X 532-1	race of the Canadatical Cent	PARTITION
ACTION AND DESCRIPTION OF THE PROPERTY OF					11 1912 a Zrarallistii	(III decordence ii	DATE OF	MED	is a di die della della della seria	idi etatetaa
CONNECTICUT DEALER LICENSE		DEALER SIGNATURE			11 1912 A 21 GTAILLESTI	All decoluence to	DATE SIG	NED	(2) 2 41 412 40111(44) 44 54 15	and and and

#### STATE OF MAINE

MANUAL OVER LANGUAGUAN VERNILA

VEHICLE ID NUMBER

YEAR

MAKE

MODEL

BODY

TITLE NUMBER

57J4533CXJ3575105 2018

FONA

 $\mathtt{TL}$ 

FB

14751695

NEW// USED NEW

PURCHASE DATE

ISSUE DATE

PRIOR TITLE

ODOMETER

12/01/2017

01/03/2018

MAIL TO

BB & T COMMERCIAL EQUIPMENT CAPITAL CORP 2 GREAT VALLEY PKWY STE 300 19355 MALVERN, PA

OWNER(S) NAME AND ADDRESS JOSEPH EQUIPMENT CO 300 GAY ST MANCHESTER, NH 03103

#### Secretary of State



#### **Bureau of Motor Vehicles**

BB&T Commercial Equipment Capital Corp.

FIRST LIENHOLDER	12/01/2017 BB & T COMMERCIAL EQUIPMENT CAPITAL CORP 2 GREAT VALLEY PKWY STE 300 MALVERN, PA 19355	FIRST RELEASE	Signature  Signature
SECOND LIENHOLDER	<i>}</i>	SECOND	Signature  Title Date
			Interest in this vehicle is released by:
THIRD LIENHOLDER		THIRD	Signature
		L	Title Date
1			

THIS CERTIFICATE IS PRIMA FACIE PROOF OF OWNERSHIP ISSUED IN COMPLIANCE WITH STATE OF MAINE LAW KEEP IN A SAFE PLACE - NOT IN VEHICLE

L14127021





300 Gay Street ~ Manchester, NH 03103
Factory Authorized From re September, Fonlaine, Factory Dealer for New & Used Trucks ~ Trailers ~ Heavy Communications







SOLD TO		DATE	INVOICE #
UNITED CONCRETE 173 CHURCH ST YALESVILLE, CT 06492	<del></del>	6/14/2018	14865
TALES VILLE, CT 00492			TERMS
DESCRIPTION	QTY	RATE	AMOUNT
NT19357 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C4J3575102	1	51,500.00	51,500.00
NT19360 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C6J3575103	1	51,500.00	51,500.00
NT19361 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C8J3575104	1	51,500.00	51,500.00
NT19362 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533CXJ3575105		51,500.00	51,500.00
NT19364 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C3J3575107	-	51,500.00	51,500.00
NT19365 - 2018 FÖNTAINE TRAILER MODEL: EXCALIBÜR 53908A VIN: 57J4533C5J3575108	1	51,500.00	51,500.00
NT19366 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C7J3575109		51,500.00	51,500.00
Thank you for your business.	То	tal	
Payments/Credits			
Balance Due			





300 Gay Street ~ Manchester, NH 03103
Factory Authorized Fortains Septiment, Fontaine, Park
Dealer for New & Used Trucks ~ Trailers ~ Heavy E







SOLD TO		DATE	INVOICE#
UNITED CONCRETE		6/14/20	18 14865
173 CHURCH ST YALESVILLE, CT 06492			TERMS
DESCRIPTION	QTY	RATE	AMOUNT
MT19368 - 2018 FONTAINE TRAILER  MODEL: EXCALIBUR 5390SA  VIN: 5714533C1J3575106  * PRICE INCLUDES DESTINATION (FOB MANCHESTER, NH), FET CHARGES, AND MANUFACTURERS STANDARD WARRANTY*		51,500.00	51,500.00
Thank you for your business.		Total	\$412,000.00
Payments/Credits			-\$412,000.00
Balance Due			\$0.00



#### **BOARD OF ASSESSMENT APPEALS**

Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member

Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

Phone - 203-294-2001 Fax - 203-294-2003

Hearing No. 2020 — **APPLICATION** 

Cianaturale) of

HEARING DATE:	APPEAL OF ASSESSE BOARD OF ASSESSM GRAND LIST OF OCT			LEB.ST 582:04 LD UZZEZZOŚ
Property Owner:		Appellant (if other than ow	ner):	
Name of property Owner		Name of Owner's Agent		-
Mailing Address		Mailing Address		-
173 Church Street City, State, Zip WALLING FORD CT 06	1/2>	City, State, Zip		-
Phone 203-269-3119	491	Phone		- 
Appellant's Capacity o Ov (If Agent, attach a copy of Agency Agreement o	vner o Ow r Power of Attorney. Original age		hearing.)	
Print applicant name and date		Applicant signature		
Motor Vehicle: Year 2018 Make /MReal Estate:  (Address and/or APPRINTED Personal Property: Unique ID:	ssessor's Map/Block/Lot/U DBA: al or other similar evide	nit Number) ence, you <u>must</u> submit a	copy along with	
What MARKET VALUE does the appli	cant place on the property	s: \$ 51,500.00		-
Briefly state the basis of the Appeal:	he new trailer title	passed from the manufa	ctures through	38 +T Equip Grinal
CORP, the finance corp., to Joseph	Equipment Co., the retail	er, and subsequently soll b	n United Correcte	ProductSTAK
The adometr is Zero on both the Main				
Ne are secking the 5 year tax exemp	tion from the Town of W	allingford for the new trai	lers.	
DO NOT WRITE BELOW THIS LINE	BAA Use Only			<del></del>
I hereby solemnly swear t knowledge and belief.	hat the testimony I am	about to give is true and	accurate to the	e best of my

147

## PROPERTY TAX EXEMPTION APPLICATION FOR A NEW COMMERCIAL TRUCK, TRUCK TRACTOR: TRAILER OR SEMITRAILER

Any person seeking a property tax exemption for an eligible commercial vehicle must file this form together with all required documentation on or before November 1, with the Assessor(s) of the town where the vehicle is subject to property taxation. A separate form intust be filed for each tractor-trailer unit or each portion of such a unit (i.e., only one motorized unit and one towed element can be listed on a single form). Failure to file by November 1, constitutes a waiver of the right to the exemption for the assessment year unless a filing date extension is granted by the Assessor pursuant to CGS §12-81k.

Timportant: There are two categories under which your vehicle may qualify for exemption. Review eligibility requirements and definitions on reverse side of form prior to completing this application, incomplete applications (i.e., those on which all the required information is not supplied, or those for which the required supporting documentation is not attached) cannot be processed by the Assessor(s).

INSTRUCTIONS: Print or type a response to each question, entering N/A (for not applicable) where appropriate. If you complete this application on behalf of the vehicle's owner, enter your telephone number. Although you may regard the vehicle as a single tractor trailer unit, information must be separately supplied for the motorized and towed elements since the value of each must be individually determined. If space constraints do not allow you to answer a question completely, attach an additional sheet(s) that includes the name of vehicle owner(s), vehicle identification number, the question and your response. Sign the application and retain a copy for your records. Submit the original to the Assessor(s) together with a copy of the required documentation, consisting of: (1) a copy of the Connecticut Registration Certificate and Certificate of Title, as issued by the Connecticut Department of Motor Vehicles (DMV), which has a seal affixed to it; (2) a copy of the vehicle's bill(s) of sale or invoice(s); and (3) proof of the price paid for any modification(s) made to the vehicle between the date it was purchased and October 1.

			HON IS VEHICLE C		18E:	<u> </u>	<u> </u>	and the second of the	
Monted /	ner(s) or registrant (if	DULTS TAGE 1	lress (number and st 7ろ CHURCH			TOWN WALLING	FORD CT	Zip Code 06492	
	lhis form; if other than	owner/registrant	Relationship	el 2	el. No: 03-269-3//9	is the vehicle	(s):listed below to for Carrier"? Ye	sed by a s.D No.ter	
It-No describe vehic	cle user's business	is the vehicle(s)	listed below leased.	or rented?	Name of less	ee and/or sub-l	essee (i.e., end t	iáet)	
Lessee/sub-lessee	address (number and	street)	Town		itale:	Zip Code	Tel, No.	Historia (1884)	
Is the vehicle(s) listed below used exclusively for transporting freight for hire? Yes \( \square\) No \( \square\)									
Note to describe	SECTION II: TRUCK/TRUCK TRACTOR								
Vehicle identification		Date:Acquired	Purchase I			<del></del>	GWWR:		
Date Registered	Vehicle Registration (	Plậtế) No. Yeàr	Make	ne slam.	Model		Body style :		
Sleeper cab Yés.⊡ No			pë	No. of	axles	Fuel T	/ee		
Modified prior to 10/ Yes.□ No		be modification(s) mad			i(s) excluding sal	s lax.			
			ON'III TRAILER / S		e e			The way is a second	
Vehicle Identification		Date Acqu	ired Purchase P	1600	1,500.00		GWR 120,0	000	
	Vehicle Registration ( AJ 7203	Plate) No. Ye		lakë .	ntaine	Mode	アム・		
Body style 71	Open D	Enclosed 🛘	Refrigeration Yes C	er de Roombouwe		. 48 エエ	No. of axles		
Modified prior to 10/1	S	be modification(s) mad				"			
l do hereby decla knowledge remem	re under penalty of	of false statement to and that the vehicle	fiat the information	n contair ther with	ied herein. is. ti anv attachment	ue and com	plete to the be	est of my.	
exemption pursuan			1		and the second		0/2020	de dans	
		terior est a factorial and the second	. Signative	<u>), 65 , 12 a a a a a carado a</u>			Date Signed		
conservations and the following of		For Assess	ors Use Only				1.00		
Supplemental List	Cost of Vehicle	Modification Cost	Total Cost	×%.	Prorated Cost		ost Assessi	nent:	
Truck/truck-tractor			er er gegerrer i græk Frankliker		ar ag dar amazar i a an fi	**************************************	The Water of	:	
Trailer/semi-trailer			<u>o nagraja i salah karaja da i</u>	251202003	· · · · · · · · · · · · · · · · · · ·	1 - Versa iroses cenor	AT A STATE OF A		
TOTAL		100					are services		
Regular List	Cost of Vehicle	Medification Cost	Jotal Cost	X %	Dept. Cost	Assessme	nt .		
Truck/truck tractor							A'.3		
Traller/semi-trailer TOTAL				300000		<del>ni kababata</del>			
Exemption approved	yes □ INo □	Regular List 🖽 " Su	pplemental List 🗅	by:		The state of the s		A STATE OF THE STA	
			<del>, , , , , , , , , , , , , , , , , , , </del>	47 mas 1,000 m	ering makesami	<del>*************************************</del>	- 300 A 100 A		

## CERTAROS TRUES



#### STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) TITLE NUMBER 57J4533C5J3575108

AA2099245

DATE OF ISSUE 07/18/2018 14751698

PRIOR TITLE NUMBER

PRIOR STATE

ME

PURCHASED 06/14/2018 2018

YEAR

MAKE **FONTA**  MODEL

TL

BODY STYLE CYL TL 00

NEW/USED USED

000000

ODOMETER FUEL TYPE

VESSEL TYPE

HULL MATERIAL

ENGINE DRIVE TYPE

PROPULSION TYPE

LENGTH

OWNER(S) UNITED CONCRETE PRODUCTIONS INC 173 CHURCH ST WALLINGFORD, CT 06492 - 2267

FIRST LIENHOLDER

DATE OF LIEN

AUTHORIZED SIGNATURE

DATE RELEASED

SECOND LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED

RELEASE OF LIENS

FIRST LIEN INTEREST IN DESCRIBED

VEHICLE/VESSEL IS HEREBY RELEASED

**AUTHORIZED SIGNATURE** 

DATE RELEASED

SB0604 REV. 12/15

SECOND LIENHOLDER

DATE OF LIEN

UNITED CONCRETE PRODUCTIONS INC 173 CHURCH ST WALLINGFORD, CT 06492-2267 

The Commissioner of Motor Vehicles hereby certifies that an application for a certificate of title for the vehicle/ vessel described herein has been duly filed, pursuant to the provisions of the laws of the State of Connecticut, and based on the statements of the applicant and the records on file with this agency. The applicant named is the owner of said vehicle/vessel. The Department of Motor Vehicles further certifies that the vehicle/vessel is subject to any security interests shown herein.

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) TITLE NUMBER



IN WITNESS WHEREOF, I have affixed my hand.

COMMISSIONER OF MOTOR VEHICLES

Sent original to Toy Rogers, Key Bank 11/2/18
Released by Key last by atty see uplacement



#### STATE OF CONNECTICUT

Department of Motor Vehicles 60 State Street, Wethersfield, CT 06161 On the Web at <u>ct.gov/dmv</u>



#### Registration Credential

IMPORTANT NOTICE TO YOU: Below is your new registration certificate. You must keep this document in your vehicle at all times.

#147

<b>↓</b> KE	EP IN VEHIC	CLE	<b>t</b>	KEEP IN VEHI	CLE	<u>†</u>		KEEP IN	VEHICLE	
VALID ONLY AN RESOLVING A COMPLIANC ISSUES	ALL C	ONNECT KEEP THIS ISURANCE	PORTIO	N IN YOU	R VEHIC	CLE - DO	NOT MA	JL	VALID ON AFTER PAYI RECEIVED DMV	MENT
PLATE NUMBER AJ72035		PLATE CLASS TRAILER		EXP. DATE 07/16/2021	57J4	ENTIFICATION 533C5J3575	108 18	FON	TA TI	<u> </u>
VEHICLE TYPE TRAILER		REGISTERED U	ΙΥ	LIGHT WT 20,260	120,000	DECLARED W 120,000		AXLES 3	COLOR BLACK	STYLE TL
N Y OWNER(S): UNITED		*326,00	COMMER	TE TYPE CIAL TRAILEI	R 148		TAX TOWN LLINGFORD		DMV WEBSITE 06	
						HEA			gile Mague PERMIT REQU	
							Company of the Compan			
<b>1</b> KE	EP IN VEHIC	LE .	<b>f</b>	KEEP IN VEHIC	CLE	Ť		KEEP IN	VEHICLE	
						Regi	stration Fe	ee	\$326.0	0
			•	•		To	OTAL FEE	S	\$326.0	0

#### CONNECTICUT REGISTRATION AND TITLE APPLICATION

H-13B REV. 6-2018

INSTRUCTIONS:



#### STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES 60 STATE STREET, WETHERSFIELD, CT 06161

http://www.ct.gov/dmv

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	1.50			A. 32.	Sec. 12.14	4.2	2.257

Please print using a black or blue pen.
Fill out the applicable sections of this form.
Use the DMV website to check for all documents required to complete your transaction and for any outstanding compliance issues. OWNER'S BIRTHDATE OWNER'S (APPLICANT'S) NAME (Last, First, Middle Initial) OWNER SECTION (APPLICANT) UNITED CONCRETE PRODUCTS, INC. OWNER'S LICENSE OR ID NUMBER STATE WHERE ISSUED SECRETARY OF STATE NO. (If Applicable) PHONE NUMBER (Optional) IF CO-DWNERSHIP (Check one) CO-OWNER'S (CO-APPLICANT'S) NAME (Last, First, Middle Initial) JOINT/OR - Requires ONE CO-OWNER'S BIRTHDATE signelure la transfer ownership COMMON/AND - Requires ALL CD-DWNER'S LICENSE OR ID NUMBER STATE WHERE ISSUED SECRETARY OF STATE NO. (II Applicable) PHONE NUMBER (Optional) signalures to transfer ownership OWNER'S MAILING ADDRESS (Number and Street, and Apartment No. if applicable) (City or Town) (Stele) (Zip Code) 173 CHURCH STREET YALESVILLE CT 06492 CT RESIDENT? RESIDENT ADDRESS (If Different from Mailing Address - PO Box is NOT acceptable. Please include Apartment No. if applicable) X YES CHECK BOX IF RESIDENT ADDRESS IS WHERE IF DIFFERENT FROM RESIDENT ADDRESS, INDICATE HERE (Number and Street, Apartment No.)
VEHICLE MOST FREQUENTLY LEAVES FROM,
RETURNS TO, OR REMAINS (For Property Tax) (City or Town) (State) VEHICLE I.D. NUMBER YEAR MAKE MODEL NAME OR NO VEHICLE INFORMATION BODY STYLE (4-Dr. Sedan, etc.) 57J4533C5J3575108 2018 FONTAINE TI FB II Odmmercial use Combination use of Plak-Up Truck Complete Section 3 FUEL TYPE (Gas. Diesel, etc.) CYLINDERS or CC's NO. OF WHEELS | COLOR(S) (Maximum of Two) ODOMETER READING (Mileaga) NEW OR USED? X NEW JUSED NAME OF SELLER(S) (If 2 owners, include both names) SELLER'S INFORMATION DATE VEHICLE SOLD (Purchased) SELLING PRICE JOSEPH EQUIPMENT CO 6/14/18 \$51,500 SELLER'S ADDRESS (Number and Sireel) (City or Town) (State) (Za Code) 300 GAY STREET MANCHESTER NH 03103 NAME OF LIEN-HOLDER SECURITY INTEREST -Loan or Lien Information DATE OF LIEN ADDRESS OF LIEN-HOLDER (Number and Street) (City or Town) (State) (Zip Code) NAME AND ADDRESS OF SECOND LIEN-HOLDER (Number and Street) (City or Town) (State) (Zip Code) DATE OF SECOND LIEN IF TAX EXEMPTION IS CLAIMED READ THE REVERSE SIDE OF THIS FORM AND SPECIFY THE CODE ASSOCIATED WITH THE TAX 5 **EXEMPTION**: EXEMPTION AND ANY ADDITIONAL INFORMATION THAT YOU CAN PROVIDE. CODE NO. FROM BACK OF FORM EXEMPTION INFORMATION (If leased vehicle lessor lax number if applicable) IF CODE #3, LIST TOTAL SALES TAX PAID TO OTHER JURISDICTION 5G COMMERCIAL TRUCK OVER 26,000 LBS kens on this vehicle except those speckled above. The insurance required by Connecticut law is in effect and will be maintained during this registration OWNER SIGNATURE(S) period. All property taxes due any CT Taxing Authority for any vehicle previously registered in mylour name(s) have been paid. If other than Paesenger registration this vehicle is registered in accordance with Manufacturer's Maximum Gross Vehicle Weight Reling. The information provided to the Commissioner of Motor Vehicles herein is subscribed by me, the undersigned, under penalty Plaiss statement, in accordance with the provisions of Section 14:19 and 53a-157b of the Connecticut General Statutes. Lunderstand that if it make a statement which I do not believe to be live, with intent to mislese the Commissioner, I will be subject to prosecution under the above-cited laws.

DATE SIGNED / CO-OWNER'S SIGNATURE DATE SIGNED OWNER'S SIGNATURE Х ADUENDUM - If Additional Information is needed for your transaction, please complete the applicable sections below NAME OF LESSEE (Person to whom or company to which vehicle is leased) LEASED VEHICLE INFORMATION OPERATOR LIC. NO. AND STATE OF LESSEE ADDRESS OF LESSEE (P.O. Box is Not Acceptable) (Number and Street) (City or Town) (State) (Zip Code) NAME OF CO-LESSEE (Person to whom or company to which vehicle is leased) OPERATOR LIC. NO. AND STATE OF CO-LESSEE LIGHT WEIGHT (Wt. empty) GROSS WEIGHT (Declared Weight) (Light wt. + max load) MANUFACTURER'S GROSS VEHICLE WEIGHT RATING OTHER THAN A PASSENGER STYLE MOTOR VEHICLE 120,000 20,000 260 COM. CARRIER-US DOT NO. (If assigned) NO. AXLES CARRY SCHOOL CHILDREN? SEAT CAPACITY NO. STANDEES COMPLETE FOR APPLICABLE ON 🔀 YES VEHICLES (Buses, Trucks) 244197 INTERSTATE COMMERCE? HAZARDOUS MATERIAL? USED FOR THE TRAILERS - Rear lights required. Brakes required if 3,000 lbs. or more GVWR. TRANSPORTATION
OF A VESSEL (BOAT)? YES YES X NO X NO YES X NO Length of vehicle & trailer combined must be in accordance with CGS 14-262. VEHICLE I.D. NUMBER OF TRADED IN VEHICLE YEAR MAKE MODEL DEALER **TRANSACTION** CONNECTICUT SALES TAX PERMIT NO. TOTAL SALES PRICE TRADE-IN ALLOWANCE **NET SALES PRICE** STATE TAX COLLECTED The information provided to the Commissioner of Motor Vehicles herein is subscribed by me, the undersigned, under penalty of false statement, in accordance with provisions of Section 14-110 & 53x-157b of the Connecticut General Statutes.

CONNECTICUT DEALER LICENSE NUMBER | DEALER SIGNATURE (Authorized Representative) | DATE SIGNED

EHICLE ID NUMBER 🧢

YEAR

MODEL

BODY

TITLE NUMBER

57J4533C5J3575108

2018

ISSUE DATE

FB

14751698

NEW

PURCHASE DATE 12/01/2017

03/2018

PRIOR TITLE

ODOMETER

MAIL TO

BB & T COMMERCIAL EQUIPMENT CAPITAL CORP 2 GREAT VALLEY PKWY STE 300 MALVERN, PA 19355

OWNER(S) NAME AND ADDRESS JOSEPH EQUIPMENT CO 300 GAY ST MANCHESTER, NH 03103

of State



BB&T Commercial Equipment Capital Corp.

12/01/2017 BB & T COMMERCIAL EQUIPMENT CAPITAL CORP 2 GREAT VALLEY PKWY STE 300 MALVERN, PA 19355

Interest in this verticle/s refeased by:  US Signature  US MQL 6/21/6	
Signature 4	···
Signature	<del></del> ,
Signature 7 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2	
tall // me //2. / /2a/	
E (M) /1/42 6/2//	$\theta$
Title Date	
Interest in this vehicle is released by:	
low 1	
S S skipature	
SECOND SECOND SIGNATURE SI	
Title Date	
Interest in this vehicle is released by:	•
- 媳	
Signature	
[注意]	
Title Date	

THIS CERTIFICATE IS PRIMA FACIE PROOF OF OWNERSHIP ISSUED IN COMPLIANCE WITH STATE OF MAINE LAW EEP IN A SAFE PLACE - NOT IN VEHICLE

114127024





300 Gay Street ~ Manchester, NH 03103
Factory Authorized Figure Scientific, Fontaine, Fortailers - Heavy Scientific







DATE **INVOICE#** SOLD TO UNITED CONCRETE 6/14/2018 14865 173 CHURCH ST YALESVILLE, CT 06492 **TERMS** DESCRIPTION QTY RATE **AMOUNT** NT19357 - 2018 FONTAINE TRAILER 51,500.00 51,500.00 MODEL: EXCALIBUR 5390SA VIN: 57J4533C4J3575102 NT19360 - 2018 FONTAINE TRAILER 51,500.00 51,500.00 MODEL: EXCALIBUR 5390SA VIN: 57J4533C6J3575103 NT19361 - 2018 FONTAINE TRAILER 51,500.00 51,500.00 MODEL: EXCALIBUR 5390SA VIN: 57J4533C8J3575104 NT19362 - 2018 FONTAINE TRAILER 51,500.00 51,500.00 MODEL: EXCALIBUR 5390SA VIN: 57J4533CXJ3575105 NT19364 - 2018 FONTAINE TRAILER 51,500.00 51,500.00 MODEL: EXCALIBUR 5390SA VIN: 57J4533C3J3575107 NT19365 - 2018 FONTAINE TRAILER 51,500.00 51,500.00 MODEL: EXCALIBUR 5390SA VIN: 57J4533C5J3575108 NT19366 - 2018 FONTAINE TRAILER 51,500.00 51,500.00 MODEL: EXCALIBUR 5390SA VIN: 57J4533C7J3575109 Thank you for your business. Total Payments/Credits **Balance Due** 





300 Gay Street ~ Manchester, NH 03103 Factory Authorized Fortaine Specialtes, Fontaine, Rev Dealer for New & Used Trucks - Trailers - Heavy E





SOLD TO		DATE	INVOICE#
UNITED CONCRETE 173 CHURCH ST		6/14/20	18 14865
YALESVILLE, CT 06492			TERMS
		<u> </u>	
DESCRIPTION	QTY	RATE	AMOUNT
NT19368 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C1J3575106	. 1	51,500.00	51,500.00
* PRICE INCLUDES DESTINATION (FOB MANCHESTER, NH), FET CHARGES, AND MANUFACTURERS STANDARD WARRANTY*			
•	·		
	•		
·			
Thank you for your business.		<b>Total</b>	\$412,000.00
Payments/Credits			-\$412,000.00
Balance Due			\$0.00

#### MOTOR VEHICLE RECORD TOWN OF WALLINGFORD

CA= No

GENERAL DATA:

DATE: 02/17/2021

Unique ID: 89212 List Num: 89212 Assessment Year: 2020 Last Changed: 12/14/2020

OWNER'S ADDRESS

Name: Care Of: UNITED CONCRETE PRODUCTS INC

Street 1:

City:

State:

173 CHURCH ST

WALLINGFORD

CT Zip: 06492-2267

Record Status: ACTIVE Last Changed:

12/14/2020

Date of Birth

Registration # AJ72035

District:

RESIDENCE ADDRESS:

Street 1:

173 CHURCH ST

City:

WALLINGFORD

State:

Zip: 06492-2267

P-S-V-L 1362840--5040761-N-01011900

VEHICLE INFORMATION:

YEAR 2018 MAKE

MODEL

CL

VIN-ID

STYLE TRAILE

COLOR 2nd COLOR

FONTA

TL

10 57J4533C5J3575108

BLA

Light Weight 20260

120000

Gross Weight # of Axles/Cyl Lease-Code

VALUE 36870 NET VALUE

36870

EXEMPTIONS AND NET VALUE:

CODE

APP. DATE

EX. AMOUNT

Total Exempt:

Net Assessment: 36870

Change Reason:

PREV. VALUE PRICING

#### MOTOR VEHICLE RECORD TOWN OF WALLINGFORD

DATE: 02/22/2021 GENERAL DATA:

2020 Last Changed: 12/14/2020 Unique ID: 89212 List Num: 89212 Assessment Year:

OWNER'S ADDRESS

UNITED CONCRETE PRODUCTS INC Name:

Care Of: Street 1:

City:

State:

173 CHURCH ST

WALLINGFORD

CA= No

Record Status: ACTIVE Last Changed: 12/14/2020

Date of Birth

Registration # AJ72035

District:

RESIDENCE ADDRESS:

Street 1:

173 CHURCH ST WALLINGFORD

City:

CT Zip: 06492-2267

State: Zip: 06492-2267 P-S-V-L 1362840--5040761-N-01011900

VEHICLE INFORMATION:

STYLE COLOR 2nd COLOR MODEL СĻ VIN-ID YEAR MAKE

57J4533C5J3575108 TRAILE BLA 2018 FONTA TL10

VALUE NET VALUE Light Weight Gross Weight # of Axles/Cyl Lease-Code

36870 36870 120000 20260

EXEMPTIONS AND NET VALUE:

CODE APP, DATE EX. AMOUNT

Net Assessment: 36870 Total Exempt:

Change Reason:

PREV. VALUE PRICING

2020-157

# MOTOR VEHICLE TAX BILL



COLLECTOR OF TAXES, WALLINGFORD PO BOX 5003 WALLINGFORD, CT 06492-7503 PHONE: (203) 294-2135 FAX: (203) 294-2137

Make checks payable to:

TAXPAYER'S COPY
(See reverse side for important information)

The Town expects to receive approximately \$25.1 million in State grant assistance for the fiscal year of 2020/2021. Without this assistance the mill rate would be approximately 35.18. Assessment and Exemption Questions please call: (203) 294-2001, Fax: (203) 294-2003.

		<u>ن</u>	10000000		***	21.1
DELINQUENT AFTER OCT 1, 2020	202,070	0	-	070	202,070	29.1900
\$5,898.40	NET ASSESSMENT	EXEMPTION		SMENT	GROSS ASSESSMENT	MILL RATE
July 1, 2020	OCTOBER 1, 2019	OCTO			023046	2019 MV 0023046
TOTAL TAX DUE	ON GRAND LIST	QA QA	DIST	C)	ĬŖ.	LIST NUMBER

51.5

T14 P4413 \*\*\*\*\*\*\*\*\*\*\*\*\*\*CH 5-DIGIT 06492 UNITED CONCRETE PRODUCTIONS INC 173 CHURCH ST

If paying after October 1st please call for amount due.

WALLINGFORD CT 06492-2267

\* \* \* Last day to make payment without penalty is Thursday October 1, 2020.

	0090464 2003	0090461 2018	0090463 2018	0090462	0090459 2018	0090460 2018 FONTA	BILL # YEAR MAKE	
	2003	2018	2018	2018	2018	2018	YEAR	
	TRANS	FONTA	FONTA	FONTA	FONTA	FONTA	MAKE	
			TL	TI		TL	MODEL	
	1TTF4820931070237 10 V92519	57J4533C7J3575109	57J4533C3J3575107	57J4533C1J3575106 10 AJ72037	57J4533C4J3575102 10 AJ72034	57J4533C5J3575108 10 AJ72035	VIN #	
	10 V	10 A	10 A	10 A	10 A	10 A	S	
	92519	J72036	J72038	J72037	J72034	J72035	REG #	
TOTAL				**.			COC #	
202070	8020	38810	38810	38810	38810	38810	VALUE	
0	0	0	0	0	0	0	EXEMPT	
5,898.40 🗸	234.10	1,132.86	1,132.86	1,132.86	1,132.86	•	TAX DUE	
	\							

October 1, 2019, contact the Assessor to request a transfer to the Correct Town / City of residency as of October 1, 2019. If you have received a tax bill from a town that you DID NOT RESIDE IN OR GARAGE YOUR VEHICLE IN as of

The motor vehicle tax bill covers the period of October 1, 2019 through September 30, 2020. If a vehicle was replaced after 10/1/19 and the registration was transferred to another vehicle, this bill is still due. You will receive an automatic credit for this vehicle on a supplemental bill in January 2021. For vehicles sold, stolen, totally destroyed and the registration was not transferred to another vehicle, or if you have moved out of state, you may be eligible for a tax credit. To obtain a credit, you must furnish proof as required by the Assessor.

State

Zlp Code

Town

Name of vehicle owner(s) or registrant (if different)

#### PROPERTY TAX EXEMPTION APPLICATION FOR A NEW COMMERCIAL TRUCK, 88:01 HO OZ. AGN Z TRUCK TRACTOR, TRAILER OR SEMITRAILER

4055355V (1-7)M

Assessment Year

Any person seaking a property tax exemption for an eligible commercial vehicle must file this form together with all required documentation on or before November 1, with the Assessor(s) of the town where the vehicle is subject to properly taxation. A separate form must be filed for each tracfor-trailer unit or each portion of such a unit (i.e., only one motorized unit and one towed element can be listed on a single form). Failure to file by November 1, constitutes a walver of the right to the exemption for the assessment year unless a filing date extension is granted by the Assessor pursuant to CGS §12-81k.

Important. There are two categories under which your vehicle may qualify for exemption. Review eligibility requirements and definitions on reverse side of form prior to completing this application. Incomplete applications (i.e., those on which all the regulied information is not supplied, or those for which the required supporting documentation is not attached) cannot be processed by the Assessor(s).

INSTRUCTIONS: Print or type a response to each question, entering N/A (for not applicable) where appropriate. If you complete this application on behalf of the vehicle's owner, enter your telephone number. Although you may regard the vehicle as a single tractor-trailer unit, information must be separately aumited for the motorized and towed elements since the value of each must be individually determined. If space of at aim a complete you to answer a question completely, attach an additional sheet(s) that includes the name of vehicle owner(s), vehicle dentited the number, the question and your response. Sign the application and retain a copy for your records. Submit the original to the Assessor(s) together with a copy of the required documentation, consisting of: (1) a copy of the Connecticut Registration Certificate and Certificate of Title, as issued by the Connecticut Department of Motor Vehicles (DMV), which has a seal affixed to it; (2) a copy of the vehicle's bill(s) of sale or invoice(s); and (3) proof of the price paid for any modification(s) made to the vehicle between the date it was purchased and October 1.

SECTION 1 - VEHICLE OWNER / USE

Address (number and street)

MINTEDCO	nacette VKO	DUCTS INC 1	73 CHURCH	57		WALLING	FORD CT 0649
Person completing (	his form, If other than	owner/registrant	Relationship	1100 2	Tel No	le the vehicle	(s) listed below used by a tor Carrier'? Yes □ No I
If No, describe vehic	le user's business	/ Is the vehicle(s)	listed below lease	d or rented?	Name of lesse	e and/or sub-l	essee (i.e., end user)
TRANSPORTATI			s.□ No.5				
Lessee/sub-lessee a	iddress (number and	street)	Town		State:	Zlp-Code	Tel, No.
ls the vehicle(s) liste	d below used exclusi		s, describe freight	transported			
transporting freight fo	or'hire? Yes □	No tel	<u> </u>		<u> </u>		
	· · · · · · · · · · · · · · · · · · ·	SECTIO	ON IF TRUCK / T	RUCK TRA	STOR	VI 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
Vehicle (dentification	Number (VIN)	Date Acquired		e Price i\$		<del></del>	GWWR
Angel and a second second of the	uzajan posastanas	HATCHERY DAY SAN	1.22				
Date Registered	Vehicle Registration (	Plate) No. Year	Make		Model		Body style
Sleeper cab Yes □ No I	Engine Size	Engine Ty	/pe	- No. o	faxlés	FuelT	vpe
Modified prior to 10/1 Yes.□ No t	? If+Yes,-descr	ibe modification(s) mad	de and enter cost o	of modification	on(s) excluding sele	s lax.	
			And the second second		-	<u> 1.4</u> . 1	
		SECTI	ON II) - TRAILER	/ SEMITRAI	LER.		
Vehicle Identification 57.745.33 (	S T357516	Date Acqu	ired Purchase	Drice &	1,500.00		GWR 120,000
Date Registered	Vehicle Registration (	Plate) No. Ye	ar 2018	* a - 2 a - 2	ntaine	Mode	
Body style TL		Enclosed □	Refrigeration Yes			148 fr	No. of axles
Modified prior to 10/1 Yes □ No D		be modification(s) mad	le and enter cost o	f modificatio	n(s) excluding sale	s láx.	
I do hereby decla	re under penalty	of false statement	that the informa	tion conta	ined herein is tr	ue and com	plete to the best of my
knowledge; remem	brance and belief.	and that the vehicle	listed above jo	ether with	any attachment	s thereto, is	eligible for a property tax
exemption pursuan	t to CGS §12-81(7	4)		<i></i>		1013	0/2020
		A Transfer of the Control of the Con	Signaline	harish di mana di di	N .	. <u> </u>	Date Signed
<u>, samuel and the first of the control of the contr</u>	and the first section is a second of the sec	TATE OF THE PARTY	sor's Use Only		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
Supplemental List	Cost of Vehicle	Modification Cost	Tötal Cost	×%	Prorated Cost	Depr. C	
Truck/fruck fractor	Cost of Aethole	MOGRICATION COST	, Iotal-Gost;	3, 50.	L(oluted:oosi:	pepil. C	ost Assessment
Trailer/semi-trailer	<u> </u>		· · · · · · · · · · · · · · · · · · ·				
TOTAL	The second secon				7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	A STATE OF THE STA	25 mg 190 190 190 190 190 190 190 190 190 190
Regular List	Cost of Vehicle	Modification Cost	Total Cost	X %	Depr. Cost	Asséssme	n
Truck/truck tractor	The second secon	Cathodrate, Articipate process, process, conde		( <del>=)</del> =(, (			
Trailer/semi-trailer							
TOTAL				3 3 30		17	
Exemption approved:	Yes D No. X	Regular List 🖽 Su	ipplemental List C	J by:₅	A (E)		A Section of the second of the

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#### STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) TITLE NUMBER 57J4533C5J3575108

AA2099245

DATE OF ISSUE 07/18/2018 14751698

PRIOR TITLE NUMBER

PRIOR STATE

ME

PURCHASED 06/14/2018 2018

YEAR

MAKE **FONTA**  MODEL TL

TL.

BODY STYLE CYL NEW/USED USED 00

000000

RELEASE OF LIENS

FIRST LIEN INTEREST IN DESCRIBED

VEHICLE/VESSEL IS HEREBY RELEASED

ODOMETER FUEL TYPE

VESSEL TYPE

HULL MATERIAL

ENGINE DRIVE TYPE

PROPULSION TYPE

LENGTH

OWNER(S)

UNITED CONCRETE PRODUCTIONS INC

173 CHURCH ST

WALLINGFORD, CT 06492 - 2267

FIRST LIENHOLDER

DATE OF LIEN

AUTHORIZED SIGNATURE

DATE RELEASED

SECOND LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED

AUTHORIZED SIGNATURE

DATE RELEASED

SB0604 REV. 12/15

SECOND LIENHOLDER

DATE OF LIEN

UNITED CONCRETE PRODUCTIONS INC 173 CHURCH ST WALLINGFORD, CT 06492-2267 

The Commissioner of Motor Vehicles hereby certifies that an application for a certificate of title for the vehicle/ vessel described herein has been duly filed, pursuant to the provisions of the laws of the State of Connecticut, and based on the statements of the applicant and the records on file with this agency. The applicant named is the owner of said vehicle/vessel. The Department of Motor Vehicles further certifies that the vehicle/vessel is subject to any security interests shown herein.

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) TITLE NUMBER



IN WITNESS WHEREOF, I have affixed my hand.

Sent original to Joy Rogers, Key Bank 11/2/18
Beleased by Key lost by atty see uplacement



## STATE OF CONNECTICUT

Department of Motor Vehicles 60 State Street, Wethersfield, CT 06161 On the Web at ct.gov/dmy



#### **Registration Credential**

IMPORTANT NOTICE TO YOU: Below is your new registration certificate. You must keep this document in your vehicle at all times.

#147

<b>♣</b> KE	EP IN VEHIC	LE	1	KEE	P IN VEHIC	LE	<del>4</del>		KEEPIN	/EMICLE	,,,,,,,,,,,,,
VALID ONLY AF RESOLVING A COMPLIANC ISSUES	LL	ONNECTHIS KEEP THIS SURANCE	S PORTI	ON I	N YOU	R VEHI	CLE - DO	NOT N	AIL	VALID ON AFTER PAYI RECEIVED DMV	MENT
PLATE NUMBER AJ72035 VEHICLE TYPE TRAILER HAZ MAT? TITLE EM N Y OWNER(S): UNITED		PLATE CLASS TRAILER REGISTERED U HEAVY DU TOTAL FEE \$326.00 E PRODUCTIO	ISAGE JTY COMMI	0 PLATE T	EXP. DATE 7/16/2021 LIGHT WT 20,260 YPE L TRAILE	57J4 GVWR 120,000 TOWN	WA REI HE,	108 STAND	18 FON SEAT AXLES 3 DRD COMMISS		STYLE TL 6/17/2020 R VEHICLES
<b></b>	EEP IN VEHI	CI E	······································	KE	EP IN VEH		1		KEEP IN	VEHICLE	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
<b>T</b> K	FER IN VEHI	OLE	•					istration		\$326 \$326	<del></del>

#### CONNECTICUT REGISTRATION AND TITLE APPLICATION

H-13B REV. 6-2018

## STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES 60 STATE STREET, WETHERSFIELD, CT 06161

http://www.ct.gov/dmv

DMY.USE ONLY TEMPORARY.PLATE NUMBER
DMY.USE ONLY SPERMANENT PLATE NUMBER.

INSTRUCTIONS: (1) Please print using a bla	ck or blue pen.			hi	ttp://www	v.ct.gov/	dmv		DMV.US	ONLY 2	ERMANENT PLATEN	UMBER
(2) Fill out the applicable se (3) Use the DMV website to	check for all do	m. coments required to APPLICANT'S) NAME			tion and fo	or any ou	tstanding co	ompliance issue	S	OWNE	R'S BIRTHDATE	
OWNER SECTION		ED CONCRE			INC							
(APPLICANT)		LICENSE OR ID NUME		STA	TE WHERE	ISSUED	SECRETAR	Y OF STATE NO.	(II Applicable)	PHON	E NUMBER (Optional)	
JOINT/OR - Requires ONE signature to transfer ownershi		R'S (CO-APPLICANT'S	6) NAME (Lest, Fi	rsi, Middle	(nitial)		<u> </u>			CO-01	WNER'S BIRTHDATE	
COMMON/AND - Requires signatures to transfer ownersh	ALL CO-OWNER	R'S LICENSE OR ID N	UMBER	STA	TE WHERE	ISSUED	SECRETAR	Y OF STATE NO.	(If Applicable)	PHON	E NUMBER (Optional)	
OWNER'S MAILING ADDRESS 173 CHURCH STRE		Street, and Aparlment	No. if applicable)		City or Town			•	stele) CT		(Zip Code) 06492	
CT RESIDENT?	RESIDENT	ADDRESS (If Differen	l fram Mailing Add	iress - PO	Box Is NO	f acceptab	le. Please in	clude Aparlment N	lo. if applicable)			
X YES NO												
CHECK BOX IF RESIDE VEHICLE MOST FREQUENCE RETURNS TO, OR REMAINS	NT ADDRESS IS JENTLY LEAVES S (For Property Tax	WHERE IF DIFFER FROM,	ENT FROM RESI	DENT AD	DRESS, IN	DICATE H	ERE (Numl	and the state of t	and the same of th	(City or To		o Code)
o VEHICLE	VERICLE I.D. NUI	MBER		YEA	R M	AKE		MODEL NAM		BODY	STYLE (4-Dr. Sedan, e	HG.J
<sup>2</sup> INFORMATION		J4533C5J357			018		TAINE		TL		FB If Commercial v	SECTION 1
FUEL TYPE (Gas. Diesel, etc.)	CYLINDERS or C	C's NO. OF WHEELS	S COLOR(S) (M	axlmum ol	f Two)	ODO			NEW OR USED	USED	Combination Use of Truck Complete Ser	Pick-Up
SELLER'S	NAME OF SEL	LER(S) (If 2 owners,	include both name	es)				EHICLE SOLD (P	irchased)	SELLING		
3 INFORMATION	JOSEP	H EQUIPMEN			,		6/14	4/18		\$51	,500	
SELLER'S ADDRESS (Number of	ind Street)			City or Tov					(State)		(Zip Gode)	
300 GAY STREET		···	N	IANCI	HESTE	R.			NH		03103 Date of Lien	*****
4 SECURITY INTERE	5 -	OF LIEN-HOLDER										
ADDRESS OF LIEN-HOLDER (N	lumber and Street)			(	City or Tow	n).	•		(State)		(Zip Code)	
							·				le .me en account	
NAME AND ADDRESS OF SEC	OND LIEN-HOLDE	R (Number and Street)		6	City or Tow	n)		(State)	(ZIp C	tode)	DATE OF SECOND LI	EN
								· · · · · · · · · · · · · · · · · · ·		DE 400	AGUATED MUTIL TI	LIC TAV
5 TAX	IF TAX EX	EMPTION IS CLA N AND ANY ADDIT	IMED READ T	THE REV	VERSE S	IDE OF	THIS FOR PROVIDE.	M AND SPEC	IFY THE GO	DE ASS	SOCIATED WITH TI	ME IAA
EXEMPTION CODE NO. FROM BACK OF FO									IF CODE #3, L	ST TOTA	L SALES TAX PAID TO	OTHER
5G	COMM	IEDCIAL TRIL	CK OVER	26 00	OLBS				JURISDICTION \$			
9G	The undersigner	s certifies that there are r	o liens on this vehi	cie except	those specif						he maintained during this i istration this Vehicle is reg	
6 OWNER SIGNATURE(S)											by me, the undersigned, un which I do not bolleve to b	
SIGNATURE(S)	of false statement the intent to mis	lead the Commissioner, I	will be subject to pr	osecution L	ander the abo	ve-citeti ist	SIGNATURE				DATE SIGNED	
OWNER'S SIGNATURE			DATE SIGNED	10	ļ .	JAMERS	SIGNATORE	•				
X	<u> </u>		1.50	<i>i</i>	X	41-1		omplote the	annlicable (	ections	helow	
		ditional informal SSEE (Person to whom	ion is neede	d for you	olli ilialli da is laasu	action.	please c	omplete me a	OPERATO	R LIC. NO	. AND STATE OF LESS	EE
7 LEASED VEHICLE	NAME OF LE	SSEE (Person to whom	n or company to w	ATHOM AGAIN	CIG 13 188361	"						
INFORMATION	au /a Nat Amandah	(a) /Numb	ner and Street)			(City	or Town)		(State)		(Zip Code)	
ADDRESS OF LESSEE (P.O. B	ox is Not Acceptan	e) (Norm	or and directy			17						
NAME OF CO-LESSEE (Person	to whom or compa	any to which vehicle is	leased)						OPERATO	R LIC. NO	. AND STATE OF CO-L	ESSEE
MAINE OF CO-LLOSEC IT BISON	, to timber or yourp	,	·									
	AGOENOED	LIGHT WEIGHT (Wr. o	empty)	GROSS V	WEIGHT (D	eclared W	elght) (Light	wt. + max loadj			OSS VEHICLE WEIGH	TRATING
8 OTHER THAN A P	HICLE	202	60		1	20	000			12	T NO. (If assigned)	
				NO, STA	IDEES	CARRY	SCHOOL C		COM. CARRI	ER-US DO	T NO. (If assigned)	
COMPLETE FOR APPL VEHICLES (Buses, Trucks		3				│ □,		K] NO	24419			
TRAILERS - Rear lights Length of vehicle & traile	required Brake	e required if 3.000	lbs. or more 0	SVWR. -262,	INTERSTA			HAZARDOUS MA	l-m	ED FOR TH INSPORT A VESSEL	4 WINES	Х ио
o DEALER	/EHICLE I.D. NUM	BER OF TRADED-IN	VEHICLE		<u> </u>	YEAR	MAKE		MODEL			
9 TRANSACTION	MEDITE LITE	TOTAL SALES PRIC	F		TRADE	ALLOWA	NCE	NET SALES P	RICE	1	STATE TAX COLLECTE	ED .
CONNECTICUT SALES TAX P	EKMII NO.	TOTAL DALES PRICE	<b>.</b>							1		
The information provided to the Co		Vohlolog harálm fe muhans	hed by me, the und	ersjaned. u	nder penalty	of false stat	ement, in acco	rdance with provisio	ns of Section 14-	10 & 53a-16	57b of the Connecticut Gene	eral Statutes.
The information provided to the Co	MANUSCORPT OF MOTOR	DEALER SIGNATUR	E (Authorized Rep	presenteli	ve)				DATE SIGNE	D		

#### STATE OF MAINE

VEHICLE ID NUMBER 57J4533C5J3575108

YEAR MAKE 2018 FON MODEL!

BODY

TITLE NUMBER

NEW/USED

PURCHASE DATE 12/01/2017

ISSUE DATE

PRIOR TITLE

14751698 ODOMETER

MAIL TO

NEW

BB & T COMMERCIAL
EQUIPMENT CAPITAL CORP
2 GREAT VALLEY PKWY STE 300
MALVERN, PA 19355

OWNER(S) NAME AND ADDRESS
JOSEPH EQUIPMENT CO
300 GAY ST
MANCHESTER, NH 03103

Secretary of State



Bureau of Motor Vehicles

BB&T Commercial Equipment Capital Corp.

FIRST LIENHOLDER	12/01/2017 BB & T COMM EQUIPMENT 0 2 GREAT VAL MALVERN, PA	TEA BEMA SIR 300	) (1)	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
SECOND	1			
THIRD				

	Interest in this verticle/is released by:
닏띯	Children
[2 A]	Signature
FIRST	(Ops Max 6/21/18
	Title Date
SECOND	Interest in this vehicle is released by: Signature
<u> </u>	Title Date Interest in this vehicle is released by:
THIRD	Signature
·	Title Date

THIS CERTIFICATE IS PRIMA FACIE PROOF OF OWNERSHIP ISSUED IN COMPLIANCE WITH STATE OF MAINE LAW KEEP IN A SAFE PLACE - NOT IN VEHICLE

L14127024





300 Gay Street ~ Manchester, NH 03103
Factory Authorized At the Construction, Fontaine, Factory Authorized At the Construction of Trailers ~ Heavy Construction of the Construction of the







SOLD TO			DATE	INVOICE#
UNITED CONCRETE 173 CHURCH ST			6/14/2018	14865
YALESVILLE, CT 06492			F	TERMS
		,		
DESCRIPTION	QTY		RATE	AMOUNT
NT19357 - 2018 FONTAINE TRAILER MÖDEL: EXCALIBUR 5390SA VIN: 57J4533C4J3575102		1	51,500.00	51,500.00
NT19360 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C6J3575103		1	51,500.00	51,500.00
NT19361 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C8J3575104		1	51,500.00	51,500.00
NT19362 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 53908A VIN: 57J4533CXJ3575105		1	51,500.00	51,500.00
NT19364 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C3J3575107		1	51,500.00	51,500.00
NT19365 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA		1	51,500.00	51,500.00
NT19366 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C7J3575109		1	51,500.00	51,500.00
Thank you for your business.		To	tal	ý.
Payments/Credits			3	-
Balance Due			<i>!</i> *	•









M TEREX.

OOLD TO		DATE	INVOICE#
SOLD TO		6/14/2018	14865
UNITED CONCRETE 173 CHURCH ST			
YALESVILLE, CT 06492			TERMS
DESCRIPTION	QTY	RATE	AMOUNT
NT19368 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C1J3575106		51,500.00	51,500.00
* PRICE INCLUDES DESTINATION (FOB MANCHESTER, NH), FET CHARGES, AND MANUFACTURERS STANDARD WARRANTY*			
Thank you for your business.		Total	\$412,000.00
Payments/Credits			-\$412,000.00
Balance Due			\$0.00
Dalatice Due			



#### **BOARD OF ASSESSMENT APPEALS**

Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member Town Hall. Room 101

Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

Phone - 203-294-2001 Fax - 203-294-2003

Hearing No. 2020 - 158

**HEARING DATE:** 

APPLICATION

APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2020

PHER NI WERDS

Property Owner:	Appellant (if other than owner):
Name of property Owner - United Concrete Products INC	Name of Owner's Agent
Mailing Address	Mailing Address
173 Church Street City, State, Zip	City, State, Zip
<u>WAULING FORD</u> (T 06492 Phone 203-269-3119	Phone
Appellant's Capacity o Owner (If Agent, attach a copy of Agency Agreement or Power of Attorney. O	o Owner's Agent riginal agency document must be submitted at hearing.)
Print applicant name and date	Applicant signature
Fill out only the section	for the property type under appeal.
Motor Vehicle: Year 2018 Make /Model: Fontaine	TL Plate# <u>AJ72036</u> Mileage Ø
•	
(Address and/or Assessor's Map/Blo	
Personal Property: Unique ID:	DBA:
If you are submitting an appraisal or other similar application.	ar evidence, you <u>must</u> submit a copy along with your
What MARKET VALUE does the applicant place on the p	property?: \$_51,500 • 00
Briefly state the basis of the Appeal: The new trailer	- title passed from the manufacturer through BB+T Equip Grime
	retailer, and subsequently soll to United Connete Products Take
,	. The CT DMV misclassified our NEW trailers as "used" on the title.
	· · · · · · · · · · · · · · · · · · ·
We are secking the 5 year tax exemption from the Ton	on of Wallingtord for the new trailers.
DO NOT WRITE BELOW THIS LINE - BAA Use Only	
I hereby solemnly swear that the testimon knowledge and belief.	ny I am about to give is true and accurate to the best of my
Signaturals) of	, ,

#### Assessment Year

148

## PROPERTY TAX EXEMPTION APPLICATION FOR A NEW COMMERCIAL TRUCK, TRUCK TRUCK, TRUCK TRUCK, TRUILER OR SEMITRAILER

Any person seaking a properly tax exemption for an eligible commercial vehicle must file this form together with all required documentation on or before November 1, with the Assessor(s) of the town where the vehicle is subject to properly taxation. A separate form must be filed for each tractor trailer unit or each portion of such a unit (i.e., only one motorized unit and one towed element can be listed on a single form). Failure to file by November 1, constitutes a waiver of the right to the exemption for the assessment year unless a filing date extension is granted by the Assessor pursuant to CGS \$12-81k.

important. There are two cafegories under which your vehicle may qualify for exemption. Review eligibility requirements and definitions on reverse side of form prior to completing this application. Incomplete applications (i.e., those on which all the required information is not supplied, or those for which the required supporting documentation is not attached) cannot be processed by the Assessor(s).

INSTRUCTIONS: Print or type a response to each question, entering N/A (for not applicable) where appropriate. If you complete this application on behalf of the vehicle's owner, enter, your telephone number. Although you may regard the vehicle as a single tractor trailer unit. Information must be separately supplied for the motorized and towed elements since the value of each must be individually determined. If space-constraints do not allow you to answer a question completely, attach an additional sheet(s) that includes the name of vehicle owner(s), vehicle identification number, the question and your response. Sign the application and retain a copy for your records. Submit the original to the Assessor(s) together with a copy of the required documentation, consisting of: (1) a copy of the Connecticut Registration Certificate and Certificate of Title, as issued by the Connecticut Department of Motor Vehicles (DMV), which has a seal affixed to it; (2) a copy of the vehicle's bill(s) of sale or invoice(s); and (8) proof of the price paid for any modification(s) made to the vehicle between the date it was purchased and October 1.

The state of the s		ION ( VEHICLE O		E	against the second	Same Sing Same
Name of vehicle owner(s) or registrant (	DUCTS INC 17	ess (number and shift 3 CHURCH	ST		Town NALLINGFOX	C 17 06497
Person completing this form, Inother that	n owner/regist/ant	Relationship CONTROLL	ZR Zo	1. No. 3-269-3119	is the vehicle(s);li For Hire Motor C	sted below used by a arrier"? Yes □ No te
If No describe vehicle user's business	is the vehicle(s)	listed below leased on the listed below leased by the listed by the listed below leased by the listed by th	Zr-teureav.	Name of lesses	and/or sub-lesse	e (l.e., end user)
Lessee/sub-lessee address (number and	(street)	Town:		ife.	Zip Code Te	I, No.
ls (ffe vehicle(s) listed below used exclus fransporting freight for bire? Yes □		, describe freight ira	nsported			
	an a-maka in ing pangabah	Andrew Contract	at	الما فأمل جائجا والوارا	anna an in talka a p	
	SECTIO			OR		
Vehicle (dentification Number (VIN)	Date Acquired	Purchase F	)jice. 🔞		G\	∆WR.
· C		Make		Model	B6	dy style
Sleeper cab Engine Size	Engine Typ	) <b>e</b>	No. of a	des	FuelType	
	ribe modification(s) made	and enter cost of n	rodification(s	s) excluding sales	lax	
The state of the s		ing the same of the same of	The state of the same		1 (0000)	
		NIII - TRAILER / S	EMITRALLE	R.	N N NZ 175 1	
Vehicle Identification: Number (VIN) 75		red Purchase Pi	ice \$ 5./	,500.00	GV	WR 120,000
Date Registered Vehicle Registration 7/18/20/8 AJ 720.	(Plate) No. Yea	2018 M	eke:	taine		TL
Body style TL Open &	Enclosed []	Refrigeration Yes [	No <b>⊊</b>	Length	485- No.	of axles
Modified prior to 10/17 If Yes, described to the No. If Yes, described to	ibe modification(s) made	and enter cost of m	odification(s			
I do hereby declare under penalty	of false statement th	iat the informatio	n containe	d herein is tru	e and complete	to the best of my.
knowledge, remembrance and bellet	and that the vehicle i	sted above loget	her with ar	ny attachments	inereto, is eligit	le for a property tax
exemption pursuant to CGS \$12-81(7	4)				inta	0/2020
	the state of the s	Signature	<u>رسي محمده و دادر ه</u>			Signed
		dom vine la Zuarani C				
	44,040,444,444,444		N. 02	DA 01990 AC 98	<del></del>	Transport
Supplemental List Cost of Venicle:	Modification Cost.		X %	Proraled Cost	Dept. Cost	Assessments.
Trailer/semi-irailer	4					
TOTAL	A real free for a real free free free free free free free fre	200				
Regular List Cost of Vehicle	Medification Gost.	Total Cost	X.%.	Depr. Cost	Assessment	
Truck/iruck/ractor	The state of the s	Several Control of the Control of th	e server a silve	recommenda (A. e.a. 24		3 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
Traller/semi-trailer						
TOTAL			14 A S S S S S S S S S S S S S S S S S S			
Exemption approved Yes □ No □.	Regulat List 🛈 Sup	plemental List 🗆	Буз			A CONTRACTOR OF THE CONTRACTOR
THE RESIDENCE OF THE PROPERTY OF THE SECOND					The second of th	

## GERALEICAMES COEMINUE



#### STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES

TL

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) TITLE NUMBER

AA2099246

PRIOR TITLE NUMBER

PRIOR STATE

57J4533C7J3575109

07/18/2018 14751699

DATE OF ISSUE

ME

PURCHASED 06/14/2018 2018

YEAR

MAKE **FONTA**  MODEL TL

BODY STYLE CYL 00

NEW/USED USED

000000

ODOMETER FUEL TYPE

VESSEL TYPE

HULL MATERIAL

ENGINE DRIVE TYPE

PROPULSION TYPE

LENGTH

OWNER(S)

UNITED CONCRETE PRODUCTIONS INC

173 CHURCH ST

WALLINGFORD, CT 06492 - 2267

FIRST LIENHOLDER

DATE OF LIEN

AUTHORIZED SIGNATURE

DATE RELEASED

SECOND LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED

RELEASE OF LIENS

FIRST LIEN INTEREST IN DESCRIBED

VEHICLE/VESSEL IS HEREBY RELEASED

AUTHORIZED SIGNATURE

DATE RELEASED

SB0604 REV. 12/15

SECOND LIENHOLDER

DATE OF LIEN

UNITED CONCRETE PRODUCTIONS INC 173 CHURCH ST WALLINGFORD, CT 06492-2267 Illiandadalakan khalalah dalah adalah

The Commissioner of Motor Vehicles hereby certifies that an application for a certificate of title for the vehicle/ vessel described herein has been duly filed, pursuant to the provisions of the laws of the State of Connecticut, and based on the statements of the applicant and the records on file with this agency. The applicant named is the owner of said vehicle/vessel. The Department of Motor Vehicles further certifies that the vehicle/vessel is subject to any security interests shown herein.

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN)



IN WITNESS WHEREOF, I have affixed my hand.

COMMISSIONER OF MOTOR VEHICLES

Sent original to Joy Rogers, Key Back 11/2 Reliased by Key, dost by atty, see replacemen



#### STATE OF CONNECTICUT

Department of Motor Vehicles 60 State Street, Wethersfield, CT 06161 On the Web at <u>ct.gov/dmv</u>



KEEP IN VEHICLE

#### **Registration Credential**

<u>IMPORTANT</u>
<b>NOTICE TO YOU:</b>

KEEP IN VEHICLE

Below is your new registration certificate.

You must keep this document in your vehicle at all times.

KEEP IN VEHICLE

VALID ONLY AFTER RESOLVING ALL COMPLIANCE ISSUES	COMMEDI	PORTION IN	YOUR VEH	ICLE - DO N	NOT MAIL	VALID ONLY AFTER PAYMENT RECEIVED BY DMV
PLATE NUMBER AJ72036 VEHICLE TYPE TRAILER HAZ MAT? TITLE EMISSIONS N Y	PLATE CLASS TRAILER REGISTERED US HEAVY DUT DUE TOTAL FEE \$326.00	AGE LI	16/2021 57. GHT WT GVWR 0,260 120,000 E TOW	120,000 TA		
OWNER(S): UNITED CONC	RETE PRODUCTION	IS INC		RENE HEAV CGS	WAL SILON Y DUTY HIGHWAY	sioner of motor vehicles  gile Magubaul  PERMIT REQUIRED per
				ACCOUNTS OF THE PROPERTY OF TH		
<b>↑</b> KEEP IN '	VEHICLE 1	KEEPI	N VEHICLE	<b>↑</b> Regist	KEEP IN	\$326,00
			·····	TO	TAL FEES	\$326.00

#### CONNECTICUT REGISTRATION AND TITLE APPLICATION H-13B REV. 6-2018

# STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES 60 STATE STREET, WETHERSFIELD, CT 06161 http://www.ct.gov/dmv

INSTRUCTIONS:  (1) Please print using a black o  (2) Fill out the applicable sectio  (3) Use the DMV website to che	ns of this form.	ments required	•		hltp://w	ww.ct.gov	/dmv	compliance lss		VUSE ON	LY PERMANENT REAT	NUMBER:
1 OWNER SECTION (APPLICANT)	OWNER'S (APPLICANT'S) NAME (LBS), First, Middle International Concrete PRODUCTION OWNER'S LICENSE OR ID NUMBER				-			IO. (If Applicable)		OWNER'S BIRTHDATE	1)	
JOINT/OR - Requires ONE signature to transfer ownership	CO-OWNER'S (CO-APPLICANT'S) NAME (Last, First, M			l, First, Mi	l Middle (nlilal)			CO-OWNER'S BIRTH		CO-OWNER'S BIRTHDAT	2	
COMMONIAND - Requires ALL signatures to transfer ownership	CO-OWNER'S LICENSE OR ID NUMBER			S	STATE WHERE ISSUED SECRETARY OF STATE N			O. (If Applicable) PHON		HONE NUMBER (Options	i)	
173 CHURCH STREET CT RESIDENT? X YES NO	RESIDENT ADI	DRESS (II Differe	ent from Mailing	Address -	PO Box is N	SVILLE IOT acceptab		nclude Aparlmeni			(Zip Code) 06492	
CHECK BOX IF RESIDENT A VEHICLE MOST FREQUENT RETURNS TO, OR REMAINS (For	ADDRESS IS W Y LEAVES I Properly Tax)	HERE IF DIFFE	RENT FROM R	ESIDENT	ADDRESS,	INDICATE H	ERE (Num	ber and Street, A	partment No	) (Cily	or Town) (State) (.	Zip Code)
2 VEHICLE VEHI 2 INFORMATION		57J4533C7J3575109		•	YEAR MAKE 2018 FONTAINE		MODEL NAME OR NO. TL		В	BODY STYLE (4-Dr. Sedan, etc.)		
	NDERS or CC's	NO. OF WHEE						DING (Mileage)	NEW OR U	******		r Plek-Up
·	AME OF SELLER	12	. Include both na	mes)			DATE V	EHICLE SOLD (	X NEW	USE	D Truck Complete's LING PRICE	ection 8
3 INFORMATION.	JOSEPH I						- 1	4/18 .		\$	51,500	
SELLER'S ADDRESS (Number and Str	reel)			(City or 1	·			<u> </u>	(Stale)		(Zip Code)	
300 GAY STREET	NAME OF L	EN-HOLDER		MANG	CHEST	LK.			NH		03103 DATE OF LIEN	<del></del>
4 SECURITY INTEREST - Loan or Lien Information	35.											
ADDRESS OF LIEN-HOLDER (Number	r and Street)				(City or To	vn)			(Stati	e)	(Zip Gode)	
TAX  EXEMPTION  CODE NO. FROM BACK OF FORM EX	TAX EXEMP	TION IS CLA D ANY ADDIT	IMED READ	RMATIO	Y TAHT N	SIDE OF	THIS FOR ROVIDE.	(Stale) M AND SPEC	IF CODE #	, LIST TO	DATE OF SECOND I	THE TAX
5G	COMMER	CIAL TRU	ICK OVER	₹ 26,0	00 LBS				JURISDICT	\$		
6 OWNER SIGNATURE(S)	iod. All property to cordence with Manu	exes due any CT T factorer's Maximur ocordance with the	aking Authority for In Gross Vehicle W Provisions of Sec Will be subject to	of any vehic eight Railn illon 14-110 prosecution	cle previously g, The Inform and 53a-4570 ander the pt	y registered in nation provided b of the Conne nove-clied laws	mylour name to the Comm Rost General	(s) have been paid ilssioner of Motor V	. If other than Tehloles herein	Passenger Is subscrib	will be maintained during this registration this vehicle is resid by me, the undersigned, unent which I do not believe to DATE SIGNED	gistered in nder penalty
OWNER'S SIGNATURE X			DATE SIGNED	18	X	OWNER'S S	BNATUNE				DATE SIGNED	
AODENDUI	W - If Additio	سعدي بسمعت			our tran	saction,	ilease co	omplete the			ns below NO. AND STATE OF LESS	JEE.
ADDRESS OF LESSEE (P.O. Box is No	i Acceptable)	(Numb	er and Street)			(City of	Town)		(State)	•	(Zip Code)	
NAME OF CO-LESSEE (Person to who	m or company to v	which vehicle is i	eazed)								NO. AND STATE OF CO-L	
8 OTHER THAN A PASSE STYLE MOTOR VEHICL	NGER	WEIGHT (WI. e		GROSS	WEIGHT (D		jht) (Light w	t. + mex load)	MANUFACT	TURER'S (	GROSS VEHICLE WEIGH 7 0, 0 0 0	T RATING
COMPLETE FOR APPLICAB VEHICLES (Buses, Trucks)	NO. A			NO, STA	NDEES		CHOOL CH	ILDREN?	COM. CARI		ODT NO. (If assigned)	
TRAILERS - Rear lights require	ed. Brakes reg	uired If 3,000	lbs. or more	GVWR. -262.	INTERSTA	ATE COMME		AZARDOUS MAT	TERIAL? U	SED FOR		<b>X</b> NO
DEALER VEHICLE	I.D. NUMBER O					YEAR	MAKE		WODEL			
TRANSACTION CONNECTICUT SALES TAX PERMIT N	IO. TOTAL	SALES PRICE			TRADE-IN	ALLOWANG	;E	NET SALES PF	RICE		STATE TAX COLLECTE	o ·
The information provided to the Commission CONNECTICUT DEALER LICENSE NU		herein is subscrib ER SIGNATURE	ed by me, the und (Authorized Re	ersigned, u presentalis	nder penalty /e)	melaja salaj ko	ent, in secold	ance with provision	s of Section 14 DATE SIGN	(-110 & 53a- IED	1576 of the Connecticut Gens	ral Statutes.

## VERNIEW SOUTH OF THE SECOND OF

#### STATE OF MAINE

VEHICLE ID NUMBER

YEAR

MAKE

MODEL

BODY

TITLE NUMBER

57J4533C7J3575109 NEW/USED PURCHASE DA 2018

FONA

TL

FB

14751699

NEW

PURCHASE DATE 12/01/2017 ISSUE DATE 01/03/2018

PRIOR TITLE

ODOMETER

MAIL TO

BB & T COMMERCIAL EQUIPMENT CAPITAL CORP 2 GREAT VALLEY PKWY STE 300 MALVERN, PA 19355

OWNER(S) NAME AND ADDRESS
JOSEPH EQUIPMENT CO
300 GAY ST
MANCHESTER, NH 03103

Secretary of State



Bureau of Motor Vehicles

BB&T Commercial Equipment Capital Corp.

12/01/2017
BB & T COMMERCIAL
EQUIPMENT CAPITAL CORP
2 GREAT VALLEY PKWY STE 300
MALVERN, PA 19355

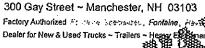
nterest in this verifie is rale sed by:
6/27/18 Unite
nterest in this vehicle is released by:
Signature
Title Date
nterest in this vehicle is released by: Signature
Title Date

THIS CERTIFICATE IS PRIMA FACIE PROOF OF OWNERSHIP ISSUED IN COMPLIANCE WITH STATE OF MAINE LAW KEEP IN A SAFE PLACE - NOT IN VEHICLE

L14127025











SOLD TO

UNITED CONCRETE 173 CHURCH ST YALESVILLE, CT 06492

rex.

DATE	INVOICE#				
6/14/2018	14865				

	į	TERMS
QTY	RATE	AMOUNT
· 1	51,500.00	51,500.00
1	51,590.00	51,500.00
STATE OF THE STATE	51,500.00	51,500.00
	51,500.00	51,500.00
1	51,500.00	51,500.00
1	51,500.00	51,500.00
1	51,500.00	51,500.00
	QTY	1 51,500.00 1 51,500.00 1 51,500.00 1 51,500.00 1 51,500.00

Thank you for your business.

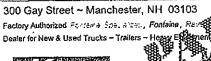
Total

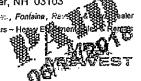
Payments/Credits

**Balance Due** 











SOLD TO			DATE	INVOICE#
UNITED CONCRETE 173 CHURCH ST			6/14/2018	14865
YALESVILLE, CT 06492				
			_	TERMS
	J			
DESCRIPTION	QTY		RATE	AMOUNT
NT19368 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C1J3575106  * PRICE INCLUDES DESTINATION (FOB MANCHESTER, NH), FET CHARGES, AND MANUFACTURERS STANDARD WARRANTY*			51,500.00	51,500.00
Thank you for your business.		Tota	al	\$412,000.00
Payments/Credits				-\$412,000.00
Balance Due				\$0.00

MOTOR VEHICLE RECORD TOWN OF WALLINGFORD

CA= No

Record Status: ACTIVE

Registration # AJ72036

12/14/2020

Last Changed:

Date of Birth

District:

GENERAL DATA: DATE: 02/17/2021

Unique ID: 89213 List Num: 89213 Last Changed: 12/14/2020 Assessment Year: 2020

OWNER'S ADDRESS

٠, ٪ ،

Name: UNITED CONCRETE PRODUCTS INC Care Of:

Street 1: 173 CHURCH ST

City: WALLINGFORD

State:

CT Zip: 06492-2267

RESIDENCE ADDRESS:

Street 1: 173 CHURCH ST City: WALLINGFORD

State: Zip: 06492-2267

P-S-V-L 1362840--5040766-N-01011900

VEHICLE INFORMATION:

YEAR MAKE MODET. CLVIN-ID STYLE COLOR 2nd COLOR 2018

FONTA TL10 57J4533C7J3575109 TRAILE BLA

Gross Weight # of Axles/Cyl Lease-Code Light Weight VALUE NET VALUE 20260

120000 36870 36870

EXEMPTIONS AND NET VALUE:

CODE APP. DATE EX. AMOUNT

Total Exempt: Net Assessment: 36870

Change Reason: PREV. VALUE PRICING

#### MOTOR VEHICLE RECORD TOWN OF WALLINGFORD

CA= No

GENERAL DATA: DATE: 02/22/2021

Unique ID: 89213 List Num: 89213 Assessment Year: 2020 Last Changed: 12/14/2020

OWNER'S ADDRESS

UNITED CONCRETE PRODUCTS INC Name:

Care Of: Street 1: 173 CHURCH ST

City: WALLINGFORD

State: CTZip: 06492-2267

RESIDENCE ADDRESS:

Street 1: 173 CHURCH ST

WALLINGFORD City:

Zip: 06492-2267 State:

P-S-V-L 1362840--5040766-N-01011900

VEHICLE INFORMATION:

YEAR MAKE MODEL CLVIN-ID STYLE COLOR 2nd COLOR

57J4533C7J3575109 2018 FONTA 10 TRAILE BLA  $\mathtt{TL}$ 

Light Weight Gross Weight # of Axles/Cyl Lease-Code VALUE NET VALUE

20260 120000 36870 36870

EXEMPTIONS AND NET VALUE:

CODE APP. DATE EX. AMOUNT

Total Exempt: Net Assessment: 36870

Change Reason: PREV. VALUE PRICING

2020-158

Record Status: ACTIVE

Registration # AJ72036

12/14/2020

Last Changed:

Date of Birth

District:

# MOTOR VEHICLE TAX BILL



WALLINGFORD, CT 06492-7503 PHONE: (203) 294-2135 FAX: (203) 294-2137 COLLECTOR OF TAXES, WALLINGFORD PO BOX 5003

Make checks payable to:

(See reverse side for important information) TAXPAYER'S COPY

The Town expects to receive approximately \$25.1 million in State grant assistance for the fiscal year of 2020/2021. Without this assistance the mill rate would be approximately 35.18. Assessment and Exemption Questions please call: (203) 294-2001, Fax: (203) 294-2003.

		•				
DELINQUENT AFTER OCT 1, 2020	202,070	0		070	202,070	29.1900
\$5,898.40	NET ASSESSMENT	EXEMPTION		MENT	GROSS ASSESSMEN	MILL RATE
July 1, 2020	OCTOBER 1, 2019	00			023046	2019 MV 0023046
TOTAL TAX DUE	ON GRAND LIST		DIST	2.1	H#R	LIST NUMBER

1-1-5× 1-1-5

UNITED CONCRETE PRODUCTIONS INC WALLINGFORD CT 06492-2267 173 CHURCH ST

If paying after October 1st please call for amount due.



\*\*\* Last day to make payment without penalty is Thursday October 1, 2020. \*\*\*

	5,898.40 🗸	0	202070	TOTAL	- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1					
\	234.10	0	8020	. •	37 10 V92519	1TTF4820931070237 10 V92519		TRANS	0090464 2003	
	1,132.86	0	38810	. •	09 10 AJ72036	57J4533C7J3575109 10 AJ72036	TL	FONTA	0090461 2018	
	1,132.86	0	38810		07 10 AJ72038	57J4533C3J3575107 10 AJ72038	TL	018 FONTA	0090463 2018	
	1,132.86	0	38810	****	06 10 AJ72037	57J4533ClJ35751	TL		0090462 2	
	1,132.86	C	38810	-	02 10 AJ72034	57J4533C4J3575102 10 AJ72034	TL	018 FONTA	0090459 2018	
	1,132.86	0	38810		08 10 AJ72035	57J4533C5J3575108 10 AJ72035	TL	2018 FONTA	0090460 2	
	TAX DUE	EXEMPT	VALUE	COC #	CC REG #	VIN #	MODEL	EAR MAKE	BILL # YEAR MAKE	

October 1, 2019, contact the Assessor to request a transfer to the Correct Town / City of residency as of October 1, 2019. If you have received a tax bill from a town that you DID NOT RESIDE IN OR GARAGE YOUR VEHICLE IN as of

vehicle, this bill is still due. You will receive an automatic credit for this vehicle on a supplemental bill in January 2021. For vehicles sold, stolen, totally destroyed and the registration was not transferred to another vehicle, or if you have moved out of state, you may be eligible for a tax credit. To obtain a credit, you must furnish proof as required by the Assessor. The motor vehicle tax bill covers the period of October 1, 2019 through September 30, 2020. If a vehicle was replaced after 10/1/19 and the registration was transferred to another

#### Assessment Year

#### PROPERTY TAX EXEMPTION APPLICATION FOR A NEW COMMERCIAL TRUCK, BEOTHERS, ADN Z TRUCK TRACTOR, TRAILER OR SEMITRAILER

MILD WESESSOK

Any person seeking a property tax exemption for an eligible commercial vehicle must file this form together with all required documentation on or before November 1, with the Assessor(s) of the town where the vehicle is subject to properly taxation. A separate form must be filed for each tractor-trailer unit or each portion of such a unit (i.e., only one motorized unit and one towed element can be listed on a single form). Failure to file by November 1, constitutes a walver of the right to the exemption for the assessment year unless a filling date extension is granted by the Assessor pursuant to CGS §12-81k.

Importent, There are two categories under which your vehicle may qualify for exemption. Review eligibility requirements and definitions on reverse side of form prior to completing this application. Incomplete applications (i.e., those on which all the required information is not supplied, or those for which the required supporting documentation is not attached) cannot be processed by the Assessor(s).

INSTRUCTIONS: Print or type a response to each question, entering N/A (for not applicable) where appropriate. If you complete this application on behalf of the vehicle's owner, enter your telephone number. Although you may regard the vehicle as a single tractor-trailer unit, information must be separately supplied for the motorized and towed elements since the value of each must be individually determined. If space constraints do not allow you to answer a question completely, attach an additional sheet(s) that includes the name of vehicle owner(s repetitive ten number, the question and your response. Sign the application and retain a copy for your records. Submit the original out the Assessio (s) together with a copy of the required documentation, consisting of: (1) a copy of the Connecticut Registration Connecticut according to the connecticut Department of Motor Vehicles (DMV), which has a seal affixed to it; (2) a copy of the vehicle's bill(s) of sale or invoice(s); and (3) proof of the price paid for any modification(s) made to the vehicle between the date it was purchased and October 1.

SECTION 1 -- VEHICLE OWNER / USE

Maliner Charles PRODUCTS INC 173 CHURCH ST WALLINGFORD CT 1064	
Person completing this form, If other than owner/registrant  Relationship  CHERYL K. CARR  CONTROLLEL  10. No. 2.03 2.69-31/9 For Hire Motor Garder"? Yes II No. 2.03 2.69-31/9 For Hire Motor Garder"? Yes II No. 2.03 2.69-31/9 For Hire Motor Garder"? Yes II No. 2.03 2.69-31/9 For Hire Motor Garder"? Yes II No. 2.03 2.69-31/9 For Hire Motor Garder"? Yes II No. 2.03 2.69-31/9 For Hire Motor Garder (1).	2 10
If No, describe vehicle user's business Is the vehicle(s) listed below leased or rented? Name of lessee and/or sub-lessee (i.e., end user)  TRANSPORTATION of Concrete (ndures Yes.   No.   No.	
Lessee/sub-lessee address (number and street) Town State Zip-Code Tel. No.	र कर् <sub>र</sub>
Is the vehicle(s) listed below used exclusively for If Yes, describe freight transported transporting freight for hire? Yes □ No ■	
SECTION II.⇔TRUCK / TRUCK TRACTOR	غيجين
Vehicle Identification Number (VIN)     Date Acquired     Purchase Price \$     GWR	
Date Registered Vehicle Registration (Plate) No. Year Make Model Body style	
Sleeper cab Engline Size Engline Type No. of axles Fuel Type Yes D No D	
Modified prior to 10/1? If Yes, describe modification(s) made and enter cost of modification(s) excluding sales tax.	*
SECTION III TRAILER / SEMITRAILER	<u>क्षत्रक्रम्य</u> इ. इस्
*Vehicle Identification Number (VIN) 75/09   Oate Acquired   Purchase Price \$ 51,500.00   GVWR 120,000	- A
Date Registered Vehicle Registration (Plate) No. Year 20/8 Make Fontaine Model TL	7 7
Body style TL Open W Enclosed D Refrideration Yes D No W Length 48 ST No. of axies: 3	
Modified prior to 10/17 If Yes, describe modification(s) made and enter cost of modification(s) excluding sales tax.	
I do hereby declare under penalty of false statement that the information contained herein is true and complete to the best of knowledge, remembrance and belief and that the vehicle listed above, logether with any attachments thereto, is eligible for a property	ny tax
exemption pursuant to CGS \$12-81(74).	 
Signative: Date Signed	
For Assessors Use Only	
Supplemental List   Cost of Vehicle   Modification Cost   Total Cost   X %   Prorated Cost   Dept. Cost   Assessment	ليندي
Truck/truck/fractor	
Traller/semi-trailer TOTAL	***************************************
	t produce
Trucktrück fractor Traffer/semi-traffer	***
TOTAL	
Exemption approved Yes  No D Regular List  Supplemental List  by	7.75.74

# CONNECTICUT REGISTRATION AND TITLE APPLICATION H-13B REV. 6-2018



# STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES 60 STATE STREET, WETHERSFIELD, CT 06161 http://www.ct.gov/dmv

DMV U	SE ONL	TEM	PORAR	Y PLATE	NUMBER
	A	<b>表示范</b>	1.	492 S.	
20		n night is	15500	7.95	er grader e
4 150		1956	1000	10.200	3. N. G.
DIME	SE ON A	r DED	MANÉN	PRIATI	NUMBER
Unit V			G 7	YS TOWN	
A	Y. Gas	-174 C	(100 mg	27. 30 kg	感的感染

INSTRUCTIONS: Please print using a black or blue pen.

ł	Please built asiting a plack or place bening
١,	Fill put the applicable sections of this form.
•	Fill out the applicable sections of this form.  I lise the DMV website to check for all documents required to complete your transaction and for any outstanding compliance issues
ı١	Tise the DMV website to check for all documents required to complete your mansacrion and for any outstanding complete section

<ol> <li>Fill out the applicable sec</li> <li>Use the DMV website to</li> </ol>	tions of this for check for all do	m. cuments required t	o complete you	r transac	tion and	for any or	itstanding co	ompliand	e issues	· 4			Par Car and
	OWNER'S (	APPLICANT'S) NAMI	E (Last, First, Midd	tie Initial)							OWN	ER'S BIRTHDATE	
1 OWNER SECTION (APPLICANT)  F CO-OWNERSHIP (Check one)	4	ED CONCRE				RE ISSUED	SECRETAR	Y OF STA	TE NO. (	il Applicable	PHON	IE NUMBER (Optiona	"
JOINT/OR - Requires ONE	CO-OWNER	'S (CO-APPLICANT	S) NAME (Last, F	irst, Mlddfe	e Initial)		<u> </u>				co-o	WNER'S BIRTHDATE	
signature to transfer ownership  COMMON/AND - Requires A signatures to transfer ownership		'S LICENSE OR ID N	IUMBER	STA	TE WHE	RE ISSUED	SECRETAR	Y OF STA	TE NO.	ll Applicable	PHO	NE NUMBER (Opliona	"
	_	Divil and Appeloant	No. II poplicable		Cily or To	lessi	<u> </u>		69	State)		(Zip Code)	
OWNER'S MAILING ADDRESS 173 CHURCH STREE		Street, end Apartment	то, и вруживалоў	•.	•	SVILLE			•	OT .		06492	
T RESIDENT?	RESIDENT	ADDRESS (Il Dilleren											
CHECK BOX IF RESIDENT VEHICLE MOST FREQUE RETURNS TO, OR REMAINS	MILI PEWARO	FROM	RENT FROM RES	IDENT AL	DRESS,		IERE (Num				(Cily or T		Zip Gode)
, VEHICLE V	EHICLE I.D. NU	and the second second for the second	ะกระบบ ค.ศ.	YEA		MAKE		MOD		E OR NO.	BOD	Y STYLE (4-Dr. Sedar	, e(c.)
<sup>2</sup> INFORMATION		J4533C7J357			018		ITAINE	DING /MI		TL NEW OR US	FD?	FB	use.
FUEL TYPE (Gas. Diesel, etc.)	YLINDERS or C	C's NO. OF WHEEL	S   COLOR(S) (M	iəximum ü	f IWO)	Tobe	INIE 16K KCA	DING HAIR	<b></b> 1_	X NEW	USED	Combination use of track Complete	r Pick-Up
Winner and the control of the second of the control		LER(S) (If 2 owners,	include both nam	ae)			DATE V	EHICLE S	1		SELLIN	G PRICE	Sangar Re as
3 SELLER'S				gaj			1-111-11	4/18		,	\$51	,500	
INFORMATION SELLER'S ADDRESS (Number an	·	H EQUIPME		City or To	ıvn}		1.0/.			(State)		(Zip Code)	
	B Olicety		•	/ANC		ER				NH		03103	
300 GAY STREET	NAME (	OF LIEN-HOLDER	11.	717 (1 1 0								DATE OF LIEN	275777
4 SECURITY INTERES	7 - 37												
ADDRESS OF LIEN-HOLDER (Nu		·		(	(Cily or T	οινη)			*	(State)		(Zip Code)	
NAME AND ADDRESS OF SECO	ND LIEN HOLDE	P /Number and Sirge	······································		(City or 1	own)		(5	State)	(Zi	o Code)	DATE OF SECOND	LIEN
NAME AND ADDRESS OF SECO.	ND EIGH-HOUDE	it fredinger and once	y .			ŗ							
	IE YAY EV	EMPTION IS CLA	IMED DEAD	THE RE	VERSE	SIDE OF	THIS FOR	RM AND	SPECI	FY THE	CODE AS	SOCIATED WITH	THE TAX
5 TAX EXEMPTION	EXEMPTION	N AND ANY ADDIT	CIONAL INFOR	MATION	THAT	YOU CAN	PROVIDE.						
CODE NO. FROM BACK OF FOR										IF CODE #3 JURISDICT	, LIST TOTA ION	L SALES TAX PAID	IO OTHER
5G	COMM	ERCIAL TRU	JCK OVER	26,00	0 LB	S				torn mustic fin	\$	he maintained during th	is registration
CAMPE													
6 OWNER SIGNATURE(S)	accordance with	Manufacturer's Maximus	m Gross Vehicle We a provisions of Sect	ight Rating ton 14.110 :	. The into	rmation provi	asa ta me cum Recilcut Genera	missioner c al Statutes.	l nugerale	ind that If I ma	ke a statemen	t which I do not believe t	o be true, with
	the Intent to mis	lead the Commissioner,	DATE SIGNED	rosecution	under the	apove-cited is	ws. SIGNATURI					DATE SIGNED	*****
OWNER'S SIGNATURE	,		7/3/	18		x							
X	DUM IS A d	ditional Informa	tion is needs	ed for v	our tra	nsaction	ı, please o	omplet	e the a	pplicabl	section	s below	
-, LEASED VEHICLE	NAME OF LE	SSEE (Person to who	m or company to	which veh	icle is lea	isëd)	,			OPERA	FOR LIC. NO	), AND STATE OF LE	SSEE
INFORMATION	4 10 1 1 1 1 1 1 1	(Alum)	ber and Street)			(Cit	y or Town)			(State)		(Zip Code)	<del></del>
ADDRESS OF LESSEE (P.O. Box	( IS NOT ACCODISO	6) (NUITI	Del alla Preced			•	,,						
NAME OF CO-LESSEE (Person I	o whom or comes	ony to which vehicle is	leased)							OPERA	TOR LIC. NO	O. AND STATE OF CO	LESSEE
NAME OF CO-LESSEE (Person )	O Milota of Compe	IIIA to tisticul Actions to	,										
		LIGHT WEIGHT (WI.	emply)	GROSS	WEIGHT	(Declared \	Veight) ( <i>Light</i>	w. + max	load)	MANUFAC	TURER'S G	ROSS VEHICLE WEIG	HT RATING
8 OTHER THAN A PA STYLE MOTOR VE	SSENGER HICLE	20.2				120	000	j				0,000	
	~			NO. STA	NDEES	CARR	Y SCHOOL C		17	COM. CAR	RIER-US DO	OT NO. (If assigned)	
COMPLETE FOR APPLI VEHICLES (Buses, Trucks)		3		<u> </u>	INTER	STATE COM		X NO	OUS MAT		SED FOR T		
TRAILERS - Rear lights re Length of vehicle & trailer	combined mus	st be in accordanc	e with COS 14	GVWR. 1-262.		YES 🔀	NO	YE	s X	NO G	RANSFORT OF A VESSE	L (BOAT)7 YES	X NO
9 DEALER TRANSACTION	HICLE I.D. NUM	BER OF TRADED-IN	VEHICLE			YEAR	MAKE			MODEL			
CONNECTICUT SALES TAX PE	RMIT NO.	TOTAL SALES PRIC	Ë		TRADE	-IN ALLOW	ANCE	NET S	ALES PF	RICE		STATE TAX COLLEC	IEO
The information provided to the Com	micronary elete	Vakirios hazain le suber	ribed by me, the und	iersigned, t	ınder pen	alty of faise st	alement, in acco	ordance Wit	n provisio	ns of Section	4-1 10 & 53a-1	576 of the Connecticul G	eneral Statutes.
The Information provided to the Com CONNECTICUT DEALER LICEN	ISE NUMBER	DEALER SIGNATUR	RE (Authorized Re	presental	ive)					DATE SIG	NED		
·		х								<u> </u>			<del></del>

# edital (O) Edital (E) ED



## STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) TITLE NUMBER 57J4533C7J3575109

AA2099246

DATE OF ISSUE 07/18/2018 14751699

PRIOR TITLE NUMBER

PRIOR STATE

ME

PURCHASED

YEAR 06/14/2018 2018 MAKE **FONTA**  MODEL TL

BODY STYLE CYL NEW/USED TL.

USED 00

ODOMETER FUEL TYPE 000000

VESSEL TYPE

HULL MATERIAL

ENGINE DRIVE TYPE

PROPULSION TYPE

LENGTH

OWNER(S) UNITED CONCRETE PRODUCTIONS INC 173 CHURCH ST WALLINGFORD, CT 06492 - 2267

FIRST LIENHOLDER

SECOND LIENHOLDER

DATE OF LIEN

DATE OF LIEN

RELEASE OF LIENS FIRST LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED

SECOND LIEN INTEREST IN DESCRIBED

AUTHORIZED SIGNATURE

VEHICLE/VESSEL IS HEREBY RELEASED

AUTHORIZED SIGNATURE

DATE RELEASED

SB0604 REV. 12/15

UNITED CONCRETE PRODUCTIONS INC 173 CHURCH ST WALLINGFORD, CT 06492-2267 Mantintallamblablabilabilabilabil

The Commissioner of Motor Vehicles hereby certifies that an application for a certificate of title for the vehicle/ vessel described herein has been duly filed, pursuant to the provisions of the laws of the State of Connecticut, and based on the statements of the applicant and the records on file with this agency. The applicant named is the owner of said vehicle/vessel. The Department of Motor Vehicles further certifies that the vehicle/vessel is subject to any security interests shown herein.

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) TITLE NUMBER



IN WITNESS WHEREOF, I have affixed my hand.

COMMISSIONER OF MOTOR VEHICLES

Sent original to Soy Rogers, Key Bark 11/2/18 Released by Key lost by atty see replacement

OD PASTED

# STATE OF MAINE

EPAINIELVERVERVERVERVERVER

VEHICLE ID NUMBER

YEAR

MAKE

MODEL

BODY

TITLE NUMBER

57J4533C7J3575109 2018 FONA

TL

 $\mathbf{F}\mathbf{B}$ 

14751699

NEW

 NEW/USED
 PURCHASE DATE
 ISSUE DATE

 NEW
 12/01/2017
 01/03/2018

PRIOR TITLE

**ODOMETER** 

MAIL TO

BB & T COMMERCIAL EQUIPMENT CAPITAL CORP 2 GREAT VALLEY PKWY STE 300 MALVERN, PA 19355

OWNER(S) NAME AND ADDRESS JOSEPH EQUIPMENT CO 300 GAY ST MANCHESTER, NH 03103

Secretary of State



**Bureau of Motor Vehicles** 

BB&T Commercial Equipment Capital Corp.

FIRST LIENHOLDER	12/01/2017 BB & T COMMERCIAL EQUIPMENT CAPITAL CORP 2 GREAT VALLEY PKWY STE 300 MALVERN, PA 19355
SECOND LIENHOLDER	
THIRD	

FIRST RELEASE	Signature State  Signat
SECOND	Interest in this vehicle is released by:  Signature  Date
THIRD	Title Date Interest in this vehicle is released by: Signature
	Title Date

THIS CERTIFICATE IS PRIMA FACTE PROOF OF OWNERSHIP ISSUED IN COMPLIANCE WITH STATE OF MAINE LAW KEEP IN A SAFE PLACE - NOT IN VEHICLE

L14127025



# STATE OF CONNECTICUT

Department of Motor Vehicles 60 State Street, Wethersfield, CT 06161 On the Web at ct.gov/dmv



# **Registration Credential**

<u>IMPORTANT</u>	
NOTICE TO YOU:	

Below is your new registration certificate. You must keep this document in your vehicle at all times.

<b>‡</b>	KEEP II	NVEHICL	E	‡	KEE	P IN VEHIC	LE	<b>.</b>		K	EEP IN	/EHICLE		
VALID ON RESOLV COMPI		CC	NNECTHIS	SPORT	ION I	N YOU	R VEHIC	CLE - DO	тои с	MAIL	-	AFTER RECE	D ONL PAYM EIVED DMV	ENT
PLATE NUM AJ7203 VEHICLE TRAIL HAZ MAT? TI	IBER   36   TYPE   ER   TEE EMISSIO		PLATE CLASS TRAILER REGISTERED U HEAVY DU TOTAL FEE \$326.00 PRODUCTION	JSAGE JTY COMM	PLATE T	EXP. DATE 07/16/2021   LIGHT WT   20,260 TYPE   L. TRAILE	57J4 GVWR 120,000 TOWN	R H	75109 AT STAND	SEAT ORD	Sibo	TA COL BLA DMV WEE SIONER OF	MOTOR V	STYLE TL 17/2020 VEHICLES
1	KEEP	IN VEHIC	CLE	Ť	KE	EEP IN VEH	IICLE	<b>†</b> Re	egistratio	n Fe	e 		\$326.0	
									TOTAL	FEE	S		\$326.0	JU



# Joseph Equipment Company



300 Gay Street ~ Manchester, NH 03103 Factory Authorized Fr. in a progresses, Fontaine, Dealer for New & Used Trucks ~ Trailers ~ Heavy







SOLD TO			DATE	INVOICE #
UNITED CONCRETE 173 CHURCH ST			6/14/2018	14865
YALESVILLE, CT 06492				TERMS
DESCRIPTION		QTY	RATE	AMOUNT
NT19357 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C4J3575102	,	1	51,500.00	51,500.00
NT19360 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C6J3575103		I	51,500.00	51,500.00
NT19361 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C8J3575104		1	51,500.00	51,500.00
NT19362 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533CXJ3575105		1	51,500.00	51,500.00
NT19364 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C3J3575107		1	51,500.00	51,500.00
NT19365 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C5J3575108		1	51,500.00	51,500.00
NT19366 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN 57/4533 57/3857/5409		1	51,500.00	51,500.00
Thank you for your business.		Т	otal	
Payments/Credits				
Balance Due				



# Joseph Equipment Company



300 Gay Street ~ Manchester, NH 03103
Factory Authorized Academic Set. a Tea., Fontaine, Review Dealer for New & Used Trucks ~ Trailers ~ Heavy Expression





# M TEREX.

		DATE	INVOICE#
SOLD TO		6/14/2018	14865
INITED CONCRETE  73 CHURCH ST YALESVILLE, CT 06492			TERMS
DESCRIPTION	QTY	RATE	AMOUNT
NT19368 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C1J3575106  * PRICE INCLUDES DESTINATION (FOB MANCHESTER, NH), FET CHARGES, AND MANUFACTURERS STANDARD WARRANTY*		51,500.00	51,500.00
Thank you for your business.		Total	\$412,000.00
Payments/Credits			-\$412,000.00
Balance Due			\$0.00



#### **BOARD OF ASSESSMENT APPEALS**

Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member

Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

Phone - 203-294-2001 Fax - 203-294-2003

Hearing No. <u>2020 - 59</u>

knowledge and belief.

Cianoturo(e) of

#### <u>APPLICATION</u>

APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2020

HEARING DATE: GRAND LIST OF OCTOBER 1, 2020 Property Owner: Appellant (if other than owner): Name of property Owner Name of Owner's Agent United Concrete Products INC **Mailing Address** Mailing Address 173 Church Street City, State, Zip City, State, Zip WALLING FORD CT Phone Phone 203-269-3119 Appellant's Capacity o Owner's Agent o Owner (If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.) Print applicant name and date Applicant signature Fill out only the section for the property type under appeal. Motor Vehicle: Year 2018 Make /Model: Fontaine TL Plate# AJ 72037 Mileage (Address and/or Assessor's Map/Block/Lot/Unit Number) Personal Property: Unique ID: \_\_\_\_\_\_ DBA: \_\_\_\_\_ If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application. What MARKET VALUE does the applicant place on the property?: Briefly state the basis of the Appeal: The new trailer title massed from the manufacturer through BB+T Equip Grinal ORP, the finance corp., to Joseph Equipment Co. the retailer, and subsequently soft to United Connete Products Inc he adometr is Zero on both the MAINE and CT titles. The CT DMV misclassified our NEW trailers as "used" on the title. We are seeking the 5 year tax exemption from the Town of Wallingford for the new trailers. DO NOT WRITE BELOW THIS LINE - BAA Use Only

I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my

2/16/21

## 149

# PROPERTY TAX EXEMPTION APPLICATION FOR A NEW COMMERCIAL TRUCK, TRUCK TRUCK TRACTOR; TRAILER OR SEMITRAILER

Any person seeking a property tax exemption for an eligible commercial vehicle must file this form together with all required documentation on or before. November, 1, with the Assessor(s) of the town where the vehicle is subject to property taxation. A separate form must be filed for each tractor-trailer unit or each portion of such a unit (i.e., only one motorized unit and one towed element can be listed on a single form). Failure to file by November 1, constitutes a waiver of the right to the exemption for the assessment year unless a filing date extension is granted by the Assessor pursuant to QGS §12-81k.

Important: There are two categories under which your vehicle may qualify for exemption. Review eligibility requirements and definitions on reverse side of form order to completing this application, incomplete applications (i.e., those on which all the required information is not supplied, or those for which the required supporting documentation is not attached) cannot be processed by the Assessor(s).

INSTRUCTIONS: Print or type a response to each question, entering N/A (for not applicable) where appropriate. If you complete this application on behalf of the vehicle's owner, enter, your telephone number. Although you may regard the vehicle as a single tractor trailer unit, information must be separately supplied for the motorized and towed elements since the value of each must be individually determined. If space constraints do not allow you to answer a question completely, attach an additional sheet(s) that includes the ineme of vehicle owner(s), vehicle identification number, the question and your response. Sign the application and retain a copy for your records. Submit the original to the Assessor(s) together with a copy of the required documentation, consisting of: (1) a copy of the Connecticut Registration Certificate and Certificate of Title, as issued by the Connecticut Department of Motor Vehicles (DMV), which has a seal affixed to it. (2) a copy of the vehicle's bill(s) of sale or invoice(s); and (3) proof of the price paid for any modification(s) made to the vehicle between the date it was purchased and October 1.

, of present according to the second control of the second control	- 1		ECTION 1 VEHICL	E OWNER !	ÚSE:			
Name of vehicle ov	yner(s) or registrant (it	different)	Address (number an	d:street)		Town:	State	Zip Code
Person completing	oncrete Pro	DUZTS -AZ	173 CHURC		Tel. Nő.	Sthe vehicle(s	ORU CT	06492
CHERYL	K.CARR	and and a substantial	CONTRO	nee 2	03-269-3119	For Hire Motor	Carrier"? Y	useorbya: es.⊟ No-Ma
is the vehicle users business: Is the vehicle(s) listed below leased or rented? Name of lessee and/or sub-lessee (figure and user)								
Lessee/sub-lessee	address (number and	Street)	Yes D No		State:	Zip-Code	Tel. No.	en de la companya de La companya de la co
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				o lethi	Zip-Oode:	Pol <sup>-1</sup> /16	
Is the vehicle(s) list	i le the vehicle(s) listed below used <i>exclusively</i> for lif Yes' describe freight transported i fransporting freight for hire? Yes □ No ■							
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Yes.□ No		ع المعادية والمادة	nado ana cinto cook	or angoing and	nija) extroding aare	10 1024s		
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'Vehicle Identification			COUNTY TRAILER	CESEWITHAI	EER.	1.5	N/0.4/57:	
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Date Registered	Vehicle Registration ( A J 7203	Plate) No:	Year 2018	Make Fo	ntaine	Model	TL	
Body style ナム	1	Enclosed 🛭	Refrigeration Ye	ş Q! No	Lengt	48 fr	io. of axles	3
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knowledge remen	ibrance and belief.	and that the vehic	le listed above to	rether with	anvallachment	ue and comple Mereto le elle	ible for a m	coedviak.
exemption pursuar	it to CGS \$12-81(74	1).		ا المعادد المع	· · · · · · · · · · · · · · · · · · ·	76.		and Arthur St.
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TOTAL		And the section of th	<u> </u>	25.00			A STATE OF THE PARTY OF	- 12 A 18
Regular List	Cost of Vehicle	Modification Cost.	Total ©ost	X %	Dept. Cost	Assessment	the same	
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Trailer/semi-trailer		<del> </del>		- t f		<del></del>		310,000
TOTAL	A STATE OF THE STA	Anna Calabarana Na		. 42.24	<del>an militar an an</del> Aliana di Santa an antara			
Exemption approved	Yes □ iNo □	Regular Ust D	Supplemental List I	J. byz.				2 (1) (2) (2) (2) (2) (2) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4
						****	NA.	****

# 



#### STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) TITLE NUMBER

AA2099247

DATE OF ISSUE 07/18/2018 PRIOR TITLE NUMBER

14751696

PRIOR STATE

ME

57J4533C1J3575106

YEAR

MAKE

MODEL

BODY STYLE CYL

NEW/USED

ODOMETER FUEL TYPE

PURCHASED

06/14/2018 2018 FONTA

TL

00 USED 000000

VESSEL TYPE

**HULL MATERIAL** 

ENGINE DRIVE TYPE

PROPULSION TYPE

LENGTH

OWNER(S)

UNITED CONCRETE PRODUCTIONS INC 173 CHURCH ST

WALLINGFORD, CT 06492 - 2267

FIRST LIENHOLDER

DATE OF LIEN

DATE OF LIEN

DATE RELEASED

AUTHORIZED SIGNATURE

SECOND LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED

RELEASE OF LIENS

FIRST LIEN INTEREST IN DESCRIBED

VEHICLE/VESSEL IS HEREBY RELEASED

**AUTHORIZED SIGNATURE** 

DATE RELEASED

SB0804 REV. 12/15

SECOND LIENHOLDER

UNITED CONCRETE PRODUCTIONS INC 173 CHURCH ST WALLINGFORD, CT 06492-2267 

The Commissioner of Motor Vehicle's hereby certifies that an application for a certificate of title for the vehicle/ vessel described herein has been duly filed, pursuant to the provisions of the laws of the State of Connecticut, and based on the statements of the applicant and the records on file with this agency. The applicant named is the owner of said vehicle/vessel. The Department of Motor Vehicles further certifies that the vehicle/vessel is subject to any security interests shown herein.

· VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) TITLE NUMBER

IN WITNESS WHEREOF, I have affixed my hand.

COMMISSIONER OF MOTOR VEHICLES

Sent original to 3 og Rogers, Kry Bash 11/2/18 Released by Key lost by atty fee replacement



# STATE OF CONNECTICUT

SERVICE



Department of Motor Vehicles Renewal Application and Registration

YOUR REGISTRATION EXPIRES ON 07/16/2020 FOLLOW INSTRUCTIONS BELOW TO RENEW (ADDITIONAL INSTRUCTIONS SEE REVERSE)

NOTICE

1) MAKE SURE YOU PAY ALL LOCAL PROPERTY TAXES DUE AND FULFILL ANY REQUIREMENTS LISTED BELOW. 2) RENEW ONLINE, BY PHONE OR TEAR OFF BOTTOM STUB AND MAIL WITH YOUR PAYMENT.

SAVE TIME RENEW ONLINE AT CT.GOV/DMV OR BY PHONE 860-263-5700.

YOUR PIN NUMBER IS A448524

# 149

AJ720370032600202007167 R1 00136284000A448524 KEEP IN VEHICLE VALID ONLY AFTER CONNECTICUT REGISTRATION CERTIFICATE VALID ONLY **RESOLVING ALL** AFTER PAYMENT KEEP THIS PORTION IN YOUR VEHICLE - DO NOT MAIL COMPLIANCE RECEIVED BY INSURANCE SHALL BE MAINTAINED AS REQUIRED BY CT LAW **ISSUES** DMV PLATE NUMBER PLATE CLASS EXP. DATE | VEHICLE IDENTIFICATION NUMBER | YR MAKE MODEL AJ72037 **TRAILER** 07/16/2021 57J4533C1J3575106 **FONTA** 18 VEHICLE TYPE REGISTERED USAGE LIGHT WT **GVWR** DECLARED WT STAND SEAT AXLES COLOR STYLE 20260 120000 TRAILER -HEAVY DUTY 120000 3 **BLACK** TL HAZ MAT? TITLE EMISSIONS DUE PLATE TYPE TOTAL FEE TOWN TAX TOWN 5/13/2020 **COMMERCIAL TRAILER** Υ \$326.00 WALLINGFORD 148 OWNER(S): UNITED CONCRETE PRODUCTIONS INC COMMISSIONER OF MOTOR VEHICLES

UNITED CONCRETE PRODUCTIONS INC 173 CHURCH ST WALLINGFORD, CT 06492-2267 Henri Instribitori deli birdi di ministri

RENEWAL HEAVY DUTY HIGHWAY PERMIT REQUIRED per CGS 14-24

TEAR OFF AND RETURN WITH PAYMENT

R2 00136284000A448524 297.2002020092E002E022FS

IF RENEWING BY MAIL SEND THIS STUB WITH YOUR CHECK TO DMV PO BOX 150456, Hartford, CT 06115-0456 NO CHANGES ALLOWED ON THIS FORM. Visit our website at ct.gov/dmv

PLATE NUMBER AJ72037

PLATE CLASS TRAILER

07/16/21

EXP. DATE VEHICLE IDENTIFICATION NUMBER 57J4533C1J3575106

Registration Fee

YR MAKE 18 **FONTA** 

\$326.00 OK

DW 120000 STAND SEAT

TAX TOWN WALLINGFORD

Registered 6/17/20
Registered 6/17/20
Could not print on-line.
Paid \$20.00 to re-print = 5
website could not reprint
- printen

\$326.00 AMOUNT DUE

OK

UNITED CONCRETE PRODUCTIONS INC

173 CHURCH ST WALLINGFORD, CT 06492-2267

To change your address visit our website at ct.gov/dmv

#### CONNECTICUT REGISTRATION AND TITLE APPLICATION

H-13B REV. 6-2018

INSTRUCTIONS:

# STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES 60 STATE STREET, WETHERSFIELD, CT 06161 http://www.ct.gov/dmv

DMV USE ONLY (TEMPORARY PLATE NUMBER)
DMV USE ONLY (PERMANEN) PLATE NUMBER

<ol> <li>Please print using a black (2)</li> <li>Fill out the applicable section (3)</li> <li>Use the DMV website to ch</li> </ol>		ments required to	complete your tr	ansaction a	nd for eny o	outstanding	compliance is	sves.			
	OWNER'S (APE	LICANT'S) NAME (	Last, First, Middle i	rátial)			- ,			OWNER'S BIRTHDATE	
OWNER SECTION (APPLICANT)		CONCRET		STATE WH	ERE ISSUE	SECRETA	RY OF STATE	NO. (Il Applic	able)	PHONE NUMBER (Opilonal)	
F CO-OWNERSHIP (Check one)  JOINT/OR - Regulres ONE	CO-OWNER'S	CO-APPLICANTS)	NAME (Last, First,	Middle Initial)						CO-OWNER'S BIRTHDATE	
signature to transfer ownership  COMMONIAND - Requires ALL signatures to transfer ownership	CO-OWNER'S	LICENSE OR 10 NUI	WBER	STATE WH	ERE ISSUE	SECRET	ARY OF STATE	NO. (If Applic	able)	PHONE NUMBER (Optional)	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
OWNER'S MAILING ADDRESS	(Number and Stre	et, and Aparlment Ne	o, if applicable)	(City or )	Town)	<u>.l.,</u>	<del></del>	(State)		(Zip Code)	
173 CHURCH STREET	r				SVILLE			CT		06492	
CT RESIDENT?  YES NO	1	DRESS (II Dillerent l								y of Town) (State) (Zi	o Code)
CHECK BOX IF RESIDENT VEHICLE MOST FREQUENT RETURNS TO, OR REMAINS (FO	ADDRESS IS W ILY LEAVES I TP: Property Text	HERE IF DIFFERE	NI PROM RESIDE	MI HODNES	, 11010712	11010	INDEX BITS CITS OF	, , , , , , , , , , , , , , , , , , , ,			
VEHICLE	TICLE I.D. NUMBE	R		YEAR	MAKE		1	NAME OR NO	).	BODY STYLE (4-Dr. Sedan,	elc.)
2 INFORMATION	57J48	533C1J3575	106	2018		NTAINE		TL NEW OR	Deco2	FB	ide Salara
,		NO, OF WHEELS		num of Two)	OD		ADING (Milesge	<b>⊠</b> NEW	/ 🔲 ឋs	ED Combination use of Truck Complete Se	Pick-Up
SELLER'S		R(S) (If 2 owners, inc				1	VERICLE SOLI 14/18	] (Purchased)	1	\$51,500	
CINFORMATION SELLER'S ADDRESS (Number and S		EQUIPMEN:	(City	or Town)		1 01	14/10	(State,		(Zip Code)	
300 GAY STREET	,		MA	NCHES	TER			NH		03103	
SECURITY INTEREST	NAME OF L	IEN-HOLDER	<u></u>							DATE OF LIEN	
4 Loan or Lien Informat	ion			(City or	Youn			ISI	ete)	(Zip Code)	
ADDRESS OF LIEN-HOLDER (Numb	er and Street)			(CHY OI				•			
NAME AND ADDRESS OF SECOND	LIEN-HOLDER (N	umbar and Street)		(City or	Town)		(Siate	)	(Zip Code)	DATE OF SECOND L	EN
TAX	IF TAX EXEMP	TION IS CLAIM	ED READ THE	REVERSI	SIDE OF	THIS FO	RM AND SP	ECIFY TH	E CODE	ASSOCIATED WITH T	HE TAX
EXEMPTION CODE NO. FROM BACK OF FORM	EXEMPTION A	ND ANY ADDITIO	NAL INFURMA	HON THAT	TOO DAIL	TROVIDE	<u> </u>	IF CODE	#3, LIST 1	TOTAL SALES TAX PAID TO	
			12 AVED 00	ን ስለሰ ፤ D	•			JURISDI	\$		ra di trollo a
	the undersigned cert	lies that there are no	iens on this vehicle ng Authority for any	except those of	recilled above usly registered				-1- 1	o will be maintained during this ar registration this vehicle is re- ribed by me, the undersigned, ur	der panalty
6 CIPMETUDE(C)	sceardance with Man	ufactuter's Maximum G	ross verycle weight autology of Saction (	4.150 and 53m	57b of the Co	nneclicut Gene	mmissioner of Mot rai Statutes.   und	for Venicles ner derstand that If	make a stat	ribed by me, the undersigned, un lement which I do not believe to t	e true, with
OWNER'S SIGNATURE	ne intent to mislead t	he Commiszioner, I wil	I be subject to prosec ATE SIGNED			S SIGNATUR				DATE SIGNED	
	<b>-</b>		7/3/1	8	Х					र का राज्य प्रमुख रही है की राज्य र	200
AD ZENDI	UM - If Additio	onal Informatio	n is needed f	or your tr	ansaction	i, please	complete th	e applica	DIE SECT	ons below No. and state of LESS	EE
_ LEASED VEHICLE	name of lesse	E (Person to whom o	or company to which	h vehicle is let	esed)		٠,	Vrei	OCTOR EN	, 110, 7111 0 1717 - 0 1 - 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
INFORMATION ADDRESS OF LESSEE (P.O. Box is	Not Acceptable)	(Number	and Street)		(Cil	y ar Town)		(State	)	(Zip Code)	
NAME OF CO-LESSEE (Person to w	hom or comme	which vahicle to les	sed)					OPE	RATOR LIC	C. NO. AND STATE OF CO-L	ESSEE
NAME OF CO-LESSEE (Person to W	nom or combank is								<u> </u>	To the state of th	T DATING
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8 STYLE MOTOR VEHIC	3LE	20,26		A TORRES		OOO	CHILDREN?	COM. C.	ARRIER-U	20,000 s DOT NO. (Il assigned)	
COMPLETE FOR APPLICA VEHICLES (Buses, Trucks)	BLE NO.	AXLES SEAT	CAPACITY NO.	STANDEES		YES	X NO	244	197		
TRAILERS - Rear lights requ Length of vehicle & trailer cor	ilred. Brakes re ablaed must be	quired if 3,000 lb	s. or more GVV vith CGS 14-26	٧K.   ,	STATE COM YES X	NO	YES	X NO	TRANSP OF A VE	ORTATION SSEL (BOAT)? YES	X NO
9 DEALER TRANSACTION	CLE I.O. NUMBER	OF TRADED-IN VE	HICLE		YEAR	MAKI		Model	,	LOTATE VALUE OF LEGIS	in.
CONNECTICUT SALES TAX PERM	וסא זו , סא	AL SALES PRICE		TRADI	E-IN ALLOW	ANCE	NET SALE	S PRICE		STATE TAX COLLECTE	
The information provided to the Commiss			4 1	and undersea	alty of false st	atement. In sec	ordance with prov	islons of Section	n 14-110 & !	53s-157b of the Connecticut Gen	rai Statules,
The information provided to the Commiss CONNECTICUT DEALER LICENSE	NUMBER DE	les herein is subscriber NER SIGNATURE (	n by me, the undersig Authorized Repres	entalive)	mid of total of			DATES	IGNED		
Company Superior	X										

# CERTIFICANTE VOICENTIUS

## STATE OF MAINE

VEHICLE ID NUMBER YEAR MAKE MODEL BODY TÜLE NUMBER 57J4533C1J3575106 2018 FONA TL FB 14751696 NEW/USED PURCHASE DATE ISSUE DATE PRIOR TITLE ODOMETER NEW 12/01/2017 01/03/2018

MAIL TO

BB & T COMMERCIAL EQUIPMENT CAPITAL CORP 2 GREAT VALLEY PKWY STE 300 MALVERN, PA 19355

OWNER(S) NAME AND ADDRESS JOSEPH EQUIPMENT CO 300 GAY ST MANCHESTER, NH 03103



Bureau of Motor Vehicles

BB&T Commercial Equipment Capital Corp.

12/01/2017
BB & T COMMERCIAL
EQUIPMENT CAPITAL CORP
2 GREAT VALLEY PKWY STE 300
MALVERN, PA 19355

GROUPMENT CAPITAL CORP
1 Signature

Title Date
Title Date
Title Date
Title Date
Title Date
Title Date

THIS CERTIFICATE IS PRIMA FACIE PROOF OF OWNERSHIP ISSUED IN COMPLIANCE WITH STATE OF MAINE LAW  $\sim$  KEEP IN A SAFE PLACE - NOT IN VEHICLE

L14127022



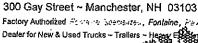
SOLD TO

173 CHURCH ST YALESVILLE, CT 06492

UNITED CONCRETE

# Joseph Equipment Company











DATE INVOICE# 6/14/2018 14865

			TERMS
DESCRIPTION	QTY	RATE	AMOUNT
NT19357 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C4J3575102	I	51,500.00	51,500.00
NT19360 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C6J3575103	1	51,500.00	51,500.00
NT19361 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C8J3575104	11	51,500.00	51,500:00
NT19362 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533CXJ3575105	1	51,500.00	51,500.00
NT19364 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C3J3575107	1	51,500.00	51,500.00
NT19365 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C5J3575108	1	51,500.00	51,500.00
NT19366 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C7J3575109	£	51,500.00	51,500.00
Thank you for your business.	T	otal	

Payments/Credits

**Balance Due** 



# Joseph Equipment Company



300 Gay Street ~ Manchester, NH 03103 Factory Authorized Forceme Specializes, Fonlaine, Dealer for New & Used Trucks - Trailers - Heavy Es







M TEREX.

SOLD TO		,		DATE	1 111	VOICE #
UNITED CONCRETE 173 CHURCH ST				6/14/201	8	14865
YALESVILLE, CT 06492			•		TEF	RMS
DESCRIPTION		QTY		RATE	AMC	UNT
NT19368 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C1J3575106  * PRICE INCLUDES DESTINATION (FOB MANCHESTER, NH), FET CHARGES, AND MANUFACTURERS STANDARD WARRANTY*				51,500.00		51,500.00
CHARGES, AND MANUFACTURERS STANDARD WARRANTT	.		-		·	
				-		
				,		
						·
Thank you for your business.			Tot	al	\$4	12,000.00
Payments/Credits					\$41	2,000.00
Balance Due	·					\$0.00

#### MOTOR VEHICLE RECORD TOWN OF WALLINGFORD

GENERAL DATA: DATE: 02/17/2021

Unique ID: 89214 List Num: 89214 2020 Last Changed: 12/14/2020 Assessment Year:

OWNER'S ADDRESS

Name: UNITED CONCRETE PRODUCTS INC

Care Of: Street 1:

173 CHURCH ST

CT Zip: 06492-2267

WALLINGFORD

CA= No Date of Birth

Registration # AJ72037

Last Changed:

Record Status: ACTIVE

District:

RESIDENCE ADDRESS:

Street 1: City:

173 CHURCH ST WALLINGFORD

State:

City:

State:

Zip: 06492-2267

P-S-V-L 1362840--5040773-N-01011900

VEHICLE INFORMATION:

YEAR 2018

MAKE FONTA

MODEL TL

CL 10 VIN-ID 57J4533C1J3575106 STYLE TRAILE COLOR

2nd COLOR

12/14/2020

Light Weight

VALUE

BLA

NET VALUE

20260

120000

Gross Weight # of Axles/Cyl Lease-Code

36870

36870

EXEMPTIONS AND NET VALUE:

CODE

APP. DATE

EX. AMOUNT

Total Exempt:

Net Assessment: 36870

Change Reason:

PREV. VALUE PRICING

#### MOTOR VEHICLE RECORD TOWN OF WALLINGFORD

DATE: 02/22/2021 GENERAL DATA:

Unique ID: 89214 List Num: 89214 Assessment Year: 2020 Last Changed: 12/14/2020

OWNER'S ADDRESS

City:

UNITED CONCRETE PRODUCTS INC Name:

Care Of: Street 1:

173 CHURCH ST

WALLINGFORD

CT Zip: 06492-2267 State:

CA= No

Record Status: ACTIVE Last Changed: 12/14/2020

Date of Birth

Registration # AJ72037

District:

RESIDENCE ADDRESS:

Street 1:

173 CHURCH ST

WALLINGFORD City: State:

Zip: 06492-2267

P-S-V-L 1362840--5040773-N-01011900

VEHICLE INFORMATION:

STYLE COLOR 2nd COLOR CLVIN-ID YEAR MAKE MODEL BT.A

57J4533C1J3575106 TRAILE 2018 FONTA TL10

NET VALUE Gross Weight # of Axles/Cyl Lease-Code VALUE Light Weight 36870 36870

120000 20260

EXEMPTIONS AND NET VALUE:

CODE APP. DATE EX. AMOUNT

Net Assessment: 36870 Total Exempt:

Change Reason:

PREV. VALUE PRICING

2020 - 159

# MOTOR VEHICLE TAX BILL



PHONE: (203) 294-2135 WALLINGFORD, CT 06492-7503 COLLECTOR OF TAXES, WALLINGFORD FAX: (203) 294-2137 PO BOX 5003

Make checks payable to:

(See reverse side for important information) **FAXPAYER'S COPY** 

Assessment and Exemption Questions please call: (203) 294-2001, Fax: (203) 294-2003. fiscal year of 2020/2021. Without this assistance the mill rate would be approximately 35.18 The Town expects to receive approximately \$25.1 million in State grant assistance for the

		ว์	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	2145	**************************************	777 4 171	3
DELINQUENT AFTER OCT 1,	202,070	0		070	202,070	29.1900	
\$5,898.40	NET ASSESSMENT	EXEMPTION		SMENT	GROSS ASSESSMENT	MILL RATE	
July 1, 2020	OCTOBER 1, 2019	OCTO			023046	2019 MV 0023046	
TOTAL TAX DUE	ON GRAND LIST	ON ON	DIST	S S	NEW TEXT	LIST NUMBER	

2020

STIE

UNITED CONCRETE PRODUCTIONS INC WALLINGFORD CT 06492-2267 173 CHURCH ST

If paying after October 1st please call for amount due

\*\* Last day to make payment without penalty is Thursday October 1, 2020. \* \* \*

0090460 0090461 0090463 0090462 0090459 0090464 # 2003 2018 2018 2018 2018 2018 YEAR MAKE TRANS FONTA FONTA FONTA FONTA FONTA TL 111 MODEL 57J4533C7J3575109 57J4533C4J3575102 57J4533C3J3575107 57J4533C1J3575106 57J4533C5J3575108 1TTF4820931070237 NIA # 10 10 10 AJ72038 AJ72036 AJ72035 AJ72037 AJ72034 REG # 000 TOTAL # 202070 38810 38810 38810 38810 VALUE 3881C 8020 EXEMPT 000000  $\circ$ 5,898.40 1,132.86 1,132.86 1,132.86 1,132.86 1,132.86 TAX 234.10 DUE

October 1, 2019, contact the Assessor to request a transfer to the Correct Town / City of residency as of October 1, 2019. If you have received a tax bill from a town that you DID NOT RESIDE IN OR GARAGE YOUR VEHICLE IN as of

vehicle, this bill is still due. You will receive an automatic credit for this vehicle on a supplemental bill in January 2021. For vehicles sold, stolen, totally destroyed and the registration The motor vehicle tax bill covers the period of October 1, 2019 through September 30, 2020. If a vehicle was replaced after 10/1/19 and the registration was transferred to another was not transferred to another vehicle, or if you have moved out of state, you may be eligible for a tax credit. To obtain a credit, you must furnish proof as required by the Assessor.

149

# PROPERTY TAX EXEMPTION APPLICATION FOR A NEW COMMERCIAL TRUCK, TRUCK TRACTOR, TRAILER OR SEMITRAILER

S MICH NO PHIO:38

Any person seeking a property tax exemption for an eligible commercial vehicle must file this form together with all required documentation on or before November 1, with the Assessor(s) of the town where the vehicle is subject to property taxation. A separate form must be filed for each tractor-trailer unit or each portion of such a unit (i.e., only one motorized unit and one towed element can be listed on a single form). Failure to file by November 1, constitutes a waiver of the right to the exemption for the assessment year unless a filing date extension is granted by the Assessor pursuant to CGS §12-81k.

Important: There are two categories under which your vehicle may qualify for exemption. Review eligibility requirements and definitions on reverse side of form prior to completing this application. Incomplete applications (i.e., those on which all the required information is not supplied, or those for which the required supporting documentation is not attached) cannot be processed by the Assessor(s).

INSTRUCTIONS: Print or type a response to each question, entering N/A (for not applicable) where appropriate. If you complete this application on behalf of the vehicle's owner, enter your telephone number. Although you may regard the vehicle as a single tractor-trailer unit, information must be separately supplied for the motorized and towed elements since the value of each must be individually determined. If space constraints do not allow you to answer a question completely, attach an additional sheet(s) that includes the name of vehicle owners are included in an additional sheet(s) that includes the name of vehicle owners are included in an additional sheet(s) that includes the name of vehicle owners are included in a copy for your records. Submit the organical points assessor(s) together with a copy of the required documentation, consisting of: (1) a copy of the Connecticut Registration Certificate and Certificate of Title, as issued by the Connecticut Department of Motor Vehicles (DMV), which has a seal affixed to it; (2) a copy of the vehicle's bill(s) of sale or invoice(s); and (3) proof of the price paid for any modification(s) made to the vehicle between the date it was purchased and October 1.

	4.5	44-7	ECHON 134 ACTUOS		<del></del>		** * T &u.i.	Terris Assis
Name of vehicle owne	r(s) or registrant (if di	Ifferent) UCTS INC	Address (number an	<i>y</i> 57		Town WALLIN		Zip Code 06492
Person completing this	s form, if other than o	wner/registrant	Relationship	)	rel. No. 03-269- <i>3</i> 11°	7 For Hire M	e(s) listed below otor Carrier"? Y	es 🗆 No 💇
If No. describe vehicle	user's business	is the vehicle	e(s) listed below leas Yes.□ No	sed or rented?		ssee and/or sub	-lessee (f.e., end	user)
TRANSPORTATIO Lessee/sub-lessee ad	dress (number and s	treet)	Town		State	Zip-Code	Tel, No.	
Lis the vehicle(s) listed	Is the vehicle(s) listed below used exclusively for transporting freight for hire? Yes □ No ter							
transporting freight for	hire? Yes 🗆	NO BE	en e					
	A CONTRACT OF THE PARTY OF THE	SEC	TION II - TRUCK I	TRUCK TRA	CTOR		April 1995 April 1995	
Vehicle Identification t	Number (VIN)	Date Acquire	d Purche	ase Price \$			GVWR	
Date Registered V	enicle Registration (F	'late) No. Year	Make		Model		Bódy style	
Sleeper cab Yés □ No □	Data the contract of		е Туре	7 0 040 355	faxles	->	Турв	
Modified prior to 10/19 Yes □ No □	If Yes, describ	pe modification(s)	made and enter cos	it of modification	on(s) excluding s	sales tax.	a se refer a compa	
	The second secon		The training of the second		n <del>de</del>			
			CTION III TRAILE	(m):		<u> </u>	GVWR	-10
Vehicle Identification:	C1T35 751	06 /1/	צומבלצו	11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	51,500.		120	,000
Date Registered V	téhicle Régistration (F AJ 7203	late) No.	Year 2018		ntaine		TL .	
Body style TL	Open IV	Enclosed []	Kerrigeration			ingth 48 f	No. of axles	3
Modified prior to 10/13 Yes ☐ No ■			made and enter cos				· ·	
Saladas er ir en er ir fonds ser sen skilde W	September in Table 1885 1885 (2	of false stateme	ent that the infor	nation conta	ined herein i	s true and co	mplete to the	best of my
knowledge, rememi	brance and belief a	and that the ver	licle listed above	to jetner witi	n any attachm	ents thereto, i	s eligible ior a	hicheirhagy.
exemption pursuant	to CGS §12-81(74	$y_{k}$		سيل		<u> </u>	01301202	PD
		<del>)                                    </del>	Signature	1			Date Signed	
Fig. 1	e de grande de grand La composition de grande de gr	For A	sessors Use Only	k				
Supplemental List	Cost of Vehicle	Modification Co			Prorated Co	ost Depi	Cost Asse	ssment -
Truck/truck tractor	A SANCTON AND AND AND AND AND AND AND AND AND AN						<del></del>	
Trailer/semi-trailer	. The second	ورود مرموري لارورون مري		4 M M M	Barana Aria C	<del></del>		territoria de la companya della companya della companya de la companya della comp
TOTAL		3.00	والمقس الالالا أدار	la la la	<u> </u>	A STATE OF THE STA	or manufacture from a control of	
Regular List	Cost of Vehicle	Modification Co	st Total Cost	X %	Depr. Cost	Assess	ment	<u> </u>
Truck/truck-tractor:	the state of the state of	9 % 24 , 6						
'Trailer/semi-trailer				107.60 200	<u> </u>		and the second	
TOTAL Exemption approved	Voe IT No X	Regular List 🗆	"Supplemental Lis	t □ by:				r Angeles and and Artist An
EVENINGOU SPRIONED	Toda Minia	Trade Contract and	Tapan-priseryn ern		15			

#### 



### STATE OF CONNECTIGUT DEPARTMENT OF MOTOR VEHICLES

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) TITLE NUMBER 57J4533C1J3575106

AA2099247

DATE OF ISSUE PRIOR TITLE NUMBER 07/18/2018 14751696

PRIOR STATE

PURCHASED

YEAR

MAKE FONTA MODEL

BODY STYLE CYL NEW/USED

ME

06/14/2018 2018

TL

00 USED 000000

ODOMETER FUEL TYPE

VESSEL TYPE

HULL MATERIAL

ENGINE DRIVE TYPE

PROPULSION TYPE

LENGTH

OWNER(S)

UNITED CONCRETE PRODUCTIONS INC 173 CHURCH ST WALLINGFORD, CT 06492 - 2267

FIRST LIENHOLDER

SECOND LIENHOLDER

DATE OF LIEN

DATE OF LIEN

RELEASE OF LIENS

FIRST LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED

AUTHORIZED SIGNATURE

DATE RELEASED

SECOND LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED

**AUTHORIZED SIGNATURE** 

DATE RELEASED

SB0604 REV. 12/15

UNITED CONCRETE PRODUCTIONS INC 173 CHURCH ST WALLINGFORD, CT 06492-2267 

The Commissioner of Motor Vehicles hereby certifies that an application for a certificate of title for the vehicle/ vessel described herein has been duly filed, pursuant to the provisions of the laws of the State of Connecticut, and based on the statements of the applicant and the records on file with this agency. The applicant named is the owner of said vehicle/vessel. The Department of Motor Vehicles further certifies that the vehicle/vessel is subject to any security interests shown nerein.

· VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) TITLE NUMBER



IN WITNESS WHEREOF, I have affixed my hand.

Commissioner of N Sent original to Soy Rogers, Key Bank 11/2/18 Released by Key last by atty see replacement



# STATE OF CONNECTICUT SAFETY

SECURITY SERVICE



Department of Motor Vehicles Renewal Application and Registration

YOUR REGISTRATION EXPIRES ON 07/16/2020 FOLLOW INSTRUCTIONS BELOW TO RENEW (ADDITIONAL INSTRUCTIONS SEE REVERSE)

NOTICE

1) MAKE SURE YOU PAY ALL LOCAL PROPERTY TAXES DUE AND FULFILL ANY REQUIREMENTS LISTED BELOW. 2) RENEW ONLINE, BY PHONE OR TEAR OFF BOTTOM STUB AND MAIL WITH YOUR PAYMENT.

SAVE TIME RENEW ONLINE AT CT.GOV/DMV OR BY PHONE 860-263-5700.

YOUR PIN NUMBER IS A448524

# 149

KEEP IN VEHICLE

R1 00136284000A448524

AJ720370032600202007167

VALID ONLY AFTER **RESOLVING ALL** COMPLIANCE **ISSUES** 

### CONNECTICUT REGISTRATION CERTIFICATE

**KEEP THIS PORTION IN YOUR VEHICLE - DO NOT MAIL** INSURANCE SHALL BE MAINTAINED AS REQUIRED BY CT LAW

VALID ONLY AFTER PAYMENT RECEIVED BY DMV

EXP. DATE | VEHICLE IDENTIFICATION NUMBER | YR MODEL PLATE NUMBER PLATE CLASS MAKE 57J4533C1J3575106 **FONTA TRAILER** 07/16/2021 AJ72037 REGISTERED USAGE LIGHT WT **GVWR** DECLARED WTI STAND I SEAT LAXLES COLOR STYLE VEHICLE TYPE OK 120000 120000 **BLACK** TL -HEAVY DUTY 20260 3 TRAILER PLATE TYPE TOWN TAX TOWN HAZ MAT? TITLE EMISSIONS DUE TOTAL FEE 5/13/2020 WALLINGFORD \$326.00 COMMERCIAL TRAILER 148

OWNER(S): UNITED CONCRETE PRODUCTIONS INC

COMMISSIONER OF MOTOR VEHICLES

RENEWAL HEAVY DUTY HIGHWAY PERMIT REQUIRED

UNITED CONCRETE PRODUCTIONS INC 173 CHURCH ST WALLINGFORD, CT 06492-2267 though a balaka a kalalah bilah ababah bil

TEAR OFF AND RETURN WITH PAYMENT

R2 00136284000A448524

AJ720370032600202007162

IF RENEWING BY MAIL SEND THIS STUB WITH YOUR CHECK TO DMV PO BOX 150456, Hartford, CT 06115-0456 NO CHANGES ALLOWED ON THIS FORM. Visit our website at ct.gov/dmv

PLATE NUMBER AJ72037

PLATE CLASS TRAILER

EXP. DATE 07/16/21 VEHICLE IDENTIFICATION NUMBER 57J4533C1J3575106

Registration Fee

MAKE YR 18 **FONTA** 

\$326:00

OK

DW 120000

per CGS 14-24

STAND SEAT

TAX TOWN WALLINGFORD

Registered 6/17/20
Registratio

Could not print on-line.

Poid \$20.00 to re-print & D.

Website could not riprin

They are unbelies 5/13/90/20

\$326.00 AMOUNT DUE

UNITED CONCRETE PRODUCTIONS INC 173 CHURCH ST WALLINGFORD, CT 06492-2267

To change your address visit our website at ct.gov/dmv



## CONNECTICUT REGISTRATION AND

TITLE APPLICATION

H-13B REV. 6-2018

# STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES 60 STATE STREET, WETHERSFIELD, CT 06161 http://www.ct.gov/dmv

DMV USE ONLY TEMPORARY PLATE NUMBER DMV USE ONLY : PERMANENT PLATE NUMBER

_				htt	p://www.d	t dov/dri	١V		กับง ให้เ	FONLY P	ERMANENT PLATE NU	MBER
INSTRUCTIONS: Please print using a black of	blue pen.											334
Fill out the applicable section Use the DMV website to che	ck for all docu	ments required to	complete your to	ransactio	on and for	any outsta	inding com	pliance issues:		OWNE	R'S BIRTHDATE	94000 AU
OWNER SECTION	OWNER'S (AP	PLICANT'S) NAME (	(Lasi, Firsi, Middle	<i>snaan</i> ∵TÇ 1	NC							
1 (APPLICANT)		O CONCRET		STATE	E WHERE IS	SSUED SE	CRETARY C	F STATE NO. (#/	Applicable)	PHON	E NUMBER (Oplional)	
CO-OWNERSHIP (Check one)	CO-OWNER'S	(CO-APPLICANT'S)	NAME (Last, Firs	I, Middle I	nitial)					CO.01	WNER'S BIRTHDATE	
JOINT/OR - Requires ONE signature to transfer ownership	COMMENT	100 / 11 - 10 - 11 - 1						P NYATE NO //	Analicobio	PHON	E NUMBER (Optional)	********
COMMON/AND - Requires ALL signatures to transfer ownership	CO-OWNER'S	LICENSE OR ID NU	IMBER	STAT	E WHERE I	SSUED SE	CRETARY	OF STATE NO. (#				
OWNER'S MAILING ADDRESS	(Number and Str	ect, and Apartment N	lo. if applicable)	•	ly or Town)			· (Ste	•		(Zlp Code) 06492	
173 CHURCH STREET	TREODENE AL	DRESS (If Dilferent	from Mailing Addre	1 / 255 - PO I	ALESVI	cceplable.	Please inclu			)		
T RESIDENT?	i									(City or Te	own) (S(ale) (Zip	Code)
CHECK BOX IF RESIDENT	NV LEAVES	WHERE IF DIFFERE	NT FROM RESID	ENT ADI	RESS, IND	ICATE HEF	RE (Number	and Street, Aparti	neni ivo.)	(City or 14	DIVITY (CHARCY (CAP	
- RETURNS IO, OK KEMMING IN	or Property Tex)	ER		YEAR	R MA	KE		MODEL NAME	OR NO.	BOD,	Y STYLE (4-Dr. Seden, e.	tc.)
2 VEHICLE INFORMATION		.533C1J357	5106	20	18	FONT		T			FB	E COVE
FUEL TYPE (Gas. Diesel, etc.) CY	LINDERS or CC'	NO, OF WHEELS	COLOR(S) (Ma	ximum of	Two)	ODOME	TER READ!	,	W OR USE	D? Tused	Gombination use or F Truck Complete Sec	lck-Up
		12		·			TDATE VEH	ICLE SOLD (Purc	the report of the contract	SELLING	And the contract of the contract of	814 (1938) F
SELLER'S		ER(S) (If 2 owners, i		i)			6/14/			\$51	500	
INFORMATION		I EQUIPMEN	11 CO (G	ity or Tow	n)		0/15/		(State)	- I	(Zip Gode)	
SELLER'S ADDRESS (Number and	Srteeń			•	ESTE	₹			NH		03103	
300 GAY STREET  SECURITY INTEREST	NAME OF	LIEN-HOLDER						-			DATE OF LIEN	
4 Loan or Lien Informat	tion				- <del>-</del>				(State)		(Zip Code)	<del></del>
ADDRESS OF LIEN-HOLDER (Num	ber and Street)			(0	City or Town	<i>;</i>			•			
NAME AND ADDRESS OF SECON	S CHEM HOLDED	(Number and Street)			City or Town	)		(State)	(Zip	Code)	DATE OF SECOND LI	EN
NAME AND ADDRESS OF SECON												
- TAX	IF TAX EXE	MPTION IS CLA	MED READ T	HE RE	ERSE SI	DE OF T	HIS FORM	AND SPECIF	Y THE C	ODE AS	SOCIATED WITH T	HE TAX
5 EVENDTION	EXEMPTION	AND ANY ADDII	TONAL INFORM	na i ioii	IIIAI 10		WIDE.	IF	CODE #3,	LIST TOTA	AL SALES TAX PAID TO	OTHER
CODE NO. FROM BACK OF FORM								I '	URISDICTK	¢.		
5G	The undersigned	ertifies that there are t	o liens on this vehic	cle except	mose specific	d above. Il	e insurance re mylour name(	equired by Connections) have been paid, if	ut law is in e other than P	tiect and wil assenger re	the mointained during this gistration this vehicle is reg by me, the undersigned, un	registration pistered in oder penalty
6 SIGNATURE(S)	period. All prope accordance with a	rty taxes due any CT 1 Sanufacturer's Maximus	axing Authority for	ght Rating.	The information of 53a 457b	tion provided of the Conne	to the Commi	ssioner of Motor Veh Statutes, 1 understan	icles herein i d that if i mai	s subscribed te a statemer	by me, the undersigned, un at which I do not believe to b	e true, with
	faise statement he intent to miste	ad the Commissioner, I	Will be subject to pro	secution (	onder the abo	ve-cited laws WNER'S S	GNATURE				DATE SIGNED	<del></del>
OWNER'S SIGNATURE	<u></u>		7/3/	18	X							
X AD. S = M.	ntiM = if Add	itional Informa	tion is neede	d for y	our trans	action,	please co	mplete the a	plicable	section	IS DELOW D. AND STATE OF LESS	SEE
LEASED VEHICLE	NAME OF LES	SEE (Person to who	m or company to w	hich vehl	cle is leased	)			OPERAI	OR EIC. N	O. AND STATE OF LESS	
INFORMATION						(City o	r Town)		(State)		(Zip Code)	
ADDRESS OF LESSEE (P.O. Box	ls Not Acceptable	) (Numi	ber and Street)			(47)	, , , , , , ,					
NAME OF CO-LESSEE (Person to	whom or compar	v to which vehicle is:	leased)					<u></u>	OPERAT	FOR LIC. N	O. AND STATE OF CO-	essee.
NAME OF CO-LESSEE (Farson to	William or company	,							MANUEAC	TIPER'S G	ROSS VEHICLE WEIGH	T RATING
OTHER THAN A PAS	SSENGER	IGHT WEIGHT (WI.		GROSS								
8 STYLE MOTOR VEH	CLE	20,2		NO. STA		ZO (	SCHOOL CH	ILDREN?	COM. CAR	RIER-US D	O, OOO ot No. (If assigned)	
COMPLETE FOR APPLIC VEHICLES (Buses, Trucks)	ABLE	O. AXLES SI	EAT CAPACITY	NU. OIM		☐ Y	ES X	] NO	2441		-ue	<u> </u>
	dulved Brake	required if 3.000	0 lbs. or more (	svwr.		TE COMM		AZARDOUS MAT		SED FOR	TATION EL (BOAT)? YES	X NO
I ength of vehicle & trailer C	ombinea mus	the iti accordanc		-262.		S X N	MAKE		MODEL	A A TECC		
DEALEK	HICLE I.D. NUME	ER OF TRADED-IN	VEHICLE							<u> </u>	· · · · · · · · · · · · · · · · · · ·	=======================================
TRANSACTION CONNECTICUT SALES TAX PER	MIT NO.	TOTAL SALES PRIC	E		TRADE-IN	ALLOWA	NCE	NET SALES PR	ICE		STATE TAX COLLECT	EN
									n of Panti-	4.110 8 61-	157b of the Connecticut Ger	seral Statutes.
The information provided to the Comm	l roloM to renolesin	ehicles herein is subsc DEALER SIGNATUI	ribed by me, the und	ersigned, o	ander pensity ivol	of false state	ment, in accor	dance with provision	DATE SIG	NED		
CONNECTICUT DEALER LICEN	SE NUMBER	DEALER SIGNATU	KE (HUINOHZOU KE	ا 1916 و ترنيخ								

# CHUNES OVERNAMED FOR THE STREET

# STATE OF MAINE

VEHICLE ID NUMBER

YEAR

MODEL

BODY

TITLE NUMBER

NEW / USED

57J4533C1J3575106 2018 FONA

ISSUE DATE

PRIOR TITLE

14751696 ODOMETER

NEW

PURCHASE DATE 12/01/2017

01/03/2018

MAIL TO

BB & T COMMERCIAL EQUIPMENT CAPITAL CORP 2 GREAT VALLEY PKWY STE 300 MALVERN, PA 19355

OWNER(S) NAME AND ADDRESS JOSEPH EQUIPMENT CO 300 GAY ST MANCHESTER, NH 03103



BB&T Commercial Equipment Capital Corp.

FIRST LIENHOLDER . T	EQUIPMENT 2 GREAT VA	MERCIAL CAPITAL CORP LLEY PKWY STE	300	20 (10 (10 (10 (10 (10 (10 (10 (10 (10 (1
SECOND				
THIRD				1 (d. 1) 1 (d. 1) 1 (d. 1)

. ,		
Locus	RELEASE	Standard State
	SECOND	Interest in this vehicle is released by:  Signature  Title Date
	THIRD RELEASE	Interest in this vehicle is released by:
. 1		Title Date

THIS CERTIFICATE IS PRIMA FACIE PROOF OF OWNERSHIP ISSUED IN COMPLIANCE WITH STATE OF MAINE LAW KEEP IN A SAFE PLACE - NOT IN VEHICLE

L14127022



# Joseph Equipment Company



300 Gay Street ~ Manchester, NH 03103
Factory Authorized Foreign & Soc. Affect, Fontaine, Payer
Dealer for New & Used Trucks ~ Trailers ~ Heavy Extension







SOLD TO			DATE	INVOICE#
SOLD TO UNITED CONCRETE			6/14/2018	14865
173 CHURCH ST YALESVILLE, CT 06492				TERMS
DESCRIPTION	QTY		RATE	AMOUNT
NT19368 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C1J3575106  * PRICE INCLUDES DESTINATION (FOB MANCHESTER, NH), FET CHARGES, AND MANUFACTURERS STANDARD WARRANTY*			51,500.00	51,500.00
Thank you for your business.		То	tal	\$412,000.00
Payments/Credits		<u> </u>		-\$412,000.00
Balance Due				\$0.00



SOLD TO

# Joseph Equipment Company



INVOICE #

51,500.00

51,500.00

300 Gay Street ~ Manchester, NH 03103 Factory Authorized Found in Specializes, Fontaine Dealer for New & Used Trucks ~ Trailers ~ Hea





DATE

UNITED CONCRETE		6/14/2018	14865
173 CHURCH ST YALESVILLE, CT 06492			TERMS
DESCRIPTION	QTY	RATE	AMOUNT
NT19357 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C4J3575102	1	51,500.00	51,500.00
NT19360 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C6J3575103	1	51,500.00	51,500.00
NT19361 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C8J3575104	1	51,500.00	51,500.00
NT19362 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533CXJ3575105		51,500.00	51,500.00
NT19364 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 5714533C313575107		51,500.00	51,500.00

NT19366 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C7J3575109

Thank you for your business.

NT19365 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C5J3575108

Total

1

51,500.00

51,500.00

Payments/Credits

**Balance Due** 



#### **BOARD OF ASSESSMENT APPEALS**

Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member

Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

Phone - 203-294-2001 Fax - 203-294-2003

Hearing No. <u>2020 - 160</u> APPLICATION

APPEAL OF ASSESSED VALUATION BOARD OF ASSESSMENT APPEALS GRAND LIST OF COTORER 1, 2020

E LEER IST LAPERON

HEARING DATE: GRAND LIST O	F OCTOBER 1, 2020
Property Owner:	Appellant (if other than owner):
Name of property Owner  United Concrete Products INC	Name of Owner's Agent
Mailing Address  173 Church Street	Mailing Address
City, State, Zip  WALLING FORD CT 06492	City, State, Zip
Phone 203-269-3119	Phone
Appellant's Capacity o Owner (If Agent, attach a copy of Agency Agreement or Power of Attorney. Ori	o Owner's Agent ginal agency document must be submitted at hearing.)
Print applicant name and date	Applicant signature
Fill out <u>onl</u> y the section i	for the property type under appeal.
Motor Vehicle: Year 2018 Make /Model: Fontaine	TL Plate# AJ 72038 Mileage Ø
Real Estate: (Address and/or Assessor's Map/Block	
Personal Property: Unique ID:DB	BA:
If you are submitting an appraisal or other similar application.	evidence, you <u>must</u> submit a copy along with your
What MARKET VALUE does the applicant place on the pro-	operty?: \$ 51,500.00
Briefly state the basis of the Appeal: The new trailer	title passed from the manufacturer through BB+T Equip Girina
CORP, the finance corp., to Joseph Equipment Co. the	retailer, and subsequently soll to United Connete Products In-
•	The CT DMV misclassified our NEW trailers as "used" on the title.
We are seeking the 5 year tax exemption from the Town	•
DO NOT WRITE BELOW THIS LINE - BAA Use Only	
I hereby solemnly swear that the testimony knowledge and belief.	r I am about to give is true and accurate to the best of my 2  16)2
Signatura/e) of	, ,

146

# PROPERTY TAX EXEMPTION APPLICATION FOR A NEW COMMERCIAL TRUCK, TRUCK TRACTOR, TRAILER OR SEMITRAILER

Any person seeking a property tax exemption for an eligible commercial vehicle must file this form together with all required documentation on or before. November 1, with the Assessor(s) of the town where the vehicle is subject to property taxation. A separate form must be filed for each tractor-trailer unit of each portion of such a unit (i.e., only one motorized unit and one towed element can be listed on a single form). Failure to file by November 1, constitutes a waiver of the right to the exemption for the assessment year unless a filling date extension is granted by the Assessor pursuant to QGS §12-81k.

Important, There are two pategories under which your vehicle may qualify for exemption. Review eligibility requirements and definitions on reverse side of form prior to completing this application, incomplete applications (i.e., those on which all the required information is not supplied; or those for which the required supporting documentation is not attached) cannot be processed by the Assessor(s).

INSTRUCTIONS: Print or type a response to each question, entering N/A (for not applicable) where appropriate. If you complete this application on behalf of the vehicle's owner, enter your telephone number. Although you may regard the vehicle as a single tractor-trailer unit, information must be separately supplied for the motorized and towed elements since the value of each must be individually determined. If space constraints do not allow you to answer a question completely, attach an additional sheet(s) that includes the name of vehicle owner(s), vehicle identification number, the question and your response. Sign the application and retain a copy for your records. Submit the original to the Assessor(s) together with a copy of the required documentation, consisting on (1), a copy of the Connecticut Registration Certificate and Certificate of Title; as issued by the Connecticut Department of Motor Vehicles (DMV), which has a seal affixed to it; (2) a copy of the vehicles bill(s) of sale or invoice(s); and (3) proof of the price paid for any modification(s) made to the vehicle between the date it was purchased and October 1.

				<u> </u>				
			ON I VEHICLE O		SE.			
Name of vehicle owner(s) or registrent (if different)  Address (number and street)  Town  WALINGFORD							State CT	Zip Code 06492
Person completing the	ils form; livother than		Relationship	Ţ	el. No. 93-269-3119	is the vehicle(s	) listed below-	used by a
If No describe vehic	le user's business	is the vehicle(s) li	sted below leased o	r tenled?	Name of lesse	e and/or sub-le	ssee (i.e. end	user)
IRANSPORTATI	on of connect	murs Yes	□ No.B		<u> </u>	7 0 4	eren a de la composición della	
Lessee/sub-lessee a	ddress (number and		Town:	S	(ale	Zip-Code	Le), No.	
is the vehicle(s) lister transporting freight for	d below used exclusion hire? Yes □	vely for If Yes.	describe freight fra	nsported				
	a salasan a sa	SECTION	I II = IRUCK / TRU	CK TRAC	TOR		<u> </u>	100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 -
Vehicle (dentification	Number A/INE	Date: Acquired	Purchase P				GWWR.	
				7.1 - O	Locasa			<u> </u>
Date Registered	/ehicle Registration (	Plate) No. Year	Make		Model		Body style	
Sleeper cab Yés □ No t	動物 振行 ぶんげん	an Sheek Hillson the c	and the second	No. of	edization of the second of the	Fuel Typ	) <u>(</u>	
Modified prior to 10/1	?: If:Yes, descr	ibe modification(s) made	and enter cost of n	rodification	ı(s) excluding sale	s lax		
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		SECTION	VIII - TRAILER / S	EMITRAIL	ER	5. 4 5.7 4°		
Vehicle Identification	Number (VIIV) C 3 J 35 7 5 1	Date Acquir	ed Purchase P	ice \$ 5	1,500.00		GVWR 1201	000
Date Registered	/ehicle Registration (	Plate) No. Year		ake-	ntaine	Model	TL	
Body style T4			Refrigeration Yes C	No!	Lengt	148 ST	No of axles ∟	3
Modified prior to 10/1		be modification(s) made	and enter cost of m	odification	i(s) excluding sale	s táx".		
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exemption pursuan	HAICOS 812-81/7	alt.	ATTACA TO STATE OF THE STATE OF					
AYARMANI DALARAN	Frit-Kritica and Attended for	443				$-i \rho I$	301202	<u>O</u>
			Signature			<u>.</u>	ate Signed.	
Contract and the contract of t	garage and the first out \$ 450.	For Assesso	y's Use Only		markanik (f			177
Supplemental List	Cost of Vehicle	Modification Cost	Total Cost	× %	Prorated Cost	Depr. Co	st Assess	ment
Truck/truck tractor	(OOD) OF WOMEN					7		
Trailer/semi-trailer		Company of the compan	Average in the second		<u></u>	a mai 12+100 (nip appa processor)		
TOTAL					entered to the second of the s		,	
	AND THE DESCRIPTION OF THE PROPERTY.	Modification Cost.	Total Cost	X %	Depr. Cost	Assessmen		
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Trucktruck/tractor	<u> </u>		<u> </u>		<u> </u>			7.1
Trailer/semi-trailer	THE TOTAL CONTROL OF						~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	
TOTAL Exemption approved:	Yes □ iNo □	Regular List U Sup	plemental List 🛈	pyle .		1,		
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Windle Common Care Common for	F115	A	3,					21 - 21 - 21 - 21 - 21 - 21 - 21 - 21 -

# 



### STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) TITLE NUMBER 57J4533C3J3575107

AA2099248

DATE OF ISSUE PRIOR TITLE NUMBER 07/18/2018 14751697

PRIOR STATE

ME

PURCHASED YEAR 06/14/2018 2018

MODEL MAKE TL **FONTA** 

BODY STYLE CYL TL 00

NEW/USED USED

ODOMETER FUEL TYPE 000000

VESSEL TYPE

HULL MATERIAL

ENGINE DRIVE TYPE

PROPULSION TYPE

LENGTH

OWNER(S)

UNITED CONCRETE PRODUCTIONS INC 173 CHURCH ST

WALLINGFORD, CT 06492 - 2267

FIRST LIENHOLDER

DATE OF LIEN

SECOND LIENHOLDEŘ

DATE OF LIEN

RELEASE OF LIENS

FIRST LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED

AUTHORIZED SIGNATURE

DATE RELEASED

SECOND LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED

AUTHORIZED SIGNATURE

DATE RELEASED

SB0604 REV. 12/15

UNITED CONCRETE PRODUCTIONS INC 173 CHURCH ST WALLINGFORD, CT 06492-2267 

The Commissioner of Motor Vehicles hereby certifies that an application for a certificate of title for the vehicle/ vessel described herein has been duly filed, pursuant to the provisions of the laws of the State of Connecticut, and based on the statements of the applicant and the records on file with this agency. The applicant named is the owner of said vehicle/vessel. The Department of Motor Vehicles further certifies that the vehicle/vessel is subject to any security interests shown herein.

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) TITLE NUMBER



IN WITNESS WHEREOF, I have affixed my hand.

Sent original to Joy Rogers, Key Bank 11/2/18 Released by Key lost by atty, see uplacement



# STATE OF CONNECTICUT

Department of Motor Vehicles 60 State Street, Wethersfield, CT 06161 On the Web at ct.gov/dmv



## **Registration Credential**

**IMPORTANT** NOTICE TO YOU:

Below is your new registration certificate. You must keep this document in your vehicle at all times.

#146

<b>↓</b> KEEP IN	VEHICLE ♣.	KEEP IN VEHICLE		KEEP IN VEHICLE
VALID ONLY AFTER RESOLVING ALL COMPLIANCE ISSUES	KEEP THIS PO	JT REGISTRATI RTION IN YOUR VEH LL BE MAINTAINED AS	ICLE - DO NOT MA	AFTER PAYMENT   RECEIVED BY
PLATE NUMBER AJ72038	PLATE CLASS TRAILER	07/16/2021 57.	IDENTIFICATION NUMBER   YR 14533C3J3575107   18	FONTA TL
VEHICLE TYPE TRAILER	REGISTERED USAGE HEAVY DUTY	LIGHT WT GVWR 20,260 120,000	DECLARED WT STAND SEA	TAXLES COLOR STYLE.  3 BLACK TL
HAZ MAT? TITLE EMISSIONS N Y		PLATE TYPE TOW MMERCIAL TRAILER 148		DMV WEBSITE 06/17/2020
OWNER(S): UNITED CON	CRETE PRODUCTIONS IN	C		COMMISSIONER OF MOTOR VEHICLES
			1 APR 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Sibongile Magubaul  IIGHWAY PERMIT REQUIRED per
↑ KEEPIN	VEHICLE 1	KEEP IN VEHICLE	Ť	KEEP IN VEHICLE
			Registration Fe	ee \$326.00
			TOTAL FEE	S \$326.00

#### . CONNECTICUT REGISTRATION AND TITLE APPLICATION

H-138 REV. 6-2018



# STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES 60 STATE STREET, WETHERSFIELD, CT 06161 http://www.ct.gov/dmv

INSTRUCTIONS: (1) Please print using a bla (2) Fill out the applicable so (3) Use the DMV website to	ections of this:	form.	<i></i>		http://	www.ct.gov	/dmv			á	DMV USE	ONLY, PERMANEN	PLATE NUMBER
OWNER SECTION (APPLICANT)  IF CO-OWNERSHIP (Check one)	UNI		NAME (Lest, First, RETE PRO NUMBER	DUCT	rs, INC	ERE ISSUED	SECRET	TARY	OF STATE N	tO. (If Appl	icable)	OWNER'S BIRTHE	*********************
JOINT/OR - Requires ONE signature to transfer ownership		ER'S (CO-APPLIC	ANT'S) NAME (Le	st, First, M	liddle Inilial)							CO-OWNER'S BIR	THDATE
COMMONIAND - Requires signatures to transfer ownersh.	ALL CO-OWN	ER'S LICENSE OF	R ID NUMBER		STATE WH	ERE ISSUED	SECRET	ARY (	OF STATE N	IO. (II Appl	icable)	PHONE NUMBER	(Oplional)
OWNER'S MAILING ADDRESS 173 CHURCH STRE		d Street, and Apart	ment No. if applicat	ble)	(City or 1	own) SVILLE:				(State)		(z <sub>lp</sub> co 064	· · ·
CT RESIDENT? X YES NO		T ADDRESS (If Di	ferent from Mailing	Address -			le. Pleas	e Inclu	de Apadmen		licable)	301	02
CHECK BOX IF RESIDEN VEHICLE MOST FREQUI RETURNS TO, OR REMAINS	ENTLY LEAVE	S FROM.	FFERENT FROM P	RESIDENT	ADDRESS	, INDICATE H	ERE (NO	umber	and Street, r	Apartmeni :	No.) (0	Dity or Town) { (Sta	nte) (Zip Code)
	/EHICLE I.D. N			,	YEAR	MAKE	<del></del>		MODEL NA	AME OR N	o.	BODY STYLE (4-D)	. Sedan, etc.)
<sup>4</sup> INFORMATION		J4533C3J3			2018		TAINE			TL		F	3
FUEL TYPE (Gas, Diesel, etc.)		12	EELS COLOR(S		n of Two}	ODON			G (Mileage)	X NE		SED Combination	nercial use, n use of Rick-Up plese Section 8 :
3 SELLER'S INFORMATION		LLER(S) (IF 2 own PH EQUIPN	ners, include both n MENT CO	emes)				VEHI 14/1	CLE SOLD (	Purchased	) s	\$51,500	
SELLER'S ADDRESS (Number an	W	TI LOCOTI N	100	(City or	Town)		·	1-77 (		(State	,,l.	φ3 1,300 (Zip Go	de)
300 GAY STREET				MAN	CHEST	ER				NH		0310	)3
4 SECURITY INTERES	1,5200	OF LIEN-HOLDER	· · · · · · · · · · · · · · · · · · ·					•				DATE OF LIE	N
Loan or Lien Information Address of Lien-Holder (Number 1)	March Comment				(CRy or To	olyn)			<del></del>	(Si	(ale)	(Zip	Code)
										·	•		·
NAME AND ADDRESS OF SECON	D LIEN-HOLDE	R (Number and Si	reet)		(City or To	own)			(State)	•	(Zip Code	DATE OF SE	COND LIEN
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5 EXEMPTION	EXEMPTION	AND ANY ADI	DITIONAL INFO	OITAMS	N THAT	OU CAN P			AND SEC		,		
CODE NO. FROM BACK OF FORM	ł	•	leesed vehicle iess RUCK OVEI			-				IF CODE JURISDI		total sales tax f	AID TO OTHER
Activities and section in the	The Undersigned	sertifies that those s	vė no liens on this v	shicle exce	ot those spe	illed above. It						nd will be mainteined ou ger registration this velsi	
6 OWNER SIGNATURE(S)	secordance with of false statemen	Manufacturer's Maxli t, in accordance with	mum Gross Vehicle V the provisions of Se	Velght Ratio ction 14-110	g, The Information (1974) and 53a-151	nation provided b of the Connec	to the Con	misslo	ner of Mator V	/ehicles her	ein is subsi	ger registration this vent cribed by me, the unders dement which I do not be	lgned, under penalty
OWNER'S SIGNATURE	the intent to mist	ead the Commissions	DATE SIGNED			ove-cited laws.	GNATUR	E				DATE SIGNE	)
X /		·	7/3	3/18	<b>)</b>		e- e-				Minates and		
ADJENE			ation is need				lease c	omk	lete the			ions below C. No. AND STATE O	
7 LEASED VEHICLE INFORMATION	NAME OF LES	sace (Person to w	hom or company to	) WINGN VAI	ncie is ieasi	,uy				OPER	OAT OR ER	J. NO. AND STATE O	r Leober
Address of Lessee (P.O. Box l	Not Acceptable	) (Nu	mber and Street)			(City of	Town)			(State)		(Zip Coo	(e)
NAME OF CO-LESSEE (Person to v	vhom or compan	y to which vahicle	(s leased)					<del></del>		OPER	ATOR LI	C, NO, AND STATE O	F CO-LESSEE
8 OTHER THAN A PAS STYLE MOTOR VEHI	SENGER L	IGHT WEIGHT (W		GROSS	WEIGHT (F	eclared Weig		wt. + 4	nax load)	MANUFA	CTURER'	S GROSS VEHICLE V	_
	31	72777	SEAT CAPACITY	NO, STA	NDEES /	ZO C	HOOLG	HILDR	EN?	COM. CA	RRJER-U	/20 00 S DOT NO. (If assigne	
COMPLETE FOR APPLICA VEHICLES (Buses, Trucks)	ABLE	3				YE	,	K NC		244			7
TRAILERS - Rear lights requ Length of vehicle & trailer con	uired. Brakes mbined must	required if 3,00 be in accordan	00 lbs. or more ce with CGS 14	GVWR. 1-262,	INTERST	S X NO	CE?	_	YES 🔀		USED FO TRANSPO OF A VES	OR THE ORYATION SSEL (BOAT)?	es 🗶 no
9 DEALER VEHION	CLE LD, NUMBI	ER OF TRADED-IN	I VEHICLE			YEAR	MAKE			MODEL			
COŃNECTICUT SALES YAX PERM	IT NO. T	OTAL SALES PRI	ÇE.		TRADE-IN	ALLOWANG	E	NE:	SALES PR	NCE		STATE TAX COL	ECTEO
The Information provided to the Commiss CONNECTICUT DEALER LICENSE			nibed by me, the und RE (Authorized Re			of false stateme	nt, in accor	dance s	with provision	s of Section DATE SIG	14-110 & 5 SNED	Ja-157b of the Connectic	ul General Statutes.

## STATE OF MAINE

VEHICLE ID NUMBER

YEAR

KE MOD

BODY

TITLE NUMBER

57J4533C3J3575107 NEW/USED PURCHASE I

3575107 2018 PURCHASE DATE

ISSUE DATE

· FB

14751697

NEW

12/01/2017

01/03/2018

PRIOR TITLE

ODOMETER

MAIL TO

BB & T COMMERCIAL EQUIPMENT CAPITAL CORP 2 GREAT VALLEY PKWY STE 300 MALVERN, PA 19355

OWNER(S) NAME AND ADDRESS JOSEPH EQUIPMENT CO 300 GAY ST MANCHESTER, NH 03103

Secretary of State



Bureau of Motor Vehicles

BB&T Commercial Equipment Capital Corp.

FIRST	EQUIPMENT 2 GREAT VA	MERCIAL CAPITAL CORP	300	by A
SECOND LIENHOLDER	ļ			Tr.
THIRD		• ····	es de la companya de La companya de la companya de	् व

400	in the second	
N. T. L.	FIRST RELEASE	Signature S MGL 6/27/19
	SECOND	Interest in this Vehicle is released by:  Signature  Title Date
	THIRD	Interest in this vehicle is released by:
ċ		Title Date

THIS CERTIFICATE IS PRIMA FACIE PROOF OF OWNERSHIP ISSUED IN COMPLIANCE WITH STATE OF MAINE LAW KEEP IN A SAFE PLACE - NOT IN VEHICLE

L14127023

WOID IE ALLIERED

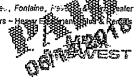


# Joseph Equipment Company



300 Gay Street ~ Manchester, NH 03103
Factory Authorized Produce Science Science Fondaine, Footballer for New & Used Trucks ~ Trailers ~ Heavy Estimated Produce Science Street







DATE INVOICE # SOLD TO UNITED CONCRETE 6/14/2018 14865 173 CHURCH ST YALESVILLE, CT 06492 **TERMS** DESCRIPTION QTY RATE **AMOUNT** NT19357 - 2018 FONTAINE TRAILER 51,500.00 51,500.00 MODEL: EXCALIBUR 5390SA VIN: 57J4533C4J3575102 NT19360 - 2018 FONTAINE TRAILER 51,500.00 51,500.00 MODEL: EXCALIBUR 5390SA VIN: 57J4533C6J3575103 NT19361 - 2018 FONTAINE TRAILER 51,500.00 51,500.00 MODEL: EXCALIBUR 5390SA VIN: 57J4533C8J3575104 NT19362 - 2018 FONTAINE TRAILER 51,500.00 51,500.00 MODEL: EXCALIBUR 5390SA VIN: 57J4533CXJ3575105 NT19364 - 2018 FONTAINE TRAILER 51,500.00 51,500.00 MODEL: EXCALIBUR 5390SA VIN: 57J4533C3J3575107 . 51,500.00 NT19365 - 2018 FONTAINE TRAILER 51,500.00 MODEL: EXCALIBUR 5390SA VIN: 57J4533C5J3575108 NT19366 - 2018 FONTAINE TRAILER 51,500.00 51,500.00 MODEL: EXCALIBUR 5390SA VIN: 57J4533C7J3575109 Thank you for your business. **Total** Payments/Credits **Balance Due** 



# Joseph Equipment Company



300 Gay Street ~ Manchester, NH 03103
Factory Authorized Factoria Socialize, Fontaine, Factory Authorized Factoria Socialize, Fontaine, Factory Authorized Factoria Socialized Factoria Factoria







SOLD TO				DATE		INVOICE#
UNITED CONCRETE 173 CHURCH ST				6/14/20	18	14865
YALESVILLE, CT 06492						TERMS
DESCRIPTION		QTY		RATE		AMOUNT
NT19368 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C1J3575106  * PRICE INCLUDES DESTINATION (FOB MANCHESTER, NH), FET			1	51,500.00		51,500.00
CHARGES, AND MANUFACTURERS STANDARD WARRANTY*	-					
					-	
Thank you for your business.			Tot	tal		\$412,000.00
Payments/Credits		<u></u>				-\$412,000.00
Balance Due						\$0.00

#### MOTOR VEHICLE RECORD TOWN OF WALLINGFORD

GENERAL DATA: DATE: 02/17/2021

Unique ID: 89215 List Num: 89215 Assessment Year: 2020 Last Changed: 12/14/2020

OWNER'S ADDRESS

UNITED CONCRETE PRODUCTS INC Name:

Care Of: Street 1:

173 CHURCH ST WALLINGFORD

CA= No

Record Status: ACTIVE

Last Changed: 12/14/2020

BLA

Date of Birth

Registration # AJ72038

District:

RESIDENCE ADDRESS:

Street 1:

173 CHURCH ST WALLINGFORD

City: State:

City:

State:

Zip: 06492-2267

CT Zip: 06492-2267

P-S-V-L 1362840--5040777-N-01011900

VEHICLE INFORMATION:

YEAR MAKE 2018

FONTA

MODEL TL

СĿ 10

VIN-ID 57J4533C3J3575107 STYLE TRAILE COLOR 2nd COLOR

VALUE

Light Weight 20260

120000

Gross Weight # of Axles/Cyl Lease-Code

36870

NET VALUE

36870

EXEMPTIONS AND NET VALUE:

CODE

APP. DATE

EX. AMOUNT

Total Exempt:

Net Assessment: 36870

Change Reason:

PREV. VALUE PRICING

#### MOTOR VEHICLE RECORD TOWN OF WALLINGFORD

GENERAL DATA: DATE: 02/22/2021

Unique ID: 89215 List Num: 89215 Assessment Year: 2020 Last Changed: 12/14/2020

OWNER'S ADDRESS

Name: UNITED CONCRETE PRODUCTS INC Care Of:

Street 1: 173 CHURCH ST

City: WALLINGFORD

State: CT Zip: 06492-2267

CA= No

Date of Birth

Registration # AJ72038

Record Status: ACTIVE

12/14/2020

District:

Last Changed:

RESIDENCE ADDRESS:

Street 1: 173 CHURCH ST City: WALLINGFORD

State: Zip: 06492-2267

P-S-V-L 1362840--5040777-N-01011900

VEHICLE INFORMATION:

YEAR MAKE MODEL CLVIN-ID STYLE COLOR 2nd COLOR 2018

FONTA TL10 57J4533C3J3575107 TRAILE BLA

Light Weight Gross Weight # of Axles/Cyl Lease-Code VALUE NET VALUE

20260 120000 36870 36870

EXEMPTIONS AND NET VALUE:

CODE APP. DATE EX. AMOUNT

Total Exempt: Net Assessment: 36870

Change Reason:

PREV. VALUE PRICING

2020-160

# MOTOR VEHICLE TAX BILL



PHONE: (203) 294-2135 WALLINGFORD, CT 06492-7503 COLLECTOR OF TAXES, WALLINGFORD PO BOX 5003

FAX: (203) 294-2137

(See reverse side for important information) TAXPAYER'S COPY

The Town expects to receive approximately \$25.1 million in State grant assistance for the fiscal year of 2020/2021. Without this assistance the mill rate would be approximately 35.18. Assessment and Exemption Questions please call: (203) 294-2001, Fax: (203) 294-2003.

		2	GIT 0649	CH 5-D	T14 P4413 ***********************************	7.14
DELINQUENT AFTER OCT 1, 2020	202,070	0		070	202,070	29.1900
\$5,898.40	NET ASSESSMENT	EXEMPTION	m	MENT	GROSS ASSESSMEN	MILL RATE
July 1, 2020	OCTOBER 1, 2019	OCTO			0023046	2019 MV 0023046
TOTAL TAX DUE	ON GRAND LIST	0	DIST	7	ABER	LIST NUMBER

UNITED CONCRETE PRODUCTIONS INC 173 CHURCH ST

WALLINGFORD CT 06492-2267

If paying after October 1st please call for amount due.

Last day to make payment without penalty is Thursday October 1, 2020. \*\*

5,898.40 🜙	0	202070	TOTAL	e Astr	A.,		
234.10	0	8020		10 V92519	1TTF4820931070237 10 V92519	0090464 2003 TRANS	009
1,132.86	0	38810		10 AJ72036	57J4533C7J3575109 10 AJ72036	FONTA	009
1,132.86	0	38810		10 AJ72038	57J4533C3J3575107 10 AJ72038		009
1,132.86	0	38810		10 AJ72037	57J4533C1J3575106 10 AJ72037	FONTA	0090462
1,132.86	0	38810		10 AJ72034	57J4533C4J3575102 10 AJ72034	2018 FONTA	0090459
1,132.86	0	38810		10 AJ72035	57J4533C5J3575108 10 AJ72035	460 2018 FONTA TL	0090460
TAX DUE	EXEMPT	VALUE	COC #	CC REG #	VIN #	BILL # YEAR MAKE MODEL	BIL

October 1, 2019, contact the Assessor to request a transfer to the Correct Town / City of residency as of October 1, 2019. If you have received a tax bill from a town that you DID NOT RESIDE IN OR GARAGE YOUR VEHICLE IN as of

The motor vehicle tax bill covers the period of October 1, 2019 through September 30, 2020. If a vehicle was replaced after 10/1/19 and the registration was transferred to another vehicle, this bill is still due. You will receive an automatic credit for this vehicle on a supplemental bill in January 2021. For vehicles sold, stolen, totally destroyed and the registration was not transferred to another vehicle, or if you have moved out of state, you may be eligible for a tax credit. To obtain a credit, you must furnish proof as required by the Assessor.

# PROPERTY TAX EXEMPTION APPLICATION FOR A NEW COMMERCIAL TRUCK, SEIOTHOOK, AGN Z TRUCK TRACTOR, TRAILER OR SEMITRAILER

HOSSESSU GET M

Any person seeking a property tax exemption for an eligible commercial vehicle must file this form together with all required documentation on or before November 1, with the Assessor(s) of the town where the vehicle is subject to properly taxation. A separate form must be filled for each tractor-trailer unit or each portion of such a unit (i.e., only one motorized unit and one towed element can be listed on a single form). Failure to file by November 1, constitutes a walver of the right to the exemption for the assessment year unless a filing date extension is granted by the Assessor pursuant to CGS §12-81k.

Important: There are two categories under which your vehicle may qualify for exemption. Review eligibility requirements and definitions on reverse side of form prior to completing this application. Incomplete applications (i.e., those on which all the regulied information is not supplied, or those for which the required supporting documentation is not attached) cannot be processed by the Assessor(s).

INSTRUCTIONS: Print or type a response to each question, entering N/A (for not applicable) where appropriate. If you complete this application on behalf of the vehicle's owner, enter your telephone number. Although you may regard the vehicle as a single tractor-trailer unit, information in a segarate supplied for the motorized and towed elements since the value of each must be individually determined. If pace to be a lied in a allow you to answer a question completely, attach an additional sheet(s) that includes the name of vehicle owner(servember it is determined, the question and your response. Sign the application and retain a copy for your records. Submit the original to the Assessor(s) together with a copy of the required documentation, consisting of: (1) a copy of the Connecticut Registration Certificate and Certificate of Title; as issued by the Connecticut Department of Motor Vehicles (DMV), which has a seal affixed to it; (2) a copy of the vehicle's bill(s) of sale or invoice(s); and (3) proof of the price paid for any modification(s) made to the vehicle

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	. SECTIO	N I - VEHICLE OV	MER LU	SE		on was single and the second of
Name of vehicle owner(s) or registrant (if differ	rent) Addres	s (number and stre 3 <i>くHuRcH</i> S	et) 7		TOWN WALLING	FORD CT 06492
Person completing this form, if other than own	er/registrant	Relationship CONTROLLE	ĪĪ	el. No. 03-269-3119		(s):listed below used by a or Carrier"? Yes ロ No 🏖
If No, describe vehicle user's business	is the vehicle(s) list	led below leased or				essee (l.e., end user)
Lessee/sub-lessee address (number and street	( <del>//</del> 3	Town	Š	itate	Zip-Code	Tel, No.
is the vehicle(s) listed below used exclusively		describe freight tran	sported			
transporting freight for hire? Yes □ No	TEP i					
Contract to the second second	SECTION	II - TRUCK / TRUC	KTRAC	TOR		
Vehicle (dentification:Number (VIN)	Date Acquired	Purchase Pr				GVWR
Date Registered Vehicle Registration (Plate	e) No. Year	Make		Model		Body style
Sleeper cab Engine Size Yes □ No □	Engine Type		No. of	axles	Fúel T	/pe
Modified prior to 10/1? If Yes, describe in Yes □ No □	nodification(s) made	and enter cost of m	odificatio	n(s) excluding sai	es tax.	
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		1 Table 100 To 1		# 1 2 . 1	. 4 . 4 . 4 . 4 . 4	
		III TRAILER / SI		LER.	•	
Vehicle Identification Number (VIN)	7 Date Acquire	2/5	<sup>ice</sup> \$ 5	1,500.00	? , ;	GWR 120,000
Date Registration (Plate 7 18 2018 AJ 72038	e) No, Year	2018		ntaine	Mod	TL
Body style TL Open IN Enc	200 - 200 - A	kefrigeration Yes □		742 S. A.	48 ST	No of axles 3
NAME OF THE POPULATION OF THE	nodification(s) made				- · · · · · · · · · · · · · · · · · · ·	
I do hereby declare under penalty of f knowledge, remembrance and belief and	alse statement the	at the information	n contai her with	ined herein is t anv attachmen	rue and com ts thereto, is	iplete to the best of my eligible for a property tax
exemption pursuant to CGS \$12-81(74).	miles Mo, Kamara					1
्रवाकारात भाग भागा । सामा समामामामानामः चानामा । १५ विकास स्थापित ।	*	Colombian A	<u> </u>	<u> </u>	- 10	30 2020 Date Signed
	ر والمساورة المراكزة	Signature	<u>, 6</u>		T.	DHIO OGUSA
Company of the Compan	For Assesso			er jaron (		COLUMN TO THE TAX AND THE COLUMN TO THE COLU
o application to the second se	Aodification Cost	Total Cost	X %	Prorated Cost	Dept. C	Cost Assessment
Truck/truck tractor						
		0.0000000000000000000000000000000000000	37.012	जिसके <b>रा</b> किंद्य के किंद्र है		- 11 (a) (b) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c
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	odification Gost	Total Cost	X %	Depr. Cost	Assessme	FILL on the first of the second of the secon
Truck/truck tractor						
Traller/semi-trailer			W. N. S.			
TOTAL	egular List 🗘 'Sup	niemenial ist II	by:			V. (4.1) 2 (4.1) 4 (4.1)
Exemption approved Yes 🗆 No 💢 R	oAnisik risk rit sonb	hiolitan Fist -F-		24	وا در وا <u>در در د</u>	
		ga estante en estant a <del>esta</del> l La della materia.				

# EPULLE COELANDELLASED



# STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES

TL

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) TITLE NUMBER 57J4533C3J3575107

AA2099248

DATE OF ISSUE PRIOR TITLE NUMBER 07/18/2018 14751697

PRIOR STATE

ME

PURCHASED 06/14/2018 2018

YEAR

**FONTA** 

MODEL TL

BODY STYLE CYL

NEW/USED

USED

ODOMETER FUEL TYPE 000000

VESSEL TYPE

HULL MATERIAL

ENGINE DRIVE TYPE

00

PROPULSION TYPE

LENGTH

OWNER(S)

UNITED CONCRETE PRODUCTIONS INC 173 CHURCH ST WALLINGFORD, CT 06492 - 2267

FIRST LIENHOLDER

DATE OF LIEN

VEHICLE/VESSEL IS HEREBY RELEASED

AUTHORIZED SIGNATURE

DATE RELEASED

SECOND LIENHOLDER

DATE OF LIEN

SECOND LIEN INTEREST IN DESCRIBED VEHICLE/VESSEL IS HEREBY RELEASED

RELEASE OF LIENS

FIRST LIEN INTEREST IN DESCRIBED

NAME

**AUTHORIZED SIGNATURE** 

DATE RELEASED

SB0604 REV. 12/15

UNITED CONCRETE PRODUCTIONS INC 173 CHURCH ST WALLINGFORD, CT 06492-2267 Mandahalalandahalahalahalahalahalah

The Commissioner of Motor Vehicles hereby certifies that an application for a certificate of title for the vehicle/ vessel described herein has been duly filed, pursuant to the provisions of the laws of the State of Connecticut, and based on the statements of the applicant and the records on file with this agency. The applicant named is the owner of said vehicle/vessel. The Department of Motor Vehicles further certifies that the vehicle/vessel is subject to any security interests shown nerein.

VEHICLE/HULL IDENTIFICATION NUMBER (VIN/HIN) TITLE NUMBER

IN WITNESS WHEREOF. I have affixed my hand.

Sent original to Soy Rogers, Key Bonk 11/2/18
Released by Key lost by atty, see replacement



# STATE OF CONNECTICUT

Department of Motor Vehicles 60 State Street, Wethersfield, CT 06161 On the Web at <u>ct.gov/dmv</u>



# **Registration Credential**

IMPORTANT NOTICE TO YOU:

KEEP IN VEHICLE

Below is your new registration certificate.

You must keep this document in your vehicle at all times.

#146

VALID ONLY AFTER RESOLVING ALL COMPLIANCE ISSUES	CONNEC KEEP THI INSURANCE	S PORTION	IN YOUR	R VEHIC	CLE - DO	NOT MA	IL	AFTER F	ONLY PAYMENT VED BY MV
PLATE NUMBER AJ72038	PLATE CLAS: TRAILER		EXP. DATE 07/16/2021		DENTIFICATION 533C3J3575		1	-	MODEL TL
VEHICLE TYPE TRAILER	REGISTERED ( HEAVY DU	JTY	LIGHT WT 20,260	120,000	DECLARED WT 120,000		AXLES 3	COLOI BLAC	
HAZ MAT? TITLE EMISSIONS N Y OWNER(S): UNITED CONC	\$326.00	COMMERC	TYPE AL TRAILER	TOWN 148	_	AX TOWN LINGFORD			TE 06/17/2020 OTOR VEHICLE
					HEA	- 4 x t - 1 t -			EQUIRED PO
<b>↑</b> KEEP IN	VEHICLE	<b>↑</b> K	EEP IN VEHIC	CLE	<b>†</b>	************	KEEP IN	VEHICLE	**************
					Regis	stration Fe	е	\$3	26.00
					то	OTAL FEE	S	\$3	26.00

#### **CONNECTICUT REGISTRATION AND** TITLE APPLICATION

H-13B REV. 6-2018

# STATE OF CONNECTICUT DEPARTMENT OF MOTOR VEHICLES 60 STATE STREET, WETHERSFIELD, CT 06161 INSTRUCTIONS: Please print using a black or blue pen. Fill out the applicable sections of this form. Use the DMV website to check for all documents required to complete your transaction and for any outstanding compliance issues.

DMV USE ONLY - TEMPORARY PLATE NUMBER

NOTICE ONLY - TEMPORARY PLATE NUMBER

OMVUSE ONLY - PERMANENT FLATE NUMBER

	OWNER'S	APPLICANT'S) N	AME (Last, First, Mic	ddle Initial)			··· •ו	8-2-3		OV	NER'S BIRTHDATE	THE PERSON OF STREET
1 OWNER SECTION (APPLICANT)	UNIT	ED CONCE	RETE PROD	UCTS,	INC.							
IF CO-OWNERSHIP (Check one)	OWNER'S	ICENSE OR ID N	UMBER	STAT	E WHERE I	SSUEDS	ECRETARY (	OF STATE NO	), (If Applicat	ole) PH	ONE NUMBER (Options	n()
JOINT/OR - Requires ONE signature to transfer ownership	CO-OWNER	r's (CO-APPLICA	NT'S) NAME (Last,	First, Middle	nitial)					co	OWNER'S BIRTHDATI	Ē
COMMON/AND - Requires A signatures to transfer ownership		R'S LICENSE OR I	Ó NUMBER	STAT	E WHERE I	ssued s	ECRETARY	OF STATE NO	). (If Applicab	ole) PH	ONE NUMBER (Opliona	1)
OWNER'S MAILING ADDRESS	(Number and S	Street, and Apartm	ent No. if applicable,	) (Gi	y or Town)				(State)		(Zip Code)	
173 CHURCH STREE	T			Y	LESVI	LLE			CT		06492	
CT RESIDENT?	RESIDENT	ADDRESS (II DIII)	rent from Mailing Ac	ddress - PO E	lox is NOT a	cceptable.	. Please inclu	de Aparlment i	No. il applica	ible)		
X YES NO												
CHECK BOX IF RESIDENT VEHICLE MOST FREQUEN RETURNS TO, OR REMAINS (I	ADDRESS IS NTLY LEAVES For Property Tex,	WHERE IF DIFI FROM,	FERENT FROM RE	SIDENT ADD	RESS, INDI	CATE HEI	RE (Number	and Sireel, Ap	oartment No.	) (City or	Town) (State) (	Zip Code)
	EHICLE I.D. NUA	IBER		YEAR	МАК	Ě		MODEL NA	ME OR NO.	BO	DY STYLE (4-Dr. Sedan	, elc.)
2 INFORMATION	57.	4533C3J3	575107	20	18	FONT	AINE		TL		FB	
FUEL TYPE (Gas, Diesel, etc.) C	YLINDERS or CO	's NO. OF WHE	ELS COLOR(S) (A	Maximum of 1	lvo)	ODOME	TER READIN		NEW OR U	SED?	2   (Commercial	gr6, ;; ;
		12	ļ			1		4	X NEW	USED	∠Combination use o Truck Complete S	
, SELLER'S	NAME OF SEL	LER(S) (If 2 owne	rs, include both nam	10S)		ند, بربيا	DATE VEHI	CLE SOLD (P	Purchased)	SELLI	NG PRICE	
3 INFORMATION	JOSEP	H EQUIPM	ENT CO				6/14/	18		\$5	1,500	
SELLER'S ADDRESS (Number and	Street)		(	(City or Town	)				(State)		(Zip Code)	
300 GAY STREET			<u> </u>	MANCH	ESTER				NH		03103	
4 SECURITY INTEREST		F LIEN-HOLDER									DATE OF LIEN	
ADDRESS OF LIEN-HOLDER (Num				(Ci	y or Town)				(State	9)	(Zip Code)	······································
NAME AND ADDRESS OF SECON	D LIEN-HOLDEF	(Number and Str	eet)	(Ci	y or Town)	,		(State)	(Z	(ip Code)	DATE OF SECOND	LIEN
·												
5 TAX								AND SPEC	IFY THE	CODE AS	SOCIATED WITH	THE TAX
EACIMITION			DITIONAL INFOR				OVIDE.		r:::::::::::::::::::::::::::::::::::::			
CODE NO. FROM BACK OF FORM	1 .								JURISDICT		AL SALES TAX PAID T	OUTHER
5G			UCK OVER			above. The	insurance regu	ired by Connec	iteut law is in	effect and w	l be maintained during this	s registration
6 OWNER SIGNATURE(S)	period. All prope accordance with I of false statement	rty taxes due any C Vanufacturer's Maxin , in eccordance with	T Taxing Authority for num Gross Vehicle We the provisions of Sect	any volilele p ight Rating, Ti ion 14-110 and	reviously regi is information 53s-157b of t	istered in m provided t he Connect	nylour maine(s) i to the Commissi	have been paid. Jonar of Motor V	, if other than felticles herein	Passanger re	gistration this vehicle is re I by me, the undersigned, a nt which I do not believe to	egistered in
OWNER'S SIGNATURE	the intent to miste	ad the Commissione	r, I will be subject to p	rosacution und			SNATURE				DATE SIGNED	
X			7/2	1, 8	х							
	NIBA IF A dal	itional Inform	iation is neede	od for you		otion n	lease com	nlate the	applicabl	e section	is below	1000
7 LEASED VEHICLE INFORMATION			hom or company to t			zeron, p	icase com	piece the c			O. AND STATE OF LES	SEE
ADDRESS OF LESSEE (P.O. Box i	s Not Acceptable	) (Nu	mber and Street)			(City or	Town)		(State)		(Zip Code)	
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,												
NAME OF CO-LESSEE (Person to	whom or compan	y to which vehicle	is leased)						OPERA	TOR LIC, N	O. AND STATE OF CO-	LESSEE
							(3) 4 5 7 7 7 7 7		LUANDEAD	YIIDPNIA A	ROSS VEHICLE WEIGH	IT DATING
8 OTHER THAN A PAS STYLE MOTOR VEHI	S141151414	IGHT WEIGHT (W	i. emply) 260	GROSS WE		red Weig	ht) (Light wt. +	- тах ювој	MANUFAC		20 000	I) KAING
COMPLETE FOR APPLIC	N	O. AXLES		NO. STANDI	ES C	ARRY SO	HOOL CHILE		COM. CAR 2441		OT NO. (Il assigned)	<del>-</del>
VEHICLES (Buses, Trucks)		3		IN	TERSTATE			ARDOUS MAT	TERIAL? U	SED FOR T		
TRAILERS - Rear lights req Length of vehicle & trailer co	mbined must	be in accordar	ice with CGS 14	-262.	YES	🗶 ио		YES X	NO C	RANSPORT	ATION L (BOAT)? YES	<b>Ж</b> ио
9 DEALER TRANSACTION	ICLE I.D. NUMB	ER OF TRADED-II	N VEHICLE		YEA	ĸ	MAKE		MODEL			
CONNECTICUT SALES TAX PERI	MIT NO. T	OTAL SALES PRI	CE	TF	ADE IN AL	LOWANC	E N	ET SALES P	RICE		STATE TAX COLLECT	EO
The information provided to the Commis	selvanor of Motor Vo	hicles harain is subs	cribed by me, the und	ersigned, unde	r penalty of fa	ise stateme	nt, in accordance	e with provision	ns of Section 1	14-110 & 53a-1	576 of the Connecticut Gar	neral Statutes.
CONNECTICUT DEALER LICENSI			JRE (Authorized Rep		- commission la				DATE SIG	NED		
		X										

# STATE OF MAINE

BODY TITLE NUMBER YEAR MODEL VEHICLE ID NUMBER 14751697 2018 FONA TL FB 57J4533C3J3575107 ODOMETER PRIOR TITLE PURCHASE DATE ISSUE DATE NEW / USED 01/03/2018 12/01/2017 NEW

MAIL TO

BB & T COMMERCIAL EQUIPMENT CAPITAL CORP 2 GREAT VALLEY PKWY STE 300 MALVERN, PA 19355

OWNER(S) NAME AND ADDRESS JOSEPH EQUIPMENT CO 300 GAY ST MANCHESTER, NH 03103

Secretary of State



# Bureau of Motor Vehicles

BB&T Commercial Equipment Capital Corp.

FIRST	EOUI PMEN	MMERCIAL CAPITAL CORP	300	FIRST RELEASE	Interest in this signostre
SECOND	, i			SECOND	Interest in this
THIRD LIENHOLDER		a - 25.		THURD RELEASE	interest in this Signature

	XI Offittiorates Edgelessians and
FIRST	Signorum Sig
SECOND	Interest in this Vehicle is released by:  Signature  Title Date
THIRD	înterest în this vehtole is released by: Signature
} <u> </u>	Title Date

THIS CERTIFICATE IS PRIMA FACIE PROOF OF OWNERSHIP ISSUED IN COMPLIANCE WITH STATE OF MAINE LAW KEEP IN A SAFE PLACE - NOT IN VEHICLE

L14127023



**SOLD TO** 

# Joseph Equipment Company



INVOICE#

51,500.00

51,500.00

300 Gay Street ~ Manchester, NH 03103 Factory Authorized 850 1904 Scensized, Fontaine, Fee

Dealer for New & Used Trucks - Trailers -







DATE

UNITED CONCRETE 173 CHURCH ST YALESVILLE, CT 06492		6/14/2018	3 14865
		F	TERMS
DESCRIPTION	QTY	RATE	AMOUNT
NT19357 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C4J3575102	1	51,500.00	51,500.00
NT19360 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C6J3575103	1	51,500.00	51,500.00
NT19361 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C8J3575104	1	51,500.00	51,500.00
NT19362 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533CXJ3575105	1	51,500.00	51,500.00
NT19364 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C3J3575107	1	51,500.00	51,500.00

MODEL: EXCALIBUR 5390SA VIN: 57J4533C7J3575109

Thank you for your business.

NT19365 - 2018 FONTAINE TRAILER

NT19366 - 2018 FONTAINE TRAILER

MODEL: EXCALIBUR 5390SA VIN: 57J4533C5J3575108

Total

51,500.00

51,500:00

Payments/Credits

**Balance Due** 

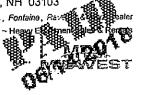


# Joseph Equipment Company



300 Gay Street ~ Manchester, NH 03103
Factory Authorized Footen's Seat Arrent, Fontaine, Ravelland Dealer for New & Used Trucks ~ Trailers ~ Heavy Comments







SOLD TO				DATE	INVOICE #
UNITED CONCRETE 173 CHURCH ST				6/14/2018	14865
YALESVILLE, CT 06492					TERMS
	<u></u>				
DESCRIPTION		QTY	F	RATE	AMOUNT
NT19368 - 2018 FONTAINE TRAILER MODEL: EXCALIBUR 5390SA VIN: 57J4533C1J3575106  * PRICE INCLUDES DESTINATION (FOB MANCHESTER, NH), FET CHARGES, AND MANUFACTURERS STANDARD WARRANTY*				51,500.00	51,500.00
Thank you for your business.			Tot	al	\$412,000.00
Payments/Credits	, , , , , , , , , , , , , , , , , , ,				-\$412,000.00
Balance Due					\$0.00

# Town of Wallingford, Connecticut WLFD ASSESSOR 18 FEB '21 AM9:33

# **BOARD OF ASSESSMENT APPEALS**

Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member

Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

Phone - 203-294-2001 Fax - 203-294-2003

Hearing No. <u>2020 -</u> 000 API	PLICATION .
Board of As	ASSESSED VALUATION SSESSMENT APPEALS OF OCTOBER 1, 2020
Property owners SCAATON	Appellant (if other than owner):
Name of property Owner	Name of Owner's Agent
Mailing Address S, MAIN	Mailing Address
City State, Zing CT ONG	City, State, Zip
Phone 3 4157143	Phone
Appellant's Capacity o Owner (If Agent, attach a copy of Agency Agreement or Power of Attorney. O	o Owner's Agent Original agency document must be submitted at hearing.)
Print applicant name and date	Applicant signature
Fill out <u>onl</u> y the section	n for the property type under appeal.
Motor Vehicle: Year Make /Model:	
Real Estate: 47 6 South Brill (Address and/or Assessor's Map/Bio	ock/Lot/Unit Number)
Personal Property: Unique ID:	DBA:
What MARKET VALUE does the applicant place on the property state the basis of the Appeal: MAN ON	AST assement and increase  IN JOY ON ? I did NOT  AST assement and increase  IN I don't aggree with yet  affinished increase, houses have  ny I am about to give is true and accurate to the best of my min.  Improvement
Print Name  Motion:	Voting Record Initials
	Thomas Vitali  Carl Bonamico

Robert Avery

Total Land Value 124,600	Total La			A CONTRACTOR OF THE CONTRACTOR			914	Parcel Total Land Area 0.2914	l Total Lan	Parce	0.291 AC		Total Card Land Units	Total Carc			Γ
																ا مرم	
										<del></del>							•
9.82 124,600	1.0000					1.270	1.00	ن 	1.00000	7.73 1.0	S	12,693			Single Family	1010	<u> </u>
Land	Location Adjustment A	Госа		Notes	Agi	몽	7	dex			<b>.</b>		Land Typ	-	Description	Use Code	<b>B</b>
	230					SECTION	UATION	AND LINE VALUATION SECTION	LAND								(An) Hoy
Letter Sent - No Response Meas/Int Refusal-No Info G Map Correction-No Value O C / Mailer	7 08 15	A KOV 603	05-24-2010 03-01-2010 02-11-2010 10-19-2001	1000 1000 11000								<u></u>			·		
Field Review	29 29	2 > R ≥	09-09-2015	0000													
Purpose/Result	e Is Cd	id Typ	Date	06 4:	omments	Com	<b>d</b>	Date Comp	% Comp	Amount Insp Date % Comp	nount	2775	Description	Туре	Issue Date	Permit Id I	
235,700	UE CHANGE HISTOR	Total Appraised Parcel Value	Appraised	Total					5	MITEROOL		B			Print A		
		8	valuation wethod	vaiua													
			4														
235.700	—	Total Appraised Parcel Value	opraised	Total A											1		
124,600 0	<b></b>	Appraised Land Value (Bldg) Special Land Value	Appraised Land Val Special Land Value	Apprai						ES	NOTES			200	KLR	1ST=3BED 1B K LR	<u>-</u> [참]
0	dg)	Appraised Ob (B) Value (Bldg)	sed Ob (E	Apprai	Batch		-	Tracing			6		Nbhd Name	Nbho		Nond	
0	(g)	Appraised Xf (B) Value (Bldg)	sed Xf (B)	Apprai						ASSESSING NEIGHBORHOOD	SSING NE		(55)				į.
111,100	d)	Appraised Bldg. Value (Card)	sed Bldg.	Apprai							0.00		Total				
IARY	APPRAISED VALUE SUMMARY	APPRAIS															
or Assessor	This signature acknowledges a visit by a Data Collector or Assessor	nowledges a v	nature ackr	160	Comm Int	Amount	SESSME Der	n Number Amou	Description	Code [	Amount	An	n n	Description		Year Code	
Total 158700	165000	Total	Ō		Total				_					CVCHOTIO			
Code Assessed 1-1 93,900 1-3 64,800	ssessed V Year 93,900 2019 64,800	Code A 1-1 1-3	Year 0 2020	Assessed 87,200 77,800	1-1 1-3	00 Year 2021			۵ -		9	1144 0644	A STATE OF THE STA		r WEW	SCATTON RENEE PIKOR DAVID J	מים
	Total 235,700 165,000 PREVIOUS ASSESSMENTS (HISTORY)	235,700	ZSHOINS	Tota		<b>Y</b> C	1.1.	Id#	Assoc Pid#	SAME DATE		7757	GIS ID	NNERSHIP	RECORD OF OWNERSHIP	REC	50
VISION								곳 글 날 수	Easement Town Line IND PARK		•		Old MBLU TC MAP # TC MAP # Record Lot	06492	D CT	WALLINGFORD	
WALLINGFORD, CT		1,100			ELING	Own		; #      -  -	AL DATA P/Z MAP	SUPPLEMENTAL DATA	01098	O	Alt Prol ID		AIN ST	476 SOUTH MAIN ST	
6148	87,200	124,600		_	RES LAND	RES				$\mathbf{H}$					, ,		
	Assessed	SESSMENT Appraised	URRENT ASSESSMENT Code   Appraised	-6	escription	244	LOCATION Suburban	(A) 22	STRT / RC		2 Public Water	TOPO Above Street	2  Abo	VER	CURRENT OWNER	CURRE!	آ آ
State Use 1010 Print Date 2/18/2021 9:31:32 AM	State Use 1 Print Date 2	그 <u></u>	Card #	ne of 1	Bldg Name Sec # 1 of		<u>&gt;</u>	3ldg #	163//113//	Map ID	8	# P0285000	Account #	476 SOUTH MAIN ST Acc		Property Location Vision ID 7757	<b>∕</b> ™

18 55 50 10 10 10 10	2,109 16 19,464 8,054	22 9.59 203 19.16 84 28.76	1,016 280 280		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	inished	First Floor Patio Basement, Unfinished Garage Under	Patio Basement Garage U	PTO UBM UGR
	t Undeprec Value	<del>"</del> —	SECI	A SUMM. a Floor A	G SUB-ARI	Description	Desc	ЩИ	Code
							3	-	Code
	RES(B) ∋ Adj.   Appr. Value	omment TRA FEATUR Grade Grade	Cost to Cure Ovr Comment  XF : BUILDING EXTRA FEATURES(B)  Cond. Cd   % Gd   Grade   Grade Adi.	<b>⊣</b> ₹1	Price Yr B	OB - OUTBUILDING & YARD ITEMS(L)	- OUTBU		
		ment	Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr	Misc Cost					
2	67 111,100	··	Percent Good RCNLD Dep % Ovr	Percent RCNLD Dep % 0					
			Condition Condition %	Condition Condition			N	Whirlpool Tub Fireplaces	Fireplaces
			Functional Obsol External Obsol Trend Factor	Exten Trenc		Average Average	889	Bath Style: Kitchen Style:	Bath Style: Kitchen Sty
8	33		Year Remodeled Depreciation %	Year Depre		A Dooms	л O	Total Half Baths Total Xtra Fixtrs	Total T
27	>		Depreciation Code Remodel Rating	Depre		Deglocals	<u> →</u> 8	Total Bthrms:	Total B
	1956		Year Built Effective Year Built	Year Built Effective	Ś	None 3 Redrooms	329	ype. pe:	AC Type:
USA:					D.	Electric	2 2	ue :	Heat Fuel
p.c.	165,887		Building Value New	Buildi		Carpet Hardwood	4 2	Interior Flr 1	Interior Flr 1
	UATION	COST/MARKET VALUATION	Condo Unit COST/A	Cong.		Drywall	8	Interior Wall 1	Interior
BAS 48	ption Factor%	le Description	st Type Code o Fir	Adjust Condo		Hip Asphalt	28	Roof Structure:	Roof Structu
	ВО			Parcel Id		Wood Shingle	4	Exterior Wall 1	Exterior Wa
		CONDO DATA	- C			1 Story	(	<b>*</b>	Stories:
						Ranch Residential	253		Style:
770	Description	Element Cd Description	Element		ription	Cd Description	Ω	Element	Ē



Ian Fuller Property Appraiser

Department of Finance Assessing Division

203-294-2000 Phone 203-294-2003 Fax

Date:

3/8/2020

To:

Shelby Jackson

From: lan Fuller

CC:

RE:

476 South Main St

Current Market Value: \$235,700

Current Assessed Value: \$ 165,000

Appellant's estimate of Market Value: \$ 200,000

#### Notes:

- The subject property was built 1956 and shows signs of deferred maintenance.
- Comparable sales support a value estimate of \$ 235,400

# **Recommendation:**

No Change

WALLINGFORD, CT

	Net Adjustments Adjusted Price Adjusted Price/SF Appraised Price/SF	VALUE SUMMARY	Site Index Condition Factor Total Appraised Land	LAND ATTRIBUTES	Total Appraised Extra Feat Total Appraised Outbldg	Style Desc Appraised Bldg Value	Effective Year Built Area Effective Prc Assng Dist Grade:	RI III DING ATTRIBUTES	Sale Price Adjusted Price	Prc Assng Dist Primary Use	Mblu Location	PROPERTIES
			5 1.00 124,600		00	Ranch 111,100	1987 1605 100 C		_	100 1010 235.700	163///113/// 476 SOUTH MAIN ST	SUBJECT PARCEL
	<del>-</del>		1.00 123,900		88	Ranch 109,700 1,	1987.00 1602.00 100 C	Adiustments	01-23-2019 	1010 233,600	163///198/// 114 GRANDVIEW AVE	COMPARABLE#1
	2,100 2,100 01.62 180.25		1.00 120,700		000	1,400 118,100	1987.00 1628.00 100 C		98		8/// VE 630 SOUT	WALLINGFOR
	-3,100 -3,100 -02.39 184.26	2	3,900		88	-7,000 13		Adjustments	11-30-2018 238-390 00	1010 238,800	· · ·	
FE -	-17,200 -13,27 195,14	-17 200	1.00 111,500 13,100	n	00 5,400 -5,400	136,000 -24,900	1996.00 1534.00 100 C	Adjustments	00	1010 252,900	163///162// 103 GRANDVIEW AVE 100	COMPARABLE #3
	4700		133,600	5	600	117,900	1998.00 1728.00 100 C- Ranch				86 GRANI	COMPARABLE #4
	-16,400 -12.65 194.52	-16,400	-9,000		-600			Adjustments	00	1010 252,100 12-28-2018	EW AVE	
	-24,900 -19.21 201.08	-24,900	1.00 121,200 3,400	G	300 -300	-28		Adjustments	00	260,600 09-25-2019	1 WILSON AVE	COMPARABLE #5 163////133///

FinalValue: 235,400



#### **BOARD OF ASSESSMENT APPEALS**

Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member

Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

Phone - 203-294-2001 Fax - 203-294-2003

Hearing No. 2020 - 026 APPLICATION APPEAL OF ASSESSED VALUATION **BOARD OF ASSESSMENT APPEALS GRAND LIST OF OCTOBER 1, 2020 HEARING DATE:** Appellant (if other than owner): **Property Owner:** Name of Owner's Agent Mailing Address City, State, Zip Phone Phone √Owner o Owner's Agent Appellant's Capacity (If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.) Print applicant name and date Applicant signature Fill out only the section for the property type under appeal. Make /Model: Plate# Motor Vehicle: Year Chimney Real Estate: (Address and/or Assessor's Map/Block/Lot/Unit Number) Personal Property: Unique ID: \_\_\_ \_DBA:\_ If you are submitting an appraisal or other similar evidence, you <u>must</u> submit a copy along with your application. What MARKET VALUE does the applicant place on the property?: Briefly state the basis of the Appeal: (Attach additional page, documentation or appraisal if needed) DO NOT WRITE BELOW THIS LINE - BAA Use Only I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief. Signature(s) of (Must be signed in the presence of the Board) Owner(s) or Agent: \_ Print Name Initials **Voting Record** Motion: \_

Thomas Vitali

Carl Bonamico

Robert Avery

RACCIO IOSEPHA III & TAMMY	2 Above Str	eet	2 Public Water	1 Pav	ed 2	707	8 _	Description	CURRENT ASSESSMENT	Appraised	-	Assessed		
123 CHIMNEY HILL RD	Alt Prol ID		SUPPLEMENTAL I 081001013C   P 1757   E	TENTAL DY PIZ ENC	<b>DATA</b> 7Z MAP # NG MAP 918	∞ ∞	0) 88 W	RES LAND RES EXCES DWELLING	1.2.2.	117 13 392	300 300 300	82,200 9,400 274,700	WALLING	6148 WALLINGFORD, CT
YALESVILLE CT 06492				Eas IND	Easement Town Line IND PARK								VIS	VISION
	GIS ID	9973			Ö				Total	523	523,100	366.300		
DACCIO IOSEDIA III O TAMMA		SK-VOL/PAG	ES	9	NI SAL	SALE PRICE	1	Year   Code	Assessed V	US ASSE	SSMENTS	PREVIOUS ASSESSMENTS (HISTORY)	1 0000	Vesteral
CACCIO JOSEPTA III & TANINT URACIUS BRIAN E & PAMELA D CHASSE RONALD O CHASSE SHARON G		0906 0293 0869 0407 0863 0823 0484 0619	08-21-1998 08-21-1997 06-18-1997 05-17-1979	993 997 979		188,000 0 0 0	3800		82,200 29,400 274,700	2020 1-1 2020 1-2 1-3 1-3 1-4	210	99,300 2019 12,500 210,700 26,200	2 7 7 4 2 7 7 7 4	99,300 12,500 210,700 26,200
EXEMPTIONS	SNO				OTHED ASSESSMENTS	VCCEC	MENTO	Total	366300	-	Total 36	366300 Total 366300 Total	Total	348700
Year Code Description	tion	Amount	Code	Descr	iption	Number	Amount	unt Comm Ini	áL.I	JQY - C - S	SOAKSED II	ADDDATECT WALLE CITATION OF ASSETS	See Control of Control	Miles Position Control of the
										<b>1</b>	KAISEU	ALUE SUM	MAKY	
	Total	<b>-</b>	00.00 00.00 00.00 00.00 00.00 00.00 00.00 00.00	OOOHA					Appraised Bidg. Value (Card)	Bidg. Value	e (Card) (Pida)			348,500
Nbhd Nbhd	Nbhd Name		B		Tracing			Batch	Appraised At (B) Value (Bidg) Appraised Ob (B) Value (Bidg)	ob (B) Valu	e (Bldg) e (Bldg)			43,800
CO			NOTES		Secretary Secret				Appraised Land Value (Bldg)	Land Value	(Bldg)			130,800
1ST= FR, K, DR, LR, 1 BD, 1.5 BTH			LNT = NV	N<					Special Land Value	પ્લ Value				0
2ND = 3BD, 2 BTH, OFFICE									Total Appraised Parcel Value	ised Parce	Value			523,100
FBM=-1 B, REC, OTH									Valuation Method	Vethod				O
VAR # 98-80 2ND FL ADN COMPL = 2011 GL									Total Appraised	sised Parce	Parcel Value			523 100
		BUILDING	BUILDING PERMIT RECORD	CORD	3.82					1	ISIT/CHA	VISIT / CHANGE HISTORY	RY	21,020
Issue Date	Description	Amoun	t Insp Da	te % Cor	np Date Comp			Comments	$\mathbb{H}$	Ě	Type Is	Cd	Purpose/Result	Result
725/7-CA 10-05-2010 CA 122577 04-04-2008 AD 16600 06-06-2003 RS	C - Approval Addition Residential	50,400 18,000	10-07-2011 100 10-07-2011 000 03-15-2005			<u>% % 0</u>	A FOR B ND STOF X30 GAI	CA FOR BP # 22577, PP # 65 2ND STORY ADD/3 BDR, 2 B 30X30 GARAGE	5 12-07-2020 3 08-24-2020 04-14-2020 07-27-2015 03-16-2012 03-16-2012 10-07-2011	252588 25257 2527 2527 2527 2527 2527 25	00 00 00 8 +	40 No cho 29 Field F 09 Refuse 29 Field F 50 BAA C 46 Photo	No change Field Review Refused Measu Field Review BAA Change Photo	No change Field Review Refused Measur/Int Insp-N Field Review BAA Change Photo
B Use Code Description Zone	ne Land Typ	Land Units	Unit Price	Size	VD LINE V	Cond.	Non SECT	CTION Nbhd. Adi	Nofes		Location Adiustment	instment /	Adi I Init D	and Value
		43,560 SF 1.520 AC	11. ()	1.00000	9			1.100			PV1	0.0		117,400
Total C	Total Card Land Units	2 520 40				-	-	_						

2300679898

**Uniform Residential Appraisal Report** 

2300679898

File # LISB-201209-01396-1

The purpose of this summary appraisal report is to						
Property Address 123 Chimney Hill Rd						
Borrower Joseph & Tammy Raccio	O	City Wallingford			Zip Code 06492	
88	Owner of Public Record Joseph a	A III & Tammy Raccio	Cour	ity New Have	en.	
Legal Description Volume 0906 Page 0	293				1000	
Assessor's Parcel # 13/12		Tax Year 2020	8.5	Taxes \$ 10,17	0	
Neighborhood Name Wallingford		Map Reference 35300			······································	
Occupant X Owner Tenant Vac	A	map reference 33300		sus Tract 1757		
	opoda roscssilents y		PUD HOA\$	0 🔟	peryear 📙 perm	nonth
J Property Rights Appraised 🗶 Fee Simple	Leasehold Other (describe)					
Assignment Type Purchase Transaction	Refinance Transaction Other (describ	e)		*	~ /	
Lender/Client U.S. Bank, N.A.		n 6th Street, Minneapolis	MAN CC 400			
	r has it have effected for a land to the land	Tour Street, Millineapoils	, MN 55402			
Report data source(s) used, offering price(s), and	or has it been offered for sale in the twelve months	prior to the effective date of the	his appraisal?	Yes	<b>X</b> No	
	Juace(s).					
CTMLS					- Almanin	
t did did not analyze the contract for sal	e for the subject purchase transaction. Explain the	regulte of the applyeic of the	contract for cale or wheet	ba analysiss		
Š	The state of the s	Todalo of the disdiyas of the	COMMISSION SANGERS WAY I	ne analysis was	not performed,	~~~~~
<b>Q</b>						
N						
Contract Price \$ Date of Contra		ner of public record?	Yes No Data Sou	rce(s)		
Is there any financial assistance (loan charges, s	ale concessions, gift or downpayment assistance,	etc.) to be naid by any narty of	on hehalf of the horrower	2	Yes	No
If Yes, report the total dollar amount and describe	the items to be paid.	story to be paid by brily party t	or positive of the positivite	·		INU
				·		
Note: Page and the main! composition of the sail						
Note: Race and the racial composition of the nei			OWN of the last superior and the last		2000000	
Neighborhood Characteristics		g Trends	One-th File	ing in	Present Land Use	%
Location Urban 🗷 Suburban 🗌 Rur		X Stable Declining	PRICE	The second section with the second		90 %
		In Balance Over Supp	······ &		<del></del>	
				(yrs) 2-4	Unit	0 %
Growth Rapid Stable Sio	W Marketing Time X Under 3 mths	3-6 m.thsOver 6 m.t/	hs 150 Low	O Mult	î-Family	5 %
Neighborhood Boundaries		** ***********************************	700 High		nmercial	
North: Meriden Town Line, East: Durham Toy	vn Line, South: Hamden Town Line , West: Ch	eshire Town Line.			• • • • • • • • • • • • • • • • • • • •	5 %
<u> </u>			300 Pred.	60 Othe	er	%
Neighborhood Description	- TANADAMA					
It appears to receive average to good market	acceptance. All employment centers, schools	and shanning facilities are w	áthia budaal aradkat su		T	
and measurable evidence of adverse location	al factors which might adversely affect marketi	ng or value	попл турісат, пвагкет ех	pecieu proximiti	y. There is no appa	arent
	,,					
Market Conditions (including connect feethers)		*				
Market Conditions (including support for the above						
Marketing time of 1-90 days if priced properly	. Most listings sell at 90-100% of the asking pri	ce. Financing concessions,	loan discounts, and into	erest buydowns	da exist in some	
instances but are not prevalent.		·				
<u> </u>						
Dimensions 150 x 320 x 486 x 156 x 798	Area 2.52 ac	Shape Recta	paulor \6e	W. NiDesiDe		
Specific Zoning Classification Residential RU4			rigular vie	w N;Res;Re	S	
Zoning Compliance XLegal Legal Nonc	conforming (Grandfathered Use) Use No Zonii	ng 🔲 lilegal (describe)				
Is the highest and best use of subject property as	improved (or as proposed per plans and specific	ations) the present use?	Yes No If No, o	describe		~~~~~
The appraiser considered all four tests for high	hest and best use; legally permissible, physica	lly possible financially feasi	hip and most profitable			
S Utilities Public Other (describe)	Public Other (desc		ore are most promable			
			Off -34- 1			
		-u.u.q.u.uum.u.u.um.n.m.m.m.m.m.m.m.m.m.m.	Off-site Improvements-		Public Priva	ete
Electricity 🕱 🔲	Water We	ll .	Off-site Improvements- Street Asphalt		Public Priva	ete
Electricity 🗶 🗌	Water ☐ 🗶 we Sanitary Sewer ☐ 🗶 Se	-u.u.q.u.uum.u.u.um.n.m.m.m.m.m.m.m.m.m.m.			THE PERSON NAMED IN COLUMN TWO	ete
Electricity 🗶 🗌	Water We	plic	Street Asphalt Alley None	Туре		ete ]
Electricity 🗶 🗍 Gas 📗 None FEMA Special Flood Hazard Area 📗 Yes	Water We Sanitary Sewer Sewar	ll ptic FEMA Map # 09009C0	Street Asphalt Alley None			ete ] ]
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Gas None FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external	Water	uli ptic FEMA Map# 09009C0 escribe. al conditions, land uses, etc.)'	Street Asphalt Alley None 1164J  7 Yes X No if	Type FEMA Map Date Yes, describe.	05/16/2017	j J
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Electricity   None	Water Sanitary Sewer Series Se	ptic  FEMA Map # 09009C0 soribe. al conditions, land uses, etc.)* lue and marketability. Well vere is no public water or ser  Exterior Description ins Foundation Walls Con Exterior Walls Viny Roof Surface Asp Gutters & Downspeuts Alur Window Type Dble	Street Asphalt Alley None  1164J  P Yes X No fi vater and septic is typic wer available to this se tertals condition  crete/Avg halt/Avg halt/Avg e Hung/Avg	FEMA Map Date Yes, describe. Lat to this area a ction of the subjection of the subje	objication of the control of the con	) ) vyg
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Electricity  None  FEMA Special Flood Hazard Area  Yes  Are the utilities and off-site improvements typical  Are there any adverse site conditions or external  The subject is set back on a thru road and stradverse effect on value or marketability. After  Senset Description  Units  One  One with Accessory Unit  # of Stories 2  Type  Det.  Att.  S-Det/End Unit  Existing  Proposed  Under Const.  Design (Style) Colonial  Year Built 1977  Effective Age (Yrs) 15  Attic  None  Typo Stair  Stairs  Floor  Scuttle  Finished  Heated  Appliances  Refrigerator  Range/Ow  Finished area above grade contains:  Additional features (special energy efficient items  Additional features include patio, enclosed pc  Describe the condition of the property (including)  C3;Kitchen-updated-timeframe unknown;Bati	Water Sanitary Sewer South Sewer Sewer South Sewer South Sewer South Sewer Sewer Sewer South Sewer Sew	ptic FEMA Map # 09009C0 rescribe. al conditions, land uses, etc.)' lue and marketability. Well viere is no public water or set Exterior Describe. In Foundation Walls Confector Walls Viny Roof Surface Asp Gutters & Downspouts Alur Window Type Dble Storm Sash/Insulated Yes Screens Yes Amenities Ex Frieplace(s) # 2 Experio/Deck Patio Experio/Deck Patio Sash/Insulated Yes Screens Yes Amenities Ex Frieplace(s) # 2 Experio/Deck Patio Experio/Deck Patio Sash/Insulated Yes Screens Yes Amenities Ix Patio/Deck Patio Ix Patio I	Street Asphalt Alley None  1164J  2 Yes X No if valer and septic is typic wer available to this se  1164J  2 Yes X No if valer and septic is typic wer available to this se  1164J  2 Yes X No if valer and septic is typic wer available to this se  1164S  1	FEMA Map Date Yes, describe.  at to this area a ction of the subj Floors Walls Trim/Finish Bath Floor Bath Wainscot Car Storage Driveway Driveway Surfa Carport Att.  at of Gross Living	ind will not have an ects street.  Middls:condition: Cpts/Tile/Hd/A Drywall/Avg Wood/Avg Tile/Avg Fbgts/Tile/Avg Whone # of Cars 2 ce Asphalt # of Cars 4	Avg
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UAD Version 9/2011

**Uniform Residential Appraisal Report** 

2300679898

File # USB-201209-01396-1 There are 2 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 460,000 to \$ 524,000 There are 16 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 460,000 to \$ 524,000 COMPARABLE SALE #1 **FEATURE** SUBJECT COMPARABLE SALE#2 COMPARABLE SALE #3 Address 123 Chimney Hill Rd 8 Platt Dr 18 Buttonwood Cir 22 School House Rd Wallingford, CT 06492 Wallingford, CT 06492 Wallingford, CT 06492 Walfingford, CT 06492 Proximity to Subject 1000 0.12 miles W 0.28 miles \$ 3.07 miles SW Sale Price S 470.000 \$ \$ 487.000 158.68 sq.ft. \$ Sale Price/Gross Liv. Area S S 193.10 sq.ft. 174,43 sq.ft. Data Source(s) CTMLS#170327491:DOM 41 CTMLS#170322837;DOM 4 CTMLS#170314059;DOM 20 Verification Source(s) Field Card Field Card Field Card VALUE ADJUSTMENTS DESCRIPTION DESCRIPTION + (-) \$ Adjustment DESCRIPTION DESCRIPTION + (-) \$ Adjustmen Sale or Financing ArmLth ArmLth Concessions Conv:0 Conv;0 Conv;0 Date of Sale/Time s09/20;c09/20 s09/20;c09/20 s10/20;c07/20 N;Res;Res Location N;Res;Res N;Res;Res N;Res;Res Leasehold/Fee Simple Fee Simple Fee Simple Fee Simple Fee Simple 2.52 ac 28314 sf +4,000 32234 sf +4.000 3.92 ac -2,000 View N;Res;Res N:Res:Res N;Res;Res N;Res:Res Design (Style) OT2;Colonial DT2;Colonial DT2;Colonial DT2;Colonial Quality of Construction Q3 Q3 Q3 Q3 Actual Age 43 19 0 34 0 14 Condition C3 C3 C2 -24,300 C2 -26,200 Total Bdms. Baths 8drms. Baths Above Grade Total Total 8drms. Baths Total Bdrms. Baths Reom Count 9 8 +4,000 8 9 +4,000 -12,000 Gross Living Area 2,944 2.962 sq.ft. 0 2,522 +10,500 3,004 Basement & Finished 1092sf1000sfwu 1531sf204sfwu 0 1378sf450sfwu 0 1574sf522sfwu Rooms Below Grade 1m0br1.0ba1o 1m0br0.0ba0d +5,000 1π0br0.0ba0o +5,000 1m0br0,0ba1c +5,000 Functional Utility Average Average Average Average Heating/Cooling Hwb/Cair Fha/Cair 0 Hwb/Cair Hwb/Cair Energy Efficient Iter None None None None Garage/Carport +10,000 2ga2dw 2ga2gd2dw 2ga2dw +10,000 3ga3dw +5,000 Porch/Palio/Deck Patio/Porch Deck/Patio 0 Deck/Patio/Prch 0 Deck Fireplace 2 Fireplaces 1 Fireplace +2,000 1 Fireplace +2,000 1 Fireplace +2,000 In ground pool In ground pool in ground pool in ground pool None +5,000 None Mone None None None Net Adjustment (Total) **X** + **X** + 25.000 11,200 **X** -23,200 Adjusted Sale Price Net Adj. 53 % 2,3 % Net Adj. Net Adj. of Comparables Gross Adi. 5,3 % 495,000 Gross Adj. 498,200 Gross Adj. 10.9 % 500,800 1 🕱 did 📋 did not research the sale or transfer history of the subject property and comparable sales. If not, explain My research 🔲 did 🗷 did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal. Data source(s) CTMLS/Field Card My research 🔲 did 🗶 did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale. CTMLS/Field Card Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3). ITEM SUBJECT COMPARABLE SALE #1 COMPARABLE SALE #2 COMPARABLE SALE #3 Date of Prior Sale/Transfer Price of Prior Sale/Transfer Field Card Data Source(s) Field Card Field Card Field Card Effective Date of Data Source(s) 12/15/2020 12/15/2020 12/15/2020 Analysis of prior sale or transfer history of the subject property and comparable sales No transfer to subject in last three years. No transfer to comparables in last 12 months. Summary of Sales Comparison Approach See attached addenda. Indicated Value by Sales Comparison Approach \$ 500,000 Indicated Value by: Sales Comparison Approach \$ 500,000 Cost Approach (if developed) \$ 504.546 Income Approach (if developed) \$ 0 The sales comparison approach is considered the most reliable indication of value, as it best reflects the actions of buyers and sellers in the marketplace. The cost approach provides support, Income approach was not considered applicable, as homes within the subject's market area are typically for use, not investment. This appraisal is made 🔣 \*as is.\* 📗 subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed. Usubject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: The appraisal is made as to the subject's current condition. Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 500,000 as of 12/15/2020 , which is the date of inspection and the effective date of this appraisal.

2300679898 File# USB-201209-01396-1

Comment on Subjects Addition: The subject was a ranch style dwelling that had a second story addition put on in 2008 that of 04/2008 and were closed out on 10/07/2011. All work has been completed in a professional	consisted on 4 bedrooms and 2 full baths. The permit for the addition workmanlike manner. The Gla on the field card is correct.	were pulled on 04/
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The state of the s		
CORT APPROACH TO VALUE (A	of resulted by Famble Mach	
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for estim	ne .	
Land value was extracted from the market.	N .	
ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data File/Local Builder	OPINION OF SITE VALUE	=\$ 125,000
Quality rating from cost service Avg Effective date of cost data Current  Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Dwelling         2,944         Sq. Ft. @\$ 100,00            Baseme 1,092         Sq. Ft. @\$ 30.00	=\$ 294,400 =\$ 32,760
The "age life" method was utilized in estimating accrued depreciation. Land value in	Additional features Garage/Carport 1,920 Sq. Ft. @\$ 30.00	=\$ 50,000 =\$ 57,600
excess of 30% is common for the area and will not have an adverse affect on value or marketability.	Total Estimate of Cost-New	=\$ 434,760
	Less Physical Functional External	***
·	Depreciation 65,214  Depreciated Cost of Improvements	=\$ ( 65,214 ) =\$ 369,546
	"As-is" Value of Site Improvements	=\$ 10,000
Estimated Remaining Economic Life (HUD and VA only) 85 Years	Indicated Value by Cost Approach	<b>=\$</b> 504,546
Estimated Monthly Market Rent \$ X Gross Rent Multiplier		/ Income Approach
Summary of Income Approach (including support for market rent and GRM)		
SEASING MECHANICAL		
Is the developer/builder in control of the Homeowners' Association (HOA)?		
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA ar Legal Name of Project	id the subject property is an attached dwelling unit.	
Total number of phases Total number of units  Total number of units rented Total number of units for sale	Total number of units sold	
Was the project created by the conversion of existing building(s) into a PUD?		
Does the project contain any multi-dwelling units? Yes No Data source(s)  Are the units, common elements, and recreation facilities complete? Yes No	If No, describe the status of completion.	
	IIIV, describe are signal or compressors	
Are the common elements leased to or by the Homeowners' Association?  Yes No.	11 V - da-d- th	
Are the common elements leased to or by the Homeowners' Association?	If Yes, describe the rental terms and options.	
Describe common elements and recreational facilities		
Describe common elements and recreational facilities		***************************************

# **Uniform Residential Appraisal Report**

2300679898 File# USB-201209-01396-1

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: 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, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is 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 each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. 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.

"Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
- 3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- 6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

# APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report
- 2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- i selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
- 20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

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- 21. The lender/client may disclose or distribute this appraisal report to: the borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
- 22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
- 24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or

# SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature	Signature
Name Pat Cerino	
Company Name PC Appraisal Services	Name
Company Address 40 NE Industrial Road	Company Name
Branford CT 06405	Company Address
Telephone Number 203-483-7474	Telephone Number
Email Address _pcappraisal@rcn.com	Telephone Number
Date of Signature and Report 12/18/2020	Email Address Date of Signature
Effective Date of Appraisal 12/15/2020	State Certification #
State Certification # RCR.0000702	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
otate C1	
Expiration Date of Certification or License 04/30/2021	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	☐ Did not inspect subject property
123 Chimney Hill Rd	☐ Did inspect exterior of subject property from street
Wallingford , CT 06492	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 500,000	☐ Did inspect interior and exterior of subject property
LENDER/CLIENT	Date of Inspection
Name Red Sky Risk Services, LLC	
Company Name U.S. Bank, N.A.	COMPARABLE SALES
Company Address 200 South 6th Street	☐ Did not inspect exterior of comparable sales from street
Minneapolis , MN 55402	☐ Oid inspect exterior of comparable sales from street
Email Address	Date of Inspection

#### 2300679898

Uniform Residential Appraisal Report

2300679898

File# USB-201209-01396-1 **FEATURE** SUBJECT COMPARABLE SALE # 5 COMPARABLE SALE #4 COMPARABLE SALE # 6 123 Chimney Hill Rd 15 Lauret Dr 10 Nathans Path 54 Quigley Rd Wallingford, CT 06492 Wallingford, CT 06492 Wallingford, CT 0649: Wallingford, CT 06492 Proximity to Subject 4.99 miles SE 3.45 miles SW 5.97 miles SE Sale Price 460,000 \$ 469 900 Sale Price/Gross Liv. Area \$ sa.ft. 8 153.64 sq.ft. 163,15 sq.ft. 177,99 sq.ft. \$ Data Source(s) CTMLS#170256110;DOM 7 CTMLS#170348387;DOM 55 CTMLS#170335647;DOM 65 Verification Source(s) Field Card Field Card Field Card VALUE ADJUSTMENTS DESCRIPTION DESCRIPTION + (-) S Adjustment DESCRIPTION + (-) \$ Adjustme DESCRIPTION + (-) \$ Adjustmen Sale or Financing AmLth Listing Listing Concessions Conv;0 Date of Sale/Time s02/20:c02/20 Active Active Location N;Res;Res N;Res;Res N;Res;Res N;Res;Res Leasehold/Fee Simple Fee Simple Fee Simple Fee Simple Fee Simple Site 2.52 ac 1.20 ac 35284 sf +4,000 4.33 ac -4,000 View N;Res;Res N;Res;Res N:Res:Res N;Res;Res Design (Style) DT2;Colonial DT2:Colonial DT2;Colonial DT2;Colonial Quality of Construction Q3 Q3 Q3 Q3 Actual Age 43 40 ٥ 32 20 0 Condition C3 C3 C3 C3 Above Grade Total Bdrms. Baths Total Borms. Baths Bdrms. Baths Total Total Bdrms. Baths Room Count 3.0 10 10 +4,000 3.1 -4,000 8 +4,000 Gross Living Area 2.944 sq.ft. 2,994 0 3,064 -3,000 2,640 +7,600 Basement & Finished 1092sf1000sfwu 1288sf0sfwu +10,000 1924sf600sfwu 0 1208sf0sfwu +10,000 Rooms Below Grade 1rr0br1.0ba1o +5,000 1rr0br0.0ba0o +5,000 +5,000 Functional Utility Average Average Average Average Heating/Cooling Hwb/Cair Fha/Cair 0 Hwb/Cair Fha/Cair 0 **Energy Efficient Items** None None None None Garage/Carport 2ga2gd2dw 2ga2dw +10,000 2ga2dw +10,000 2ga2dw +10,000 Porch/Patio/Deck Patio/Porch Deck/Porch Deck/Porch ٥ 0 Deck Fireplace 2 Fireplaces 2 Fireplaces 1 Fireplace +2,000 1 Fireplace +2,000 In ground pool in ground pool None +5,000 None +5,000 None +5,000 None None None None Net Adjustment (Total) 36,000 19,000 39,600 Adjusted Sale Price Net Adj. 7.8 % Net Adj. 3.8 % Net Adj. 8.4 % of Comparables 7.8 % Gross Adj 496.000 Gross Adj. 6.6 % S 10.1 % \$ 518,900 Gross Adj 509,500 Summary of Sales Comparison Approach

List price adjusted 0% from sale price. Comparable 5 is a active listing similar in condition, Comparable 6 is on deposit and similar in condition and effective age. No age adjustment warranted.

ITEM	SUBJECT	COMPARABLE SALE #4	COMPARABLE SALE #5	COMPARABLE SALE #6
Date of Prior Sale/Transfer			000070000000000000000000000000000000000	COMITATORICE SALE NO
Price of Prior Sale/Transfer				
Data Source(s)	Field Card	Field Card	Field Card	Field Card
Effective Date of Data Source(s)	12/15/2020	12/15/2020	12/15/2020	12/15/2020
Analysis of prior sale or transfer his	story of the subject aronady and company	ahia aalaa	3 10 101222	1 12 13 12 02 0

or transfer history of the subject property and comparable sales

No transfer to comparable 4-6 in last 12 months.

#### TEXT ADDENDUM

	1 = / ( ) / (	DOCINOUN	<u></u>		File#	USB-201209-01396-1
Borrower/Client Joseph & Tammy Raccio						
Property Address 123 Chimney Hill Rd						
City Wallingford	County New Haven		Zip Code	06492		···
Lender U.S. Bank, N.A.	- 1 to 1	3500 1000 5213				

#### General Text Addendum

Condition of Improvements:

Conclusion of improvements:

The subject dwelling is rated in average condition per interior inspection. Water and electricity were on at the time of inspection. No functional or external obsolescence noted. The subject was a ranch style dwelling that had a second story addition put on in 2008 that consisted on 4 bedrooms and 2 full baths. The permit for the addition were pulled on 04/04/2008 and were closed out on 10/07/2011. All work All work has been completed in a professional workmanlike manner. The Gla on the field card is correct. The roof, windows, and vinyl siding were updated at the time of the addition. The kitchen and baths are considered in average condition. The subject has a new furnace in 2020.

\* URAR: Sales Comparison Analysis - Summary of Sales Comparison Approach:

\*URAR: Sales Comparison Analysis - Summary of Sales Comparison Approach:

Due to lack of sales similar in style, size and condition the search extended beyond a 6 month time frame and 1 mile radius. Bathrooms adjusted \$8000 per full, \$5000 per full besement bath. GLA adjusted \$25 per sf. Garage adjustments \$5000 per bay. Finished basement \$10/sf. Lot size adjusted \$2000/per acre. Comparable 2 and 3 were adjusted 5% for condition due to renovated kitchens. No age adjustment given to comparable 3 due to the condition adjustment. Comparable 1, 4-6 are considered similar in condition and effective age. No age adjustment given. Comparable 1 was utilized due to similar proximity, size, pool area, and private water. Comparable 2 was utilized due to similar proximity and pool area. Comparable 3 brackets the lot size, bedroom count, and bath count. Comparable 4 was utilized to find similar age, Gla, and condition. Comparables are located across major roadways/boundaries but are located in competing neighborhoods and will not have an adverse affect on marketability. All adjustments made are considered reflective of the market reactions to the differences between the subject and the sales and are not considered to adjustments made are considered reflective of the market reactions to the differences between the subject and the sales and are not considered to adversely affect the final opinion of value derived. Careful consideration has been given to all the data reflected in this appraisal report with similar weight being given to all sales utilized. The final estimate of value is within the middle of the adjusted sales ranges and reflects the most probable price with all comparables given equal consideration.

#### Appraiser Comments:

Due to the lack of comparable sales, the appraiser was unable to bracket the subject's age and car storage. This does not adversely affect marketability or the appraiser's opinion of value. The adjustment for the car storage was estimated from the market data.

There is a CO detector and smoke detector installed in the subject dwelling.

All appliances are considered personal property and are operational.

Age varies to comparables by more than 30% but were used due to limited similar sales.

The scope of work for this appraisal includes reviewing public record data, prior appraisal files and/or other documentation from a disinterested source and which is considered reliable from the Appraiser's perspective. Comparables have been selected for their similarity to the Subject and the value reconciled after adjustments.

#### Data Utilized:

The midd shore multiple listing service and town hall records/field cards were utilized to verify the information on the subject property.

The size and shape of the subject site is typical for the area. Landscaping is comprised of foundation plantings and lawn areas in the front and rear. The use of well water and a septic system is common for the area and will not have an adverse affect on marketability. No septic seepage was noted. There were no adverse easements or encroachments were noted at the time of inspection. No public water or sewer available,

#### Comments on Oil Tank:

There is an oil tank located in the basement. No seepage or odors were emanating from tank at time of inspection.

#### Environmental Disclaimer:

The value estimated in this report is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions which are undetectable by the appraiser. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquires about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would have a negative impact on the subject property. This appraisal report is not an environmental survey or assessment of the property and not be relied upon as such. The borrower and lender are cautioned against the use of this report as a survey or assessment of environmental conditions. Should exacting information be required with respect to any environmental condition, the appraiser strongly recommends the use and assistance of experts in that

#### Comments on Exceeding predominant value:

The subject was not appraised at the predominant price for homes in this area. It is not uncommon for this type of home to be in the lower or upper range of market value and not be considered an under or over - improvement. This had no adverse effect on the subjects value or marketability."

#### Mls Photos:

It is typical for appraisers to maintain a photo database of previously taken photos of sales comparables. This database is provided and supported by cur computer appraisal software. It is common to have off season photos, than that of the season at time of inspection. MLS and appraiser database photos are typically used for interior sites, people in picture, obstructed views or construction. This is common practice in the appraisal industry. The photos are not enhanced in anyway to mislead the reader.

The utilities were on and functioning at the time of inspection.

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 acceptance of this assignment.

The estimated exposure time is under 3 months.

In analyzing the highest and best use it was determined the current use is considered the highest and best use. All four of the tests - Legally Permissible, Physically Possible, Financially Feasible & Maximally Productive were utilized to determine the highest and best use. After considering all 4 tests the current use is considered the highest and best.

At the time of the effective date of this report, the country, state, and subject market area is in the middle of the Coronavirus (COVID-19) pandemic. The estimate of value is a result of closed sales data and available active/pending listing data in the subject market area. As of the effective date of this appraisal, the length of time the pandemic will last and any potential future effects on housing prices and the marketability of homes is unknown. This appraisal report and estimate of value is based on the current market data available to the appraiser.

2300679898

# Market Conditions Addendum to the Appraisal Report

2300679898

File# USB-201209-01396-1 The purpose of this addendum is to provide the lender/drient with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009 Property Address 123 Chimney Hill Rd City Wallingford State CT ZIP Code 06492 Borrower Joseph & Tammy Raccio Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provi overal market conducts as reported in the requirect most sectors of the appraisal report form. The appraisal must be information to the extent it is available and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraisar must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc. Prior 7-12 Months Prior 4-6 Months Current - 3 Months Overall Trend Total # of Comparable Sales (Settled) X Stable Increasing Declining Absorption Rate (Total Sales/Months) 0.33 Increasing 2.00 ■ Stable Declining Total # of Comparable Active Listings X Suble Lifereasing Months of Housing Supply (Total Listings/Ab.Rate) 1.0 X Stable I Increasing Median Sale & List Price, DOM, Salo/List % Prior 7-12 Months Prior 4-6 Months Current - 3 Months Overall Trend Median Comparable Sale Price 460,000 483,000 482,000 X Stable Increasing Declining Median Comparable Sales Days on Market 14 Declining 15 X Stable Increasing Median Comparable List Price 469,900 504,450 Median Comparable Listings Days on Market 52 Deckning Statue | Ricrosting Median Sale Price as % of List Price 100 100 100 ☐ Declining Seller-(developer, builder, etc.) paid financial assistance prevalent? Yes 🗶 No Declining X Stable Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.) No concessions are known nor are they typical. Are foreclosure sales (REO sales) a factor in the market? Yes X No If yes, explain (including the trends in listings and sales of foreclosed properties). Foreclosures are not a factor in the market, Cite data sources for above information. Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions. Sales data shows the market is stabilizing. If the subject is a unit in a condominium or cooperative project, complete the following: Project Name: Subject Project Data Prior 7-12 Months Prior 4-6 Months Current - 3 Months Overall Trend Total # of Comparable Sales (Settled) Stable Absorption Rate (Total Sales/Months) Increasing Stable Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of Summarize the above trends and address the impact on the subject unit and project. Appraiser Name Pat Cerino Supervisory Appraiser Name Company Name PC Appraisal Services Company Name Company Address 40 NE Industrial Road, Branford, CT 06405 Company Address State License/Certification # RCR.0000702 State License/Certification# State Email Address pcappraisal@rcn.com Email Address

2300679898

File # USB-201209-01396-

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: UAD Appendix D: UAD Field-Specific Standardization Requirements)

#### Condition Ratings and Definitions

The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the

"Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminish didue to condition, but the dwelling remains useable and functional as a residence.

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

#### Quality Ratings and Definitions

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally <u>unskilled or possess only minimal</u> construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

#### Definitions of Not Updated, Updated, and Remodeled

#### Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical /functional deterioration.

#### Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/ or

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

#### Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Abbreviation	Full Name	Appropriate Cields
		Appropriate Fields
ac AdjPrk	Acres	Area, Site
AdjPwr	Adjacent to Park	Location
Adjrwi	Adjacent to Power Lines Adverse	Location
ArmLth		Location & View
ba	Arms Length Sale	Sale or Financing Concessions
br	Bathroom(s)	Basement & Finished Rooms Below Grade
	Bedroom	Basement & Finished Rooms Below Grade
B	Beneficial	Location & View
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
<u> </u>	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
е	Expiration Date	Date of Sate/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
BsyRd	Busy Road	Location
0	Other	Basement & Finished Rooms Below Grade
Prk	Park View	View
Pstri	Pastoral View	View
PwrLn	Power Lines	View
PubTm	Public Transportation	······································
rr	Recreational (Rec) Room	Location
Relo	Relocation Sale	Basement & Finished Rooms Below Grade
		Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA –Rural Housing	Sale or Financing Concessions
S	Settlement Date	Date of Sale/Time
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View

Other Appraiser-Defined Abbreviations

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
· · · · · · · · · · · · · · · · · · ·		

2300679898 **USPAP ADDENDUM** File No. USB-201209-01396-1 Borrower Joseph & Tarnmy Raccio Property Address 123 Chimney Hill Rd City Wallingford County New Haven State CT Zip Code 06492 Lender U.S. Bank, N.A. This report was prepared under the following USPAP reporting option: Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a). Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b). Reasonable Exposure Time My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 1-90 **Additional Certifications** I certify that, to the best of my knowledge and belief: NOT performed 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 acceptance of this assignment. I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below. The statements of fact contained in this report are true and correct. — The reported analyses, optinons, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

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 sibpulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.

Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.

Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report). **Additional Comments** APPRAISER: SUPERVISORY APPRAISER: (only if required) Signature: Signature: Name: Pat Cerino Name: Date Signed: 12/18/2020 Date Signed: State Certification #: RCR.0000702 State Certification #: or State License #: or State License #: or Other (describe) State: State: CT Expiration Date of Certification or License:

Expiration Date of Certification or License: 04/30/2021

Effective Date of Appraisal: 12/15/2020

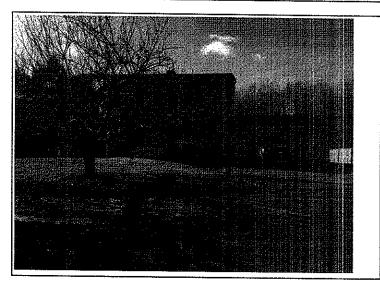
Supervisory Appraiser Inspection of Subject Property:

Did Not Exterior-only from Street Interior and Exterior

#### SUBJECT PHOTOGRAPH ADDENDUM

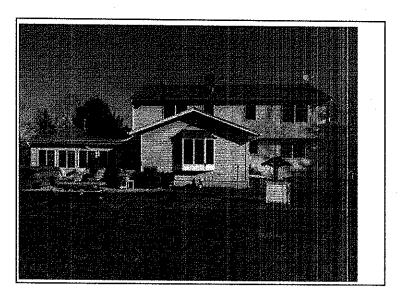
File # USB-201209-01396-1

			FIRE# USB-201209-01396-1
Borrower/Client Joseph & Tammy Raccio			
Property Address 123 Chimney Hill Rd			
City Wallingford	County New Haven	State CT Zip Code 06492	
Lender U.S. Bank, N.A.			



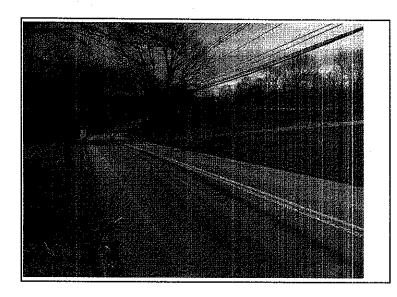
#### FRONT OF SUBJECT PROPERTY

Subject Front	
123 Chimney Hill Rd	



#### REAR OF SUBJECT PROPERTY

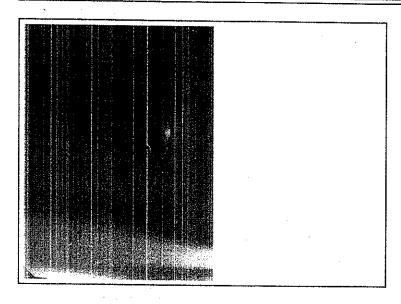
Subject Rear	
123 Chimney Hill Rd	



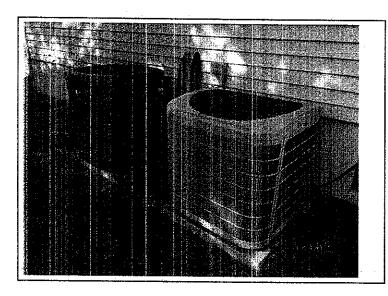
#### STREET SCENE

Subject Street	
123 Chimney Hill Rd	

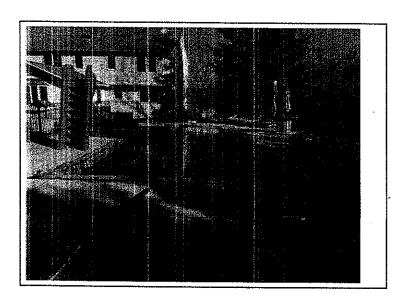
		TO A THEOLING !	File # USB-201209-01396-1
Волоwen/Client Joseph & Tammy Raccio	<u>, ₹, :450 } ∂</u>	<u>柳州••</u>	,
Property Address 123 Chimney Hill Rd	4 1 1		
City Wallingford	County New Haven	State CT Zip Code 06492	
Lender U.S. Bank, N.A.			



CO Detector/Smoke Detector



Central Air



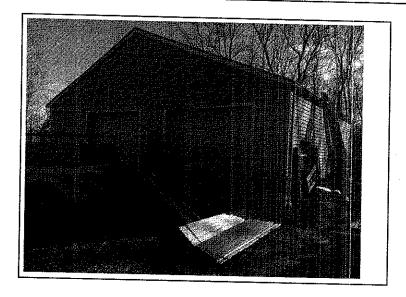
in ground pool

Borrower/Client Joseph & Tammy Raccio

Property Address 123 Chimney Hill Rd

City Wallingford County New Haven State CT Zip Code 06492

Lender U.S. Bank, N.A.



Detached Garage

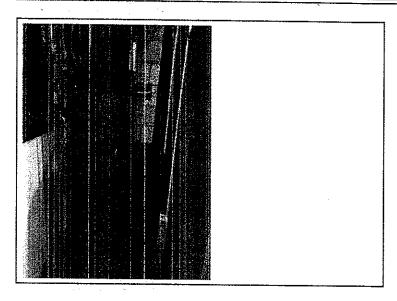


Detached Garage Interior

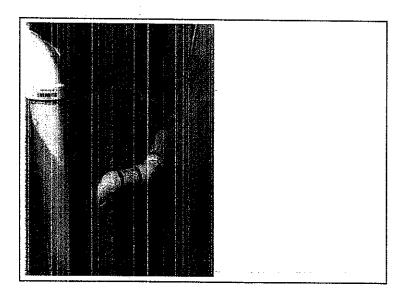


Exterior Front Angle

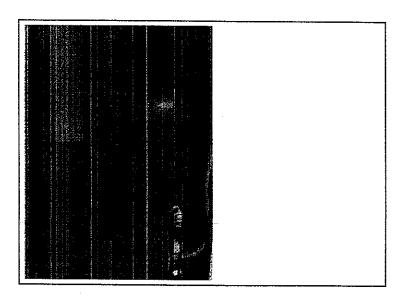
		22.130111	File # USB-201209-01396-1
Borrowen'Client Joseph & Tammy Raccio	1 1 1 1		
Property Address 123 Chimney Hill Rd			
City Wallingford	County New Haven State CT	Zip Code 06492	
Lender U.S. Bank, N.A.			



Unfinished Basement

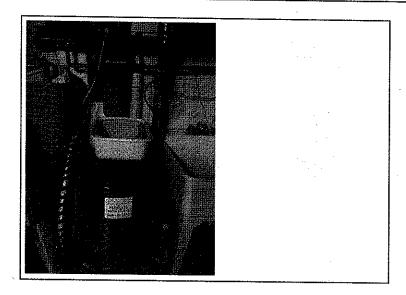


Oil Tank

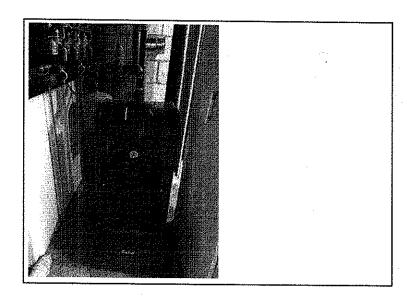


Electric

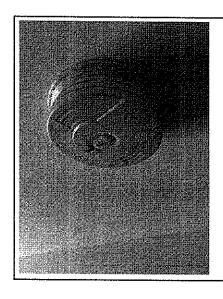
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Borrower/Client Joseph & Tarnmy Raccio		
Property Address 123 Chimney Hill Rd		
City Wallingford	County New Haven State CT Zip Co	de 06492
Lender U.S. Bank, N.A.		



Well Equipment

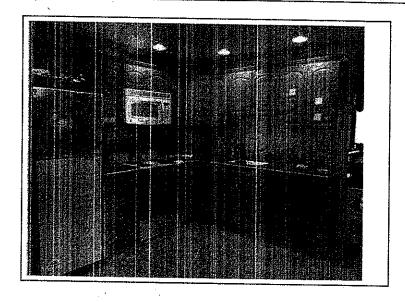


Furnace

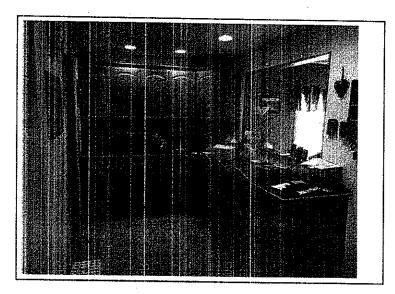


CO Detector/Smoke Detector

File # USB-201209-01396-1 Borrower/Client Joseph & Tammy Raccio Property Address 123 Chimney Hill Rd City Wallingford County New Haven State CT Zip Code 06492 Lender U.S. Bank, N.A.



Kitchen

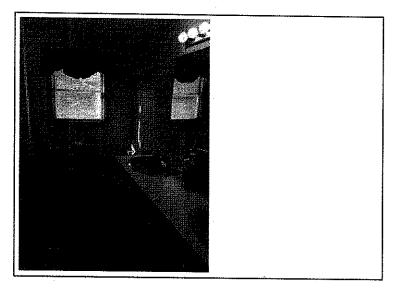


Kitchen

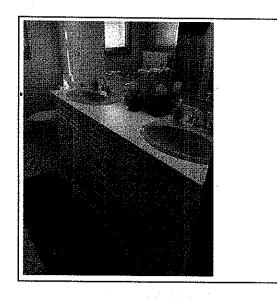


Living

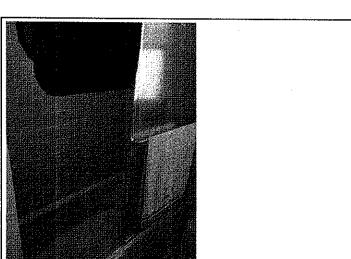
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Borrower/Client Joseph & Tammy Raccio				
Property Address 123 Chimney Hill Rd				
City Wallingford	County New Haven	State CT	Zip Code 06492	
Lender U.S. Bank, N.A.				



Full Bath #1



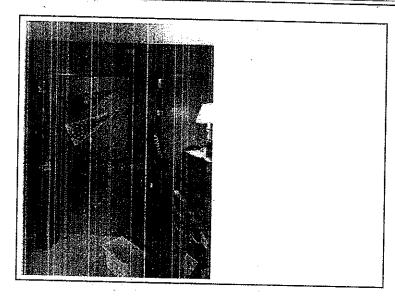
Full Bath #1



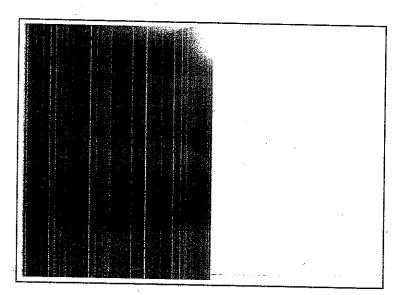
Full Bath #1

ADDITIONAL	<b>PHOTOGRAPH</b>	ADDENDUM
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Borrower/Client Joseph & Tammy Raccio	ADDITIONAL HOTOGRA		File# USB-201209-01396-1
Property Address 123 Chimney Hill Rd			
City Wallingford	County New Haven S	State CT Zip Code 06492	
Lender U.S. Bank, N.A.		<u> </u>	



Bedroom



Bedroom

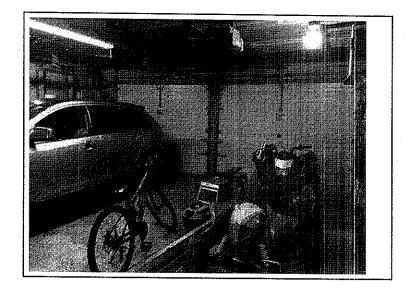


Enclosed Porch

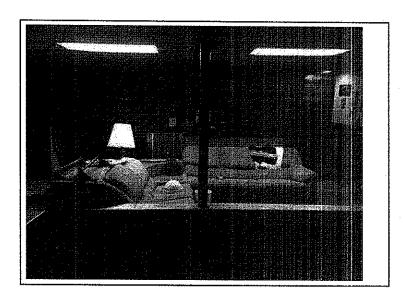
2300679898

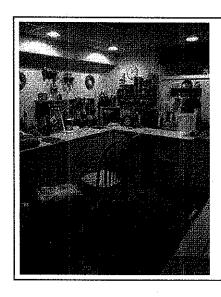
# ADDITIONAL PHOTOGRAPH ADDENDUM

			File # USB-201209-01396-1
Borrower/Client Joseph & Tammy Raccio			
Property Address 123 Chimney Hill Rd			
City Wallingford	County New Haven	State CT Zip Code 06492	
Lender U.S. Bank, N.A.			



Garage Interior

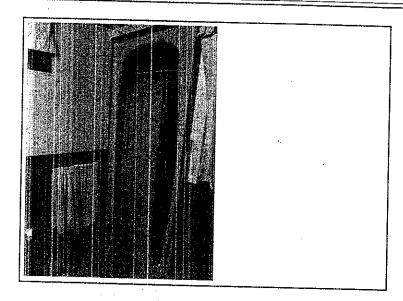




Finished Basement

ADDITIONAL	<b>PHOTOGRAPH</b>	ADDENDUA
	LUCIONAFA	

ADDITIONAL PHOTOGRAPH ADDENDUM				
Borrower/Client Joseph & Tammy Raccio	<b>建筑建设设施设</b>	File# USB-201209-01396-1		
Property Address 123 Chimney Hill Rd	A Section of the sect			
City Wallingford	County New Haven State CT zi	P Code 06492		
Lender U.S. Bank, N.A.	<u> </u>	00492		



Full Bath #4(basement)



Dining

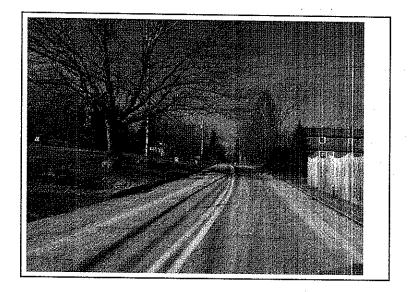


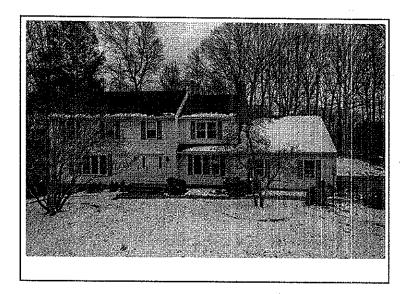
Family

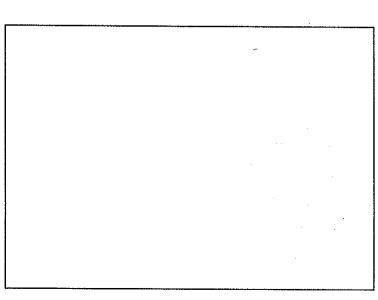
### ADDITIONAL PHOTOGRAPH ADDENDUM

File#	USB-201209-01396-

	ADDITIONAL HOTOGRAF HADDLINDOW	File # USB-201209-01396-1
Borrower/Client Joseph & Tammy Raccio		
Property Address 123 Chimney Hill Rd	4	
City Wallingford	County New Haven State CT Zip Code 06492	
Lender U.S. Bank, N.A.		







### COMPARABLES PHOTOGRAPH ADDENDUM

Borrower/Client Joseph & Tammy Raccio
Property Address 123 Chimney Hill Rd

City Wallingford County New Hill Rd CT Zip Code 06492

Lender U.S. Bank, N.A.



### Comparable Sale 1

8 Platt Dr

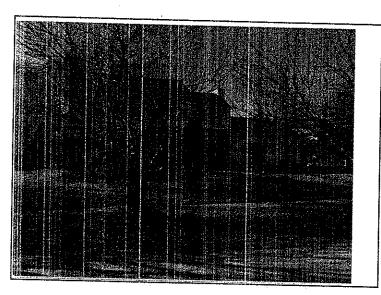
Wallingford CT 06492

Date of Sale: \$09/20;c09/20

Sale Price: 470,000

Sq. Ft.: 2,962

\$ / Sq. Ft.: 158.68



### Comparable Sale 2

 18 Buttonwood Cir

 Wallingford
 CT
 06492

 Date of Sale:
 \$09/20;c09/20

 Sale Price:
 487,000

 Sq. Ft.:
 2,522

 \$ / Sq. Ft.:
 193,10



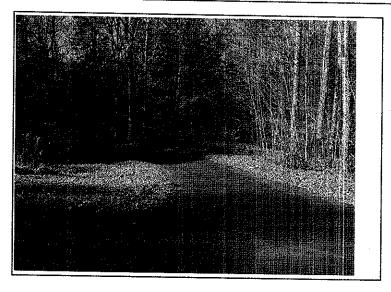
### Comparable Sale 3

22 School House Rd

Wallingford	CT 06492
Date of Sale:	s10/20;c07/20
Sale Price:	524,000
Sq. Ft.:	3,004
\$ / Sq. Ft.:	174.43

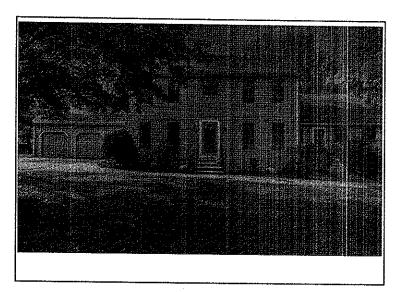
### COMPARABLES PHOTOGRAPH ADDENDUM

BorroweriClient Joseph & Tomass Daniel		File # USB-201209-01396-1
Borrower/Client Joseph & Tammy Raccio		
Property Address 123 Chimney Hill Rd		
City Wallingford	County New Haven State CT Zip Code 06492	
Lender U.S. Bank, N.A.	30702	



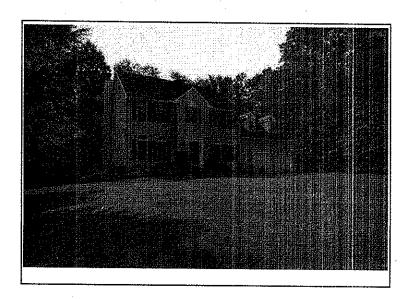
#### Comparable Sale 4

15 Laurel Dr		
Wallingford	СТ	06492
Date of Sale:	s02/20;c02	/20
Sale Price:	460,000	
Sq. Ft.:	2,994	
\$ / Sq. Ft.:	153.64	



### Comparable Sale 5

10 Nathans F	ath
Wallingford	CT 06492
Date of Sale:	Active
Sale Price:	499,900
Sq. Ft.:	3,064
\$ / Sq. Ft.:	163.15

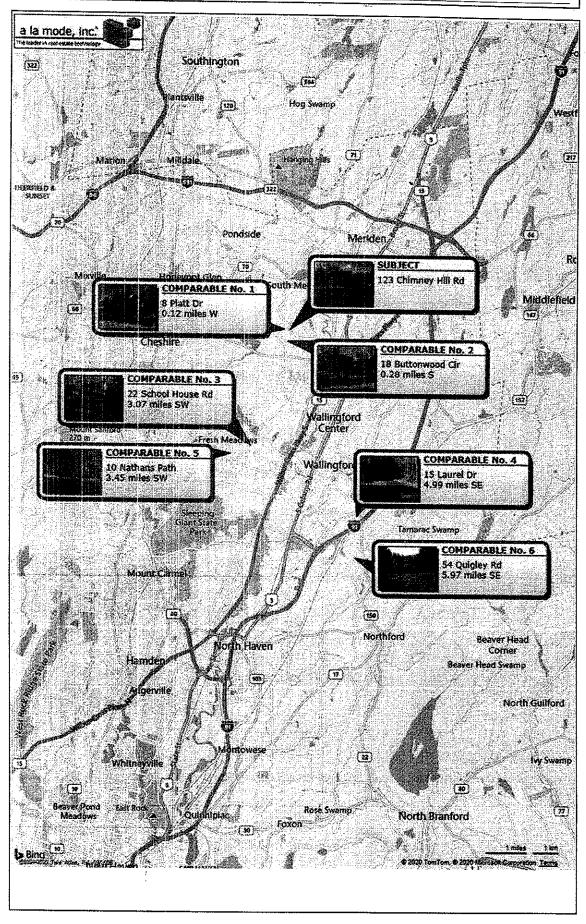


### Comparable Sale 6

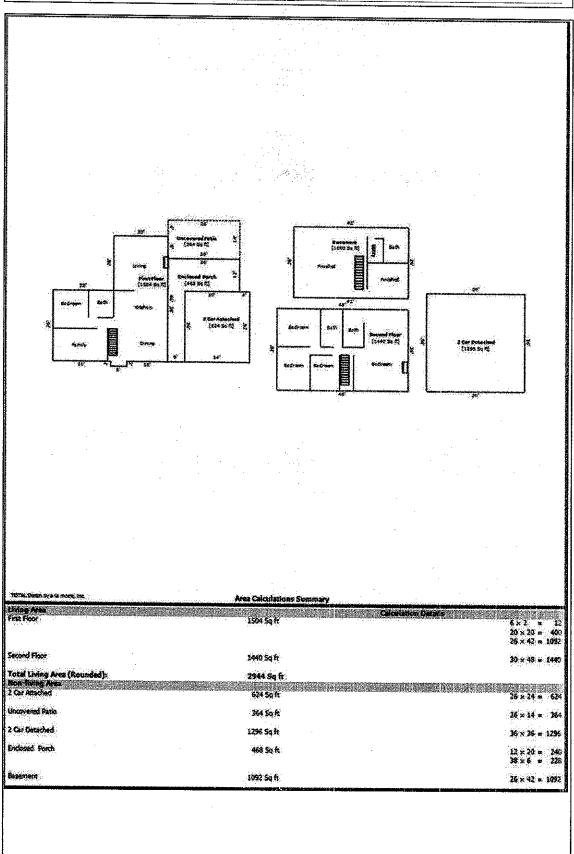
Wallingford	CT 06492
Date of Sale:	Active
Sale Price:	469,900
Sq. Ft.:	2,640
\$ / Sq. Ft.:	177.99

#### LOCATION MAP ADDENDUM

	EGOVIJON MAL VODENDOM	File # USB-201209-01396-1
Borrower/Client Joseph & Tammy Raccio		
Property Address 123 Chimney Hill Rd		
City Wallingford.	County New Haven State CT Zip Code 06492	
Lender U.S. Bank, N.A.		! <u></u>

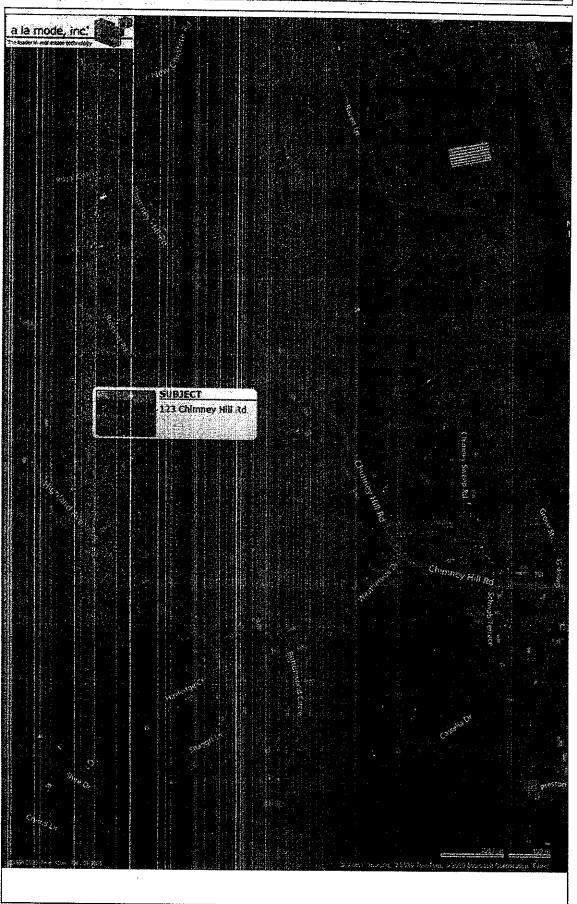


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Borrower/Client Joseph & Tammy Raccio		
Property Address 123 Chimney Hill Rd		
City Waltingford	County New Haven State CT Zip Code 06492	
Lender U.S. Bank, N.A.		



Aerial Map

	ricita (nap		File # USB-201209-01396-1
Borrower/Client Joseph & Tammy Raccio	· printer and the	· · · · · · · · · · · · · · · · · · ·	7.10-11 - 400-201200-01050-1
Property Address 123 Chimney Hill Rd	1.2	147.5	(
City Wallingford	County New Haven State CT	Zio Code: 08492	
Lender U.S. Bank, N.A.	:		



tax record

· ·	tax records	File # USB-201209-01396-1
Borrower/Client Joseph & Tammy Raccio		Title # 035-201209-01390-1
Property Address 123 Chimney Hill Rd		
City Wallingford Lender U.S. Bank, N.A.	County New Haven State CT Zip Code 06492	

	Bods	Side Se Fi	Lot Sq Ft	Spie Price
	4	2,944	109,771	\$190,000
	Baths 3	Yr Built 1977	Type SER	Sate Date 10/07/1998
The second second second second	and the same of the	The second		
OWNER REPORTS TIOM			the the second section is	Committee of the second
Ownige Hasting	Placeto Joseph A M	7	nt 84 ng Zip	26402
Owner Name 2	Reccio Tare by		m Sing Zpré	1634
Tex Billing Address	123 Chimney him Rd		Hann Occupied	Yes
Tax Bling Chy & State	Wellingford, GT	143 -1 553 193	المراجع والمراجع المراجع المر	and the state of the second state of the secon
LOCATION INFORMATION	tal remove a la serve	aman kan dibi	e de la companya de La companya de la co	ryset i filosofie san ann an
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5) Ingrategy	69%		eridal Tex	310,179
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and the state of t	A commence of the contract of			
CHARACTERISTICS	11.			The stage of the s
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Acres	2.52		wr O.M	1977
Lox Sq.Ft	109.771	n	SCHOOL	
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Total Units	ġ.	fi	ant Fund Type	0
Bosdey Çe Fi	2914	E.	xing Type	
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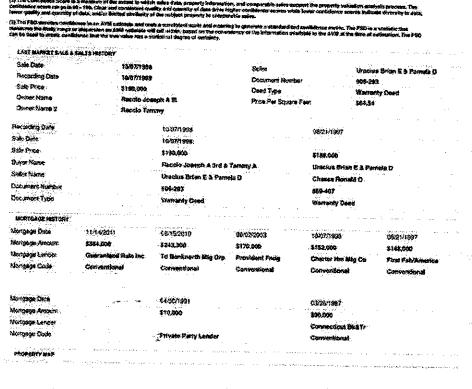
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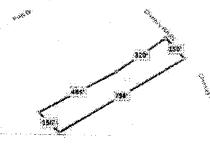
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Property Address 123 Chimney Hill Rd		
City Wallingford	County New Haven State CT Zip Code 06492	
Lender U.S. Bank, N.A.		
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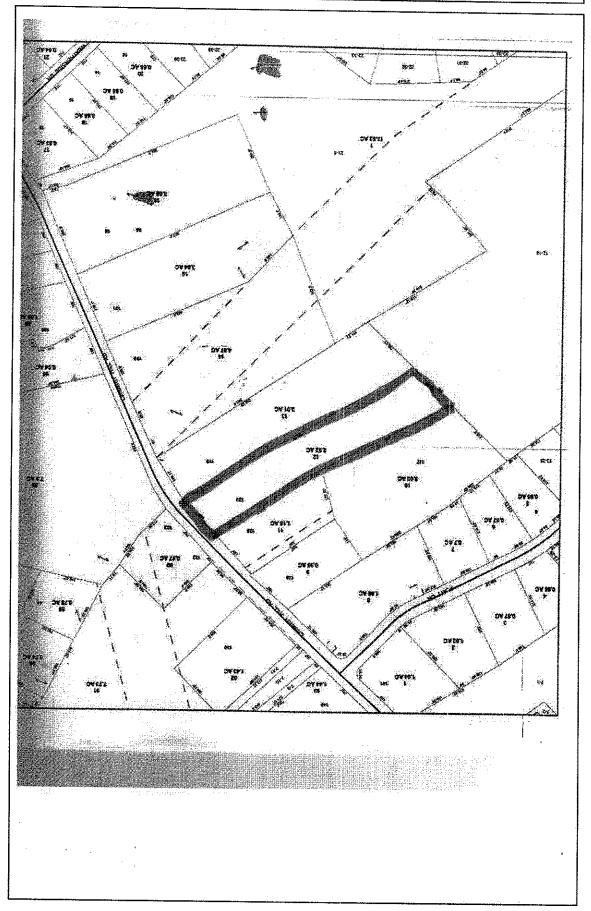






Plat Map

	- tac map	File # USB-201209-01396-1
Borrower/Client Joseph & Tammy Raccio		
Property Address 123 Chimney Hill Rd		
City Wallingford	County New Haven State CT Zip Code 06492	
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# STATE OF CONNECTICUT + DEPARTMENT OF CONSUMER PROTECTION Be it known that

### PAT A CERINO

has been certified by the Department of Consumer Protection as a licensed

### CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

License # RCR.0000702

Effective: 05/01/2020

Expiration: 04/30/2021

Wille Bod

insurance

Borrower/Client Joseph & Tammy Raccio	File # USB-201209-01396-1
Property Address 123 Chimney Hill Rd	
City Wallingford County New Haven State CT Zip Code 06492	
Lender U.S. Bank, N.A.	

#### Insurance





APPRAISAL, VALUATION AND PROPERTY SERVICES PROPESSIONAL LIABILITY INSURANCE POLICY

DECLARATIONS

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	5	State				Rida Name				13//12//	Map ID 1	<u> </u>			123 CHIMNEY HILL RD	3 CHIMNE		Property Location	· TO

Code BAS CRL FBM FEP FGR FUS Interior Wall 1 Interior Wall 2 Kitchen Style: Whirlpool Tub AC Type: SHD1 SPL2 FGR1 Roof Structure: Stories: Model Property Location Vision ID 9973 Fireplaces Bath Style: Heat Type: Interior Flr 1 Roof Cover Exterior Wall 2 Exterior Wall 1 Occupancy Grade: Total Bthrms: nterior Flr 2 fotal Xtra Fixtrs feat Fuel otal Rooms: otal Half Baths otal Bedrooms Element Ingr Pool-Vinyl Garage-Avg Shed Frame Crawl Space Basement, Finished Porch, Enclosed Garage Upper Story, Finished Patio OB - OUTBUILDING & YARD ITEMS(L) //
Description L/B Units | Unit Price | Yr Bit | 1 First Floor CONSTRUCTION DETAIL I'tl Gross Liv / Lease Area 0000112 822 123 CHIMNEY HILL RD Description Average Average Carpet Asphalt 9 Rooms Gable Residential 4 Bedrooms Drywall Colonial 1 Half Bath Central Hot Water Hardwood Vinyl Siding 196 512 1,296 BUILDING SUB-AREA SUMMARY SECTION Unit Price 13.00 37.00 35.00 Description Account # Living Area 1979 2003 1979 2,944 1,440000 R0009230 Floor Area XF - BUILDING EXTRA FEATURES(B) Percent Good RCNLD Condition % **Building Value New** Adjust Type Condo Fir Misc Imp Ovr Misc Imp Ovr Comment Dep % Ovr Dep Ovr Comment External Obsol Functional Obsol Depreciation Code Cost to Cure Ovr Comment Cost to Cure Ovr Depreciation % Remodel Rating Effective Year Built Parcel Id Frend Factor fear Remodeled fear Built ondo Unit 5,852 1,504 360 1,092 468 624 1,440 Element CONSTRUCTION DETAIL (CONTINUED)

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2020-026



**Ian Fuller** Property Appraiser

Department of Finance Assessing Division

203-294-2000 Phone 203-294-2003 Fax

### <u>MEMORANDUM</u>

Date:

3/8/2020

To:

Shelby Jackson

From:

Ian Fuller

CC:

RE:

123 Chimney Hill Rd

Current Market Value: \$523,100

Current Assessed Value: \$366,300

Appellant's estimate of Market Value: \$500,000

### Notes:

- The subject property provided an appraisal with an indicated market value of \$500,000
- During the informal appeal process no change was granted.
- Comparable sales support a value estimate of \$533,000

### Recommendation:

Reduce the overall condition of the property and remove a shed that is no longer on the property resulting in a new market value of \$506,400

	1 1010 Single Family 1 1010 Single Family	B Use Code Description	Permit Id Issue Date 22577-CA 10-06-2010 22577 04-04-2008 16600 06-06-2003	2ND FL ADN COMPL = 2011 GL	2ND = 3BD, 2 BTH, OFFICE FBM=-1 B, REC, OTH	FR, K	Nbhd 65		Year   Code	RACCIO JOSEPH A III & TAMMY URACIUS BRIAN E & PAMELA D CHASSE RONALD O CHASSE SHARON G		YALESVILLE CT	123 CHIMNEY HILL RD	PACCID INSERT OWNER  BACCID INSERT A III & TAMMY
Total Card Land Units	1	tion Zone Land Typ	Type Description CA C - Approval AD Addition RS Residential	011 GL	r r	ID, 1.5 BTH	Nbhd Name		EXEMPTIONS Description		GIS ID	Census: Old MBLU TC MAP # TC MAP # Record Lot		2 Above
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2020-026

Effective Year Built Area Effective Prc Assng Dist Grade: Net Adjustments Adjusted Price Adjusted Price/SF Appraised Price/SF Site Index
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FinalValue: 533,000

Due 2/19



knowledge and belief.

Owner(s) or Agent: \_\_

Signature(s) of

Town of Wallingford, Connecticut

### **BOARD OF ASSESSMENT APPEALS**

Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member

Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

Phone - 203-294-2001 Fax - 203-294-2003

Hearing No. 2020-016 APPLICA	<u>ATION</u>
APPEAL OF ASSES BOARD OF ASSESS HEARING DATE: GRAND LIST OF OC	SMENT APPEALS 08:00 A 1736
Property Owner:  Name of property Owner  35 Yalsville Square  Mailing Address  230 MAIN 3+ #35  City, State, Zip  Walling Food C+ 06492  Phone  203-215-34/6	Appellant (if other than owner):  Name of Owner's Agent  Mailing Address  City, State, Zip  Phone
Appellant's Capacity A Owner of Company of Agency Agreement or Power of Attorney. Original Victoria L. Krasawski Print applicant name and date	
Fill out <u>onl</u> y the section for t	he property type under appeal.
Motor Vehicle: Year Make /Model:	Plate#Mileage
Personal Property: Unique ID: DBA:	
If you are submitting an appraisal or other similar evapplication.	idence, you <u>must</u> submit a copy along with your
What MARKET VALUE does the applicant place on the prope	rty?: \$ <u>**80,000</u> -87,000
Briefly state the basis of the Appeal: In Compans Mobile homes in my park, along	on with Similar te
Square Footagestack additional page documentation	
I Feal my assessment is too high	. In 2015 After review the ASSMA
DO NOT WRITE BELOW THIS LINE - BAA Use Only	* Continued

I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my

Date:

(Must be signed in the presence of the Board)

Appeals App.	Victoria Krasowski 35 Yalesville Square	f Assessment Appeals
continued:	Chicago Million (Chicago Chicago Chica	ons
reevaluated	ma dropped	essor has the right to an appeal before \ppeals.
From it's one	first \$68,100 to	(A) at one of its March or September otor Vehicle Appeals. All other matters must
renovations,	le No major Additions etc 4	ber meeting in a local newspaper (Record- yers should appear with their vehicle and/or andled on a first-come, first-serve basis.
Galesville S. Janeral	Age, similar g properties of depreciation of	on, you must file a written application no later e their meetings accordingly. If you are mit a copy along with your application. riting where and when to appear for your
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Also to V	I do not believe	on time) o appeal t appear as your representative - (Written
that my	a market value of	er time is available appointment, you or your agent must appear
9/ 95 400.	Nor should the be As high as it is.	concerning your property tographs, reports, etc.) ment of your property
		nended  es will be applied appeal is pending  er unless otherwise requested in writing by
веюw is a list of just son you to be well informed advice, we urge you to c	d of your appeal rights. For a complete listing	Statutes, as amended, relative to appeal rights.  We do not provide legal advice, however we want of applicable laws and competent, proper legal
0	Connecticut General S	Statutes
12-111 12-112 12-113 (as amended) 12-114 (as amended)	Sessions of the board of assessment appeals. Appeals to the board of assessment appeals. Limit of time for appeals. When board of assessment appeals may reduce Board of assessment appeals to impose a penal A taxpayer who did not file a personal property Board of assessment appeals may make supple	alty if reducing the assessment of declaration.
12-115 <i>(as amended)</i> 12-117a	Appeals from boards of tax review or boards of	assessment appeals.

Remedy when property wrongfully assessed.

12-119

Comment   Comm	State Use 103U Print Date 2/22/2021 10:40:35 A	ed 6148 66,800	WALLINGFORD, CT	66,800 708 v	Code Asserting	Ollector or Assessor	IESUMMARY	95,400	0 (	0 0	95,400	O	95,400	HISTORY	75 DM - No Change 29 Field Review 00 Measur+Listed 45 Inspection Requested 29 Field Review 29 Field Review 6 2015 DM - Change	2	tment Adj Unit P Land Value	0.0000.0
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lan Fuller Property Appraiser

Department of Finance Assessing Division

203-294-2000 Phone 203-294-2003 Fax

### **MEMORANDUM**

Date:

3/8/2020

To:

Shelby Jackson

From:

Ian Fuller

CC:

RE:

35 Yalesville Square

Current Market Value: \$95,400

Current Assessed Value: \$66,800

Appellant's estimate of Market Value: \$80,000

### **Notes:**

- The subject mobile home is a double-wide built in 2001
- Two similar mobile homes, 46 and 51 Yalesville Square, sold in 2019 for \$60,000 each.
- Comparable sales support a value estimate of \$57,200

### **Recommendation:**

Reduce the market value to \$76,000

VALUE SUMMARY  Net Adjustments Adjusted Price/SF Appraised Price/SF	LAND ATTRIBUTES Site Index Condition Factor Total Appraised Land	Total Appraised Extra Feat Total Appraised Outbldg	Ttl Bedmis: Description Effective Area Effective Year Built Model Desc Appraised Bldg Value	Parcel Value Sale Date Sale Price Adjusted Price	2020 -016  Miblu PROPERTIES  Miblu Location Prc Assing Dist Primary Use
	1.00 00	00	03 Gopoians Park 1210 1999 Mobile Condo 95,400	95,400	SUBJECT PARCEL 62///19//35/ 35 YALESVILLE SQUARE 0001 103U
	1.00 00	300	Lorings Park 1118.00 2001.00 Mobile Cond 102,900	03-	COMPARABLE #1 62///15// 12 LORING
-7,800 -7,800 -06.57 86.87	00	-300	-7,500	03-29-2019 03-29-2019 00 00	ABLE #1 62///12/ 62////5//12/ 12 LORINGS 0001 103U
	1.00 00	600	2 Lorings Park 1376.00 1995.00 Mobile Cond 113,900		WALLINGFORD, CT COMPARABLE #2 62////15/// 16 LORING 103
-19,100 -19,100 -16.08 96.38	8	-600		07-16-2020 07-16-2020 00 00 00	ORD, CT  ABLE #2  62///15//16/ 16 LORINGS 0001 103U 114 500
	1.00 00	80	2 Gopoians P 1065.00 2006.00 Mobile Cond 104,700		COMPARABLE #3 62////19//46/ 62////19//46/ 46 YALESVILLE SQUARE 0001 103U
-9,300 -9,300 -07.83 88.13	00	88			BLE#3 62///19//46/ E SQUARE 0001 103U 104,700
	1.00 00	00 00	2 Gopoians P 1195.00 2008.00 Mobile Cond 114,500		COMPARA 51 YALESVILI
-19,100 -19,100 -16.08 96.38	00	00		1995	COMPARABLE #4 62///151/ 62////19//51/ YALESVILLE SQUARE 0001 103U 114,500
	1.00 00	8 8	3 Lorings Park 1867.00 2018.00 Mobile Cond 179,200		COMPAR
-83,800 -83,800 -70.54 150.84	00	88	-83,800	11-15-2018 00 00 Adjustments	COMPARABLE #5 62///15//33/62//1001 33 LORINGS 0001 103U 179,200



#### **BOARD OF ASSESSMENT APPEALS**

Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member

Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

Phone - 203-294-2001 Fax - 203-294-2003

Hearing No. 2020-115

### **APPLICATION**

APPEAL OF A	ASSESSED VALUATION
	SSESSMENT APPEALS
HEARING DATE: GRAND LIST	of October 1, 2020
Property Owner:	Appellant (if other than owner): Rob Unkle, Altus Group U.S. Inc.
C2 Land LP c/o Clarion Partners  Name of property Owner	Name of Owner's Agent
1717 McKinney Avenue, Suite 1900	20 Wight Avenue, Suite 200  Mailing Address
Mailing Address Dallas, TX 75202	Mailing Address Hunt Valley, MD 21030
City, State, Zip 678-686-2972	City, State, Zip 410-336-8051
Phone	Phone
(If Agent, attach a copy of Agency Agreement or Power of Attorney.	
Rob Unkle, Altus Group U. S. Inc. 02/19/2021	Kt NW
Rob Unkle, Altus Group U. S. Inc. 02/19/2021  Print applicant name and date  Fill out only the coefficients.	Applicant signature
Fill out <u>onl</u> y the section	on for the property type under appeal.
Motor Vehicle: Year Make /Model:	Plate#Mileage
Real Estate: 600 Northrop Road; PID#14619	
(Address and/or Assessor's Map/B	Block/Lot/Unit Number)
Personal Property: Unique ID:	_ DBA:
If you are submitting an appraisal or other simapplication.	nilar evidence, you <u>must</u> submit a copy along with your
What MARKET VALUE does the applicant place on the	
Briefly state the basis of the Appeal: Current fair market v	value appears excessive given the current economic conditions,
current income and expenses, and supported by the cost approach	
(Attach additional page, docu	mentation or appraisal if needed)
( titles - chartening by	
DO NOT WRITE BELOW THIS LINE - BAA Use Only	у
I hereby solemnly swear that the testin knowledge and belief.	mony I am about to give is true and accurate to the best of my
Signature(s) of Owner(s) or Agent: (Must be signed in the prese	ence of the Board) Date:
Print Name	All and the second seco
Motion:	Voting Record Initials
WOUNT.	
	Thomas Vitali
	Carl Bonamico
	Robert Avery

Subject Appeal - Board of Assessment Appeals - PID#14619 -

600 Northrop Road

From Stephanie Kehm <stephanie.kehm@altusgroup.com>

To Assessor@wallingfordct.gov <Assessor@wallingfordct.gov>

Cc Hannah Waldrop < Hannah. Waldrop@altusgroup.com>

Date 2021-02-19 16:26



Clarion\_Wallingford CY\_2020 FINAL BOE Appeal Evidence.pdf (~3.9 MB)

#### Good afternoon,

Please find attached a Board of Assessment appeal for real estate PID#14619, the Courtyard Wallingford, located at 600 Northrop Road. Attached is our supporting documentation along with the appropriate Board application and letter of authorization.

Please respond and confirm receipt of this timely filing for our records.

Thank you and please let me know if you have any questions.

Best Regards, Stephanie

#### Stephanie Kehm

Senior Manager, Property Tax

Altus Expert Services, Altus Group

stephanie.kehm@altusgroup.com | www.altusgroup.com/salt

D: 410.568.0739 | T: 410.568.0800 ext 3739 | M: 443.677.2727 | F: 410.568.0801

20 Wight Ave, Suite 200

Hunt Valley, MD 21030



## **STATE & LOCAL TAX GUIDANCE** for the Coronavirus Pandemic

Updates on the guidelines as they are made available.

VIEW UPDATES



Altus Group is a leading provider of commercial real estate advisory services, software and data solutions.

This message, and the documents attached hereto, are intended only for the addressee and may contain privileged or confidential information.

Any unauthorized disclosure is strictly prohibited. If you have received this message in error, please notify us immediately so that we may correct our internal records. Please then delete the original message. Thank you.

#### AGENT AUTHORIZATION

TO ALL STATE, COUNTY, CITY & OTHER PROPERTY TAXING JURISDICTIONS, ADMINISTRATIVE REVIEW BOARDS, TAX COMMISSIONS AND/OR COLLECTION ENTITIES.

Altus Group US, Inc., P.O. Box 92129, Southlake, Texas, 76092, (817) 251-6666, its agents and employees are hereby appointed as our agents to prepare and file real property and business personal property returns, receive and respond to all compliance filing correspondence, file protests, receive and respond to all appeal correspondence, and meet with appropriate officials and other personnel of the taxing jurisdictions for the purpose of negotiating settlements of property tax valuations and complying with the laws of each state in the matter of property taxation of real and business personal property owned by the undersigned taxpayer or in which the undersigned taxpayer has an ownership interest. This authorization shall remain in force and effect until revoked in writing.

~	•
Specified	powers:

Yes	No	Said Agent is to receive rendition forms and other compliance filing correspondence on the attached accounts/parcels.
Yes	No	Said Agent is to receive tax bills on the attached accounts/parcels.
Yes	No	Said Agent is to receive notices, orders and/or other communication regarding values and/or appeals on the attached accounts/parcels.

Signed the **H** day of January, 2021

Account #'s: SEE ATTACHED

c/o:

C2 Land, L.P. c/o Clarion Partners, LLC 1717 McKinney Avenue, Suite 1900 Dallas, TX 75202

By: C2 Land Management LLC, its general partner

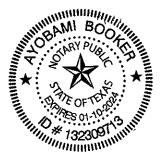
By: Mulh 1. Wolf.
Charles R. Lathem

President

## STATE OF TEXAS COUNTY OF DALLAS

Before me, a duly commissioned Notary Public within and for the State and County aforesaid, personally appeared Charles R. Lathem, President of C2 Land Management LLC, known to me to be the person who signed the foregoing instrument and acknowledged to me that (s)he signed the same for the purposes and consideration expressed therein, and in the capacity therein stated.

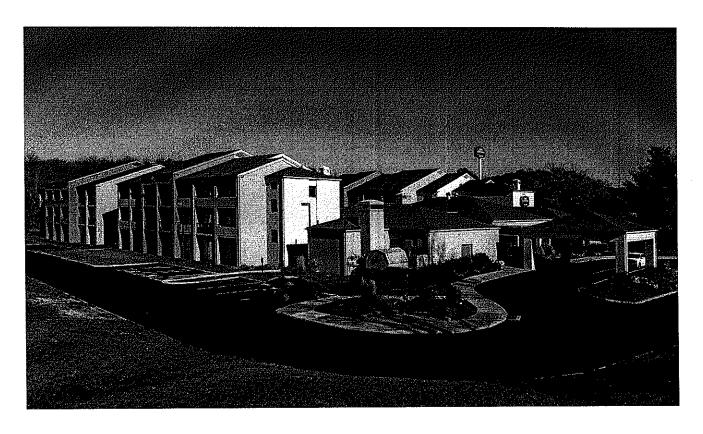
My Commission Expires: 1/10/2024	Signed this 17	_ day of _ <u>J811/4811/4</u> , 2	2021	
Notary Public	Mythem Poother Nogary Public	Му	Commission Expires:	1/10/2024



	C2 Land LP c/o	Clarion Part	ners - Account Listi	ng	
Client	Prop	Account	Address1	Assessor	State
Clarion Partners	WALLINGFORD CY	14619	600 Northrop Rd	Wallingford Town	СТ

### ALTUS GROUP - HOSPITALITY

REAL ESTATE CONSULTANTS

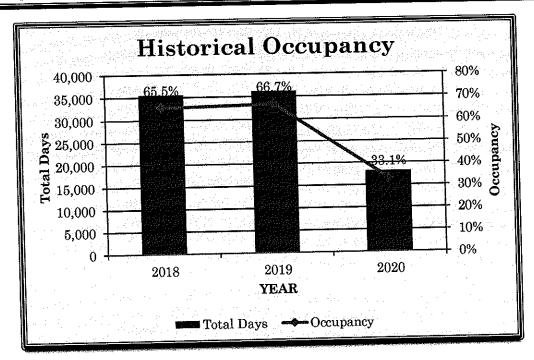


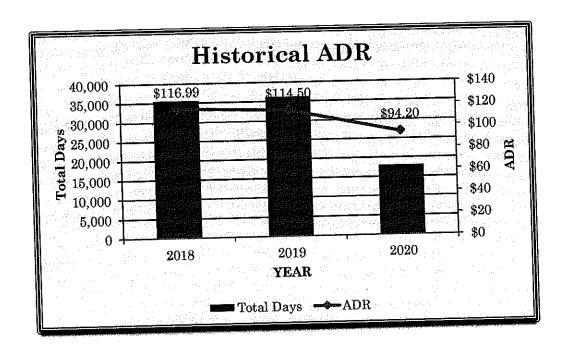
COURTYARD WALLINGFORD 600 NORTHROP ROAD WALLINGFORD, CT 06492

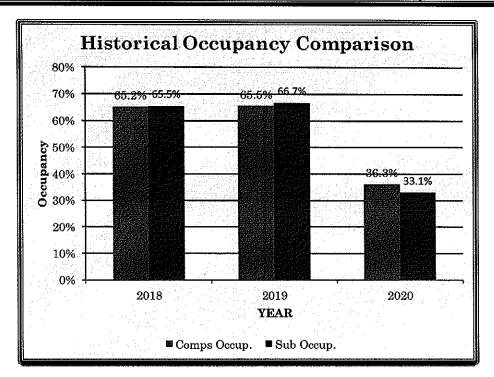
AS OF: OCTOBER 1, 2020 PARCEL NUMBER: M0029000

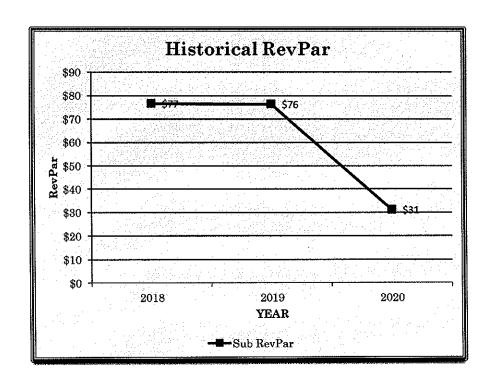
### I. PROPERTY INFORMATION

General Property Data For:
Wallingford Cy
600 Northrop Rd
Wallingford, CT
Wallingford Town
Owner of Record: C2 Land LP c/o Clarion Partners
Account Number: 14619
Gross Square Feet (GSF) 75,000
Land Area (Acres) 5.96
Land to Building Ratio 3.46
Type of Facility Select-Service
Total Keys
Original Year of Construction 1990
Square Feet Per Key 503
Prior Year Occupancy 33.11%
Prior Year ADR \$94.20
Comparison
Valuation Date October 1, 2020
Assessor's Market Value as of 10/1/2020 \$11,115,000
Petitioner's Requested Value as of 10/1/2020 \$8,300,000









### II. VALUATION METHODOLOGY

Stabilized net operating income models utilized in direct capitalization reflect the total income to the business enterprise, also referred to as the "going concern." A fundamental obstacle in valuing only the real property portion of a highly business-oriented property such as a hotel is that the value of the tangible and intangible non-realty items (FF&E, SPIP, Brand Affiliation, etc.) will permeate virtually all aspects of income and expenses. For example, a hotel is not rented "a la carte" where a hotel customer can request a room with no television or bed. Additionally, a customer cannot say, "I do not want to pay for housekeeping so I will clean my room myself, and I do not want to pay for the fact that this hotel must be kept up to standards due to its affiliation with a certain brand." What this illustrates is that the income generated by the hotel is for all the tangible (land, building, FF&E) and intangible (SPIP, Brand Affiliation, etc.) assets that make up and operating hotel.

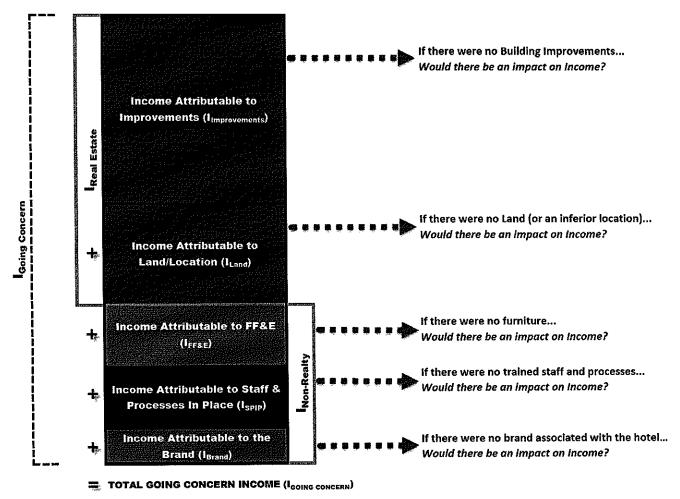
The valuation methodology employed by Altus Group extracts income attributable to the non-realty assets (both tangible and intangible) from the total income of the going concern. The underlying logic behind our premise is simple; if an owner is willing to write a check for an item, then their income should improve by no less than the amount of that check. In other words, if an owner pays a hotel flag \$100,000 per year, they should expect to get no less than \$100,000 per year returned to their "bottom line".

The "bottom line", and anticipated durability of that bottom line income, is the primary factor that creates value in a hospitality organization. In a <u>real estate</u> valuation exercise, the net operating income is analyzed in its entirety; however, the analyst must answer the following three questions to ensure that the income analyzed is attributable to the real estate and the real estate alone:

- 1. If all items of personal property were removed, would there be an impact on net operating income?
- 2. If the trained staff and processes in place were removed, would there be an impact on net operating income?
- 3. If the brand affiliation (including any long-term management contracts) were removed, would there be an impact on net operating income?

If the answer to these questions is "yes", then adjustments must be made to determine the value of the real estate only. The following chart illustrates how each element of income is generated in a hospitality property.

#### INCOME COMPONENTS TO THE GOING CONCERN



<sup>\*</sup>It is important to note that all of our references to Income or Io are references to Net Operating Income or Operating Profit.

### III. FF&E ANALYSIS

The goal of this analysis is to remove the value of the FF&E from the value of the total assets of the business. Therefore, the FF&E adjustment must be based on the value in use of the subject's FF&E, not the market value of the FF&E. In order to determine the value in use of the subject's FF&E, we have estimated the replacement cost new (RCN) of the FF&E, an appropriate entrepreneurial incentive (EI) for the FF&E, and the accrued depreciation on the FF&E.

The subject property is a Courtyard by Marriott. In order to estimate the FF&E's replacement cost new, we utilized the franchise disclosure documents (FDDs) for a Courtyard by Marriott. FDDs provide estimates prepared by a hotel chain regarding how much capital is required to purchase all the FF&E needed for that specific brand of hotel. An entrepreneurial incentive of 10% is then added to the RCN to determine the replacement cost new plus entrepreneurial incentive (RCN + EI). The RCN+EI is then depreciated in order to determine the value in use of the FF&E.

The estimated economic life of FF&E at a hotel is eight years. This estimate is supported by the Internal Revenue Service's Depreciation Guidelines and Rules which state that the life expectancy for hotel furnishings and equipment averages six to ten years. The subject's FF&E is estimated to have an effective age of four years (due to the FF&E being replaced on a rolling basis) which indicates 50.00% depreciation.

According to an article published in *The Appraisal Journal* in the Summer of 2016, "One could possibly argue in favor of accelerated depreciation based upon an observation that FF&E tends to lose value quickly and that the sale of used FF&E might not recover the unamortized capital using straight-line depreciation. However, in the absence of a liquidation scenario, straight-line depreciation closely approximates the *value in use* of FF&E during a normal life/ replacement cycle." (*emphasis added*). The following chart shows our calculation of value in use of the FF&E.

Value in Use of FF&E	
Replacement Cost New (RCN) of FF&E	\$2,898,450
Entreprenurial Incentive at 10%	\$289,845
Total RCN of FF&E	\$3,188,295
Depreciation Percentage	50%
Value in Use of FF&E	\$1,594,148
Rounded	\$1,594,000

<sup>&</sup>lt;sup>1</sup>See: Bernice T. Dowell, "Hotel Investment Analysis: In Search of Business Value." Assessment Journal, March/April 1997. Print. Reprinted in: A Business Enterprise Value Anthology. David C. Lennhoff. Chicago: Appraisal Institute, 2001. Print. Pages 121-127.

<sup>&</sup>lt;sup>2</sup> See: Tom Troll, "Capital Layer Evaluations: Hotels and More," The Appraisal Journal (Summer 2016): 231-257

### IV. BRAND ANALYSIS

"Nationally recognized hotel chains have historically provided better operating results in terms of occupancy levels and average daily room rates; however, they are more costly. The owner's inducement for such expense is the expectation of profit." Name recognition and good reputation for high quality service, plus affiliation, can add as much as 20% to 25% to the value of a successfully operating hotel.<sup>4</sup>

Several studies suggest that the brand of "branded hotels" contributes between 20% - 42.5% to value compared to independent, or "No Name" hotels. The Dowell study concluded Marriott Franchises resulted in revenue of 15-20% above other flags and 25% or more above "No Name" flags. In trying to quantify the revenue enhancement value of hotel brands, a study was performed by comparing the RevPAR indexes of six hotels before and after a brand change, or removal of a flag. The study concluded that, for top tiered limited-service brands, "Removing the brand name and becoming an independent dropped the revenue index by 39% or more... Furthermore, independent hotels generate RevPAR at only 74% of the rate generated by brand hotels." This same study also tracked average AAA ratings and found that removing a brand name from a hotel resulted in a 42.5% ratings drop (3.5 Diamonds to 2.0 Diamonds). An additional study was conducted via a matched pair analysis that compared RevPAR performance of hotels lacking management, franchise, and service components to a similar set of hotels possessing these same components. The comparative analysis indicated that the business value for a successful, well-run chain type limited-service hotel is quantified up to 25%.

The following chart compares the operating expense metrics for Chain-Affiliated hotels against the operating expense metrics for Independent (no brand) hotels. These numbers were calculated by subtracting the average expense ratio (less real estate taxes, replacement reserves, and all food and beverage revenues/expenses) for the branded hotel by the average expense ratio (less real estate taxes, replacement reserves and all food and beverage revenues/expenses) for the independent hotels. The data was presented between three categories: All Hotels, Full-Service Hotels, and Limited Service Hotels. The results are shown in the below chart:

<sup>&</sup>lt;sup>3</sup> Dowell, Bernice T. "Hotel Investment Analysis: In Search of Business Value." Assessment Journal, 10738568, Mar/Apr97, Vol. 4, Issue 2.

<sup>&</sup>lt;sup>4</sup> See: "Separating Real and Personal Property from Intangible Business Assets" 9-17.

<sup>&</sup>lt;sup>5</sup> A. Scruggs Love, MAI, SRA, Bruce H. Walker, and Douglas W. Sutton, "New Option in Hotel Appraisals: Quantifying the Revenue Enhancement Value of Hotel Brands", *The Appraisal Journal*, Summer 2012, Print, Page 223.

<sup>&</sup>lt;sup>6</sup> Eric E. Belfrage, MAI, "Business Value Allocation in Lodging Valuation", The Appraisal Journal, July 2001, Print, Pages 278-280.

Differential in Ope					pendent	
(Ir	idependent	OPEX - Fr	anchise OP	EX)		
	2019	2018	2017	2016	2015	2014
Full Service	3.9%	5.4%	4.5%	4.5%	5.4%	5.8%
Limited Service	5.4%	6.8%	9.5%	8.0%	3.6%	3.4%
	2013	2012	2011	2010	2009	2008
Full Service	7.8%	6.5%	5.2%	7.3%	7.9%	5.9%
Limited Service	3.6%	6.5%	6.5%	8.1%	6.8%	7.5%
	2007	2006	Average	High	Low	Average Less H&L
Full Service	9.6%	7.4%	6.2%	9.6%	3.9%	6.1%
Limited Service	8.6%	5.3%	6.4%	9.5%	3.4%	6.4%

Source: Host Almanac

The above chart indicates that being associated with a brand provides significant operating efficiencies (even with higher management and franchise fees) when compared to hotels that are independent. In other words, even though the branded hotels must pay franchise/management fees that are above and beyond what an independent hotel would have to pay, they still operate at a lower operating expense ratio based on the data in the HOST report. This is additional evidence that the brand has a positive impact on the net operating income and must be considered.

Based on the above information, it is clearly evident that there are intangibles related to the brand within the subject's income statement. In this analysis, we view the management and franchise fees as the anticipated "return of" the value provided by the brand affiliation. However, it would be inappropriate not to consider a "return on" for the brand affiliation. As stated at the beginning of this report, no rational business person would pay for something (in this case a brand affiliation) without expecting to get a return on this investment. In other words, if the management and franchise fees removed all value of the brand affiliation to the income stream (thus having no effect on the subject's net operating income), a prudent business person would never be willing to pay for a brand affiliation. Instead, a prudent business person would invest/spend this money on something that would provide a return on their investment (or at least an expectation of a return).

Therefore, based on the above discussion, we have estimated that the return on the brand affiliation is equal to 10% of the management and franchise fees. This is the same concept as an entrepreneurial incentive being applied to a cost approach or to our FF&E analysis.

### V. INCOME APPROACH

Name: Walli	ngford Cy							
	Actual	2020	Actual 2	019	Actual :	2018	Actual :	2017
Keys	149		149		149	va iditi (sa	149	Water Control
Occupancy	33.11	%	66.689	6	65.48	%	63.63	and the second
ADR	\$94.2	20	\$114.5	0	\$116.		\$115.	
Room RevPAR	- \$31.	9	\$76.3	5	\$76.6		\$73.5	
Potential Room Nights	54,58	34	54,38	and the second second	54,38	A 10 10 10 10 10 10 10 10 10 10 10 10 10	54,38	
Room Nights Sold	18,0		36,26		35,61		34,60	
	Actual		Actual 2		Actual		Actual	
Revenue		%Gross		%Gross		%Gross		%Gross
Rooms Revenue	\$1,700,898	92.14%	\$4,152,370	85.93%	\$4,165,941	88.28%	\$3,997,676	88.86%
Total Food & Beverage Revenue	\$83,180	4.51%	\$515,249	10.66%	\$480,919	10.19%	\$433,727	9.64%
Market Revenue	\$46,614	2.53%	\$80,785	1.67%	\$54,144	1.15%	\$66,858	1.49%
Other Revenue	\$15,384	0.83%	\$84,042	1.74%	\$18,203	0.39%	\$659	0.01%
Total Revenue	\$1,846,076	100.00%	\$4,832,446	100.00%	\$4,719,207	100.00%	\$4,498,920	100.00%
Expenses			y		4			2
Rooms	\$548,753	29.73%	\$1,087,523	22.50%	\$1,021,164	21.64%	\$956,297	21.26%
Total Food & Beverage Expense	\$61,616	3.34%	\$317,088	6.56%	\$332,495	7.05%	\$282,891	6.29%
Market	\$22,759	1.23%	\$41,275	0.85%	\$28,022	0.59%	\$31,062	0.69%
Total Departmental Expenses	\$633,128	34,30%	\$1,445,885	29.92%	\$1,381,681	29.28%	\$1,270,250	28.23%
Total Undistributed Op Exp	\$864,068	46.81%	\$1,474,533	30.51%	\$1,313,321	27.83%	\$1,256,293	27.92%
Gross Operating Profit	\$348,880	18.90%	\$1,912,027	39.57%	\$2,024,205	42.89%	\$1,972,377	43.84%
Fixed Expenses (Excluding Reserves & RE Tax)	\$76,317	4.13%	\$123,120	2.55%	\$133,248	2.82%	\$123,768	2.75%
Total Expenses (Excluding Mgmt/Fran,	100					1 8 L		<b>=</b> 0.010/
Reserves & RE Tax)	\$1,573,513	85.24%	\$3,043,538	62.98%	\$2,828,250	59.93%	\$2,650,311	58.91%
Total Management and Franchise Fees	\$110,765	6.00%	\$289,947	6.00%	\$283,152	6.00%	\$269,935	6.00%
Replacement Reserve	\$92,304	5.00%	\$241,622	5.00%	\$235,960	5.00%	\$224,946	5.00%
Real Estate Tax	\$222,382	12.05%	\$211,267	4.37%	\$209,631	4.44%	\$206,189	4.58%
Total Expenses	\$1,998,963	108.28%	\$3,786,375	78.35%	\$3,556,993	75.37%	\$3,351,381	74.49%
Net Operating Income (NOI) to the Going	. 19 3 6	1717	3 4 4	医细胞炎			01.145.500	OF #10/
Concern	-\$152,888	-8.28%	\$1,046,071	21.65%	\$1,162,214	24.63%	\$1,147,539	25.51%
Real Estate Tax	\$222,382	12.05%	\$211,267	4.37%	\$209,631	4.44%	\$206,189	4.58%
NOI Excluding Property Taxes	\$69,494	3.76%	\$1,257,338	26.02%	\$1,371,845	29.07%	\$1,353,728	30.09%

As appropriate, the owner's operating expenses are reclassified into standard categories and exclude

Name: Wallingford Cy	Actual 2019
NOI Excluding Property Taxes Less: Return On Brand at 10%	\$1,257,338 \$28,995
NOI of the Going Concern - Less Return On Brand	\$1,228,344
Market Cap Rate Effective Tax Rate	9.50% 2.92%
Loaded OAR (Market OAR + Effective Tax Rate) Indicated Value	12.42% \$9,890,843
Less: Value In Use of FF&E Final Indicated Market Value of the Real Property	\$1,594,000 \$8,296,843
Rounded	\$8,300,000

### VI. COST APPROACH

When valuing the real property component of a going concern, the cost approach has the potential to be particularly meaningful. This is because the cost approach analyzes only the land and the building. Therefore, nothing has to be added (or subtracted) to the cost approach to account for the tangible and intangible non-realty items (FF&E, SPIP, Brand Affiliation, etc.). For the purposes of this analysis, the cost approach is used as a test of reasonableness to the income approach previously performed.

MARSHALL SWIFT	COST MANUAL
Туре	Hotels: Limited Service
M&S Reference	Section 11 Page 22
Class Construction	$\mathbf{c}$
Quality Ranking	Average
Number of Stories	<b>3</b>
Number of Keys	149
Base Cost Per Square Foot	\$106.00
Square Foot Adjustments	
Sprinkler System	\$2.65
Site Improvements	\$15.00
Total	\$123.65
Multiplier Adjustments	
Current Cost Multiplier	1,030
Local Cost Multiplier	<u>1.140</u>
Adjusted Base Cost	\$145.19
Dollar Adjusted Base Cost	\$145.00

Cost Analysis for Wallingford Cy	Replacemen	at Cost
Total Replacement Cost New \$145.00	75,000	\$10,875,000
Entrepreneurial Profit	10.0%	\$1,087,500
Total Replacement Cost \$159.50	75,000	\$11,962,500
Less Depreciation		
Replacement Cost New (Including Profit)	\$11,962,500	
x Depreciation (Eff Age/45 Year Life) 17	37.78%	
Total Physical Depreciation	\$4,519,167	
Obsolescence (see below calculation)	\$861,000	
Total Indicated Depreciation	\$5,380,167	\$5.380,167
Total Indicated Depreciated Value of Subject Property	\$87.76	\$6,582,333
Plus: Estimated Land Value		\$859,700
Estimated Value Via the Cost Approach		\$7,442,033
Market Value Estimate via the Cost Approach: Say,	\$99.20	\$7,440,000

COST ANALYSIS TO OBSOLESCENCE BASED ON OCCUPANCY LEVELS	3
	Total
Current Market Occupancy Levels	44.67%
Subject's Actual Occupancy Level	<u>33.11%</u>
Difference	11.56%
Current RCN	\$11,962,500
Charged Depreciation	\$4,519,167
Current RCN Less Physical Depreciation	\$7,443,333
Obsolescence Charge against RCNLD as a Percentage	11.56%
Obsolescence Charge against RCNLD	\$860,519
Total Obsolescence as a Percentage against RCN	7.19%
Total Obsolescence, Say	\$861,000

### VII. CAP RATE SUPPORT

The following charts are from the  $4^{th}$  Quarter Situs Real Estate Research Report (RERC) and the  $3^{rd}$  Quarter Price Waterhouse Cooper (PwC) Real Estate Investor Survey.

REGION - HO	TEL - RERC 4TH Q	TR 2020
East Region	Range	Average
1st Tier	7.5% - 12.0%	8.70%
2nd Tier	8.0% - 12.0%	9.50%
3rd Tier	8.5% - 16.0%	10.60%

PwC Real Estate Inv	estor Survey
Quarter-Year	National Limited Service Hotel
3rd Qtr 2017	7.75%-11.00%
5/4 48 2011	9.08%
3rd Qtr 2018	7.50%-11.00%
	9.15%
3rd Qfr 2019	7.50%-12.00%
31d Qii 2019	9.15%
3rd Qtr 2020	7.00%-12.00% 9.50%

Sooms: 149		% INC/ DEC	790	-82.4% -81.8%		-17.7%	-59.1%	-61.9%		,	8 8 8 8 8 8	-50.2%	0.3%	% INC/	DEC	-59.0%	43.9%	4 7.7.8	-81.8%	5	38.3%	50.5%	67.9%	800	47.7%	70.7%	8 %	0.0%	51.0%	73.8%	88.9%	49.5%	5	2 2	0.0%	80,3%	8 8	67.1%	77.0%	80.6%		44.9%		7000
Number of Rooms: 149		POR/PAR %REV	76 000	73.8%										PORPAR	%REV	113.72	14.11	2.30	132.34	9	0.0	0.18	0.98	00.00	0.3%	2.3%	8 8	%0.0	14.9%	34.7%	0.28	29.78	Š	19.9%	0.0%	17.4%	5 8	39.3%	11.3%	61,5%		51.1%		7900
		ACT vs LY \$ 8000	2000	(1,912,702) (1,912,702) (1,563,147)	33.6	-20.30	-45.16	28.76	20.7					ACT vs LY	\$ B(W)	(2,451,472)	(432,069)	(34,172)	(2,986,370)	9	15,636	3,382	24,560	(1,946)	5,810	67,900	7,720	0	315,021	22,553	9,212	538,770	į	23,736	0	72,047	3,972	27.571	44,693	255,472		18.516		,
		LAST YEAR		4,032,440 3,064,847 1,912,027	66.7%	114.50	76.35	38.85 8.85	39.6%	47,7%	1.45	36,266	54,385		LAST YEAR	4,152,370	515,249	84,042	4,832,446	i i	3.489	6,695	36,184	0 0	12,183	95,391	4,720	0	617,188	28,212	10,366	1,067,523		28.007	0	89,751	4,924	41,105	58,086	317,088		41 275		1
	1	ن ق	1	58.4%		-16.1%	-55.0%	57.5%	R 7		80 6	46.4%	950'0	% INC	DEC	-55.0%	-82.3%	4 % 8 %	\$7.5%	3	46.8%	45.4%	85.1%	% 000 000	44.3%	61.4%	100.0%	%0.0	48.4%	77.5%	87.3%	45.7%		86.3% 54.5%	%0.0	81.4%	%6.7.	93.4% 69.0%	73.4%	80.3%		37.0%		
	YEAR TO DATE	POR/PAR		73.3%										PORPAR	%REV	112.25	13,96	2,10	129.12		8.0		66'0	0.00	0.3%	1.9%	0.02	%0.0	15.5%	35.5%	0.27	29.99		34.0%	%0.0	20.3%	0.9%	39.8%	10.7%	66.5%		51.1%		1
		ACT vs BUD P		(2,502,588) (1,618,250) (1,183,112)	28.5	-18,05	-38.13	45.89	-21.03					ACT vs BUD P		(2,079,621)	(386,981)	(24,112)	(2,502,598)	:	12,158	2,749	21,718	(1,946)	5,078	44,752	963	, 0	283,720	19,459	7,946	461,371		70,185	0	77,708	3,356	30.147	38,971	251,032		13.382		
		A		4,348,874 2,770,396 1,531,992		112.25	69.32	79.74	35.2%	52.7%	1.45	33,579	54,534	¥	BUDGET	3,780,520	470,161	70,726	4,348,674		16,814	6,062	33,342	0 0	11,451	72,843	949	0	585,887	25,118	9,100	1,010,124		81,302	0	95,410	4,308	10,015	50,344	312,648		28 145	11.00	
		PORIPAR % DEV	<u> </u>	102.03 67.7% 18.9%										PORPAR		94.01	4.60	2.58	102.03		0.26	2.0	0.64	0.11	000	7%	000	0.0%	17.8%	0.3%	0.06	30,33		29.2%	%0.0 0.0%	21.3%	1.1%	70.0% %0.07	16.1%	74.1%	•	49 804		
fford		Po		1,846,078 1,152,145 348,880	23 162	94.20	31.19	33.85	5.40 5.40 5.40		55	18,093	54,534	2	ACTUAL %	1,700,898	83,180	46,614	1,846,076		4,856	3,313	11,624	1,946	6.373	28,091	0 9	060'81	302,167	5,659	15.	548,753		11,117	, C	17 704	852	14 888 14 888	13,373	61,616		22.750	22,139	
31 - Courtyard NA Mgd / 311F5 - Wallingford For Month of December, 2020 In USD		F	NET STATISTICS	TOTAL SALES ROOMS DEPT, PROFIT GROSS OPERATING PROFIT		OCCUPANCY AVERAGE RATE	ROOM REV PAR	TOTAL REV PAR	GROSS OPERATING PROFIT PAR	FLOW THRU CALCULATION	PRODUCTIVITY	OCCUPIED ROOMS	TOTAL ROOMS	Tampe .	OPERATING RESULTS	SALES	Food & Beverage	Market	TOTAL SALES	ROOMS CONTROLLABLES	Linen	Cleaning Supplies	Guest Supplies	CompF&B	Reservation Cost	TA Commission	Walked Guest	FTG in-Room Services	Hourly Wages	Overtime Premlum	Benefits/Bonus % Wages Rooms Other	TOTAL ROOMS CONT.	F&B CONTROLLABLES	Food Cost	Beverage Cost	Houny Wages	Overtime Premium	Service Charge Distribution	F&B Other	TOTAL F&B CONT.			Market Experies	
		% INC	3	74.3%		42 6%	-65.5%	-68.7%	129.4%		-3.2%	%6.08-	80.0	W. PUC.	OEC	.65.5%	-96.4%	-68.0%	.68.7%		84.6%	.181.7%	84.6%	0.0%	%0.0 %0.0%	88.48	0.0%	11.8%	52.3%	86.7%	18,7%	48.5%		427.7%	100.0%	100.0%	100.0%	100,0%	86.8%	109.4%			74.2%	
		PORPAR	%KEV	104.55 63.6%	2									gyagaya	%REV	58 Of	10.55	2.36	104.55		0.41	9.0	0.78	0.00	%0°0	2.2%	0.00	0.52	18.0%	0.6%	41.5%	28.58		3.6%	1.0%	24.1%	1.3%	1.3%	10.6%	\$2.6%			29.6%	
		١,	S B(W)	(200,391) (129,003)	(toc'tol.)	-36.3	-35.94	43.38	-22.58	ò				No.		(186.013)	(28.363)	(4,463)	(200,391)		734	(46)	1,400	0	0 9	7.88	۰	282	23,874	1,405	3,668	37,010		2,430	S88	7.082	385	378	27.6	16,910			473	
	į	- 1	LAST YEAR	291,486 173,721	270,02	59.8%	2 25	63,11	17.45	48.0%	38.	2,788	2,762 4,619	ľ	LASTYEAR	261 360	29,411	6,567	291,486		1,132	52	2.166	0	٥ ۽	5,848	٥	2,386	45,655	1,620	19,635	79,669		988	S65	7 082	385	378	66.6	15,482			1,958	
			일	-59.1%	g d d	è	-18.0%	-59,1%	-187.4%		13.2%	43.6%	43.9%		N INC.	3	96.9%	48.2%	59.1%		56.9%	69.3%	80.0%	0.0%	%0.0	8 2	0.0%	8.9%	43.3%	80.3%	3.9%	37,2%		145.0%	100.0%	100.0%	100.0%	100.0%	30.0%	107.9%			28.5%	
		L W	%REV	64.6%	12.2%										OKIPAK %BEV		13.14	2 10	115.03		0.48	0.12	90.0	0.00	%0.0	0.3% % 8.4	0.0	0.50	20.0%	0.6%	42.1%	35,08		34.0%	22.2%	0.0% %1.0%	1,0%	1.5%	45.9%	72.5%			51,1%	
		g	\$ B(W)	(79,084)	(50,765)	18.4	-18.64	-28.49	-10.99	-38.2					ACTVS BUD POKPAK	(H)	(724.391)	(1,961)	(925)		529	161	(g) 4		0	2505	0	205	1850	876	655	25,247		5,995	1,586	0 69	560	378	2,870	19,887			285	
			BUDGET	123,803	27,083	41.9%	99.02	48.21	5.86	12.2%	6.5	1,936	1,936			90000	25.430	4,066	1,491		828	232	. Z	0	0	658	3	2,310	28.783	160'	16,622	67,906								18,439			2,078	
		-	% REV	83.50 51.2%	-26.0%									-			80.09	1.93	0.52	}	0.37	0.07	0.42	000	0.0%	0.00	000	0.46	0.0%	0.2%	72.6%	39.10		-365.0%	0.0%	%0.0 %0.0	800	0.0%	0.0%	-138.2%			70.6%	
		×	ACTUAL 3	91,094 44,718	(23,662)	23.5%	80.38	19.72	5.13	-26.0%	1.40	1,09	1,087				87,377	2,104	565	60 m	40	7	453	80	0	213	8 -	2,105		215	15,967	42,659		(1,862)	٥	0 (			- ;	413			1,485	

1/2021 3/51/27 ms: 149		% INC/	62.4%	-89.1%	81.7%	14.0%	39.8%	20.1%	80.8% %8.00	65,1%	00.0% 86.5%	48.3%	76.8%	96.6%	42.5%	3,0%	26.9%	79.9%	47.6%	45.2%	19.7%	4. % 9. % 9.	26.1%	31.6%	37.0%	11.7%	69.1% 8.2%	23.1%		92.2% 59.0%	59.4%	50,1%	%0.0 %0.0	30.0%	9.2%	%0.0 %0.0	0.0%	2 3	81.8%
Run Date: 01/1/1/2021 Run Time: 09:51:27 Number of Rooms: 149		PORPAR %	<b>\</b>	38.5%			0.35	0.94											51.9%			87.0					0.0%										0.0% 0.0%		
	П	ACT VS LY POR	1	(176,596)			7,532 (430)	10,290	4,987	3,323	25 25	300	338 2,923	7,272	1,288	(7,258)	46,538	5,644	52,707	271,644	24,191	18,881	52,848	32,865			882 1,363			30,635 49,029	21,595	57,271	(1,135)	(15)	701	(3,997)	0 (2,124)	1,365	
		ACT VEAR	Ι,	198,160 39,511			18,934 9,414	51,177	6,169	3,628 119,728	72	624	1,262 3,805	7,527	4,013 3,032	0 60	172,891	34,249 6,063	110,672	895,009	122,977	42,188	202,297	103,877	25,005	49,180	1,276 16,568	1,772	191000	33,239 83,047	36,380	142,838	00	0 %	1,161	00	00	5,953	
- - - - -	<u>u</u>	% INC	1 %	-86.3%	-59.4%	20.9%	43.0%	30.2%	80.3%	51.2%	100.0%	43.8%	79.8%	95.7%	48.2% 2%	35.56	26.5%	82.6% 92.9%	30.9%	45.0%	21.0%	35.0%	25.1%	27.7%	40.7%	15.4%	68.2%	41.3%	2	85.7% 55.0%	65.8%	41.6%	0.0%	%0.0	18.8%	% 0 0 0	0.0% 0.0%	23.5%	-77.2%
	ì	PORPAR %	8	33.5%	100.0%	0.46	0.37	1.07	0.11	2.5%	0.0%	0.01	0.02 0.08	0.11	0.06 8.00	00'0	4.0%	% % %	54.3%	13,8%	2.28	0.66	3.66	1.80	0.49	1.2%	33.0%	0.04	ş	0.4% 2.0%	2,0%	3.4%	0.0% 0.0%	%0.0	0.0%	0.0% %0.0	0.0% 0.0%	0.1%	35.2%
		ACT VS BUD PO	Ι.	(135,949)	(11,883)	5,180	3,950	17,715	4.816	3,597	7.484	520	3,481	5,745	3,136 1,621	(7,258)	45,466	32,591	60,053	269,119	28,248	12,577	50,031	27,158	10,820	7,890	845 2,140	961	7,000	15,567	28,470	42,354 61,028	(1,135)	(15)	243	(3,997) 0	0 (2.124)	1,410	(1.183,112)
		A	8		27,267		19,987	58,602	866'9	3,900	£ 8	8 F	1,269	6,000	4,893 3,364	0 5	171,819	39,475	118,018	598,043	125,034	35,884	199,479	98,170	26,581	51,304	17,344	2,324	006,562	18,171 75,610	43,255	146,595	00		1,297	00	00	5,999	1,531,992
		PORPAR	67.7%	25.9% 51.2%	100,0%	0.36	0.21	0.75	0.02	2.3%	%0.0	6.0	0.02	0.00	20.03	0,13	2 8 2 8 3 8	0.4%	43.4%	17.8%	187	0.43	2.74	1.30 25.00	0.23	2.4%	34.7%	0.03	g N	2.0%	0.8%	. 4. %0.4	0.1%	%0.0	0.4%	0.2%	53.1%	0.2%	18.9%
ingford			1	21,564	15,384	19,641	11,402	40,837	1,182	303 41,798	- 2	32.5	924 882	528	1,758	7,258	126,354	6,884	57,965	328,924	787.86	23,307	149,448	71,012	15,761	43,414	394	1,364	160,608	2,604	14,785	34,314 85,567	1,135	. ភ្	1,054	3,997 0	2,124	4.588	348,880
Marriott International, Inc. MSS P&L Report 31 ~ Courtyard NM Mgd / 31fFS ~ Wallingford For Month of December, 2020 in USD			ROOMS DEPT. PROFIT	F & B DEPT, PROFIT MARKET PROFIT	OTHER DEPT. PROFIT	NFORMATION & TELECOM SYSTEMS Guest Communications	FTG internet	TOTAL ISTS CONT.	ADMIN & GEN CONTROLLABLES Office Supplies	Travel Credit and Collection	Bad Debt	Outside Labor Services	Training	Employee Relations	Chargebacks Transportation/Van Expense	Pandomic Preparedness	Program Services Conditionion Management Wages	Rounty Wages	Benefits/Bonus % Wages	TOTAL A&G CONT.	UTILITIES Electricity	Vater/Sewer	Utilities - Other TOTAL UTILITIES	PROP OPERATIONS AND MAINT PORM Contact	Cluster Engineering	Management Wages Kourly Wages	Overtime Premium Benefits/Bonis % Wages	PO&M Other	TOTAL POEM SALES & MKT.	Comp Services and Gifts Marketing Fund	Marketing & ecommerce	Loyalty Sales Shared Services	BT Booking Cost Sales Executive Share	Revenue Management	Travel Marketing Training	Management Wages Hourly Wages	Overtime Premium Benefits/Bonus % Wages	Mkt & Sates Other	GROSS OPERATING PROFIT
		% INC	-74.3%	82.1%	-73.3%	-62.0%	28.9%	-5.0%	39.8%	-8.6% 79.2%	%0.0	100.0%	162.5%	100.0%	0.0% 100.0%	%0.0	32.1%	100.0%	-34458.2%	14.0%	27.9%	32.8% 42.1%	31.2%	13,3%	63.2%	2.0%	66.6%	81.4%	14.2%	100.0%	104.6%	83,2%	0.0%	0.0%	100.0%	90.0	8 8	77.7%	-129.4%
		PORPAR	%REV	47.4%	100.0%	96.7%	0.29	0,83	0.05	2.6%	0.0%	0.00	P 9	0.42	0.0%				0.5%	- 1		1.02	0.00	562	0.53	0.0%	0.0%	0.01	4.17	4.1% %0.0%	0.4%	5.0%	0.0%	%00	%0.0 %0.0	0.0%	%0.0 %0.0	0.1%	27.7%
		ACT VS LY P	١,	(11,453)	(1.552)	(145,898)	387	(193)	8	(s) 6:059	• (	g 85 2	<u>4</u> 8	1,937	346	(785)	2,241	267	(5,136)	4,140	4,850	1,556	8 305	1,241	2 14 2 14	0 (468)	20 2	46	2,726	3,174	1,345	5,934	(378)	, 0	# # # # # # # # # # # # # # # # # # #	(1,147)	0 628	157	26,716 (104,304)
:		1		13,949	2,117	194,396	1,328	3,836	508	(55)	0	ල සි	£ 52	1,937	0 346	0	6,985	1,267	87 51	(455)	17,352	4,510	0 28 584	9,310	3,763	2228	95	95	19,262	3,174	1,286	7,129		> 0	35 BE	0 0		202	34,525
	HINO	-		64.2% 8.2.3%	-82.1%	4 % 8 %	88.88 88.88	15.6%	75.3%	120.1%	%0.0	100.0%	-162.5%	100.0%	20.0%	%00	17.8%	100.0%	3000 3000 3000	35.6%	-7.3%	35.4%	2000	83%	.19.4%	0.0%	65.6%	34.3%	12.5%	100.0%	104.3%	78.1%	%0.0	200	100.0%	%0.0 %0.0	900	91.1%	66.4%
	CISDOENTA	PORPAR % INC	%REV	27.5% 48.9%	100.0%	60.3%	0.33	1.03	0.11	0.05	%0.0 %0.0	0 0 0 0	0.01	0.26	0.0% 0.0%	0.00	2.8%	1.5%	28.8%	17 7%	2.52	1.06 0.59	000	16.1	0.50	0.0%	0.0%	80.0 80.0	4.09	0.6%	0.6%	2.4%	0.0%	0.0%	0.0% 0.0%	0.0%	800	0.2%	41.1%
		ACT vs BUD P	\$ B(W)	(4,504)	(925)	(85,883)	602	744	383	98	20	84 46 836 436	(41)	370	148	(38)	1,409	3,256	25 ES	4 080	(651)	1,737 122	0	£ £	(588)	٥	5 5	174	2,358	1,297	1,435	4,252					ာ လု ရိ	- 1	
				7,000	1.491	134,281	1,546	4.773	908	250	0 0 0	\$ £	8	370	0 8	0	6,153	3,256	5,83	1,192	11,652	4,904	0	18,207	3,095	0	2,7	1,633	18,894	1,297	1,378	5,447	277	90	5 B	•		208	24,737
		PORPAR		238.2%	100.0%	\$3.1%	88.5	0.87	0.03	-0.01	* % - 0	000	0.0	000	-0.2%	0.17	5.2%	0.0%	43.0%	026	277	0.69	000	1,75	0.80	%0.0	%0.0 %0.0	0.00	3.58	%0.0	0.1% 0.1%	1.3%	, 6 , 8	%0.0 %0.0	%0.0 0.0%	1.3%	9 00	0.0%	8.6%
		90		2,496	\$6 \$6	48,398	944	4,029	<u>\$</u>	(20)	566°L		8	00	(148)	785	4,744		5,151	1,184	12,503	3,166	٥	18,279	3,694	9	35 35 35	1,140 10	16,536	٥	1,748	1,195	378	00	00	1,147	• • {	82 54	7,809

Run Date: 01/11/2021 Run Time: 09:51:27	Number of Rooms: 149		•	EV DEC	39.6% -81.8%	6.0% 61.8%	0.0% 0.0%	0.0% 0.0%	8.0% 61.8%	33.5% -85.3%		0.2% 2.7%	٦		0.3% 56.5%	4,0%		7			0.0% 57.4%			21.8% -125.1%					000		24 80/ 425 90/		5.0% 61.8%	
Run R	Nor		ACT vs LY PORPAR	\$ B(W) %REV	(1,563,147)	179,182	0 1		179,182	(1,383,965) 3		315	(28)	0	7.446	1,786	1.280	(12,171)	244	7,306	20,870	66,914		(1,317,051)	a	0	o	0 1	0 0	0	18 247 0543		149,318	
			4	LASTYEAR	1,912,027	289,947	0	00	289,947	1,622,080	;	11.867	(28)	(10)	13,169	192,689	84,085	2.978	637	0	39,785	569,299		1,052,782	o	0	o	0	00		. 050 300	1	241,622	
		TE	% INC.	+	-77.2%	57.5%	%0.0	%0°0	%5'29	-81.3%		3.9%	%0.0	0.0%	56.4%	1.8%	57.5%	-77.9%	%0.0	0.0%	49.6%	14.7%		-138.7%	7600	%0.0	%0.0	0.0%	%0.0 0.0%	%0.0		238.7%	-57.5%	
		YEAR TO DATE	PORPAR "	-	35.2%	8.0%	%0.0	0.0% 0.0%	8.0%	29.2%		23%	%0.0	0.0%	0.3%	4.5%	4.9% 8.9%	0.16	%0.0	0.0%	0.9% 2000	0.14		15.7%	0	0.00	0.00	0,00	8 6	0.0		15.7%	6,0%	
		,	ACT vs BUD PO		(1,183,112)	150,156	o	00	150,158	(1,032,956)		9,105	3	01	7,396	3,466	46,298	1,200	(394)	7,306	18,643	86,268		(948,688)			0	0	0 0	00		(946,688)	(125,130)	
				BUDGET	1,531,992	260,920	0	00	260,920	1,271,072		231,487	0 0	0	13,118	194,369	80,450	1,03,11	٥	0	37,558	588,653		682,419		0	٥	0	0 6	•		682,419	217,434	
			POR/PAR	% REV	18.9%	6.0%	0.0%	%0.0 %0.0	8.0%	12.9%		12.0%	0.0%	%00	0.3%	10.3%	%8.	0.5%	%0.0	0.4%	30.1	27.2%		-14.3%		8 0	00'0	0.00	0.00	8 8		-14.3%	5.0%	_
ingford				ACTUAL	348,880	110,765	0	00	110,765	238,115		222,382	20c,11	9 6	5,723	190,903	34,152	9,751	384	(7,308)	18,915	502,385		(284,270)	·	<b>-</b> c		0	0 1	0		(284,270)	92,304	ļ
Marriott International, Inc. MSB P&L Report 31 ~ Courtyand NA Mgd / 311F5 ~ Wallingford	In USD			OPERATING RESULTS	GROSS OPERATING PROFIT	Base Management Fees	System Fees	Franchise Fees	TOTAL MANAGEMENT FEES	INCOME BEFORE NON-OP INC & EXP	NON-OP INC & EXP DETAIL	Real Estate Tax	Property Tax	Greet Accidents	Casualty Insurance	Land Rent	Chain Services	Lease Payments	Property insurance	Prior Year Adjustment	Loan Repayment/CAM Charges	Other Investment Factors TOTAL NON-OP INC & EXPS		EBITDA Excluding Owner Expenses		700323 Rent Expense R-E - P-F Taxes	700341 Other Owner Expense	700342 Fixed Rent Exp	700480 Land Min Rent Exp 700480	700481 Land Percentage Rent Exp		EBITOA	REPLACEMENT RESERVE	
				DEC %	-129.4%	2,47	0.0%	2,00%	68.7%	-148.2%		-8.5%	8.78	8 6	% 0 0 0	6.8%	79.6%	-29.4%	526.2%	% 7 7 7 - 0 0 %	-97.7%	79.9%		-546.0%		800	800	800	0.0%	0.0%	, ,	-546.0%	68.7%	ſ
				PORIPAR %REV	27.7%	36.4	800	960.0	%0.8 %0.8	21.7%		6.1%	0.3%	%0.0 0.0%	800	80%	2.8%	0.3%	90.0	800	0.4%	2,1%	2	5.6%		0.0	9 9	000	0.00	0.00	3	5.6%	5.0%	
			1	ACT vs LY P	- ₹	*2003	17,073 D		12,023	(92,280)		(1,518)	88	0 6	0 (282)	1.177	6,565	(271)	(1,343)	ĝ <	(1,010)	132	2	(88,762)		0 1			0	0 (	,	(88,762)	10.020	
				AC LAST YEAR	i	Ş	204.7		17,469	63.132		17,773	1,007	0 1		17.375	8 251	924	255	85	1,033	165	40'04	18.258		0			, 0	0	•	16,258	14.574	
			HLINOI	% INC/	8,	,	81.00	0.0%	59.1%	.312.4%		0.0%	9.1%	%0.0	0.0%	20.00	59.1%	-30.0%	-85.6%	800	30.5%	0.0%	8.0.0	-124 5%		9,00	%0.0	80.0	0.0%	0.0%	9,0.0	-124.5%	49 1%	
			-	POR/PAR **DEV	12.2%	į	80.0	0.0%	6,0%	R 74%		8 7%	0.5%	%0.0	0.0%	7.5%	86	0.4%	0.19	%0.0	1.3%	%00	20.7%	.44 50%		0.00	0.00	8 6	8 8	0.00	0.00	.14.5%	* 0%	***
				ŏ	\$ 0(m)	,	7,88,7	•	7,897	(42 962)	(000194)	0	35	0	0	986	2435	(576)	(737)	(112)	988	(33)	2,655	40.244	( land		0 1	۰ د	o 0	0	0	(40,214)	0010	0,000
				AC	,	<u> </u>	13,362	0 0	13.362	102.47	13/151	19.291	1,010	•	0	872	15.15 12.12	919	98	٥	2.941	0	46,011	1000 000	(07,600)	-	0	0 1	9 0	. 5	0	(32,290)	20,777	31,133
				PORPAR	Щ.		6.0%	%0.0 %0.0	%0.0		22.0%	21.2%	9,0	%0.0	%0.0	0.3%	17,8%	3%	0.35	0.1%	20.0%	0.0%	47.6%	700 00	0.0.0)-	0.00	00:00	0.00	000	0.00	0.00	-79.6%		5.0%
					ACTUAL %	(washing)	5,486	0 0	0 × 468		(29,148)	19 291	916	0	o	282	16,197	195	1,598	112	0 0	33	43,356		(12,904)		0	•	• •	, 0	0	(72.504)		4,555

ORVPAR % INC.	%REV DEC	<u>֓</u>	1.45 54.8%	•	,		3.18	10.63		111		0.27		38.7% 36.2%	İ
ACT VS LY		l	29,010	: !	(0.54)		42.54	000	420,133	33.050	200,000	9 349		141 945	
	DASTVEAD	באסו ונאנו	52,935		14,93		172,891	•						•	
% INC	2	3	2.0%		22%		24.1%	200.00	%L 7C	70.792	6	207.50		70 Ye	
POR/PAR	,	7eKEV	1.45				3.15		14.16	60.	2	02.0		200 OF	20.00
ACT vs BUD	0.000	\$ B(W)	24 885	2001	0.35		41.469		401,907	VC# 00	671,67	0760	n de la companya de l	115726	2017
		BUDGET	48.810	20.0	15.87	1	171.819		772,075		36,00	27.000	cio'n	200	322,050
BARARA		%	1 30				2.39		6.79		4.0		5	2000	K 2 77
		CTUAL	30000	22,323	20.00	2	130 350		370,169		7.425		8	47.0.00	8
		_				-	_	and a		-			tribution	_	-
		Key Labor Statistics AC		Total Hours			Table Management Manage		Total World Wares				۲	•	Total Benefits
		_				-7.8% Average wage rare		-21.5%			Total Overtine Premium		۲		3.7%. Total Benefits
ľ		Key Labor Statistics		Total Hours		%9.7.		2.34 -21.5%	Total Marie	W.C.DC 31.27	20 A CA	100	۲		Total Benefits
	%INC	c Rown WRFV DEC Key Labor Statistics		Total Hours				2.34 -21.5%	Total Marie		20 A CA	100	۲	2000 000	898 345%, 37%, Total Benefits 1 4
	LY PORIPAR %INC	WRFV DEC   Key Labor Statistics		2 787 2 258 1.36 59.5% Total Hours	10,10	14.85 (1.16)	(0)	(0.790 (2.335) 2.34 -21.0%	Total Monday	56,232 31,735 12.17 30.376	20 08 VB V	Z,329	T 100,000 100 010	3/8 3/0 0.14 100.04	24 72 808 34 5% 37% Total Benefits ( 2
	%INC/ ACT vs LY PORPAR %INC/	The Assessment Canal WREV DEC Key Labor Statistics		2.25.8 1.36 59.5% Total Hours	10,10	7.8%	(0)	9.9% (0.790 (2.335) 2.34 -21.5%	Month World	51.1% 56,232 31,735 12.17 30.37	202 CS	85.2% 2,329 2,002 0,04	T 500001 510 975 975	100.0% 3/8 3/9 0.14	
	%INC/ ACT vs LY PORPAR %INC/	The Assessment Canal WREV DEC Key Labor Statistics		2 787 2 258 1.36 59.5% Total Hours	10,10	14.85 (1.16)	(0)	2.34 -21.5%	Total Married Warren	10.84 51.1% 58,232 31,735 12.17 30.376	200 00 000 COC C	0.86 85.2% 2,529 2,002	T 320 014 100,0%	0.20 100.0% 3/8 3/8 0.14	22 cm
	ACT vs LY PORPAR %INC	The Assessment Canal WREV DEC Key Labor Statistics		136 59.5% TOURS	2000	7. (116)	(0.0)		Total Marie Wards	25.573 10.84 51.1% 58,232 31,735 12.17 30.37%	20 CO COC C COC C	1.418 0.85 85.2% 2,329 2,002 0.54	T 100,000 100 020 020 020 020 020 020 020 020	378 0.20 100.0% 3/8 3/9 0.14 100.0%	37% John 345% 37% Total Benefits 1
	%INC/ ACT vs LY PORPAR %INC/	A Rey Labor Statistics Rey Labor Statistics	WREV DEC LAST LAST	136 59.5% Total Hours	3,126 1,396 1.81	7.000	(0.11)	(2,335) 2,34 -2,15%	Age of the Control of	50.050 25.573 10.84 51.1% 56,232 31,755 12.17 30.57%	200 CO COC C CCC C	1.418 0.86 85.2% 2.528 2.002	T 100 044 100 045	378 0.20 100.0% 3/8 3/9 0.14 100.0%	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
	%INC/ ACT vs LY PORPAR %INC/	Key Labor Statistics	S B(W) WKEV DEC LEST CO.	1.36 59.5% Total Hours	2000	7.000	(0.0)	(2,335) 2,34 -2,15%	Total Marie Wards	25.573 10.84 51.1% 58,232 31,735 12.17 30.37%	200 CO COC C CCC C	1.418 0.85 85.2% 2,329 2,002 0.54	T 100 044 100 045	378 0.20 100.0% 3/8 3/9 0.14 100.0%	20 20 20 20 20 20 20 20 20 20 Total Benefits 1 2

	November 2019 - October 2020 Actual
Revenues:	
Rooms	\$2,152,886
F&B (Incl Market)	219,933
Other	20,659
	2,393,478
Department Expenses:	
Rooms	656,560
F&B (Incl Market)	132,324
Other	
	788,884
Departmental Profit	1,604,594
Undistributed Expenses:	
Information & Telecom	39,550
General & Administrative	360,943
Utilities	158,458
Prop Operations & Maint	167,252
Sales & Marketing	234,860
	961,062
Gross Operating Profit	643,532
GOP Margin	26.89%
Other Expenses:	
Base Management Fees	143,609
Replacement Reserve	119,674
Real Estate Taxes	219,347
Property Taxes Ground Rent	11,728
Chain Services	194,369
Insurance	46,356 18,882
Lease Payments	9,287
Non-Operating Expense	1,659
FF&E Loan Repayment	16,997
, , , , , , , , , , , , , , , , , , ,	781,907
Operating Profit	(138,375)
Addbacks:	
C2 Land Ground Rent	194,369
FF&E Loan Repayment	16,997
Net Operating Profit	72,991

169	-	% INC/	DEC	4.9% 2.4% 2.6%		1.3%	4. 4. 8. 9. 8. %	2.6%		4.2%	2.6%	% 0 %	% INC/	DEC	4.2%	19.0%	2662.2%	4. %	-84.3%	1.3%	100.0%	-1.3%	%0.0	17.4%	7.8%	%6.0-	12.1%	14.7%	3,8	-8.8%	3	-16.9%	0.0%	4 4	22.2%	-28.2%	.17.5%		%86		0.0%
Mimber of Rooms: 149		PORPAR	%REV	128.69 76.1% 43.8%									PORPAR	%REV	114.35	12.4	0,02	128.69	0.40	0.15	0.00	1.07	0.00	0.45	2.0%	9.68	0.00	0.61	34.6%	27.35		38.5%	0.00	17.0%	2.0%	34.5%	12 3%	8/3/50	48.5%		%0.0
			\$ B(W)	220,287 103,399 51,827	1.8	1.48	3.09	0.95	6.9				ACT vs LY F	\$ B(M)	168,265	47,191 (12,713)	17,544	220,287	(8,907)	(89)	9657	(482)	<b>%</b> 57	2,756	(3,089)	(326)	0	3,117	(7,344)	(64,866)	i	(21,110)	٥	(3,168)	(1,930)	(7,641)	(8,581)	fena(es)	3.040		0
			LAST YEAR	4,498,920 3,041,379 1 972,377	83.6%	115,53	73.51	36.27	43.8%	23.5%	34,960	34,604 54,385		LAST YEAR	3,997,676	433,727 66,858	629	4,498,920	13,853	5,213	8,249 627	37,341	0 76.761	15,831	79,114	36,957	0 00	21,213	171,680	956,297		90,372 25,746	٥	73,809	1888	29,139	53,227	166,282	31.062	2000	-
	<u> </u>	ğ	DEC	3.9%		1.6%	3,7%	5.2%		*	1.8%	% C C C C C C C C C C C C C C C C C C C	% iNC/	+	3.7%	8.1%	36.0%	3,9%	-61.5%	%1.0	20 0 20 0 20 0 20 0 20 0	-1.6%	0.0% 4.0%	15.7%	2.7%	%	96.0	15.4%	2.2%	0.1%		-27.7%	0.0%	13,1%	145.8%	.6.8%	6.7%	9/ <del>4</del> - /-	40 Rek	200	1
	YEAR TO DATE	PORPAR	%REV	128.92 74.5%									POR/PAR	- 1	113.98	12.63	0.38	128.92	0.40	0.15	0.23	1.06	0.00	0.44	2.0%	0.67	8.6	15.73	33.0%	29.01		38.7% 27.4%	0.00	19.9%	2.8%	33.4%	13.0%	48.8% 48.5%	46 1%	8 0	
		٩	\$ B(W)	175,941 150,376	1.3	1.84	2.74	1.83	0.5				ACT vs BUD P		149,117	35,996 (13,992)	4.820	175,941	(8,663)	80	822	(280)	8 4	2,432	(2,128)	155	0	3,365	4,015	1,259		(24,171)	î o	11,608	(2,823)	(2,330)	(3,887)	(22,840)	3 380	2022	
			BUDGET	4,543,266 2,994,401	64,1%	115.14	73.86	85.38 86.38	42.4%	58.6%	35,241	34,885 54,385	×	BUDGET	4,016,824	444,923 68,137	13,383	4,543,266	14,096	5,286	8,105	37,233	0 00	15,506	80,075	36,438	0	533,308	183,019	1,022,423		87,311 76.797	0	88,585	1,934	34,450	57,900	309,655	0.444	01,411	
		Ļ	% REV	131.52	8. 6.						<del></del>	n	PORIPAR		116.10	13.40	0.51	131.52	0.63	0.15	0.20	1.05	000	0.38	2.0%	79.0	0.00	14.82	32.5%	28.46		43.7%	0.00	16.0%	,0% %	39.8%	12.8%	69.1%	70.73	27,0%	
gford		8	ACTUAL %	3,144,777	65.5%	116.99	76.60	37.22	42.9%	ţ	35,882	35,610 54,385	)A	ACTUAL 3	4,165,941	54.144	18.203	4,719,207	22 780	5,280	7,283	37,823	(Se)	13,074	82,203	38,283	0	531,939	179,004	1,021,164		111,482	o N	76,977	4,757	38,780	61,787	332,495		220,027	
31 ~ Courtyard NA Mgd / 31175 ~ Wallingford 51 ~ Courtyard NA Mgd / 31175 ~ Wallingford For Month of December, 2018 in USD			KEY STATISTICS	TOTAL SALES ROOMS DEPT, PROFIT	GROSS OPERATING PROFIT	AVERAGE RATE	ROOM REV PAR	TOTAL REV PAR	GROSS OPERATING PROFIT MARGIN	FLOW THRU CALCULATION	OCCUPIED ROOMS	ROOMS SOLD TOTAL ROOMS		OPERATING RESULTS	\$ALES Rooms	Food & Beverage	Other	TOTAL SALES	ROOMS CONTROLLABLES	Cleaning Supplies	Laundry	Guest Supplies	•	Reservation Cost Cluster Reservation Cost		Walked Goost FTG In-Room Services		Hounty Wages	ě	Rooms Other TOTAL ROOMS CONT.	F&B CONTROLLABLES		Beverage Cost Management Wages			Service Charge Distribution Benefits/Bonus % Wages		TOTAL FAB CONT.		Market Expense	
		% INC	紹	-8.7% -33.7%	33.0%	4.7%	10.0%	-8.7%	8 2 2 2 2		5.9%	5.5%	6/ INC.	DEC.	-10.0%	-2.6%	267.71	8.78	1	26.8%	-25.0%	23.2%	0.0%	24 1%	-19.2%	-170.4%	%0.0	-70.6%	-59.3%	34.9%		92.5%	-83.7%	14.1%	-387.5%	21.4%	65.2%	23.1%	Ш	30.7%	
		PORPAR	%REV	119,48	33.1%								0,000	*CROPAR	104.05	13.16	) Y	119.48	Ş	0.15	0.26	0.00	00.0	1,8%	2.0%	0.03	0.0	15.54	33.6%	30.33		8.0%	26.3%	15.2%	0.2%	31.6%	13.8%	52.6%	11	49.8%	
		- 1	* B(W)	(24,450)	(30,861)	4 -28 4 -28	\$ 32	-5.29	5 5 8 8				- 1	S BIWN	24 567)	(797)	g s	(24,450)		93 93 93	(156)	0 %	9 0	388	(954)	(245)	; o	(25,927)	7,587)	(34,111)		1,311	(1,442)	888	(199)	1,111	2,790	3,780		(760)	
			AST YEAR	282,332	93,560	50.6% 405.28	53.23	61.12	33.1%	-26.2%	1,52	2,336		AST VEAR		31,101	4,969	282,332	!	2,467	625	0 002.0	90	4,450	4,967	144	8,	36,717	1,308	265		1,418	1,724	4 724	53	2,021	4,281	16,369		2,475	
		NONTH S. INC.	DEC	.8.8% .33.5%	-32.8%	767	10.5%	-8.8%	-32.8%		13.2%	80.0		% INC	3	0.6%	26.3%	.52.6%		35.8%	42.9%	%0.0	%0.0 %0.0	22.7%	-12.2%	-81.7%	4 8 8	-58.2%	13.2%	56.9%		98.1%	-72.0%	32.1%	-384.8%	52.5%	60.2%	42.6%		-52.2%	
		CURRENT MONTH		119.00	33.0%									ORPAR	79V97	12.68		119.00		0.40	0.23	0.0	8 8	2.1%	2.1%	0 00	9.6	16.66	31.6%	30.92		35.4%	27.4%	00.00	0.2%	6.4%	12.4%	72.8%	,	46.1%	
		414	ACT VS BUD +	(24,975)	(30,658)	F 6	5.60	-5.41	9.64	P				ACT vs BUD POR/PAR	(A) 0 e	(25,806) 175	121	(24,975)		(911)	(234)	0	(3/g) (3/g)	1,192	642)	(175)	(1,387)	(23,053)	174	228	(ariana)	5,574	(1,326)	3 6	(199)	900,	2 259	9,356		(1,109)	
			BUDGET	282,857	93,356	20.9%	105.18	61.24	20.21	-22.8%	64.	2,377 2,350 4,619			BODGEI	30 129	4,611	282,857		951	S47	•	2,520	6,253	5,279	214	3,095	39,592	1,316	400		5,680	1,840	0 479	52	1,916	2,733	21,945		2,126	
			PORVPAR % REV 8	116.01	24.3%										Ł	13.63	2.62	116.01		9.0	0.20	000	130	.8%	0.28	0.08	6.97	28.18	11.00	000	60	%9'0	45.B%	800	0.8%	3.0%	20.0%	41.5%		55.6%	
			ACTUAL P		62,699	47.8%	10028	55.83	13.57	24.3%	6	2,223	L		1	30,304	5,822	257,882		1,882	£ 16	•	2,895	4,061	628	389	4,482	62,644	1,142	172	105,789	90	3,166	0	250	910	2,810	12,589		3,235	

отъ: 149	ſ	DEC DEC	3.4%	3.4%		33.1%	%0.0	12.4%	15.1%	-28.6%	-18.1%	2.5%	342.2%	3864 7%	8.6%	-139.6%	2 2	51.5%	2.6%	20.7%	8.4%	38.4%	ę ę	*18.5%	-10.1%	0.0%	% %	-20.0%	-12.6%	1.4%	1,2%	-10.0%	% /4 % 4	-10.3%		-25.4%	4 4 % 2 %	%6.6	-5.5%	% % 0 0	9,00	900	% o o	%0.0	11.2%	2	2.8%
Number of Rooms; 149	ļ	PORPAR %	76.1% 34.8% 53.5%	1		0.78	0.00	0.26	134		0.10											0.41		3.23	1,15	000	5.85	1.59	69'0	0.45	080	0.01	30.4%	3.97		0,12	2.0%	2.88	3.28	000	000	0.00	0 0	0.0%	7.3%	2	43.8%
	1	ACT vs LY P	103,399 (2,413) (9,673)	108,856		14,032	0	1,759	10,210	(4.730)	(1,027)	2,969	02 (315)	(7,399)	245	(5,713)	(608)	280	4,290	2,930	(6,158)	(8,669)	(22,906)	(20,888)	(4,068)	6,909	(18,045)	(17 346)	(4,738)	347	288	(67)	(1,012)	(22,360)		(1,067)	(3,365)	9,926	(6,268)	0 (60%)	(694)	0	00		(3828)	leze'e)	51.827
		LAST YEAR	3,041,379 150,836 35,795	3,228,669		42,349	0	14,142	67,519	R 048	5,674	120,500	g <u>t</u>	27	2,830	4,093	6.654 4.00	1,128	163,938	31,107	73,572	22,551	446,048	112,918	40,359	44,272	197,549	86 556	37,533	24,628	49.032	675	15,113	216,089		4,193	79,954	100,698	114,707	0 0	• 0	٥	00	9 0	5,334	250,000	1 077 777
	<u> </u>	3	5.0% 9.7% -28.9%	8.0%		39.6%	%0.0 %0.0	-5.8%	18.0%	260 27	4 4 5 8 1 2 8	3,4%	%0.0	%0.0	-29.3%	-106.4%	-32.0%	66.5%	1.0%	-11.9%	-13.1%	-27.1%	8.2%	-11.2%	-11.2%	-16.0% 0.0%	-12.0%	-17 9%	-17.7%	4.3%	2,7%	-10.0%	4.8%	.9.5%		6.7%	-3.7%	8.5%	2.3%	8 8	950.0	0.0%	%00	8 8 5 6 6 6	31.9%	7.4.70	ļ
	YEAR TO DATE	ORJPAR %REV	74.5% 30.4% 53.9%	70.0%		0.86	00.0	0.22	<b>1</b> 28	ç	0.09	2.7%	0.0%	000	0.0	0.09	0.10	0.03	2.96	0.46	36.9%	0.45	8.5%	3.42	1.13	6.0 6.00	5.46	69	99.0	0.47	0.00	0.0	30.5%	4.01		0.16	2.0%	283	3.51	9 9	0.00	0.00	8 8	0.00	0.25	8 6''	
		ACT vs BUD PC \$ B(W)	150,376 13,156 (10,603)	4,620		18,587	(27°(°)	(682)	12,582	1000	(2,051)	4.133	O 1	(7,474)	(286)	(2,056)	(1,762)	1,084	1,599	(3,002)	(9,259)	(6,650)	(35,516)	(13,435)	(4,467)	(5,158) 0	(23,058)	(145.784)	(6,361)	1,083	0 %	(67)	(738)	(20,589)		379	(2,982)	8.816	2,888	0 600	(694)		0 6		2,773	a,540	
		BUDGET	2,994,401 135,268 36,726	3,179,777		46,904	)37'L 0	11,700	068*69		4,650	121,663	0	ņ 4 0	2,000	4,750	5,500	1,200	161,248	25,175	70,471	24,560	433,438	120,371	39,958	32,207 0	192,536	ç	35,911	25,364	0 60	675	15,387	217.860		6,639	80,336	23,234	123,863	0 0		0	0 (	00	8,702	341,363	
		PORPAR % REV	75,5% 30,9% 48,2%	70.0%		0.52	0.00	0.23	1,05	7	0.12	2.5%	0.0%	10.0	0.05	0.18	0.13	0.00	2.84	0.52	41.2%	0.57	%6' <del>6</del>	3.73	1.24	2000	6.04	ç	0.78	0.45	000	9 6	32.8%	4.38		0.15	2.0%	2.53	3.37	0.00	0.02	0.00	0.00	0.0%	21.0	7.1%	
ingford		ACTUAL	3,144,777 148,423 28,122	18,203		28,317	16,609	12,382	806,72		6.701	117,531	0 ;	53/	2.586	9,806	7,262	547	159,649	28,177	295,2	31,220	468,954	133.806	44,425	37,363	215,594	000	103,502	24,281	0 00	742	16,125	2,692		5.260	83,319	25,638	120,975	- 1	634	•	0	00	5,929	333,016	
31 ~ Courtyard NA Mgd / 31115 ~ Vallingrond For Month of December, 2018 in USD		OPERATING RESULTS	rooms dept. Profit f & 8 dept. Profit market profit	OTHER DEPT. PROFIT TOTAL DEPARTMENT PROFIT	INFORMATION & TELECOM SYSTEMS	Guest Communications	FTG Internet Mounty Wages	(8.TS Other	TOTAL ISTS CONT.	ADMIN & GEN CONTROLLABLES	Office Supplies Travel	Credit and Collection	Bad Debt	Postage	Outside Labor Services Training	Uniforms	Employee Relations	Chargebacks	Iransportationivan Expense Management Wages	Hourly Wages	Overtime Premium Benefits/Bonus % Wages	A&GOther	TOTAL A&G CONT.	UTILITES			TOTAL UTILITIES	PROP OPERATIONS AND MAINT	POSM Contract	Cluster Engineering	Management Wages	Hourly Wages Overfire Premium	Benefits/Bonus % Wages	POSM Other		Comp Services and Gifts		Marketing & eCommerce	ĕ	-	Travel Marketter Trainles	_		Overtime Premium Renefft-/Rongs % Wages	Ì		
		% INC/ DEC	33.7% 20.3% 3.8%	15.5%		98.5%	-1010.7%	-32.3%	-1.0%		57.9%	15.8%	0.0%	0.0%	80.0%	60,7%	-81.9%	-65,3%	4.8%	563.2%	60.5%	161.6%	81.6%	761.05	-3.1%	13.8%	41.4%	-,	33.1%	24.4%	0.0%	12.5%	11.2%	-373.1%	2	376 4 92	10.0%	-23.4%	-15.2%	0.0%	800	0.0%	0.0%	90.0%	270.0%	39.0%	
·		PORIPAR %REV	70.8% 47.4% 50.2%	100.0%		1.03	0.0	0.15	1.27		0.19	2.9%	960.0	0.00	0.00	0.13	0.29	0.05	0.00	0.82	23.0%	0.19	12.2%	;	2.25	2.14	7.70		1,37	0.41	0.00	0.56	47.2%	2005	ţ	5	2.0%	0.49	4.13	0.00	0.00	000	0.00	0.00	0.10	8.4%	
;		ACT vs LY P. \$ B(W)	(58,678) 2,983	60 (55,541)		4,685	(4,507)	(218)	(09)		514	282	0	6	0 ?	ž 2	(1,079)	(156)	8 8	21,257	(228)	1,411	28,078	(alto e)	(6,00)	689	(7,543)		(2,104)	(2.843) 461	0	(323)	138	(292)	(reporte)	9	491	(270)	10,956		0 5	ǰ		0	648	9,238	
		AC LAST YEAR		387		4,736	446	675	5,857		888	8.111	0	0	٥ ;	493	1,317	238	2 5	3,775	376	873	34,420		5,317	5,054	18,204		6,349	3,917	0	2,580	232,	2	190'01	ş	4,918	1,151	7,347			00	, 0	0 0	240	23,702	
	MAH		* * *	-52.6%		98.2%	410.6%	8 4%	41.1%		19.1%	0.0% % %	90.0	85.5%	%0.0	%0.0 %0.0	40.9%	-294.8%	100.0%	841 1%	80.5% 70.5%	134.4%	79.2%	;	30.53 20.05	-67.2%	-57.7%		-50.7%	77.3%	0.0%	-25.7%	1.6%	-364.8%	% e		10.5%	22.3%	149.4%	%0.0	%0.0	%0.0	800	%0.0	155.2%	42.8%	_
	URRENT MC	PORPAR % INC!	70.3% 27.2% 53.9%	100.0%			0.21		1		0 0	0.00	%0.0	0.04	0.00	8 8	0.37	0.02	0.03	0.45	0.08	0.34	10.8%	;	3.51	1.10	6.87		1,21	0.62	0.00	0.50	67.5%	0.02	3,02	:	0.16 2.0%	0.77	3.07	000	0 0 0	8 8	8 8	0.00	0.0%	8.8%	
		ACT VS BUD PC	(58,166) 9,531	(49 028)	(nun)on)	3,838	(3,983)	۵ ډ	(63)		8	(82)	g o	33	0	(159)	(969)	(582)	139	19,561	82	2,578	24,198	:	(7,561)	(1,749)	(9.420)		(2,842)	(4,015)	9 °	(283)	~ ⊈	(281)	(7,157)		(1,010)	407	10,911	6 0	0	£		. 0	1,147	10,813	
		BUDGET	92.25.29	941	103,437	3,909	970	- }	5,854		462	0 %	8, T,	46	0	٥ (	202	100	139	2,342	376	3,356	30,540		8,351	2,605	16.327		5,611	2,845	90	2,310	8 5	72	13,943		380	1,828	7,302	480,UT	0	۰ ،	9 0	00	739	25,277	
		POSUPAR % REV BU	<u></u>			0.02	1.07	000	1.28		90.0	20.0	2.6% 0.0%	0.00	0.00	0.03	0.00	6,03	0.00	3.78	0.13	-15.8%	2.5%		7.16	1.96	000	1	1.83	6.49	000	0.63	0.01	0.07	4.57		200	0.64	-1.62	8 8	8	0.00	8 6	8 8	9.00 8.00 8.00 8.00	5.6%	-
		g &	1						893 5,917							159							╛				0						_	332	_				•		_	_		00	0 2	9	

									Marriott International, Inc. NSB Pet. Report 31 ~ Courtyard NA Mgd / 311F5 ~ Wallingford For Month of December, 2018	ulingford 8								Run Time: 02:08:39	02:08:39
Comparison   Com																		Number of Ro	oms: 149
				HENOM THE										FEAR TO DAT	ايو		- 1	- 1	
Column   C		ACT	s sup POR/P.	-			PORPAR	% INC	OX ELGEN CARGONICA	_									6 INC/ DEC
Column   C	вирает	"	8%	١		"	7	1	GROSS OPERATING PROFIT	1 8	*	8	99,514	42.4%	5,2%	1,972,377	\$1,827	43.8%	2.6%
1,489   6,084   6,084   6,09	93,356											;			9	300.000	112 247	80%	ž Y
Column   C	16,971					1,4			Base Management Fees	283,152	%0.0 %0.0	272,596	(10,556)	6.0% 0.0%	% 0.0 %	0	0	0.0%	0.0
Color   Colo									Franchiso Fees	. 0	%0.0	. 0	6	0.0%	0.0%	0	0	0.0%	90.0
1,489   1,500   1,407   1,40	-								Incentive Management Fees	0	%0.0	0	0	%0.0	%0.0	360 016	(43.247)	0.0% 8.0%	4.9%
Column   C	18,971			ļ					TOTAL MANAGEMENT FEES	283,152		272,596	(966,01)	80.0	27.9%	006'687	(113)		
1.5   1.5	76.385		İ			Ш	li		INCOME BEFORE NON-OP INC & EXP	1,741,052		1,652,094	88,958	36.4%	5.4%	1,702,442	38,610	37.8%	2.3%
1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,		1							NON-OP INC & EXP DETAIL	153,000	y	912 619	7.388	86	3.4%	206.189	(3,442)	3.79	-1.7%
17    0.25	18,08								Real Estate lax	11.620	0.21	11,861	241	0.22	2.0%	11,628	6	0.21	0.1%
10	88								Prior Year Adi Tax	٥	0.00	o	0	0.00	0.0%	٥	0		0.0%
13   10   10   10   10   10   10   10								ñ	Guest Accidents	450	0.01	0	(450)	0.00	%00	. 40	(410)	•	1025.0%
(25)         1.55         1.55         1.55         1.55         (1.55)	à								Casualty Insurance	13,830	0.25	13,216	(614)	9.24	4 6%	13,493	(10.633)	3.37	5.8%
Control   Cont	15,12								Land Rent	193,915	53.	87.685	(1,036)	9.	-1.2%	85,479	(3,242)	1,57	-3.B%
(1220) 0.00%	5.45							•	Lease Payments	16,081	0.30	11,100	(4,981)	0.20	44.9%	11,100	(4,981)	0.20	44.9%
(1,729) 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0	63							•	Property Insurance	2,546	0.05	2,200	(345)	900	.15.7%	2,028	(517)	9 S	-25.5%
1, 294   17.5%   2.6%	-						_		Over/Under Sales Tax	4,073	% :	0 1	(4,073)	%0.0	80.0	670	(3,403)	% 00.0	208.5%
(1) (17) (18) (18) (18) (18) (18) (18) (18) (18					%	0			Prior Year Adjustment	0 (	00.0	0	Þ	8 6	8 %	338.953	174.280	8.23	51.4%
1,284   175 kt   2 6 kt   895 18   21,244   24,65k   20 5 kt   19   19   10   10   10   10   10   10	7.								Loan Ropayment/CAM Charges	1.807	200	1,697	(110)	0.03	-6.5%	1,697	(110)	0.03	-6.5%
Column   C	٦		ľ	Ί	Ì	ì	ļ		TOTAL NON-OP INC & EXPS	707,348	15.0%	694,997	(12,350)	0.15	-1.8%	854,560	147,214	0.19	17.2%
17.875   9.5%   104.1%   7.044   (8.151)   2.5%   145.7%   EBITDA Excluding Owner Expenses   1,033,705   21.5%   9.5%   17.850   21.1%   8.0%   847,881   158,884   18.8%   227,885   18.8%   227,885   18.8%   227,885   18.8%   227,885   19.8%   227,885   14.117   1.223   5.0%   8.7%   8.0%   EBITDA Excluding Owner Expenses   1,033,705   21.5%   9.5%   14.117   1.233   5.0%   8.7%   8.0%   EBITDA Excluding Owner Expenses   1,033,705   21.9%   9.5%   7.044   8.151   2.5%   -115.7%   8.0%   EBITDA Excluding Owner Expenses   1,033,705   27.9%   9.5%   7.044   8.151   2.5%   -115.7%   8.0%   EBITDA Excluding Owner Expenses   1,033,705   27.9%   9.5%   7.044   8.151   2.5%   -115.7%   8.0%   EBITDA Excluding Owner Expenses   1,033,705   27.153   8.7%   3.5%	¥		l				1												
0         0.00         0.	8			ı				1	1 1	1,033,705	21.9%	780,728	76,608	21.1%	8.0%	847,881	185,824	18.8%	21.9%
Column   C		l							200		9	c	G	000	%0.0	0	0	0.00	0.0%
0 0.00 0.0% 0.0% 0.0% 0.00 0.0% The Comment Expense 0 0.00 0.00 0.0% 0.00 0.0% The Comment Expense 0 0.00 0.00 0.0% 0.00			0		3%						000	, 0	0	0.00	0.0%	0	o	0.00	0.0%
0 0.00 0.0% 0 0.0% 0.0% 0.0% 1.0% 1.0% 1		0	0		% 3						000	•	٥	0.00	%0.0	0	0	0.0	0.0%
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		0	0		£ 3					0	0.00	0	0	0.00	9600	0	0	0.00	0.0%
0 0.00 0.0% 0.0% 0.0% 0.0% 0.0% Land Percentige Rest EXP 0 0.00 0.00 0.0% 0.0% 0.0% 0.0% 0.0% 0		۰ ،	0 0		8 %						0.00	0	0	0.00	%0.0	0 (	0 0	0.00	80.0
0 0.00 0.0% 0 0 0.00 0.0% OWNER EXPENSES 0 0 0.00 0.0% STATES ENTER ENTE		• •			3%					•	000			8 6	2 2			0.00	0.0%
(27,875) 9.5% -104,1% 7,044 (8,151) 2.5% -115,7% EGITDA 1,033,705 21,9% 657,007 76,508 21,1% 8.0% 847,881 185,824 18.8% 12.24 6.0% 1,034,105 1.24 5.0% 8.5% 14,17 1,23 5.0% 8.7% REPLACEMENT RESERVE 255,960 5.0% 227,163 6.797 5.0% 3.9% 224,946 (11,014) 6.0% 1,249 5.0% 8.5% 14,177 1,223 5.0% 8.8% EBITDA MESS REPLACEMENT RESERVE 797,745 16.5% 773,334 67,311 16.1% 9.3% 622,335 174,810 13.8%		. 0	0		3%						3	>	>		2	•			
1,246 5,0% 8.8% 14,117 1,223 5,0% 8,7% REPLACEMENT RESERVE 235,960 5,0% 227,163 8,797 5,0% 3,3% 224,946 [11,014] 5,0% 1,00% 1,	2	-		1			'		GBITDA	1,033,705	21.9%	160,726	76,608	21.1%	8.0%	347,881	185,824	18.8%	21.9%
1,249 5,0% 8,8% 14,117 1,223 5,0% 8,7% REPLACEMENT RESERVE 250,700 07.71 16,1% 9,3% 82,535 174,810 13,8%			ļ	Į.						000 300	7604	227 163	4.797	80%	3.9%	224,948	(11,014)	2.0%	4.8%
13.8% 10.00	[#]	143								235,860	670,6	561,103	200						
7 A TO THE PART OF	ļ	-	١	ı		1	l	ļ	EBITDA less REPLACEMENT RESERVE	L	16.9%	729,934	67,811	16,1%	9.3%	622,935	174,810	13.8%	28.1%

}	ပ္သ	-6.9%	-2.0%	2.6%	×1.6	-2.6%	22%	-7.7%	
	٩	1.31	-	3.01	11.55	0.81	Ċ	34.9%	
	%REV		· 66`						
1 A	\$ B(W)	(3,17)	(0.28)	4,29(	(57,25)	(744)	(1,93	(22,15	
	LASTYEAR	45,849	13.70	163,938	628,277	28,412	8,681	289,484	
Š	DEC		2.3%	1.0%	9,9	86	16.3%	-2.7%	
PORPAR	%REV	1.38		2.96	12.81	0.81	0.36	33.7%	
ACT WS BUD		144)	0.33	1,599	11,345	(823)	2,066	(8,312)	
	BUDGET	48.678	14.32	161.248	696.872	28.517	12.678	303,327	
OR/PAR	% REV	4 27	1	2.84	12.61	180	030	35.2%	
_	ACTUAL	ş	13.98	159 649	685 527	29 157	10.613	311,639	
	Vor.   shor Statistics	Not Labor burns	Total Hours	Average ways name	Total Maliagoniene	sogery (international	moderate recommendation	Total Penetts	
10 M	3 6		2	2 2	g 6	5 1	-14.770	32.0%	W 1.77
4000	PORPAR	%KEV	1.52	1	207	8 1	0.75	93.0	R
l.	٠,	\$ B(W)	(167)	(0.56)	63	(4,325)	(5228)	1,111	(4,363)
		LAST YEAR	3,595	13.30	13,228	47.796	1,786	2,021	171,02
		DEC	-5.9%	1.4%	-2.1%	4.3%	-14.1%	\$2.5%	-23.0%
	ORPAR	%REV	1,49		2.67	10.82	0 75	0.81	30.5%
	ACT vs BUD PORVPAR	\$ B(W)	(602)	0.20	(255)	(2,166)	(251)	1,008	(4,633)
	ď	BUDGET	3,553	14.06	12,342	49,955	1,774	1,918	20,122
	PORIPAR	" REV	169		2,73	11.28	0.91	0.41	36.6%
	-	TIMI	3762	13.88	12597	52121	2025	9.0	24,755



## STR # 27519 / Created October 19, 2020

## Monthly STAR Report: Courtyard New Haven Wallingford

For the Month of, September 2020

Currency US Dollar / Competitive Set Data Excludes Subject Property

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# Tab 2 - Monthly Performance at a Glance - My Property vs. Competitive Set

Monthly Competitive Set Data Excludes Subject Property Phone: (203) 284-9400 Wallingford, CT 06492-1946 Owner: Clarion Partners Date Created: October 19, 2020 600 Northrop Rd MgtCo: None ChainID: HVNWA Courtyard New Haven Wallingford For the Month of: September 2020 STR # 27519

	ŏ	Occupancy (%)	(%)		ADR		œ	RevPAR	
	My Prop	My Prop Comp Set Index (MPI)	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	45.7	36.8	124.2	95.78	93.44	102.5	43.82	34.42	127.3
Year To Date	35.2	35.2	92.7	96.08	97.07	105.5	33.79	34.56	97.8
Running 3 Month	49.8	43.0	115.8	95.86	93.44	102.6	47.76	40.19	118.8
Running 12 Month	44.4	44.4	99.4	100.96	94.81	106.5	44.81	42.35	105.8

	O	Occupancy			ADR		œ	RevPAR	
	My Prop	Comp Set Index (MPI)	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	-36.4	44.8	15.2	-17.3	-11.4	-6.7	-47.4	-51.1	7.5
Year To Date	45.8	45.8	2.5-	-17.8	12.9		-55.5	-50.0	-11.0
Running 3 Month	-31.6	-39.2	12.4	-18.6	-12.1	-7.4	-44.3	-46.5	4.1
Running 12 Month	.32.3	.32.3 -31.8	-0.7	-12.7	-8.5	<b>7.0</b>	40.9	-37.5	-5.3

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Tab 3 - STAR Summary - My Property vs. Comp Set and Industry Segments Wallingford, CT 06492-1946 Phone: (203) 284-9400

Courtyard New Haven Wallingford 600 Northrop Rd

Owner: Clarion Partners

MgtCo: None

STR # 27519 ChainID: HVNWA For the Month of: September 2020

Date Created: October 19, 2020

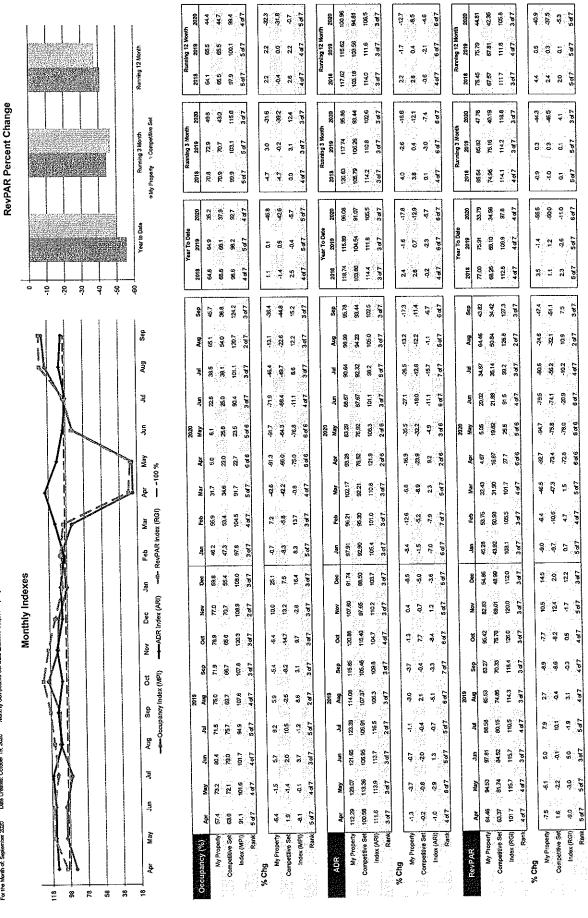
Monthly Competitive Set Data Excludes Subject Property

				Occupancy (%)	cv (%)					3	Supply	
	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Countyard New Haven Wallingford Market: Connecticut Area	45.7	-36.4	35.2	-45.8 -35.5	49.8 50.2	-31.6 -30.5	44.4	-32.3	0.0	0.4 3.8	0.0	0.3
Market Class: Upscale Class Sulmarket: New HavenMaterhine CT	48.6	-33.9	1.44	-35.7	52.7	6.05	50.1	-26.1	-1.9		4 6	-3.0
Submarket Scale: Upscale Chains	44.4	44.7	45.3	6, 8, 6, 8,	53.5	3.5	7 ×0 5 Ar 13	-28.2	10.7		0.7	0.2
				Average Daily Rate	ally Rate	4.00		0 6	0.0	-4-II Deman	and	-3.1
	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Courtyard New Haven Wallingford	95.78	-17.3	96.08	-17.8	95.86	-18.6	100.96	-12.7	-36.4	-45.6	-31.6	-32.1
Market: Connecticut Area	105.63	-15,5	101.60	-15.7	108.13	-14.6	107.38	-10.5	-32.3	-37.9	31.6	-28.5
Market Class: Upscale Class Submarket: New Haven/Waterbury, CT	109.97 98.91	-16.7	110.08 92.94	-13.7	112.23 98.93	-14.6	116.07	-8.8 -10.2	-35.2	88.5 8.5 1.85	-33.8 -29.3	-28.4
Submarket Scale: Upscale Chains Competitive Set: Competitors	113.16 93.44	-21.5	113.83 91,07	-20.3	113.30 93.44	-22.0	123.46 94.81	-13.3 8.5	-38.8 -44.8	-40.0 -45.0	-34.0	-29.1
				RevPAR	٩R					Reven	enu	
	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	Month % Chg	YTD % Chg	Run 3 Mon % I	Run 12 Mon % Chg
Courtyard New Haven Wallingford Market: Connecticut Area	43.82	47.4	33.79	-55.5	47.76	44.3	49.40	40.9 46.3	47.4	-55.3	-44.3	40.7
SS	53.43	4 4	48.56	24.5	59.16 50.48	0.14	58.16	-32.6	-46.0	47.3	43.5	<u>\$</u>
Submarket Scale: Upscale Chains Competitive Set: Competitors	50 Z1 34 42		51.59	51.3	60.62 40.49	48.2	63.92	9 9 k	-52.0 -52.0	22.5 -52.2	5. 2. 4. 4. 5. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7.	38.5
, and a second s			Cens	Census/Sample - Properties & Rooms	perties & Roor					Pipeline	COL	
		Census			Sample		Sample %	%		Market: Connecticut Area	cticut Area	
	Properties	rties	Rooms	Properties	ies	Rooms	Rooms	ø	Under Construction	struction	Planning	90
Market: Connecticut Area		237	25578		146	17183		67.2	Properties		Properties	Rooms
Market Class: Upscale Class		52	7,000	1 - "2	24 5	5551		86.1	8	290	13	1362
Submarket Scale: Upscale Chains		<u> </u>	2005		5	2005		100.0	See	See Help page for pipeline definitions.	peline definitions	
Competitive Set: Competitors		6	782	***************************************	9	782		100.0				

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Tab 4 - Competitive Set Report

Phone: (203) 284-9400		For the Morth of September 2020 Date Created: October 19, 2020 Morthly Competitive Set Date Excludes Subject Property
€.	STR # 27519 ChainID: HVNWA MatCo: None Owner: Clarion Partners	ober 19, 2020 Monthly Comp
600 Northrop Rd	MgtCo: None	Date Created: Octo
New Havon Wellingford	519 ChairID: HVNVA	arth of: September 2020
Courtyard	STR # 275	For the Mc



### Tab 5 - Response Report

Phone: (203) 284-9400 Wallingford, CT 06492-1946 Owner: Clarion Partners Date Created: October 19, 2020 600 Northrop Rd MgtCo: None STR # 27519 ChainID: HVNWA Courtyard New Haven Wallingford For the Month of, September 2020

Sep 7th - Labor Day This Year

Sep 19 - Rosh Hashanah Sep 28th - Yom Kippur

Sept 30th - Rosh Hashanah

Sep 2nd - Labor Day

Last Year

September 2019 (Last Year)

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> 197406 198506 198805 198608 199004 198605 200507 Open Date 116 49 43 124 8 145 5 931 Rooms (203) 235-5154 Zip Phone 06492-1946 (203) 284-9400 (203) 269-6700 (860) 635-1001 (203) 238-2380 06492-2555 (203) 284-2600 (203) 284-0001 06473-1305 06450-4732 06416-1015 06450-7124 06492-2555 North Haven, CT Wallingford, CT Wallingford, CT Homewood Suites by Hilton Wallingford-Meriden | Wallingford, CT Cromwell, CT Meriden, CT Meriden, CT City, State Fairfield Inn New Haven Wallingford Courtyard New Haven Wallingford Four Points by Sheraton Meriden Best Western Plus North Haven Courtyard Hartford Cromwell Red Roof Inn Meriden 27519 11118 21220 12289 23725 53580 7618

•••••••••••••• • • • • •••••••••••••• 2020 •••••••••••• 2019 2018

O = Monthly Only Data received;

Monthly & Daily

# Monthly STAR Report: Courtyard New Haven Wallingford

For the Month of: December 2019 Currency: US Dollar / Competitive Set Data Excludes Subject Property

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Segmentation Response Report	20 Help

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# Tab 2 - Monthly Performance at a Glance - My Property vs. Competitive Set

Monthly Competitive Set Data Excludes Subject Property Phone: (203) 284-9400 Wallingford, CT 06492-1946 Owner: Clarion Partners Date Created: January 17, 2020 600 Northrop Rd MgtCo: None ChainID: HVNWA Courtyard New Haven Wallingford For the Month of: December 2019 STR # 27519

	ŏ	Occupancy (%)	(%)		ADR			RevPAR	
	My Prop	My Prop Comp Set Index (MPI)	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	59.8	55.4	108.0	91.74	88.50	103.7	54.86	48.99	112.0
Year To Date	2.99	66.7 65.5	101.8	114.50	103.70	110 2	76.35	67.95	112.4
Running 3 Month	71.8	63.8	112.6	108.07	101.12	106.9	77.65	64.52	120.3
Running 12 Month	66.7	66.7 65.5	101.8	114.50	103.70	110.4	76.35	67.95	112.4

	Ŭ	Occupancy	>		ADR			RevPAR	
	My Prop	My Prop Comp Set Index (MPI)	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	25.1	7.5	16.4	-8.5	-5.0	-3.6	14.5	2.0	12.2
Year To Date	1.8 0.5	0.5	1.4	-2.1	20	-2.8	-0.3		5.1-
Running 3 Month	6.7	0.3	6.4	-3.5	9.0	4.	3.0	6.0	2.1
Running 12 Month		90		-54	0.7	2.8	-0.3		-1.5

December 2019 vs. 2018 Percent Change (%)

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Tab 3 - STAR Summary - My Property vs. Comp Set and Industry Segments Phone: (203) 284-9400 Wallingford, CT 06492-1946

Owner: Clarion Partners

MgtCa: None

STR # 27519 ChainID: HVNWA

Courtyard New Haven Wallingford 600 Northrop Rd

STR # 27519 ChainID: HVNWA MgtCo For the Month of: December 2019 Date Cre	MgtCo: None Owner: Citat Date Created: January 17, 2020	5	als hly Competitive	Set Data Exclu	raturers Monthly Competitive Set Data Excludes Subject Property	oerty				7		
				Occupa	Occupancy (%)					Suppl	ply	
	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Courtyard New Haven Wallingford	59.8	25.1	66.7	1.8	71.8 59.7	6.7	66.7 62.7	0.4	0.0	0.0	0.0 1.1	0.00
Market Class: Upscale Class	100		68.1 1. 63.5		66.8 61.0	0.0	68.1 63.5	7 8	3.4	3.2	3.0	3.2
Submarket: New Havervivarerbury, Cr. Submarket Scale: Upscale Chains	55.1		72.9		89. S9	0.8	72.9	-1.6	10.7	1.0	0.0	1.0
Competitive Set: Competitors				Average	Daily Rate					Demand	and	
	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Courtyard New Haven Wallingford	91.74	8.5	114.50	-2.1	108.07	-3.5	114.50	7 7	25.1 1.9	8.1 4.1	6.7	
Market Class: Upscale Class				4.0-	127.16	0.7	127.60	0.4	8 4 8 8	2.1	2.0	2.1
Submarket, New Havert/Waterbury, CT Submarket Scale: Upscale Chains	- <b>-</b>			40.0		-0.5		-0.4	13.3	9. O.	5.3 0.3	0.5
Competitive Set: Competitors	00000			Rev	PAR		- S. K.			Revenue	ənu	
	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Countyard New Haven Wallingford	54.86	14.5	76.35	9.0-	77.65	3.0	76.35 75.32	e 0	14.5	0.3	3.0	6.0 0.3
Market Class: Upscale Class	64.55			-1.5	84.94	2.5	86.84 70.02	-1.5	6.3	7 4	9 6	7. 4.
Submarket: New haveinvious.	65.68		- 100 100	-2.0	97.74	-1.3	103.79 67.95	-2.0	11.5	9- 1	4.8	-1.0
Competitive set, Confessions				isus/Sample - I	Census/Sample - Properties & Rooms	smo				Pipeline	line	
		Census			Sample		% Sample %	% elc		Market: Conr	Market: Connecticut Area	
	Prog	Properties	Rooms	Prog	Properties	Rooms	Roc	Rooms	Under Construction	struction	Planning	ling
Market: Connecticut Area		236	25704		147	17704	. 175.	68	Properties	Rooms	Properties	Rooms
Market Class: Upscale Class Submarket: New HavenWaterbury, CT		K 8	6966		51	6054 5162		7.4.1	ee see	Help page for	See Help page for pipeline definitions	
Submarket Scale: Upscale Chains		<u>n</u> 6	2004		<u>c</u>	782		1000		i i i i i i i i i i i i i i i i i i i		

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Competitive Set: Competitors

Tab 4 - Competitive Set Report

Couryed New Henn Walfingted SD Nertroe Rd Walfingted, CT D6462-1946 Phone: (202) 294-9400

STR #27519 Camillo: HAWAN Mydon None Owner, Clarcon Partners
For the Month of December 2019 Date Cuested: January 17, 2020 Monthly Competitive Set Date Disclotes Subject Property

	AND AND AND AND AND AND AND AND AND AND	Running 12 Month
		Running 3 Morth #My Property A Computitive Set
		Year to Date
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		Apr May Jun Jul Aug Sep Oct Nov DecStevPAR Index (RGI)100 %
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Occupante 1 %	9	Aug	ŝ	8	NO.	ž	티	£	Mar	Apr	May	S.	콧	Ping	Sep	8	Νoγ	å	2027	2018 2019		2017 20	2018 2019	7102		2019
My Property	86.8	70.8	76.0	24	20.0	47.8	46.6	52.1	56.3	57.4	22	80.4	71.8	75.0	۲. و	6,87	0.77	898	9'89	65.5 66.7	7	_	67.3 71.8	88	88.5	7.99
Competitive Set		685 715 727	727	76.9	8	51.5	51.6	58.7	865	63.0	72	730	7.57	7.89	298.7	9.88	707	88	88	66.2 66.5		7.2	8.83	88	652	85.5
Index (MPI)		98.1	20.	168.7	112.1	928	8	<u>ه</u> .	925	<u>ج</u>	101.6	101.7	8	107.6	107.8	120.3	689	080	88	100.4 101.8		96.9	105.8 112.6	88	8	101.8
Rank	5017	5017	4017	4017 3017	307	6017	607 507	407	5017	5017	4017	4017	547	407	30.7	3017	2017	3017	647	447 547	7 6017	17. 467		6017	407	507
% Chg																										
My Property	8.5	7	4.	18.6	8.3	55	2	-11.8	1.8	9	-15	5.7	97	5.9	5.4	4.6	10.0	1.23	62	2.9 1.8	Ĺ 	5.8 8.5	5 6.7	[2	29	8,1
Competitive Set	47	48	29	25	-12.1	5.3	87	48 22	27	6,1	4	20	10.5	52	8.2	-14.7	13.2	7.5	37	-1.5 0.5	_	28 1.7		37		99
index (MPI)	0 9	0 5	1.5	7.47	2 23	-10.3	33 77	13.7	7 2	18 6	6	3.7	2 5	88 5	3.1	7.6	28	16.4	8	44		30 103	i,	ក		<b>3</b>
				1														3			ر ا		60	_ 	8	5
ADR		Americant described des		2018	-			Table and the Telephonese					2019							Year To Date		Running 3 Month	3 Month		Ruming 12 Month	bouth
	Ę	Aug	Sep	8	Nov	ž	F	Feb	Mar	Apr	May	틧	Ä	Aug	æ	8	Nov	ž	2017	2018 2019	2017	17 2018	\$ 2019	2017	2018	2019
My Property 124.79	124.79	117.65	120.34	122.48	107 15	100.28	106.88	110.14	109.59	112.29	128.07	27.65	123.39	114,08	115.85	120.88	107.60	91.74	115.53	116.99 114.50		114.13 111.98	70:001 86	115.53	116.99	114.50
Competitive Set 106.37	108.37	105.12	105.12 105.91 107.13	107.13	88.	88.2	94.27	94.27 100.49	1914	100.58	1838	106.85	105.91	107.37	105.46	115.40	99.78	88.50	2 25	102.99 103.70		191,29 100.53	53 101.12	10.22	102.99	103.70
Index (ARI) 117.3	117.3	111.9	113.6	114.3	108.9	107.6	113.4	109.6	583	111.6	113.9	113.7	116.5	106.3	109.8	5	110.2	103.7	114.1	113,6 110.4	4 112.7	2.7 111.4	.4 106.9	114.1	113.6	110.4
Rank	3047	307	3017	347	3017	347	30.7	3017	3047	3017	30/7	307	207	3017	3 of 7	4017	3017	347	3017	307 307	7 3647	7 307	7 3067	397	347	347
% Chg																					 			] ] ]		
My Property	8'9	4.	1.3	4	23	-4.7	64	12	4	£.	3.7	-0.7	Ŧ	30	3.7	173	8	-8.5	62	1.3 -21	1,7	6.1. 7	3.5	92	5.	12.
Competitive Set 3.7	3.7	**	<b>6</b>	-0.8	-26	<u>&amp;</u>	=	28	<b>4</b>	02	90	-20	-0.4	2(	*0	12	7.0	\$0	គ	1.8 0.7	8	4	90 8	٩	80	20
Index (ARI)	3.0	03	-2-	6	2.0	-6.4	6.9	4	6	0,1	29		407	ν	33	-84	12	3.6	ģ	-0.5	-1.7	7 -4.1	4	ģ	d.	-28
Rank	30/7 50/7	507	6017	60f7	30/6	607	6017	6017	3047	4017	6017	507	507	2,09	7.06.7	507	5017	507	407	547 747	7 507	77 6017	7 5017		507	707
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GVGING			2018	18		_						2019	13					•		Year To Date	_	8	Running 3 Month	ŧ	2	Running 12 Month	复
	P	Aug	Sep	8	Nov	ă	P)	Feb	Mar	Ā	May	eng?	ΡŢ	Aug	Sep	8	Nov	20	2017	2018	2019	2017	2018	2019	2017	2018	2019
My Property	80.08	83.31	8	103.33	74.98	47.91	49.77	57.42	90.64	97.49	94.53	97.81	89.58	85.53	63.27	35.42	82.83	54.86	13.51	76.50	76.35	70.84	75.41	77.66	73.51	76.60	76.35
Competitive Set	7288		76.95	82.42	61.39	48.04	48.62	86.96	95.00	55.53	81.74	8	80.15	74.85	70.33	5.70	69.01	48.99	8	67.18	967.39	65.54	63.97	64.52	8	67.18	85.79
Index (RGI)	1127		118.8	125.4	122	88.8	102.4	100.8	100.2	101.7	115.7	115.7	110.5	114.3	118.4	128.0	120.0	112.0	109.7	0.411	112.4	108.1	117.9	120.3	109.7	114.0	112.4
Rank	407	4077	3017	3077	4017	5017	4047	4017	5017	4017	4017	3017	4047	3017	307	3017	3017	3017	30,7	347 447	3017	307	4 01.7	39.7	307	447	347
%Chg																											
My Property	-22	-0.5	ģ	12.9	10.8	-10.0	3.6	-10.8	6.0	-7.5	φ, -	5.0	6.7	2.7	6.9	7.7	10.5	14.5	80	4.2	63	9.2	6.5	3.0	00	4.	63
Competitive Set	7	0.8	9.0	56	-14.4	5.2	09	3.5	6,1	9.1	22	6	5	9	99	-8.2	124	50	3.6	60	2	63	-24	6.0	36	60	Ξ
Index (RGI)	2.2	5.1.3	.07	10.0	23.5	16.0	9.1	-17,5	4.0	9.0	30	9.0	6.	8	ф 8	970	1.7	12.2	-3.4	3.9	5.5	2	6	5	4.5	3.9	5.
Rank	5917	5047	4017	2017	206	5 of 7	5017	6017	5 of 7	5017	507	307	507	4017	4 of 7	407	5017	3077	4017	507	447	4017	347	7 20 3	1.00	5 74.3	447

and subject to legal action. If you have received this report and are NOT a subscriber to the STR STAR Report, please constant as immediately. Source, 2000 STR, Inc. / STR Global, Ltd. Inding at STR.

The STR STAR Report is a publication of STR, Inc. and STR Global, Ltd., and is intended

### Tab 5 - Response Report

Wallingford, CT 06492-1946 Owner: Clarion Partners Date Created: January 17, 2020 Courtyard New Haven Wallingford 600 Northrop Rd MgtCo: None ChainID: HVNWA For the Month of: December 2019 STR # 27519

Phone: (203) 284-9400

This Year

Dec 23rd - First Day of Hanukkah

Dec 24th - Christmas Eve

Dec 25th - Christmas Day Dec 26th - First Day of Kwanzaa Dec 31st - New Year's Eve

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Sun Mon

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December 2018 (Last Year)

December 2019 (This Year)

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Sun Mon Tue Wed Thu

Last Year

Dec 3rd - First Day of Hanukkah

Dec 24th - Christmas Eve

Dec 25th - Christmas

Dec 26th - First Day of Kwanzaa Dec 31st - New Year's Eve

						2018
Nama	City, State	diz	Phone	Rooms	Open Date	ten Mar May Jun Jul Sep Sep Sep Oct Mov
Courtyard New Haven Wallingford	Wallingford, CT	06492-1946	06492-1946 (203) 284-9400	149	199004	• • • • • • • • • • • • • • • • • • • •
Best Western Plus North Haven	North Haven, CT	06473-1305	06473-1305 (203) 269-6700	143	197406	• • • • • • • • •
Fairfield Inn New Haven Wallingford	Wallingford, CT	06492-2555	06492-2555 (203) 284-0001	116	198506	• • • • • • • • • • •
Red Roof Inn Meriden	Meriden, CT	06450-4732	06450-4732 (203) 235-5154	124	198805	
Courtyard Hartford Cromwell	Cromwell, CT	06416-1015	06416-1015 (860) 635-1001	145	198605	• • • • • • • • • • •
Four Points by Sheraton Meriden	Menden, CT	06450-7124	06450-7124 (203) 238-2380	150	198608	
Homewood Suites by Hilton Wallingford Meriden Wallingford, CT	Wallingford, CT	06492-2555	06492-2555 (203) 284-2600	194	200507	
WWW. The statement of t	· ·			931		

7618 11118

27519 STR

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21220 53580

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Data received:

O = Monthly Only

Monthly & Daily

### **CALCULATOR METHOD**

### **HOTELS: LIMITED SERVICE (595)**

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT	Sq. M.	COST Cu. Ft.	Sq. Ft.
	Excellent	Metal or stone, heat-absorbent or double glazing	Fine detail and carpet, good plaster and wall coverings, some custom suites	*Best lighting, wet bar, top-quality plumbing	Hot and chilled water (zoned)	1991.32	18.50	185.00
Α	Good	Face brick, metal or good concrete or stucco panels,	Typical good commercial or motor hotel, few public rooms	*Lighting/plumbing above code, standard fixtures, some extras	Warm and cool air (zoned)	1668.40	15.50	155.00
^	Average	Face brick, metal, concrete or EIFS panels, plain exterior	Plaster/drywali and paint, good carpet, some built-in extras, support services	*Some good suites, lighting and plumbing fixtures,	Heat pump system	1442.36	13.40	134.00
	Low cost	Brick, concrete block, metal stud panels, little ornamentation	Small tobby, some carpet and tile, typical economy facility	*Minimum lighting/plumbing, few extras	Indiv. thru-wall heat pumps	1205.56	11.20	112.00
	Excellent	Metal or stone, heat-absorbent or double glazing	Fine detail and carpet, good plaster and wall coverings, some custom suites	*Best lighting, wet bar, top-quality plumbing	Hot and chilled water (zoned)	1905.21	17.70	177.00
В	Good	Face brick, metal or good concrete or stucco panels	Typical good commercial or motor hotel, few public rooms	"Lighting/plumbing above code, standard fixtures, some extras	Warm and cool air (zoned)	1593.06	14.80	148.00
0	Average	Face brick, metal, concrete or EIFS panels, plain exterior	Plaster/drywall and paint, good carpet, some built-in extras, support services	*Some good suites, lighting and plumbing fixtures,	Heat pump system	1377.78	12.80	128.00
	Low cost	Brick, concrete block, synthetic plaster, little omamentation	Small lobby, some carpet and tile, typical economy facility	*Minimum lighting/plumbing, few extras	Indiv. thru-wail heat pumps	1140.97	10.60	196.00
	Excellent	Metal or concrete panels, stone, brick, individual design	Fine detail and carpet, good plaster and wall coverings	*Excellent lighting, quality plumbing	Warm and cool air (zoned)	1754.52	16.30	163.00
_	Good	Brick, metal or concrete and glass, good trim and entrance	Typical good motor hotel or all suites, few public rooms	*Lighting/plumbing above code, standard fixtures, some extras	Heat pump system	1442.36	13.40	134.90
C	Average	Block or brick, standard front, small jobby, yending area	Drywail, carpet, vinyl composition, minimum suites, no food services	*Standard fixtures, guest laundry, small lobby restrooms	indiv. thru-walt heat pumps	1140.97	10.60	106.90
	Low cost	Brick or concrete block	Painted block, some carpet and tile	*Minimum lighting/plumbing	indiv. ht. pumps	952.61	8.85	88.50
	Good	Brick veneer, EIFS, metal and glass, good entrance and trim	Typical good motor hotel or all suites, few public rooms	"Lighting/plumbing above code, standard fixtures, some extras	Heat pump system	1377.78	12.80	128.00
D	Average	Siding or stucco, standard front, small lobby, vending area	Drywalf, carpet, vinyl composition, minimum suites, no food services	"Standard fixtures, guest leurxiry, small lobby restrooms	Indiv. thru-wati heat pumps	1087.15	10.10	101.00
	Low cost	Stucco or siding, very plain	Drywail, wood or asphalt tile	*Minimum lighting/plumbing	indiv. ht. pumps	909.55	8.45	84.50
S	Average	Insulated panels, some omamentation	Drywall, carpet and vinyl composition, breakfast hospitality area only	*Adequate lighting and plumbing, some good factures	Indiv. thru-wall heat pumps	1044.10	9.70	97.00

NOTE: Fireplaces, balconies and canoples are not included, see Pages 34 - 35. For load-bearing sports-court roof, add \$6.05 per square foot of roof (\$65.12 per square meter). For courts, see Section 67. For individual time-share lock-off efficiency suites, add \$1230.00 to \$2220.00 per unit.

BUILT-IN APPLIANCES - May be computed from Section 12, the Segregated Cost, Section 42, or from the Unit-in-Place Costs.

BASEMENT UNITS - Use 80% of comparable aboveground units. For semi-basement living units, use 90%.

MULTISTORY BUILDINGS - Add .5% (1/2%) for each story, over three, aboveground, to all base costs excluding mezzanines, up to 30 stories; over 30, add .4% (4/10%) for each additional story.

MEZZANINES - Do not use story height or area/perimeter multipliers with mezzanine costs.

SPRINKLERS - Systems are not included. Costs should be added from Page 35.

"ELEVATORS – Building base costs which include elevators are marked with an asterisk (\*). If the subject building has no elevators, deduct the following from the base costs for buildings on this page which are so marked. For buildings not marked or for basement or mezzanine stops, add costs from Page 35.

CLASSES A and B	\$q. M.	Sq. Ft.	CLASSES C, D and S	Sq. M.	Sq. Ft
Excellent	61.46	5.71	Excellent	37.78	3.51
Good	52.31	4.86	Good	28.20	2.62
Average	43.81	4.07	Average	20.88	1,94
Low Cost	37.14	3.45	Low Cost	15.07	1.40

KITCHENS - For units having kitchens or built-in kitchen units, see Section 52 Page 6.

MARSHALL PALLATION SERVICE. The data included on finis page becomes obsolete after update delivery, scheduled for November 2020. 12 2013 Corologick, Inc. and its Measures, all rights reserved. Any reprinting distribution, creation of derivative works, and/or public displays is artisty prohibited.

11/2018

### **Current Local Multipliers**

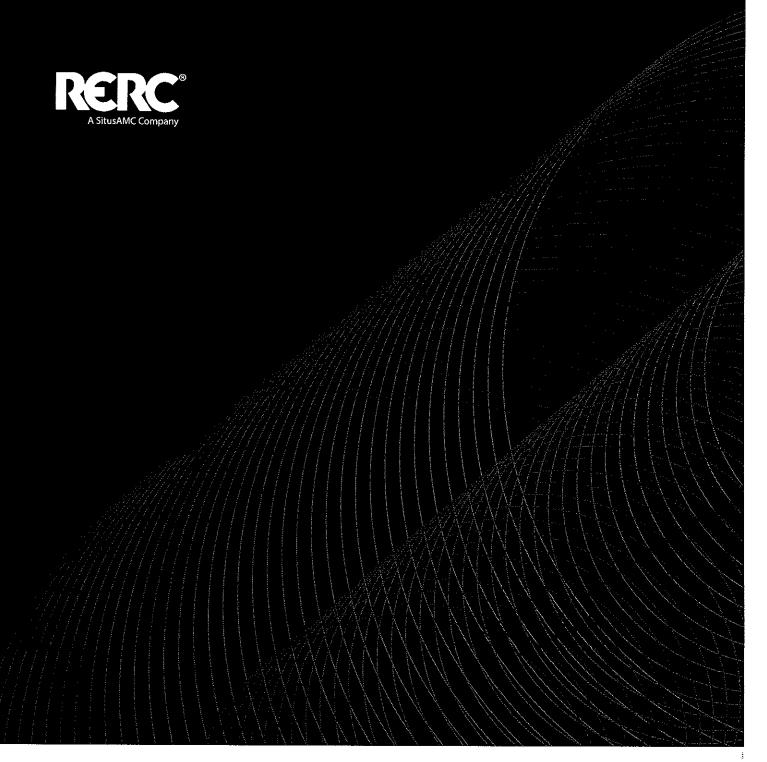
CLASS	A	В	C	D	S	State
CONNECTICUT	1.17	1.17	1.16	1.16	1.16	$\operatorname{CT}$
Bridgeport	1.19	1.19	1.20	1.19	1.20	CT
Bristol	1.15	1.16	1.15	1.13	1.15	CT
Danbury	1.18	1.19	1.19	1.21	1.19	CT
Fairfield	1.16	1.16	1.19	1.18	1.17	CT
Greenwich	1.31	1.29	1.25	1.27	1.33	CT
Hartford	1.17	1.19	1.18	1.18	1.17	CT
Meriden	1.14	1.15	1.14	1,14	1.13	CT
Middletown	1.14	1.15	1.16	1.15	1.12	CT
Milford	1.12	1.11	1.10	1.10	1.12	CT
New Britain	1.15	1.16	1.15	1.14	1.12	CT
New Haven	1.17	1.16	1.15	1.12	1.15	CT
New London	1.11	1.12	1.10	1.14	1.09	CT
Norwich	1.11	1.12	1.10	1.13	1.09	CT
Stamford	1.29	1.29	1.25	1.27	1.32	CT
Waterbury	1.15	1.14	1.10	1.10	1.13	CT
Windsor Locks	1.15	1.17	1.15	1.14	1.15	CT

### **Current Cost Multipliers**

SEC 11	SEC 12	SEC 14	SEC 15
(11/18)	(8/18)	(2/18)	(11/17)

	Α	1.05	1.06	1.07	1.02
	В	1.06	1.06	1.07	1.01
Eastern	C	1.03	1.03	1.05	1.03
<u> </u>	D	1.01	1.03	1.04	1.01
	S	1.06	1.07	1.07	1.04

### REAL ESTATE REPORT



### Regional Investment Criteria | Second-Tier<sup>1</sup> Investment Properties

	Of	fice		Industrial			Retail		Apt	Student Housing	Hotel
	CBD	SUB	WHSE	R&D	FLEX	RGNL MALL	PWR CNTR	NEIGH/ COMM			
	STMENT C ld Rate (IRR	enter the enter									
Range	7.0 - 12.0	7.5 - 12.0	7.5 - 12.0	7.3 - 12.0	7.5 - 12.0	7.0 - 12.3	8.0 - 13.0	7.0 - 9.5	6.0 - 11.0	7.0 - 10.0	9.5 - 13.0
Average	8.8	9.3	8.5	8.9	8.8	9.8	9.7	8.7	7.7	8.5	10.9
Going-In Ca	ap Rate (%)										1793,0751) 251472
Range	6.0 - 10.0	5.5 - 11.0	5.5 - 7.5	6.0 - 10.0	5.5 - 10.0	6.5 - 10.3	6.0 - 10.5	5.0 - 8.5	5.0 - 7.0	5.0 - 9.0	7.5 - 11.0
Average	7.0	7.4	6.7	7.2	7.1	7.9	8.0	7.2	5.8	6.5	9.0
Terminal Ca	ap Rate (%)										
Range	6.0 - 10.5	6.5 - 11.5	6.0 - 8.0	6.5 - 10.5	6.0 - 10.5	7.5 - 11.8	7.0 - 11.8	6.0 - 9.0	5.5 - 8.0	6.5 - 8.0	8.5 - 11.
Average	7.5	8.0	7.3	7.9	7.7	8.9	8.7	8.0	6.5	7.2	9.6
	INVESTMEN Id Rate (IRR		A			o de la como Despera					
Range	6.0 - 12.8	6.5 - 13.3	7.0 - 10.5	7.0 - 11.0	7.0 - 11.5	6.0 - 16.5	6.0 - 12.5	6.0 - 15.5	5,0 - 10.0	5.0 - 12.0	8.0 - 14.
Average	9.6	9.8	8.9	9.4	9.4	10.4	9.9	9.9	8.3	8.8	11.1
Going-In Ca	ap Rate (%)										
Range	6.0 - 10.0	6.0 - 10.0	5.5 - 8.5	6.0 - 9.0	6.0 - 9.5	6.5 - 14.5	6.5 - 12.3	6.5 - 12.5	5.5 - 8.5	5.5 - 10.0	7.0 - 11.
Average	8.2	8.3	7.6	8.1	8.2	9.3	8.8	8.5	6.7	7.5	9,5
Terminal Ca	ap Rate (%)										
Range	6.5 - 11.0	6.5 - 10.5	6.0 - 9.0	6.5 - 10.0	.6.5 - 10.0	7.0 - 15.5	7.0 - 12.5	7.0 - 13.0	6.0 - 8.5	6.0 - 10.5	8.0 - 12.
Average	8.6	8.7	8.1	8.7	8.8	9.8	9.2	9.0	7.4	8.2	10.0
	VESTMENT Id Rate (IRR										
Range	7.0 - 10.3	7.0 - 10.3	7.0 - 11.0	7.0 - 10.5	6.0 - 12.0	7.8 - 10.8	8.0 - 10.5	8.0 - 10.5	6.5 - 9.0	7.0 - 9.3	9.0 - 12.
Average	8.8	9.0	8.6	8.9	8.9	9.1	9.2	8.8	7,4	8.0	10.3
Going-In C	ap Rate (%)		and the second second second								
Range	6.5 - 9.0	6.0 - 9.0	5.3 - 9.5	7.0 - 9.5	6.0 - 9.5	7.5 - 10.5	6.0 - 10.5	7.0 - 9.5	5.0 - 8.0	6.0 - 7.8	7.0 - 12.
Average	7.8	7.8	7.2	7.8	7.7	8.4	8.2	7.8	6.2	7.1	9.3
ow to spirithful trade, of a million.	ap Rate (%)										
Range	7.0 - 9.5	7.0 - 10.0	5.8 - 10.0	7.5 - 10.0	7.0 - 10.0		6.0 - 11.0	7.3 - 10.0	5.5 - 8.4	7.0 - 8.2	8.0 - 13.
Average	8.3	8.4	7.8	8,4	8.3	8.9	8.7	8.4	6.7	7.7	9.9
	STMENT CI Id Rate (IRR										
Range	8.0 - 12.0	8.0 - 12.0	6.5 - 11.0	7.5 - 11.0	7.0 - 11.0	9.0 - 15.0	8.0 - 15.0	8.0 - 14.0	7.0 -/ 10.0	7.5 - 13.0	9,4 - 17
Average	9.6	9.6	8.3	8.9	8.9	10.5	10.0	9.9	8.2	9.2	11.3
Going-In C	ap Rate (%)										
Range	5.5 - 10.0	5.0 - 10.0	4.5 - 10.0	5.0 - 9.3	5.0 - 9.4	6.0 - 11.0	6.0 - 11.0	5.5 - 10.5	5.0 - 9.0	6.0 - 10.0	8.0 - 12
Average	7.9	8.0	6.8	7.5	7.5	8.8	8.4	8.1	6.5	7.9	<b>1</b> 9:5
Terminal C	ap Rate (%)		g for any server qui and a Made (s), i.e. is a light of								
Range	6.5 - 11.0	5.0 - 11.0	5.0 - 9.5	4.0 - 9.7	6.0 - 9.9	7.8 - 12.0	6.0 - 12.0	5.5 - 12.0	5:5 - 9.5	6.5 - 12.0	8.5 - 14
Average	8.6	8.7	7.2	7.8	8.0	9.5	8.9	8.7	7.3	8.6	10.0

<sup>&</sup>lt;sup>1</sup> Second-tier investment properties are defined as aging, former first-tier properties, in good to average locations. A list of RERC-defined regions is located in the *RERC Scope and Methodology* section in the back of this report. **Source** RERC, 4Q 2020.

### Regional Investment Criteria | Third-Tier<sup>1</sup> Investment Properties

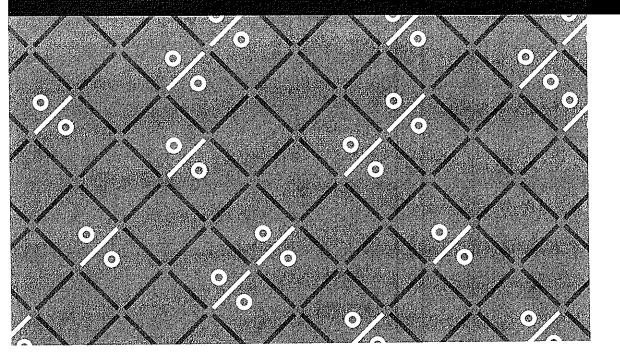
	Off	ice		Industrial			Retail		Apt	Student Housing	Hotel
	CBD	SUB	WHSE	R&D	FLEX	RGNL MALL	PWR CNTR	NEIGH/ COMM			
	STMENT CI ld Rate (IRR										
ange	8.5 - 12.0	8.5 - 12.0	7.5 - 12.0	8.0 - 12.0	7.8 - 12.0	9.0 - 12.5	8.0 - 13.0	8.0 - 11.0	7.0 - 12.0	7.5 - 10.0	10.0 - 13.
verage	9.4	9.8	9.0	9.3	9,3	10.4	10.1	9.4	8.4	8.9	11.4
ioing-In Ca	p Rate (%)										
ange	6.5 - 8.5	7.0 - 8.8	6.0 - 8.5	6.3 - 8.5	6.0 - 8.3	7.5 - 10.5	6.5 - 10.8	5.5 - 9.0	5.3 - 8.0	5.5 - 9.0	8.5 - 11.
verage	7.5	7.8	7.0	7.5	7.4	8.5	8.3	7.7	6.3	7.0	9.4
erminal Ca	ip Rate (%)										
ange	7.0 - 9.0	7.5 - 9.8	6.5 - 9.0	6.5 - 9.8	6.5 - 9.0	8.0 - 12.0	7.5 - 12.0	6.5 - 9.5	5.5 - 9.0	7.0 - 9.0	9.5 - 11.
verage	8.2	8.4	7.7	8.3	8.0	9.1	8.9	8.3	7.0	7.7	10.0
	INVESTMEN		A								
ange	ld Rate (IRR 8.5 - 12.0		75 - 125	8.5 - 13.0	7.5 - 13.5	8,8 - 17,0	9.0 - 15.0	0 F 1 F A	75 300	C	8.0 - 16
werage	10.5	10.6	9.8	10.4	10.3	11.7	9.0 - 15.0	8.5 - 15.0 10.9	7.5 - 12.0 9.3	5.5 - 13.5 10.0	8.0 - 10 12.4
Salara Salara	ap Rate (%)	10.0	9.0	10.4		11.7 28/22/20/20/20/20/20	11.5	10.9	9.5	10.0	12.4
lange	7.0 - 11.0	7.5 - 11.0	6.5 - 10.5	7.8 - 11.0	7.8 - 11.5	7.8 - 16.5	7.8 - 13.0	7.5 - 13.3	6.0 <b>- 10</b> .0	6.0 - 12.0	8.3 <b>-</b> 13
verage	9.3	9.3	8.5	9.1	9,1	10.4	9.8	9.7	77	8.3	10.8
283040000 - 1604000	p Rate (%)		Bistalia (Cares)				9.0			0.5	
lange	7.5 - 11.1	8.0 - 11.1	7.0 = 11.0	8.0 - 11.5	7.5 - 12.0	8.4 - 15.3	8.3 - 13.3	8.0 - 13.8	6.5 - 10.5	6.5 - 12.0	8.8 - 13
verage	9.6	9.7	9.0	9.6	9.6	10.8	10.2	10.0	8.3	9.0	11.3
	/ESTMENT		J.0	9.60			90.2				
	ld Rate (IRR										
Range	8.3 - 11.5	8.5 - 11.5	7.0 - 12.0	8.5 - 12.0	7.0 - 12.0	7.0 - 12.0	7.0 - 12.0	7.0 - 12.0	6.8 - 10.0	7,5 - 10.0	8.0 - 16
\verage	9.6	9.9	9.2	9.9	9.6	9.8	9.8	9.5	8,3	8.9	11.5
Soing-In Ca	ap Rate (%)										
₹ange	6.8 - 10.5	7.9 - 11.0	6.0 - 11.0	7.5 - 11.0	7.0 - 11.0	7.0 - 11.0	7.0 - 11.0	7.0 - 11.0	5.8 - 8.5	7.5 - 8.5	8.0 - 13
Average	8.5	8.7	7.9	8.7	8.5	8.9	8.8	8.5	6.9	8.0	10.2
ferminal Ca	ap Rate (%)										
Range	7.3 - 11.0	8.0 - 12.0	the state of the s	7.8 - 12.0	7.8 - 12.0	8.0 - 11.5	8.0 - 11.5	7.5 - 12.0	- Company of the Comp	8.0 - 9.0	9.0 - 14
Average	9.0	9.2	8.4	9.1	9.1	9.7	9.4	9.1	7.5	8.6	11.0
	STMENT C									100	
	ld Rate (IRR 8.5 - 12.0	9.0 - 14.0	6.5 - 12.0	8.0 - 12.0	7.5 - 12.0	9.5 - 13.5	9.0 - 13.0	8.3 - 14.0	7.5 - 11.0	8.3 - 13.0	9.8 - 1
SSS COLUMN TO VICE			8.8	9.4	9.3	11.1	10.4	10.6	8.8	9.7	12.3
Average	10.2 ap Rate (%)	10.4	0.0	3.4 214 (1943)	J.J		10.4	10.0	J.J		
Range	6.5 - 10.5	6.8 - 10.5	5.0 - 10.0	5.0 - 10.0	6.0 - 11.0	7.0 - 11.3	7.0 - 11.5	7.0 - 11.0	5.5 - 9.0	5.0 - 10.0	8.5 - 1
kange Average	8.5	8.7	7.4	8.2	8.3	9.4	9.0	8.7	7.0	8.3	10,6
The state of the s	ap Rate (%)	0,1	1. 1811. 1811. 1914. 1814. 18	All a Mill LDE Primer (27)		J. <del>.</del>		5,1			
Range	7.0 - 11.0	8.0 - 11.0	5.5 - 11.0	6.0 - 10.5	5.0 - 10.5	7.0 - 12.0	7.0 - 12.0	7.5 - 12.0	6.0 - 9.5	6.5 - 12.0	9.0 - 1
vande	ž 1.0 - H.O	. 0.0 = 111.0	GE-ESTER ARAGE	ga shindika.	rt kribrita	i 16.0	9.6	9.6	7.8	9.0	11.3

<sup>&</sup>lt;sup>1</sup> Third-tier investment properties are defined as older properties with functional inadequacies and/or in marginal locations.

A list of RERC-defined regions is located in the *RERC Scope and Methodology* section in the back of this report. **Source** RERC, 4Q 2020.

### Unknowns Dampen CRE Sales Activity

PwC Real Estate Investor Survey™





Third Quarter 2020

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### National Limited-Service Midscale & Economy Lodging Segment

The lodging sector has been the most challenged real estate sector according to many investors who use the words "devastation" and "severe" to describe the impact of COVID-19. "Hopefully, it gets better from here," remarks a participant.

- "It's been devastating with business and group travel more or less evaporating overnight," says another.
- While leisure travel has kept the lights on in certain areas, many anticipate that source of demand waning as summer comes to a close.
- Over the next 12 months, our surveyed investors foresee property value changes ranging from -50.0% to +3.0% and averaging -14.2%.

### FORECAST VALUE CHANGE [NEXT 12 MONTHS]:

Range: (50.0%) - 3.0%

Average: (14.2%)

Table 24

### **KEY 3Q20 SURVEY STATS\***

### Replacement Reserve:

As a % of total revenue (1)

Range

3.0% to 6.0% =

Average

4.4% =

### **Base Management Fee**

As a % of total revenue

Range

2.0% to 5.0%

Average

3.5% =

### **Breakeven Occupancy Ratio (2)**

Range

45.0% to 62.0%

Average

54.5% ▼

- \* **▼**, **△**, = change from 1Q 2020
- (1) for both FF&E and structural repairs
- (2) the occupancy level when expenses and revenues are equal

Table 34
NATIONAL LIMITED-SERVICE MIDSCALE & ECONOMY LODGING SEGMENT
Third Quarter 2020

Timia adalter 2020					
	CURRENT	1Q 2020	1 YEAR AGO	3 YEARS AGO	5 YEARS AGO
DISCOUNT RATE (IRR) <sup>a</sup>					
Range	8.00% - 12.00%	7.50% – 12.00%	8.00% - 14.00%	8.50% - 13.00%	8.50% - 12.00%
Average	9.80%	10.00%	10.55%	11.00%	10.53%
Change (Basis Points)	A TANK TO THE STATE OF THE STAT	- 20	<del>-</del> 75	- 120	<b>-</b> 73
OVERALL CAP RATE (OAR)					
Range	7.00% - 12.00%	7.50% - 11.00%	7.50% - 12.00%	7.75% – 11.00%	7.50% - 10.00%
Average	9.50%	9.10%	9.15%	9.08%	8.78%
Change (Basis Points)	New York Congress	+ 40	+ 35	+ 42	+ 72
RESIDUAL CAP RATE					
Range	8.00% - 12.00%	7.75% - 12.00%	7.75% – 12.00%	7.75% – 11.00%	7.75% – 10.50%
Average	9.50%	9.33%	9.48%	9.83%	9.50%
Change (Basis Points)		+ 17	+ 2	- 33	0
AVERAGE DAILY RATE					•
Range	(10.00%) - 5.00%	0.00% - 4.00%	0.00% - 4.00%	(2.50%) – 4.00%	2.00% - 5.00%
Average	(0.10%)	2.10%	2.00%	2.30%	3.50%
Change (Basis Points)	•	- 220	- 210	- 240	- 360
OPERATING EXPENSE					
Range	2.00% - 4.00%	2.50% - 5.00%	2.00% - 5.00%	2.50% - 3.00%	2,50% 3.00%
Average	2.95%	3.15%	3.05%	2.95%	2.95%
Change (Basis Points)		- 20	- 10	0	0
MARKETING TIME®			*		in the second se
Range	2 - 12	2 – 12	2 – 12	2 – 12	2 – 12
Average	6.6	6.6	6.2	6.9	7.0
Change (▼, ▲, =)		=	<b>A</b>	₩	<b>▼</b>

a. Rate on unleveraged, all-cash transactions b. Initial rate of change c. In months

<sup>52 |</sup> PwC Real Estate Investor Survey

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6148	Assessed		aised	Appraised	<u></u>	Description	3	Bus. District	4 Bus.	Paved	1 Paved	Public Water	2 Pul	Level			P	C2 LAND L
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FEP FOP FUS FUS PTO SLB SHD1 SPL3 SPR1 PAY 1 % Comn Wall Wall Height Baths/Plumbing Heating Fuel Heating Type Rooms/Prtns Ceiling/Wall Bldg Use Model 1st Floor Use: AC Type Interior Floor 1 Interior Wall 1 Roof Structure Exterior Wall 1 Occupancy Stories ⁻rame Type Heat/AC nterior Floor 2 Interior Wall 2 Roof Cover Exterior Wall 2 Grade Property Location 600 NORTHROP RD otal Baths otal Bedrms Total Rooms Vision ID Element Shed Frame Sprinklers Wet WHIRLPOOLS M/O Ton Rail-8 Shed Frame Ingr Pool Gunit w/Double Light Paving-Conc Paving-Asphalt Lights-In w/PI Canopy Porch, Enclosed Attic, Unfinished Upper Story, Finished Porch, Open First Floor 14619 OB - OUTBUILDING & YARD ITEMS(L CONSTRUCTION DETAIL 9.00 888890 3000 888 149.00 8 <u>ұ</u> Ф 204 Ttl Gross Liv / Lease Area Description Carpet Average Ceil & Walls Hot Air-no Duc Gable Stucco/Masonry Commercial Hotel Full Service Average Masonry Heat/AC Pkgs HOTELS FULLSVC Heat Pump Drywali Asphali 61,400 BUILDING SUB-AREA SUMMARY SEC Description Account # M0159200 3500.00 1400.00 860.00 51.00 13.00 13.00 . 0 3.50 3.00 Living Area 2001 1992 2001 2001 2001 1992 81,496 46,392 35,104 Condition % /XF=BUILDING EXTRA FEATURES(B)
Cond. Cd | % Good | Grade | Grade Adj | 2 2 Dep % Ovr Dep Ovr Comment Cost to Cure Ovr Comment Cost to Cure Ovr Effective Year Built Misc Imp Ovr Comment Misc Imp Ovr RCNLD Percent Good External Obsol Depreciation % Remodel Rating Depreciation Code rear Built unctional Obsol ear Remodeled rend Factor 3000 Element Floor Area CONSTRUCTION DETAIL (CONTINUED)
ement Cd Description 149,738 46,392 35,104 6,756 1,163 HOTELS FULLSVC COST / MARKET VALUATION <u>∞</u> 50 50 Map ID Eff Area 46,392 85,870 35,104 1,689 233 MIXED USE O >67//5// Unit Cost 68 9,787,600 1.00 1.00 1.00 1.00 1.00 1.75 167.62 33.58 84.84 41.90 167.62 16.70 <u>→ 5027</u> G 1989 14,393,521 Description Bldg # Undeprec Value 14,393,520 5,884,129 7,776,222 ၁၀႙ွဲ 283,110 385,023 19,109 39,055 183,300 28,000 73,700 1,300 10,300 28,900 6,872 2,800 8 400 UAS (x2) FOF (x2) Bldg Name Sec # 1 of 그 약 그 70 FOP (x3) Card # <del>~</del> 앜 State Use 3000 Print Date 2/22/2021 11:22:36 A 6

**Evidence Package for BAA Commercial Hearing 2020-115** Subject

From Hannah Waldrop < Hannah. Waldrop@altusgroup.com>

To assessor@wallingfordct.gov <assessor@wallingfordct.gov>

Date 2021-03-17 11:12

Priority Highest



Clarion\_Wallingford CY\_2020 FINAL BOE Appeal Evidence.pdf (~3.9 MB)

Appellant Submitted evidence 2020 - 115

### Good morning,

Please see the attached evidence for the above-referenced hearing, scheduled for next Monday, 3/22, at 8AM. Please confirm receipt of this package, and let me know if you have any questions or need more information from me. Thanks,

### Hannah Waldrop

Administrative Assistant, Property Tax

Altus Expert Services, Altus Group

hannah.waldrop@altusgroup.com | www.altusgroup.com

D: 410.568.0781 | T: 410.568.0800 ext 3781 | F: 410.568.0801 | M: 202.997.6608

20 Wight Ave, Suite 200

Hunt Valley, MD 21030



Altus Group is a leading provider of commercial real estate advisory services, software and data solutions.

This message, and the documents attached hereto, are intended only for the addressee and may contain privileged or confidential information. Any unauthorized disclosure is strictly prohibited. If you have received this message in error, please notify us immediately so that we may correct our internal records. Please then delete the original message. Thank you.



### **BOARD OF ASSESSMENT APPEALS**

Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member

Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

Phone - 203-294-2001 Fax - 203-294-2003

Hearing No. APPLICA	<u>ATION</u>
APPEAL OF ASSES	SED VALUATION
BOARD OF ASSESS	
HEARING DATE: GRAND LIST OF OC	TOBER 1, 2020
Property Owner:	A
C2 Land LP c/o Clarion Partners	Appellant (if other than owner): Rob Unkle, Altus Group U.S. Inc.
Name of property Owner 1717 McKinney Avenue, Suite 1900	Name of Owner's Agent 20 Wight Avenue, Suite 200
Mailing Address	Mailing Address
Dallas, TX 75202 City, State, Zip	Hunt Valley, MD 21030
678-686-2972	City, State, Zip 410-336-8051
Phone	Phone
Appellant's Capacity o Owner (If Agent, attach a copy of Agency Agreement or Power of Attorney. Original a	wner's Agent agency document must be submitted at hearing.)
Rob Unkle, Altus Group U. S. Inc. 02/19/2021	Re su
Print applicant name and date	Applicant signature
Ell out only the coation for t	
	he property type under appeal.
Motor Vehicle: Year Make /Model:	Plate#Mileage
Real Estate: 600 Northrop Road; PID#14619	
(Address and/or Assessor's Map/Block/Lo	t/Unit Number)
Personal Property: Unique ID: DBA:	
If you are submitting an appraisal or other similar evapplication.	idence, you <u>must</u> submit a copy along with your
What MARKET VALUE does the applicant place on the proper	rty? : \$_8,300,000
Briefly state the basis of the Appeal: Current fair market value appe	ars excessive given the current economic conditions,
current income and expenses, and supported by the cost approach . Please so	ee attached supporting documentation.
(Attach additional page, documentatio	n or appraisal if needed)
( mass additional page, decementation	ar or apprense a modulouy
DO NOT WRITE BELOW THIS LINE - BAA Use Only	
I horoby colomply away that the testimony I a	am about to give is true and accurate to the best of my
knowledge and belief.	iiii about to give is true and accurate to the best of my
Signature(s) of Owner(s) or Agent: (Must be signed in the presence of the	Board) Date:
Print Name	<del></del>
Motion	Voting Boogs Initials
Motion:	Voting Record Initials
	Thomas Vitali
AT-1917-1-1917-1-1917-1-1917-1-1917-1-1917-1-1917-1-1917-1-1917-1-1917-1-1917-1-1917-1-1917-1-1917-1-1917-1-1	Carl Bonamico
	Robert Avery

### **AGENT AUTHORIZATION**

### TO ALL STATE, COUNTY, CITY & OTHER PROPERTY TAXING JURISDICTIONS, ADMINISTRATIVE REVIEW BOARDS, TAX COMMISSIONS AND/OR COLLECTION ENTITIES.

Altus Group US, Inc., P.O. Box 92129, Southlake, Texas, 76092, (817) 251-6666, its agents and employees are hereby appointed as our agents to prepare and file real property and business personal property returns, receive and respond to all compliance filing correspondence, file protests, receive and respond to all appeal correspondence, and meet with appropriate officials and other personnel of the taxing jurisdictions for the purpose of negotiating settlements of property tax valuations and complying with the laws of each state in the matter of property taxation of real and business personal property owned by the undersigned taxpayer or in which the undersigned taxpayer has an ownership interest. This authorization shall remain in force and effect until revoked in writing.

### Specified powers:

Yes	No	Said Agent is to receive rendition forms and other compliance filing correspondence on the attached accounts/parcels.
Yes	No	Said Agent is to receive tax bills on the attached accounts/parcels.
Yes	No	Said Agent is to receive notices, orders and/or other communications regarding values and/or appeals on the attached accounts/parcels.

Signed the M day of January, 2021

Account #'s: SEE ATTACHED

c/o:

C2 Land, L.P. c/o Clarion Partners, LLC 1717 McKinney Avenue, Suite 1900 Dallas, TX 75202

By: C2 Land Management LLC, its general partner

Charles R. Lathem

President

### STATE OF TEXAS COUNTY OF DALLAS

Before me, a duly commissioned Notary Public within and for the State and County aforesaid, personally appeared Charles R. Lathem, President of C2 Land Management LLC, known to me to be the person who signed the foregoing instrument and acknowledged to me that (s)he signed the same for the purposes and consideration expressed therein, and in the capacity therein stated.

Signed this 14th	_day of	
Mydry Public	My Commission Expires:	0/2024

	C2 Land LP c/o	Clarion Part	ners - Account List	ng	
Client	Prop	Account	Address1	Assessor	State
Clarion Partners	WALLINGFORD CY	14619	600 Northrop Rd	Wallingford Town	СТ

### **ALTUS GROUP - HOSPITALITY**

REAL ESTATE CONSULTANTS

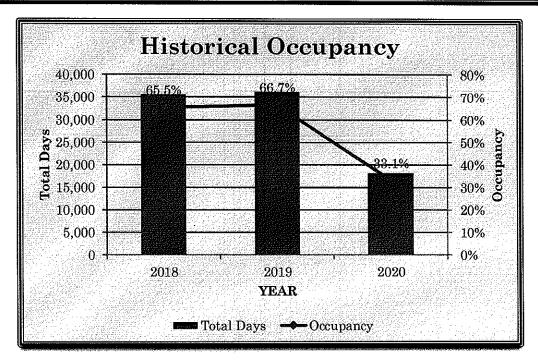


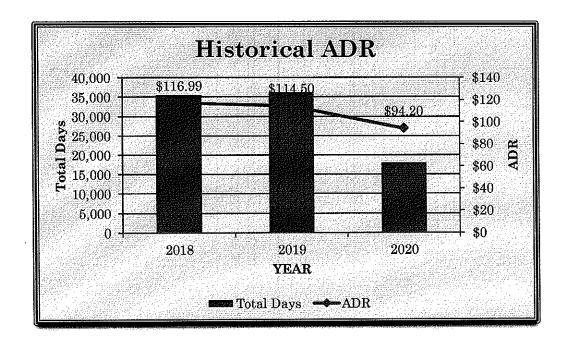
COURTYARD WALLINGFORD 600 NORTHROP ROAD WALLINGFORD, CT 06492

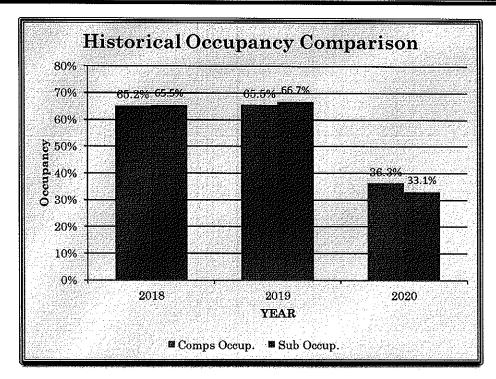
AS OF: OCTOBER 1, 2020 PARCEL NUMBER: M0029000

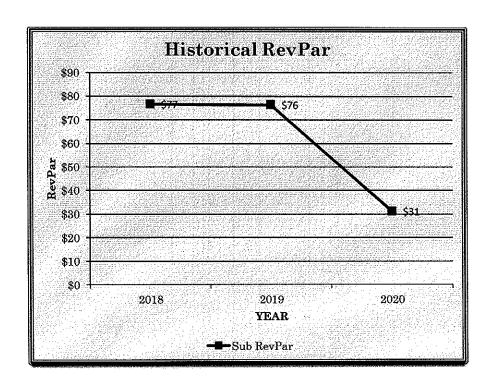
### I. PROPERTY INFORMATION

General Property Data 1	Pari
Wallingford Cy	COI.
600 Northrop Rd	
Wallingford, CT	
Wallingford Town Owner of Record: C2 Land LP c/o C	lanian Danta and
Account Number: 1461	
Gross Square Feet (GSF)	75,000
Land Area (Acres)	,9,900 5.96
Land to Building Ratio	3.46
Type of Facility	Select-Service
Total Keys	149
Original Year of Construction	1990
Square Feet Per Key	503
Prior Year Occupancy	33.11%
Prior Year ADR	\$94.20
Comparison	
Valuation Date	October 1, 2020
Assessor's Market Value as of 10/1/2020	\$11,115,000
Petitioner's Requested Value as of 10/1/2020	\$8,300,000









### II. VALUATION METHODOLOGY

Stabilized net operating income models utilized in direct capitalization reflect the total income to the business enterprise, also referred to as the "going concern." A fundamental obstacle in valuing only the real property portion of a highly business-oriented property such as a hotel is that the value of the tangible and intangible non-realty items (FF&E, SPIP, Brand Affiliation, etc.) will permeate virtually all aspects of income and expenses. For example, a hotel is not rented "a la carte" where a hotel customer can request a room with no television or bed. Additionally, a customer cannot say, "I do not want to pay for housekeeping so I will clean my room myself, and I do not want to pay for the fact that this hotel must be kept up to standards due to its affiliation with a certain brand." What this illustrates is that the income generated by the hotel is for all the tangible (land, building, FF&E) and intangible (SPIP, Brand Affiliation, etc.) assets that make up and operating hotel.

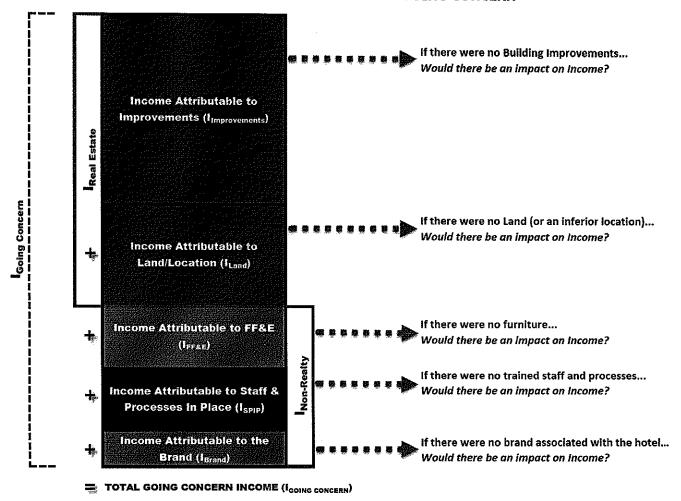
The valuation methodology employed by Altus Group extracts income attributable to the non-realty assets (both tangible and intangible) from the total income of the going concern. The underlying logic behind our premise is simple; if an owner is willing to write a check for an item, then their income should improve by no less than the amount of that check. In other words, if an owner pays a hotel flag \$100,000 per year, they should expect to get no less than \$100,000 per year returned to their "bottom line".

The "bottom line", and anticipated durability of that bottom line income, is the primary factor that creates value in a hospitality organization. In a <u>real estate</u> valuation exercise, the net operating income is analyzed in its entirety; however, the analyst must answer the following three questions to ensure that the income analyzed is attributable to the real estate and the real estate alone:

- 1. If all items of personal property were removed, <u>would there be an impact on net operating income?</u>
- 2. If the trained staff and processes in place were removed, would there be an impact on net operating income?
- 3. If the brand affiliation (including any long-term management contracts) were removed, would there be an impact on net operating income?

If the answer to these questions is "yes", then adjustments must be made to determine the value of the real estate only. The following chart illustrates how each element of income is generated in a hospitality property.

### INCOME COMPONENTS TO THE GOING CONCERN



<sup>\*</sup>It is important to note that all of our references to Income or Io are references to Net Operating Income or Operating Profit.

### III. FF&E ANALYSIS

The goal of this analysis is to remove the value of the FF&E from the value of the total assets of the business. Therefore, the FF&E adjustment must be based on the value in use of the subject's FF&E, not the market value of the FF&E. In order to determine the value in use of the subject's FF&E, we have estimated the replacement cost new (RCN) of the FF&E, an appropriate entrepreneurial incentive (EI) for the FF&E, and the accrued depreciation on the FF&E.

The subject property is a Courtyard by Marriott. In order to estimate the FF&E's replacement cost new, we utilized the franchise disclosure documents (FDDs) for a Courtyard by Marriott. FDDs provide estimates prepared by a hotel chain regarding how much capital is required to purchase all the FF&E needed for that specific brand of hotel. An entrepreneurial incentive of 10% is then added to the RCN to determine the replacement cost new plus entrepreneurial incentive (RCN + EI). The RCN+EI is then depreciated in order to determine the value in use of the FF&E.

The estimated economic life of FF&E at a hotel is eight years.<sup>1</sup> This estimate is supported by the Internal Revenue Service's Depreciation Guidelines and Rules which state that the life expectancy for hotel furnishings and equipment averages six to ten years. The subject's FF&E is estimated to have an effective age of four years (due to the FF&E being replaced on a rolling basis) which indicates 50.00% depreciation.

According to an article published in *The Appraisal Journal* in the Summer of 2016, "One could possibly argue in favor of accelerated depreciation based upon an observation that FF&E tends to lose value quickly and that the sale of used FF&E might not recover the unamortized capital using straight-line depreciation. However, in the absence of a liquidation scenario, straight-line depreciation closely approximates the <u>value in use</u> of FF&E during a normal life/ replacement cycle." (<u>emphasis added</u>). The following chart shows our calculation of value in use of the FF&E.

	Value In Use of FF&E	
Replacement 0	Cost New (RCN) of FF&E	\$2,898,450
Entreprenurial	Incentive at 10%	\$289,845
Total RCN of F	F&E	\$3,188,295
Depreciation F	'ercentage	50%
Value in Use o	FF&E	\$1,594,148
Rounded		\$1,594,000

<sup>&</sup>lt;sup>1</sup>See: Bernice T. Dowell, "Hotel Investment Analysis: In Search of Business Value." Assessment Journal, March/April 1997. Print. Reprinted in: A Business Enterprise Value Anthology. David C. Lennhoff. Chicago: Appraisal Institute, 2001. Print. Pages 121-127.

<sup>&</sup>lt;sup>2</sup> See: Tom Troll, "Capital Layer Evaluations: Hotels and More," The Appraisal Journal (Summer 2016): 231-257

### IV. BRAND ANALYSIS

"Nationally recognized hotel chains have historically provided better operating results in terms of occupancy levels and average daily room rates; however, they are more costly. The owner's inducement for such expense is the expectation of profit." Name recognition and good reputation for high quality service, plus affiliation, can add as much as 20% to 25% to the value of a successfully operating hotel.<sup>4</sup>

Several studies suggest that the brand of "branded hotels" contributes between 20% - 42.5% to value compared to independent, or "No Name" hotels. The Dowell study concluded Marriott Franchises resulted in revenue of 15-20% above other flags and 25% or more above "No Name" flags. In trying to quantify the revenue enhancement value of hotel brands, a study was performed by comparing the RevPAR indexes of six hotels before and after a brand change, or removal of a flag. The study concluded that, for top tiered limited-service brands, "Removing the brand name and becoming an independent dropped the revenue index by 39% or more... Furthermore, independent hotels generate RevPAR at only 74% of the rate generated by brand hotels." This same study also tracked average AAA ratings and found that removing a brand name from a hotel resulted in a 42.5% ratings drop (3.5 Diamonds to 2.0 Diamonds). An additional study was conducted via a matched pair analysis that compared RevPAR performance of hotels lacking management, franchise, and service components to a similar set of hotels possessing these same components. The comparative analysis indicated that the business value for a successful, well-run chain type limited-service hotel is quantified up to 25%.

The following chart compares the operating expense metrics for Chain-Affiliated hotels against the operating expense metrics for Independent (no brand) hotels. These numbers were calculated by subtracting the average expense ratio (less real estate taxes, replacement reserves, and all food and beverage revenues/expenses) for the branded hotel by the average expense ratio (less real estate taxes, replacement reserves and all food and beverage revenues/expenses) for the independent hotels. The data was presented between three categories: All Hotels, Full-Service Hotels, and Limited Service Hotels. The results are shown in the below chart:

<sup>&</sup>lt;sup>3</sup> Dowell, Bernice T. "Hotel Investment Analysis: In Search of Business Value." Assessment Journal, 10738568, Mar/Apr97, Vol. 4, Issue 2.

<sup>&</sup>lt;sup>4</sup> See: "Separating Real and Personal Property from Intangible Business Assets" 9-17.

<sup>&</sup>lt;sup>5</sup> A. Scruggs Love, MAI, SRA, Bruce H. Walker, and Douglas W. Sutton, "New Option in Hotel Appraisals: Quantifying the Revenue Enhancement Value of Hotel Brands", *The Appraisal Journal*, Summer 2012, Print, Page 223.

<sup>&</sup>lt;sup>6</sup> Eric E. Belfrage, MAI, "Business Value Allocation in Lodging Valuation", The Appraisal Journal, July 2001, Print, Pages 278-280.

Differenti	al in Operating Exp	enses bety	veen Franch	ise vs. Inde	pendent	
	(Independent	t OPEX - F	ranchise OP	EX)		
	2019	2018	2017	2016	2015	2014
Full Service	3.9%	5.4%	4.5%	4.5%	5.4%	5.8%
Limited Service	5.4%	6.8%	9.5%	8.0%	3.6%	3.4%
	2013	2012	2011	2010	2009	2008
Full Service	7.8%	6.5%	5.2%	7.3%	7.9%	5.9%
Limited Service	3.6%	6.5%	6.5%	8.1%	6.8%	7.5%
	2007	2006	Average	High	Low	Average Less H&L
Full Service	9.6%	7.4%	6.2%	9.6%	3.9%	6.1%
Limited Service	8.6%	5.3%	6.4%	9.5%	3.4%	6.4%

Source: Host Almanac

The above chart indicates that being associated with a brand provides significant operating efficiencies (even with higher management and franchise fees) when compared to hotels that are independent. In other words, even though the branded hotels must pay franchise/management fees that are above and beyond what an independent hotel would have to pay, they still operate at a lower operating expense ratio based on the data in the HOST report. This is additional evidence that the brand has a positive impact on the net operating income and must be considered.

Based on the above information, it is clearly evident that there are intangibles related to the brand within the subject's income statement. In this analysis, we view the management and franchise fees as the anticipated "return of" the value provided by the brand affiliation. However, it would be inappropriate not to consider a "return on" for the brand affiliation. As stated at the beginning of this report, no rational business person would pay for something (in this case a brand affiliation) without expecting to get a return on this investment. In other words, if the management and franchise fees removed all value of the brand affiliation to the income stream (thus having no effect on the subject's net operating income), a prudent business person would never be willing to pay for a brand affiliation. Instead, a prudent business person would invest/spend this money on something that would provide a return on their investment (or at least an expectation of a return).

Therefore, based on the above discussion, we have estimated that the return on the brand affiliation is equal to 10% of the management and franchise fees. This is the same concept as an entrepreneurial incentive being applied to a cost approach or to our FF&E analysis.

### V. INCOME APPROACH

Name: Wa	dlingford Cy			
	Actual 2020	Actual 2019	Actual 2018	Actual 2017
Keys	149	149	149	149
Occupancy	33.11%	66.68%	65.48%	63.63%
ADR	\$94.20	\$114,50	\$116.99	\$115.53
Room RevPAR	\$31.19	\$76.35	<b>\$76.6</b> 0	\$73.51
Potential Room Nights	54,584	54,385	54,385	54,385
Room Nights Sold	18,056	36,266	35,610	34,604
	Actual 2020	Actual 2019	Actual 2018	Actual 2017
Revenue	%Gross	%Gross	%Gross	%Gross
Rooms Revenue	\$1,700,898 92.14%	\$4,152,370 85.93%	\$4,165,941 88,28%	\$3,997,676 88.86%
Total Food & Beverage Revenue	\$83,180 4.51%	\$515,249 10.66%	\$480,919 10.19%	\$433,727 9.64%
Market Revenue	\$46,614 2.53%	\$80,785 1.67%	\$54,144 1.15%	\$66,858 1.49%
Other Revenue	\$15,384 0.83%	\$84,042 1.74%	\$18,203 0.39%	\$659 0.01%
Total Revenue	\$1,846,076 100.00%	\$4,832,446 100.00%	\$4,719,207 100.00%	\$4,498,920 100.00%
Expenses				
Rooms	\$548,753 29.73%	\$1,087,523 22.50%	\$1,021,164 21,64%	\$956,297-21,26%
Total Food & Beverage Expense	\$61,616 3.34%	\$317,088 6.56%	\$332,495 7.05%	\$282.891 6.29%
Market	\$22,759 1,23%	\$41,275 0.85%	\$28,022 0.59%	\$31,062 0.69%
Total Departmental Expenses	\$633,128 34.30%	\$1,445,885 29.92%	\$1,381,681 29.28%	\$1,270,250 28.23%
Total Undistributed Op Exp	\$864,068 46.81%	\$1,474,533 30.51%	\$1,313,321 27.83%	\$1,256,293 27.92%
Gross Operating Profit	\$348,880 18.90%	\$1,912,027 39.57%	\$2,024,205 42.89%	\$1,972,377 43.84%
Fixed Expenses (Excluding Reserves & RE Tax)	\$76,317 4.13%	\$123,120 2.55%	\$133,248 2.82%	\$123,768 2.75%
Total Expenses (Excluding Mgmt/Fran,			77. 14. 14. 14. 14. 14. 14. 14. 14. 14. 14	\$125,100 Zc1078
Reserves & RE Tax)	\$1,573,513 85.24%	\$3,043,538 62,98%	\$2,828,250 59.93%	\$2,650,311 58.91%
Total Management and Franchise Fees	\$110,765 6.00%	\$289,947 6.00%	\$283,152 6.00%	\$269,935 6.00%
Replacement Reserve	\$92,304 5.00%	\$241,622 5.00%	\$235,960 5.00%	\$224,946 5,00%
Real Estate Tax	\$222,382 12.05%	\$211,267 4.37%	\$209,631 4,44%	\$206,189 4.58%
Total Expenses	\$1,998,963 108.28%	\$3,786,375 78.35%	\$3,556,993 75.37%	\$3,351,381 74.49%
Net Operating Income (NOI) to the Going. Concern			######################################	
the same of the same to the sa	-\$152,888 -8.28%	\$1,046,071 21.65%	\$1,162,214 24.63%	\$1,147,539 25.51%
Real Estate Tax	\$222,382 12.05%	\$211,267 4.37%	\$209,631 4.44%	\$206,189 4.58%
NOI Excluding Property Taxes	\$69,494 3.76%	\$1,257,338 26.02%	\$1,371,845 29.07%	\$1,353,728 30.09%

As appropriate, the owner's operating expenses are reclassified into standard categories and exclude

Name: Wallingford Cy	Actual 2019
NOI Excluding Property Taxes	\$1,257,338
Less: Return On Brand at 10%	\$28,995
NOI of the Going Concern - Less Return On Brand	\$1,228,344
Market Cap Rate	9.50%
Effective Tax Rate	2.92%
Loaded OAR (Market OAR + Effective Tax Rate)	12.42%
Indicated Value	\$9,890,843
Less: Value In Use of FF&E	<u>\$1,594,000</u>
Final Indicated Market Value of the Real Property	\$8,296,843
Rounded	\$8,300,000

### VI. COST APPROACH

When valuing the real property component of a going concern, the cost approach has the potential to be particularly meaningful. This is because the cost approach analyzes only the land and the building. Therefore, nothing has to be added (or subtracted) to the cost approach to account for the tangible and intangible non-realty items (FF&E, SPIP, Brand Affiliation, etc.). For the purposes of this analysis, the cost approach is used as a test of reasonableness to the income approach previously performed.

Type	Hotels: Limited Service
M&S Reference	Section 11 Page 22
Class Construction	$\mathbf{C}$
Quality Ranking	Average
Number of Stories	3
Number of Keys	149
Base Cost Per Square Foot	\$106.00
Square Foot Adjustments	
Sprinkler System	\$2.65
Site Improvements	\$15.00
Total	\$123.65
Multiplier Adjustments	
Current Cost Multiplier	1.030
Local Cost Multiplier	1.140
Adjusted Base Cost	\$145.19
Dollar Adjusted Base Cost	\$145.00

Cost Analysis for Wallingford Cy		Replacemen	nt Cost
Total Replacement Cost New	\$145.00	75,000	\$10,875,000
Entrepreneurial Profit		10.0%	\$1,087,500
Total Replacement Cost	\$159.50	75,000	\$11,962,500
Less Depreciation			
Replacement Cost New (Including	g Profit)	\$11,962,500	
x Depreciation (Eff Age/45 Year L	ife) 17	<u>37.78%</u>	
Total Physical Depreciation		\$4,519,167	
Obsolescence (see k	oelow calculation)	\$861,000	
Total Indicated Depreciation		\$5,380,167	\$5,380,167
Total Indicated Depreciated Value o	of Subject Property	\$87.76	\$6,582,333
Plus: Estimated Land Value			\$859,700
Estimated Value Via the Cost Appro	oach		\$7,442,033
Market Value Estimate via the Cost	t Approach: Say,	\$99.20	\$7,440,000

COST ANALYSIS TO OBSOLESCENCE BASED ON OC	CUPANCY LEVELS
	Total
Current Market Occupancy Levels	44.67%
Subject's Actual Occupancy Level	<u>33.11%</u>
Difference	11.56%
Surrent RCN	\$11,962,500
Charged Depreciation	\$4,519,167
Current RCN Less Physical Depreciation	\$7,443,333
Obsolescence Charge against RCNLD as a Percentage	11.56%
Dbsolescence Charge against RCNLD	\$860,519
Total Obsolescence as a Percentage against RCN	7.19%
Total Obsolescence, Say	\$861,000

### VII. CAP RATE SUPPORT

The following charts are from the 4<sup>th</sup> Quarter Situs Real Estate Research Report (RERC) and the 3<sup>rd</sup> Quarter Price Waterhouse Cooper (PwC) Real Estate Investor Survey.

REGION - HOTI	EL - RERC 4TH C	QTR 2020
East Region	Range	Average
1st Tier	7.5% - 12.0%	8.70%
2nd Tier	8.0% - 12.0%	9.50%
3rd Tier	8.5% - 16.0%	10.60%

PwC Real Estate Inv	estor Survey
Quarter-Year	National Limited Service Hotel
3rd Qtr2017	7.75%-11.00% 9.08%
3rd Qtr 2018	7.50%-11.00% 9.15%
3rd Qtr 2019	7.50%-12.00% 9.15%
3rd Qfr 2020	7.00%-12.00% 9.50%

Number of Rooms: 149		% INC/ DEC	-61.3% -62.4% -81.8%		.59.1%	.61.9%	-81,8%		8.8% -50.5%	-50.2%	% INC	DEC	30 05	-83.9%	42.3%	-61.8%		78.2%	\$0.5%	67.9%	%0.0	47.7%	%2.02	26.3%	%0.0	79.9%	27.8%	49.5%		87.0%	84.8%	80.3%	80.7%	93.4%	77.0%	80.6%		44.9%
Number of		POR/PAR	132.34 73.8% 39.6%								POR/PAR	%REV	2	14.11	2.21	132.34		85.0	0.18	0.98	0.00	0.3%	2.3%	0.50	%0.0	0.7%	34.7%	29.78		32.6%	19.9% 20.00	17.4%	1.0%	1.9%	11.3%	61.5%		51.1%
		ACT vs LY \$ B(W)	(2,386,370) (1,912,702) (1,563,147)	, 85 15 15 15 15 15 15 15 15 15 15 15 15 15	-20.30	-55.00	-28.76	İ			ACT vs LY		(2.454.472)	(432,069)	(34,172)	(2,986,370)		16,696	3,382	24,560	(346.)	5,810	67,900	7,096	0	22,553	62,428	538,770		74 104	98/38	72,047	3,972	9,349	44,693	255,472		18.516
		LAST YEAR	4,832,446 3,064,847 1,912,027	68.7%	76.35	88.86	35.16 39.6%	47.7%	1.45 36,515	36,266 54,385		LAST YEAR	4 159 370	515,249	80,785	4,832,446		3,489	9899	36,184	> 0	12,183	95,391	26,986	0 6	28,212	224,157	1,087,523		85,221	78,00	89,751	4,924	10,015	58,066	317,088	1000	41.275
	\TE	% INC/ DEC	-57.5% -58.4% -77.2%	-	-16.1%	-57.5%	-77.2%	ì	8.8% -46.3%	-46,4%	% INC/	_	.55.0%	-82.3%	43.6%	-57.5%		72.3%	45.4%	65,1%	%0°0	4.3%	51.4%	27.1%	%0.0	77.5%	25.6%	45.7%		86.3%	8.0.5 8.0.5 8.0.5	81.4%	77.9%	93.4%	73.4%	80.3%	20.00	170 02
	YEAR TO DATE	PORPAR %REV	129,12 73,3% 35,2%								PORPAR		112.26	13.96	2.10	129.12		0.50	0.18	8.0	0.0%	0.3%	1.9%	0.50	0.0%	0.7%	35.6%	29,99		34.0%	0.0%	20.3%	%6.0	20.7% 20.7% 20.7%	10.7%	%5'99	14 40	26
		ACT vs BUD 6 \$ B(W)	(2,502,598) (1,618,250) (1,183,112)	-28.6	-38.13	-45.89	-21.69				ACT vs BUD P	- 1	(2.079.624)	(386,981)	(24,112)	(2,502,598)	:	12,158	2,749	21 718	() () ()	5,078	44,752	7,377	000 200	19,459	55,521	461,371		70,186	915'57	77,706	3,356	30.147	36,971	251,032	43 200	23.350
		BUDGET	4,348,674 2,770,396 1,531,992	61.8%	69.32	79,74	28,09 35.2%	52.7%	33,679	33,679 54,534	4	BUDGET	3.780.520	470,161	70,726	4,348,674	,	4,041	6,062	33,342	• •	11,451	72,843	27,267	0 285	25,118	217,250	1,010,124		81,302	600,12	95,410	4,308	10,015	50,344	312,648	36 444	36, 14
		POR/PAR % REV	102,03 67,7% 18,9%					···-			PORIPAR	_	94.01	4.60	2.58	102.03		6.12	0.18	20.64	0.0%	0.00	000	0.36	0.0%	3%.0	52.5%	30.33		29.2%	%00	21.3%	%	70.0%	16.1%	74,1%	79 67	7 X X X
		ACTUAL	1,846,076 1,152,145 348,880	33.1%	31.15	33.85	6.40	5	18,093	18,056 54,534	9	ACTUAL %	1,700,898	83,180	46, <b>5</b> 14	1,846,076		4,000 2,152	3,313	11,624		6.373	0	19,890	302 167	5,659	161,729	548,753		11,117	0	17,704	362	13.534	13,373	61,618	22.750	
For Month of December, 2020 In USD		KEY STATISTICS	TOTAL SALES ROOMS DEPT, PROFIT GROSS OPERATING PROFIT	OCCUPANCY AVERAGE BATE	ROOM REV PAR	TOTAL REV PAR	GROSS OPERATING PROFIT PAR	FLOW THRU CALCULATION	OCCUPIED ROOMS	ROOMS SOLD TOTAL ROOMS		OPERATING RESULTS	SALES Rooms	Food & Beverage	Market	TOTAL SALES	ROOMS CONTROLLABLES	Cleaning Supplies	Laundry	Guest Supplies Comp F&8	Reservation Cost	Cluster Reservation Cost	Walked Guest	FTG In-Room Services	Management Wages Hourly Wages	Overtime Premium	Benefits/Bonus % Wages Rooms Other	TOTAL ROOMS CONT.	F&B CONTROLLABLES	Food Cost Beverana Cost	Management Wages	Hourly Wages	Overtime Premlum	Service Charge Distribution Benefits/Bonus % Wages	F&B Other	TOTAL F&B CONT.	Market Expense	MAIREL LANGING
		% INC/	-68,7% -74,3% -129,4%	-12.4%	-65.5%	68.7%	8. 4. 6.7	.3 0%	%6.09•	%9.09 <del>.</del>	% twc/	DEC	-65.5%	-96.4%	-73.3%	%2'89-	200	.181.7%	21.8%	64.5% 0.0%	0.0%	84.4% % 4.0%	0.0%	11.8%	52.3%	86.7%	18.7% -69.5%	46.5%		100.0%	0.0%	100.0%	100.0%	100.0%	86.8%	109.4%	24.2%	
		POR/PAR	104.55 68.6% 27.7%								PORIPAR	%REV	90.89	10.55	0.76	104.55	0.44	0.0	0,24	0.00	%0'0	0.6%	00.0	0.52	18,0%	0.6%	-0.21	28,52	į	3.6%	0.0%	24.1%	2.3% 2.3%	38.9%	10.6%	27.6%	29.8%	£9.63
		ACT vs LY \$ B(W)	(200,391) (129,003) (104,304)	-36.3	-35.94	8.5	-53.7				,	\$ B(M)	(166,013)	(28,353)	(4,403)	(200,391)	232	(9+)	127	94.0	0	1,189	9 0	282	23,874	1,405	3,668	37,010		2,430	0	7,082	S 28	3,054	2,716	16,910	473	ř
		LAST YEAR	291,486 173,721 80,622	59.8%	. <del>2</del> .	63.11	27.7%	48.0%	2,788	2,762 4,619		LAST YEAR	263,390	29,411	2,117	291,486	1133	82	86	6,106 0	0	1,408	•	2,386	45,655	1,620	19,635	79,669	į	865	٥	7,082	382	3,055	3,129	15,462	1,958	2271
MONTH	MONTH	% INC/	-59.1% -63.9% -187.4%	%8.81.	54.4%	59.1%		13.2%	43.5%	% 60.0 7	1.	DEC	54.4%	95.9%	-62.1%	-59.1%	% 9	69.3%	30,1%	%0.0 %0.0	0.0%	74.4%	0.0%	8.9%	43.3%	80.3%	3.9%	37.2%		40.00	%0.0	100.0%	100.0% 100.0%	100.0%	88.5%	107.9%	28.5%	
CURRENT MONTH	CORRENT	POR/PAR	115.03 64.6% 12.2%								ORPAR	%REV	99.02	13.14	0.77	115.03	0.48	0.12	0.18	8.0	0.0%	0.3% 1.8%	0.00	0.50	20.0%	0.6%	1.06	35,68		22.2%	%0.0	22.1%	30°F	45.9%	14.1%	72.5%	51.1%	
		ACT vs BUD POR/PAR \$ B(M) %REV	(131,609) (79,084) (50,765)	-18.64	-22.59	-28.49	-38.2				ACT vs BUD PORPAR	\$ B(W)	(104,331)	(24,391)	(925)	(131,609)	825	<b>₽</b>	(105)	6.	•	439 2.505	0	505	16,602	876	2,229	25,247	2002	1,586	0	5,624	9 8	2,870	3,174	19,887	592	!
		BUDGET	222,704 123,803 27,083	41.9%	41.50	48.21	12.2%	51.4% 1.61	1,936	4,619		BUDGET	191,708	25,439	1,491	222,704	928	232	8 5	È,	0	3,365	0	2,310	38,383	1,091	2,050	67,306	č	1,586	0	5,624	378	2,871	3,587	18,439	2,078	
		PORPAR % REV	83.50 51.2% -26.0%		•••						-	% REV	80.09	9 6	0.52	83.50	0.37	0,07	0,42	. 8	%0'0	0.00	0.00	0.46	24.9%	0.2%	72.6% -0.16	39.10	ào	.000.0 0.0%	%0.0	%0.0	%0.0 %0.0	%0.0	39.4%	138.2%	70.6%	
	ľ	ACTUAL	91,094 44,718 (23,682)	23.5%	18.92	19.72	%0.9%	1.40	1091	4.619	1	ACTUAL	7,377	96.5	. 565	1,094	401	F	453	8 0	0	219 860	0	2,105	۶. چ	215	(179)	42,659	i s	(200,1)	0	۰ ،	> 0	-	£ 1	448)	1,485	į

1/2021	ms: 149	% INC	اي	-62.4% -89.1% -39.6%	81.7%	4 15 15 15 15 15 15 15 15 15 15 15 15 15	39.8%	20.1%	%8.08	92.1%	%0°%	86.5%	26.8%	76.8%	56.2%	42.5%	38.9%	26.9%	93.1%	47.6%	45.2%	19.7%	44.8%	28.1%	31,6%	37.0%	11.7%	69.1%	23 1-24	31.1% 1.1%	59.0%	59,4%	40.1%	% 000 000	%0.0	9.2%	%0.0	0.0%	22.9%	22.4%	81.8%
Run Date: 01/11/2021 Run Time: 09:51:27	Number of Rooms: 14	PORPAR %	-				0.35	0.94												51.9% 0.50	ĺ	2.26	87.0	3,72	1.94	0.46	1.0%	32.8%	0.03									%0.0			39.6%
œ :	2	,		(1,912,702) (176,596) (15,656)	(68,658)	(2,1/3,6/2)	7,532	10,290	4,987	3,525	72	¥ 8	338	2,923	2,255	1,288	38,442	46,538	5,644	52,707	271,644	24,191	18,881	52,848	32,865	9,244	5,766	1363	408	72,864	30,633 49,029	21,595	57,271	(1,135)	( <u>3</u> )	5 70	(3,997)	0 6	1,365	203,019	(1,563,147)
			LAST YEAR	3,064,847 198,160 39,511	84,042	3,386,560	18,934	51,177	6,169	3,828	72	456	1,262	3,805	4,013	3,032	98,831	172,891	6,063 6,063	110,672	600,568	776,221 151 7F	42,188	202,297	103,877	25,005	49,180	1,276	1,772	233,271	83,047	36,380	142,838	00	۰ ۵ و	1,161	00	000	5,953	387,220	1,912,027
	iii	% INC/	2	-58.4% -96.3% -31.0%	-43.6%	66 64.4%	43.0%	30.2%	80.3%	92,2%	100,0%	88.8%	27.2%	79.8%	64.1%	48.2%	35.6%	26.5%	92.9%	32.6%	45.0%	21.0%	35.0%	25.1%	27.7%	40.7%	0.0%	68.2%	41.3%	34.2%	55.0%	65.8%	41.6%	%0.0	0.0%	18.8%	0.0%	%0.0	23.5%	20.0%	-77.2%
	/EAR TO D/	<b>α</b>	%REV	73.3% 33.5% 48.9%	100.0%	%8.89 9%	0.37	1.07	0.11	0.07	%0.0 0.0%	0.0	0.03	0.08	0.1%	9.0	2.2%	4.0%	0.1%	54.3%	13.8%	57.58	99.0	3.66	1,80	0.49	1.2%	33.0%	9.0	28	2.0%	1.0%	3,4%	%0.0 0.0%	%0'0	%0.0 %0.0	0.0%	0.0%	0.1%	8.5%	35,2%
		ē		(1,618,250) (135,949) (10,730)	(11,883)	(1,776,912)	8,585 9,585 9,585	17,715	4,816	3,597	71	\$ 2	348	3,481	3,136	1,621	33,428	45,466	5,463	60,053	269,119	26,248	12,577	50,031	27,158	10,820	0 68′2	845	96	72,893	15,567	28,470	61,028	(1,135)	(15)	243	(3,997)	0 6	1,410	183,943	(1,183,112)
			BUDGET	2,770,396 157,513 34,585	27,267	2,989,760	19,987	58,602	5,999	3,900	207,/01 17	3 5	1,269	4,363	4,893	3,364	93,817	171,819	5,888	30,285	598,043	125,034	35,884	199,479	98,170	26,581	51,394	1,240	2,324	233,500	75,610	43,255	146,595	00		1,297	0 0		686'9	368,144	1,531,992
		POR/PAR	% REV	67.7% 25.9% 51.2%	100.0%	65.7%	0.23	6.75	0,02	0.01	0.0%	000	500	0,02	0.1%	0.03	3.3%	6.8%	0.0%	43.4%	17.8%	1,81	4 5	2.74	1,30	0.29	2.4%	30.0%	0,03	2.95	2:0%	0.8%	4.6%	0.1%	%0.0	0.1%	0.2%	0.0%	0.2%	10.0%	18.9%
lingford			ACTUAL	1,152,145 21,564 23,855	15,384	1,212,948	11,402	40,887	1,182	303	41,738	5 5	926	882	1,758	1,743	60,389	126,354	6,884 419	57,965	328,924	98,787	23,307	149,448	71,012	15,761	43,414	394	1,364	160,808	2,604 34,018	14,785	34,314	1,135	. 5t	1,054	3,997	0 2	4,588	184,201	348,880
Marriott International, Inc. MSB P&L Roport 31 ~ Courtyard AM Mgd 131F5 ~ Wallingford For Month of December, 2020 in USD			OPERATING RESULTS	ROOMS DEPT, PROFIT F & B DEPT, PROFIT MARKET PROFIT	OTHER DEPT, PROFIT	TOTAL DEPARTMENT PROFIT INFORMATION & TELECOM SYSTEMS	Suest Communications FTG Internet	TOTAL I&TS CONT.	ADMIN & GEN CONTROLLABLES Office Supplies	Travel	Credit and Collection Bad Debt	Postaga	Outside Labor Services Training	Uniforms	Chargebacks	Transportation/Van Expense	Program Services Contribution	Management Wages	Hounty Wages Overtime Premium	Benefits/Bonus % Wages	TOTAL A&G CONT.	UTILITIES Electricity	Water/Sewer	TOTAL UTILITIES	PROP OPERATIONS AND MAINT POSM Contract	Cluster Engineering	Management Wages Hourly Wages	Overtime Premium	POSM Other	TOTAL PORM SALES & MKT.	Comp Services and Giffs Marketing Fund	Marketing & eCommerce	Loyalty Sales Shared Services	Sales Executive Share	Revenue Management	Travel Marketing Training	Management Wages	Overtime Premium	Benefits/Bonus 74 Wages Mkt & Sales Other	TOTAL SALES & MKT.	GROSS OPERATING PROFIT
	r	% INC/	일	-74,3% -82,1% -86,6%	73,3%	-75.1%	28.9%	200%	39.8%	-8.6%	79.2%	-100.0%	100.0%	100.0%	%0.0 %0.0	100.0%	32.1%	-11.0%	100.0%	34468.2%	14.0%	27.9%	42.1%	31.2%	13.3%	63.2%	21.0%	66.6%	81.4%	14.2%	100.0%	104.6%	83.2%	%0.0	800	100.0%	%0.0	%00	77.7%	77.4%	-129.4%
		POR/PAR	%REV	68.6% 47.4% 70.2%	100.0%	66.7%	8 8 8	6.83	90'0	-0.01	2.6% 0,0%	0.00	9.00	5 6	0.0%	0.07	2.4%	3,7%	0. 0. 1. %	% 9	10.1%	3.76	0.98	5.76	2.02	0.53	% % % %	%0.0	0.01	4.87	2.0%	0.4%	4.0.0 % %0.0	%0.0	% 0.0 0.0	%0.0 0.0%	%0.0	% % C C	0.1%	11.8%	27.7%
		ACT vs LY P	1	(129,003) (11,453) (3,990)	(1,562)	(145,998)	384 3	(193)	. 8	6	6,059	8	436 (4.1)	50.	84: 84:	346	2.241	(1,188)	1,267	(5,136)	4,140	4,850	1,900	8,305	1,241	1,541	0468)	8	4 9	2,726	3,174	1,345	5,934	(378)		8 8 8	(1,147)	00	(922)	26,716	(104,304)
				173,721 13,949 4,609	2,117	194,396	1,522	3,836	509	(22)	7,652	8	436 25	201	1,937	346	6.985	10,790	1,267	15	29,567	17,352	4,510	26.584	9,310	2,437	2.228	98	2/2,	19,262	3,174	1,286	7,129	00	•	£ 88	0 6	000	202	34,525	80,622
	HENO	$\vdash$	_	63.9%	.62.1%	-64.0%	38.9%	15.6%	75.3%	120,1%	72.8%	100.0%	100.0%	100.0%	0.0%	100.0%	% 000 000 000 000 000 000 000 000 000 0	17.8%	100.0%	1.0%	35.6%	-7.3%	% 4.5%	5.2%	8.3%	61.1%	0.0% 8.3%	65.6%	94.3%	12.5%	100.0%	104.3%	78.1% 80.1%	%0.0	%0.0	100.0%	%0.0	80.0	91.1%	\$8.4%	-187.4%
	S LYHOOIT	POR/PAR % INC/	6REV	54.6% 27.5% 48.9%	100,0%	60.3%	0.33	1,03	0.1	0.05	2.6% 0.0%	6.04	0.09	0.08	0.26	0.05	0.00	6.5%	1.5%	28.8%	17.7%	2.62	8 65	00.0	1.91	0.50	0.0%	%0.0	%.% %.00	4.09	90%	0.6%	2.4% 5.5%	%0.0	0.0%	0.0%	0.0%	0.0%	0.0%	11.1%	12.2%
		ACT vs 8UD PG	\$ B(W)	(79,084) (4,504) (1,369)	(922)	(88,883)	602	74	383	300	4,253 0	46	436	370	1,200	231	(785)	2,593	3,256	28 '	14,080	(851)	1,737	1.008	733	1,404	0 5	5 5 5	4.94 174	2,358	1,297	1,435	4,252 9,784					00		i	(50,765)
			BUDGET	123,803 7,000 1,988	1,491	134,281	1,546	4,773	208	250	5,846 0	94	436 25	370	1,200	231	0 4	14,671	3,256	5,203	39,508	11,652	2,73	19.287	8,802	2,300	0 2 287	86	1,633	18,894	1,297	1,376	5,447	0 (	90	\$ \$	0		508 0	24,737	27,083
		PORPAR	_	51.2%	100.0%	53.1%	0.53	0.13	0.03	0.01	1,7%	0.00	9.6	8	0.00	8.0	0.17	13.1%	0.0%	43.0%	27.9%	2.71	99 0	0.00	1,75	0.0	%00	%0°0	0.00	3.58	%0.0	% 1.0	1,3%	0,4%	%0.0 %0.0	%0.0	1.3%	0.0% 0.0%	80.4%	8.6%	-26,0%
		8	ACTUAL, %	44,718 2,496 619			2,465 944	8 8 8	£ \$2	(20)	0,593	ø	<b>0</b> %	0	0 (148)	•	785	876	0 0	13.	428	1903	3,166	0 2	690	968 988	0 90	32	를 은 은	6,536	0 0	96	1,195	378	00	00	1,147	00	922 45	2,809	(23,682)

51:27	를 주	ſ	oec Dec	*81.8%	61.8%	%0.0	0.0%	61.8%	-85.3%	è	2 70%	100.0%	%0.0	26.5%	%6.0	59.4%	11.6%	38.2%	%0.0	52.5%	11.8%	-125.1%	7	%0.0	%0.0	%0.0	%0.0	%0.0	%0.0	%0.0
Run Date: 01/11/2021 Run Time: 09:51:27	Number of Rooms: 149	1	•	39.6%	9 %0.9		%0.0%	ľ	33.6% -8		2.4%							0.0%			0.0% 5	П						0.00		
Ren	Num		PORPAR																			21.8%								ø
			ACT vs LY \$ B(W)	(1,563,147)	179,182	•	•	179,182	(1,383,965)		345	(28)	, 0	7,446	1,786	49,932	1,280	244	7,306	20,870	1,049	(1,317,051)		•	•	0	0	٥	0	0
			LAST YEAR	1,912,027	289,947	9	0 0	289,947	1,622,080	200	11.867	(28)	(10)	13,169	192,689	84,085	11,031	2,978	٥	39,785	1,828	1,052,782		0	0	0	0	0	٥	•
	ATE	<u> </u>	% and/	-77.2%	\$7.5%	0.0%	0.0 0.0	57.5%	-81.3%	ą	2 4 8 7 4	%00	%00	56.4%	1.8%	27.5%	2 6% 1 = 1	%0.0	0.0%	49.6%	14,7%	-138.7%	Ì	%0.0	%0.0	%0.0	0.0%	0.0%	%0.0	%0.0
	VEAD TO DATE	21	POR/PAR %REV	35.2%	6.0%	0.0%	0.0%	6.0%	29.2%	,	8.5°C	%0.0	0.0%	0,3%	4.5%	7.8%	0.3%	0.0%	0.0%	0.9%	0.14	15.7%		8.5	00.0	000	0.00	0.00	0.00	00'0
		- 1	ACT vs BUD F \$ B(M)	(1,183,112)	150,156	0	0 (	150,156	(1,032,956)	347	9,105 573	,	ő	7,396	3,466	46,298	1,280	(394)	7,306	18,643	86,268	(946,688)		0	0	•	0	0	0	0
			BUDGET	1,531,992	260,920	0	0 0	260,920	1,271,672	107	12 125	°	0	13,118	194,369	80,450	11,031	200	0	37,558	588,653	682,419		<b>.</b>	0	0	0	0	0	٥
		ŀ	PORIPAR % REV	18.9%	6.0%	0.0%	0.0%	6.0%	12.9%	ě	0.6%	%0.0	%00	0.3%	10.3%	1.8%	0.5%	0.0%	-0.4%	1.0%	27.2%	-14.3%		3	000	0.0	0.00	0.0	8.0	8
llngford			ACTUAL	348,880	110,765	0	0 (	110,765	238,115	000 000	11.552	0	(10)	5,723	190,903	34,152	9,751	394	(7,306)	18,915	502,385	(264,270)		>	<b>o</b>	0	0	0	0	0
Marriott International, inc. MSB P&L Report 31 - Courtyard NN Mgd / 311F5 - Wallingford For Month of December, 2020 In USD			OPERATING RESULTS	GROSS OPERATING PROFIT	Base Management Fees	System Fees	Franchise Fees	TOTAL MANAGEMENT FEES	INCOME BEFORE NON-OP INC & EXP	NON-OP INC & EXP DETAIL	Property Tax	Prior Year Adj Tax	Guest Accidents	Casualty Insurance	Land Rent	Chain Services	Lease Payments	OverUnder Sales Tax	Prior Year Adjustment	Loan Repayment/CAM Charges	TOTAL NON-OP INC & EXPS	EBITDA Excluding Owner Expenses	4	100523 Rent expense R-E - P-P Taxes	700335 Base Feez After Nhp	700341 Other Owner Expense	700342 Fixed Rent Exp	700480 Land Min Rent Exp 700480	700481 Land Percentage Rent Exp	OWNER EXPENSES
	ľ		% INC/	-129.4%	68.7%	0.0%	% o	28.7%	-146.2%	9	8.7%	%0.0	%0.0	0.0%	6.8%	79.6%	23.4% 426.7%	-22.2%	%0.0	%2.26	7.5%	-546.0%	-	% ?	800	%0.0	%0.0	%0.0	%0.0	%0.0
			POR/PAR %REV	27.7%	6.0%	0.0%	%0.0 %0.0	6.0%	21.7%	4 5	3,50	%0'0	0.0%	0.0%	%0.9	2,8%	88.0	0.0%	0.0%	0.4%	16,1%	5,6%	***	3 8	0.00	0.00	0.00	0.00	0.00	0.00
	ŀ	ı	ACT vs LY 1	(104,304)	12,023	0		12,023	(92,280)	/4 549)	8	0	0	(282)	1,177	6,565	(2/2)	(8)	0	(1,010)	3,518	(88,762)		> <	> <	0	0	0	0	0
			LAST YEAR	80,622	17,489	۰ ۰	0 0	17,489	63,132	17 73	1,007	٥	٥	0	17,375	8,251	926	35	0	1,033	46,874	16,258	•	•	> <	0	0	0	۰.	0
	HINO		DEC .	-187.4%	59.1%	%0.0	%0.0 0.0%	59.1%	312.4%	8	6	%0.0	%0.0	58.0%	%0.0	59.1%	30.0% 86.6%	0.0%	0.0%	30.5%	5.8%	-124.5%	000	200	2.0	%0:0	%0:0	%	%00	%0.0
	CURRENT MONTH	:		12.2%	6,0%	0.0%	% 0 0	6.0%	6.2%	% 7	0.5%	%0.0	0.0%	0.3%	7.3%	4.9%	84.0	0.0%	0.0%	1.3%	20.7%	-14.5%	***	8 8	3 6	0.00	8	8.5	9.3	0.00
			ACT VS BUD PORPAR \$ B(W) %REV	(50,785)	7,897	0 (	9 6	7,897	(42,868)	c	° 26	٥	۰	389	0	2,435	(5/2)	(112)	0	888	2,655	(40,214)		> 0	<b>5</b> (	0	0	0	0 1	0
			BUDGET	27,083	13,362	0 (	0 0	13,362	13,721	10.00	1,010	0	0	672	16,197	4,120	2 E 8	9 0	0	2,941	46,011	(32,290)	•	> 0	> <	0	0	0 1	0 1	0
			PORPAR % REV	-26.0%	%0'9	0.0%	800	6.0%	32.0%	7	40,0	%0.0	%0.0	0.3%	17.8%	1.9%	% 5	0.1%	0.0%	2.2%	47.6%	-79.6%	***	3 8	3 8	000	8	8 3	8	0.00
			ACTUAL	(23,682)	5,466	٥٠	0 0	5,466	(29,148)	10 20	919	•	0	282	16,197	1,885	681.1	112	٥	2,043	43,356	(72,504)		•	<b>-</b> (	0	0	0 1	o ·	0

% INC	OEC	54.8%	-3.6%	24.6%	53.2%	81.7%	93.4%	36.2%
PORPAR	*REV	1.45		3.18	14.53	1.1	0.27	38.7%
ACT vs LY	SB(W)	29,010	(0.54)	42,541	420,199	33,050	9,349	141 945
	LAST YEAR	52,935	14,93	172,891	790,368	40,476	10,015	392.501
% INC	DEC	51.0%	2.2%	24.1%	52.1%	79.7%	93.4%	36.8%
PORPAR	"REV	1.45		3.15	14.16	1.09	0.30	40.0%
ACT vs BUD	\$ B(M)	24,885	0.35	41,469	401,907	29,129	9,349	145.736
	BUDGET	48,810	15,82	171,819	772,075	36,554	10,015	396.292
POR/PAR	% REV	1.32	_	2.39	6.79	0.41	0.04	49.3%
	ACTUAL	23,925	15.47	130,350	370,169	7,425	999	250,556
	Key Labor Statistics	Total Hours	Average Wage Rate	<b>Total Management Wages</b>	Total Hourly Wages	Total Overtime Premium	Total Service Charge Distribution	Total Benefits
Z N N	DEC	59.6%	-7.8%	-21.6%	26.5%	89.4%	100.0%	3.7%
ORIPAR	%REV	1.36		2.34	2.17	\$	4	%
Ş	%				+-	Ö	0	34.5%
ACT vs LY POF	\$ B(W) %	2,258	(1.16)		31,755 1:	2,082 0,		898
_	\$ B(W)	3,787 2,258	14,85 (1,16)		56,232 31,755 1;	2,329 2,082 0	378	
_	\$ B(W)			(2,335)		- 2	378 378	898
% INC/ ACT vs LY F	LAST YEAR \$ B(W)	3,787	14.85	10,790 (2,335)	56,232	2,329 2	378 378	24,079 898
_	DEC LAST YEAR \$ B(W)	3,787	14.85	9.9% 10,790 (2,335)	51.1% 56,232	85,2% 2,329 2,	0,20 105,0% 378 378	12,0% 24,079 898
% INC/ ACT vs LY F	DEC LAST YEAR \$ B(W)	3,787	14.85	3.15 9.9% 10,790 (2,335)	10.84 51.1% 56,232	85,2% 2,329 2,	378 0,20 100,0% 378 378	39,5% 12,0% 24,079 898
% INC/ ACT vs LY F	\$ B(W) %REV DEC LAST YEAR \$ B(W)	3,787	0,01 0.0% 14.85	1,446 3.15 9.9% 10,790 (2,335)	25,573 10.84 51.1% 56,232	1,418 0,86 85,2% 2,329 2	378 0,20 100,0% 378 378	3,149 39,5% 12,0% 24,079 898

2.0%

(125,130) (821,559)

217,434 464,985

(356,573) 92,304

4676,6% EBITDA Has REPLACEMENT RESERVE REPLACEMENT RESERVE

811,159 (1,167,733) 241,622

6,580

(43,426)

(77,059)

	November 2019 - October 2020 Actual
Revenues: Rooms F&B (Incl Market) Other	\$2,152,886 219,933 20,659
Department Expenses:	2,393,478
Rooms F&B (Incl Market) Other	656,560 132,324
Departmental Profit	788,884 1,604,594
Undistributed Expenses: Information & Telecom General & Administrative Utilities Prop Operations & Maint Sales & Marketing	39,550 360,943 158,458 167,252 234,860 961,062
Gross Operating Profit GOP Margin	643,532 <i>26.89</i> %
Other Expenses: Base Management Fees Replacement Reserve Real Estate Taxes Property Taxes Ground Rent Chain Services Insurance Lease Payments Non-Operating Expense FF&E Loan Repayment	143,609 119,674 219,347 11,728 194,369 46,356 18,882 9,287 1,659 16,997
Operating Profit	(138,375)
Addbacks: C2 Land Ground Rent FF&E Loan Repayment	194,369 16,997
Net Operating Profit	72,991

00me: 149	The state of the s	% INC/ DEC	4.9% 2.6% 2.6%	1.3%	4,9%	4.2%	0.0%	% INC/ DEC	4.2%	10.9% -19.0%	4.9%	-64.3%	-1.3%	100.0%	%0.0	0.0%	3.9%	% 6.0 7	20.0%	14.7%	4. ±	.6.8%	-23.4%	-16.9%	0.0% 4.3%	-148.1%	26.2%	-16.1%	%6.74.	9.8%	
Number of Rooms: 149	in and the	PORIPAR %REV	128.69 76.1% 43.8%				•	POR/PAR %REV	114.35	12.41	128.69	0.40	0.15	0,02	90.0	1.9%	2.0%	0.66	0,00 13,57	19'0	34.5%	27,35	38.5%	27,0%	0:00	0.4%	2.0% 34.5%	12.3%	65,2%	46.5%	
		ACT vs LY F \$ B(W)	220,287 103,399 51,827	1.8 3.09	4.05 0.95 -0.9			ACT vs LY P \$ B(W)	168,265	47,191 (12,713) 17,544	220,287	(8,907)	(68)	627	(482) 26	27.2	(3,089)	(326)	0 (57.609)	3,117	(7,244) 1,218	(64,866)	(21,110)	(4,354)	(3,168)	(2,840)	(1,930)	(8,561)	(43,605)	3,040	
		LAST YEAR	4,498,920 3,041,379 1,972,377	63.6% 115.53 73.51	82.72 36.27 43.8%	23.5% 1.31 34,960	34,604 54,385	, LAST YEAR	3,997,676	433,727 66,858 659	4,498,920	13,853	5,213	627	145,75 0	76,761 15,831	79,114	35,957	474.330	21,213	171,660	956,297	90,372	25,746	73.809	1,917	8,681 29,139	53,227	282,891	31,062	
	۳	ں ق	3.9% 5.0% 5.2%	3.7%	3.9%	1.1%	0.0%	% INC! DEC LU	3.7%	20.5%	3.9%	-61,5%	% 20.1%	0.0%	*1.6% 0.0%	1.5%	-2.7%	0.4%	%00	15.4%	2.2% -36.9%	%1.0	-27.7%	-12.3%	13.1%	-145.9%	16.3% 6.8%	φ.7%	7.4%	10.8%	_
	YEAR TO DA	PORPAR % IN %REV DE	128.92 74.5% 42.4%					PORPAR %	113.98	12.63	128.92	0,40	0.15	0.0	8 8	1.9% 1.44	2.0%	0.67	0.00	0.61	33.0%	29.01	36.7%	27.4%			33.4%	Í		46,1%	
		ACT vs BUD PC \$ B(W)	175,941 150,376 99,514	1.3 1.84 2.74	3.24 1.83 0.5			ACT vs BUD PC	149,117	35,996 (13,992) 4 820	175,941	(8,663)	832	0	(280) 28 (280)	1,148	(2,128)	\$ <del>2</del>	1369	3,305	4,015	1,259	(24,171)	(3,304)	11.608	(2,823)	2,066	(3,887)	(22,840)	3,389	
		BUDGET	4,543,266 2,994,401 1,924,690	64.1% 115.14 73.86	83.54 35.39 42.4%	56.6% 1,38 35,241	34,885 54,385	BUDGET	4,016,824	68,137	4,543,268	14,096	5,286	0	37,733	15,506	80,075	36,438	0 533 308	21,401	183,019 6,900	1,022,423	87,311	26,797	88.585	1,934	12,678 34,450	006'29	309,655	31,411	
		POR/PAR % REV	131.52 75.5% 42.9%					POR/PAR % REV	116.10	13.40	131.52	890	0.15	00'0	0.00	1.8%	2.0%	0.07	0.00	0,50	32.5%	28,46	43.7%	26.3%	16.0%	1.0%	39.8%	12.8%	%1.%	51.8%	
ngford		ACTUAL	4,719,207 3,144,777 2,024,204	65.5% 116.99 76.60	86.77 37.22 42.9%	1.37	35,610 54,385	ACTUAL P	4,165,941	54,144 54,144	4,719,207	22,760	5,280	0	37,823	13,074	82,203	36,283	534 939	18,095	9,445	1,021,164	111,482	30,101	0 26.977	4,757	10,611	61,787	332,495	28,022	
31 ~ Courtyard NA Mgd / 31165 ~ Wallingford For Month of December, 2018 In USD		KEY STATISTICS	TOTAL SALES ROOMS DEPT. PROFIT GROSS OPERATING PROFIT	OCCUPANCY AVERAGE RATE ROOM REV PAR	TOTAL REV PAR GROSS OPERATING PROFIT PAR GROSS OPERATING PROFIT MARGIN	FLOW THRU CALCULATION PRODUCTIVITY OCCUPIED ROOMS	ROOMS SOLD TOTAL ROOMS	OPERATING RESULTS	SALES Rooms	Food & Beverage Market	TOTAL SALES	ROOMS CONTROLLABLES Linen	Cleaning Supplies	Suite Supplies	Guest Supplies Comp F&B	Reservation Cost Cluster Reservation Cost	TA Commission	Walked Guest FTG In-Room Services	Management Wages	Overtime Premium	Benefits/Bonus % Wages Rooms Other	TOTAL ROOMS CONT.	F&B CONTROLLABLES Food Cost	Beverage Cost	Management Wages Hourly Wages	Overtime Premium	Service Charge Distribution Benefits/Bonus % Wages	F&B Other	TOTAL FAB CONT.	Market Expense	
		% INC/	-8.7% -33.7% -33.0%	10.0%	-33.0%	-11.2%	-5.5%	% INC/	-10.0%	-2.6% 17.2%	8.7%	24.5%	.26.8%	0.0%	23.2%	8.7%	-19.2%	49.0% -49.0%	0.0%	12,7%	2,00° 2,00° 3,00°	47.6%	92.5%	-83.7%	24.1%	.387.6%	55.0%	65.2%	23,1%	-30.7%	
		POR/PAR %REV	119,48 70,8% 33,1%					POR/PAR %REV	104.05	13. 5 10 4	119.48	19	0.15	0.00	0.00	1.8%	2.0%	0.03	0.00	0.55	33.6%	30,33	%0.8	26.3%	0.00	0.2%	31.6%	13.8%	52.6%	49.8%	
		ACT vs LY 1	(24,450) (58,678) (30,861)	.2.8 .4.98 .5.32	6. 88 8. 88			ACT VS LY 1	(24,567)	(797) 854 8	(24,450)	909	(92)	ĝ°	873 0	88 89 89	(954)	(1,474)	0 500	166	(7,587)	(34,111)	1.3/1	(1,442)	0 89	(199)	1,111	2,790	3,780	(760)	
		LAST YEAR	282,332 174,198 93,560	50.6% 105.26 53.23	61.12 20.26 33.1%	-26.2% 1.52 2,363	2,336 4,519	LAST YEAR	245,876	31,101 4,969	282,332	2,467	35.	0	3,768 0	4,450	4.967	3,008	0 247	1,308	12,787	71,678	1.418	1,724	0 4 7 2 4	20	2,021	4,281	16,369	2,476	
	MONTH		-8.8% -33.5% -32.8%	4.7%	-8.8%	-13.2%	6.1%	% INC/		26.3%	%8.8	%8'56'	.22.6%	%0.0	-14.9% 0.0%	39.9%	-12.2%	4.8%	%0.0	13.2%	56.9%	44.0%	%2.88	-72.0%	32 1%	-384.8%	52.5%	60.2%	42.6%	-52.2%	
	CURRENT	OR/PAR	119.00 70.3% 33.0%					ORVPAR **REV	103.99	12,68	119.00	0,40	0.15	8.8	90.0	2.1%	2.1%	0.05	8.6	0.55	31.6%	30.92	35.4%	27.4%	0.00	0.2%	6.4% 84.8%	12.4%	72.8%	46,1%	
		ACT vs BUD POR/PAR % INC/ \$ B(W) %REV DEC	(24,975) (58,166) (30,658)	8.4.8 1.88.8	-5.41 -6.64 -8.7			ACT vs BUD POR/PAR \$ B(M) %REV	(25,866)	175	(24,975)	(911)	(80)	ξ <b>Φ</b>	(376)	1,192	(642)	(175)	0	174	(7,452)	(32,300)	5.574	(1,326)	0 0	(661)	1,006	2,259	9,356	(1,109)	
		BUDGET	282,857 173,686 93,356	50.9% 105.18 53.51	61.24 20.21 33.0%	.22.8% 1.49 2.377	2,350	BUDGET	247,175	30,129	282,857	951	367	à	2,520	5,253	5,279	3,095	0 00	1,316	12,922	73,490	5,830	1,840	0 2703	52	1,916	3,750	21,945	2,126	
		POR/PAR	- 4 4					POR/PAR	1 92	13.63	116.01	8	0.20	0.00	0.0 0.00	1.8%	2.7%	0.08	00.0	0,51	31,9%	47,59	789.0	45.8%	0.00	0.8%	3.0%	4.9%	41.5%	55.6%	
		ACTUAL		47.8% 100.28 47.91	55.83 13.57 24.3%	1,69	2,207	ACTUAL P		5,822	257,882	1 862	43	£ 6	2,895 0	4,061	5,921	389	0	1,142	20,374	105,789	ş	3,166	0 0	50 50 7	910	1,491	12,589	3,235	

									- Lailen										
			1	Tan Car					ASO III									Number of Rooms: 14	ooms: 149
040000		AAT DIID	CURRENT MONTH	MONTH WONTH		1	010000	70744 76		ľ	2000		- 1	YEAR TO DATE	ATE		1		
ACTUAL "REV	BUDGET	\$ B(W)	%REV		LAST YEAR	\$ B(W)	PORPAR %REV	DEC DEC	OPERATING RESULTS	ACTUAL	PORIPAR % REV	BUDGET	ACT vs BUD F \$ B(W)	POR/PAR	% INC/	LAST YEAR	ACT vs LY \$ B(M)	POR/PAR %REV	% INC/ DEC
				33.5%	174,198	(58,678)	70.8%	-33.7%	ROOMS DEPT. PROFIT	3,144,777	75,5%	2,994,401	150,376	74.5%	5.0%	3,041,379	103,399	76.1%	3.4%
2,587 44,4%	2,486	102	53.9%	4.1% 4.1%	14,/32 2,493 387	2 3 3 2 2	50.2%	3.8% 4.8%	HARKET PROFIT MARKET PROFIT OTHER DEPT DECET	148,423 26,122 16,703	30.9% 48.2%	135,268 36,726	13,156 (10,603)	30.4% 53.9%	9.7%	150,836 35,795	(2,413)	53.5%	-1.6%
				-26.5%	191,810	(55,541)	%6.79	-29.0%	TOTAL DEPARTMENT PROFIT	3,337,526	70.7%	3,179,777	157,749	70.0%	5.0%	3,228,669	17,544	71.8%	3.4%
									INFORMATION & TELECOM SYSTEMS										
71 0.02		3,838	0.85	98.2%		4,665	0.10 0.10	98.5%	Guest Communications FTG Internet	28,317	0.52	46,904	18,587	0.86	39.6%	42,349	14,032	0.78	33,1%
			9.0	0.0%		0 8	0.00	0.0%	Hourty Wages	0	0.0	0	0	0.00	0.0%	0	0	0.00	0.0%
			1,27	.1.1%		(09)	1.27	-1.0%	TOTAL ISTS CONT.	57,308	1.05	068,69	12,582	1.29	18.0%	67,519	10,210	1,24	15.4%
									ADMIN & GEN CONTROLLABLES										
374 0.08				19.1%		514 404	0.19 1.10	57.9% 83.2%	Office Supplies	6.701	0.14	5,439	(2,339)	0.10	43.0%	6,048	(1,730)	0.11	-28.6%
				15.9%		1,280		15.8%	Credit and Collection	117,531	2.5%	121,563	4,133	2.7%	3.4%	120,500	2,969		2.5%
				85.5%		• 6		%0.0 %0.0	Bad Debt Postage	637	0.0%	0 245	٥ ٨	0.0%	0.0%	& <u>\$</u>	88		100.0%
				%0.0		. 0		0.0%	Outside Labor Services	7,474	0.14	0	(7.474)	0.00	%0.0	12	(7,399)		9864.7%
				% 80.0 88.8 88.8 88.8 88.8 88.8 88.8 88.		334		67.7%	Training	2,586	0.05	2,000	(586)	0.04	-29.3%	2,830	245		8.6%
				40.9%		(1,079)		-81.9%	Employee Relations	7,262	0.13	5,500	(1,762)	0,10	-32.0%	6,654	(809)		-9.1%
				100.0%		(156)		65.3%	Chargebacks Transnortation/Van Eventse	4,396	0.08	1,200	(3,196)	0.02	-266.3%	3,100	(1,296)		41.8%
				2.1%		631		4.8%	Management Wages	159,649	28	161,248	1,599	2,36	10%	163,938	4,29		2.6%
				341.1%		21,257		563.2%	Hourly Wages	28,177	0.52	25,175	(3,002)	0,46	.11.9%	31,107	2,930		9.4%
678 -15,8%	3,356	2,678	22.7%	79.8%	4,003	3,325		83.1%	Benefits/Bonus % Wages	79,730	41.2%	70,471	(9,259)	36.9%	-13.1%	73,572	(6,158)	36.9%	8.4%
				79.2%		28,078	12.2%	81.6%	TOTAL A&G CONT.	31,220	76.0	433 438	(6,660)	9.45	-27.1%	22,561	(8,669)		-38.4%
				Ş		920 0		i i	UTICHES								(006,22)		i
		(110)	2.26	-2.0%	5,317	(164)	2.25		Gas	133,806	2,73	39.958	(4,467)	3.42	-11.2%	112,918	(20,888)	3.23 4	18.5%
4,354 1.96	2,605	(1,749)	0.15	-67.2%	5,054	669	2.14	13.8%	Water/Sewer	37,363	ğ	32,207	(5,156)	0.91	-16.0%	44,272	6,909	1.27	15.6%
		(9.420)	6.87	.57.7%	18.204	(7.543)	2.70	41.4%	TOTAL STREET	215 594	0.00	100 536	0 20 000	0.00	%0.0%	0	0	8.6	0.0%
									PROP OPERATIONS AND MAINT		-	97,330	(0c0'es)	9	%ay1-	940,191	(18,045)	9.69	*
			1.21	50.7%	6,349	5, 5 8, 8	1.37	33.75	POSM Contract	103,902	16.5	88,122	(15,781)	1.62	-17.9%	86,556	(17,346)	1.59	.50.0%
			0.43	27.3%	1,889	461	0.41	24.4%	Cluster Englacering	24,281	0.45	25,364	1,083	0.47	4.3%	24,628	347	0.45	1.4%
			9.6	%0.0	٥	0	8 6	0.0%	Management Wages	0	800	0	0	0.0	0.0%	0	0	0.00	0.0%
			0.00	4,0%	31	(929)	0.0	4.0%	Hourly Wages Overtime Premium	48,435 742	0,89	49,803 675	(92)	0.92	2.7%	49,032	889	06'0 10'0	1.2%
			47.5%	1.6%	1,232	138	47.2%	11.2%	Benefits/Bonus 1/4 Wages	16,125	32.8%	15,387	(738)	30.5%	4.8%	15,113	(1,012)	30,4%	%
21,100 4.57	13,943	(7.157)	3.02	-51.3%	16,057	(5,033)	3,48	-31.3%	TOTAL POSM	238,449	2 <del>4</del> 38	217,860	(20,589)	4.01	-3.7% -9.5%	2,552	(22,360)	3.97	-5.5%
		2000	9	30	Ş	900	Ş	220	SALES & MKT.		•	į	;	;					
		517	2.0%	10.5%	4,918	481	2.0%	10.0%	Marketing Fund	9,290 83.319	2.0%	80 336 80 336	373	0.76 8.76	\$ \$	4,193	(1,067)	0.12	-25.4%
		407	0.77	22.3%	1,151	(270)	0.49	-23.4%	Marketing & eCommerce	25,638	0.71	23,234	(2,404)	99'0	10.3%	24,201	(1,437)	69°0	%6.5 7.6%
	7,302	10,911	3.07	149,4%	7,347	10,956	3. 1. 4.	149.1%	Marriott Rewards	90,773	2.53	99,589	8,815	2.83	%6.8	100,698	9,926	2,88	9.8%
	:		000	0.0%	0	0	0.00	%0.0	Revenue Management	0	0.00	0	0.000	000	0.0%	0,4,10	(6,266) 0	8 8	800 600
			0.00	%0.0	0 0	0 5	0.00	%0.0	Travel	429	0,0	۰,	(429)	0.00	%0.0	0	(429)	000	%0.0
			0.00	%0°0	90	ǰ	0.00	0.0% 0.0%	Management Wages	585 C	0.00	• •	(694)	8 8	%0.0 0.0%	00	(694)	8 8	%0.0
			000	%000	00	00	0.00	%0.0	Hourly Wages	00	8 8	٥ ،	0 (	0.00	%0.0	•		000	%00
0 0.0%		. 0	0.0%	0.0%	• •		0.0%	0.0%	Benefits/Bonus % Wages		0.0%	• •	0 0	0.0%	%0.0	- 0	- 0	0.00	0.0%
	25	ľ	8.4%	42.8%	23.702	648 9.238	0.10	270.0%	Mkt & Sales Other	5,929	7 100	8,702	2,773	0.25	31.9%	5,334	(585)	0.15	11.2%
						3				919/999	2	500 <sup>1</sup> 140	0,540	8.0°	\$	329,088	(3,929)	7.3%	7.2%
62,699 24.3%	93,356	(30,658)	33.0%	32.8%	93,560	(30,861)	33.1%	-33.0%	GROSS OPERATING PROFIT	2,024,204	42.9%	1,924,690	99,514	42.4%	5.2%	1,972,377	51,827	43.8%	2.6%

Run Date: 01/09/2019 Run Time: 02:08:39	Rooms: 149		% INC/	26%		e e	%0.0	8000	4.9%	2.3%		-1.7%	0.1%	%0.0	-1025.0%	-2.5%	-5.8%	3.8%	44.9%	-25.5%	-508.3%	51.4%	6.5%	17.2%		21.9%		0.0%	%0°0	%0.0	0.0%	0.0%	%0.0	21.9%		4.9%	28.1%
Run Date: Run Time	Number of Rooms: 149		POR/PAR %REV	43.8%	è	80.0	%0°0	%0°0	%0.9	37.8%		3.79	0.21	0.00	-	0.25	3.37	1,57	0,20	8	%0:0 0:0	3 8	0.03	0.19		18,8%	000	3 6	80	0,00	0.00	00'0	00'0	18.8%		2.0%	13.8%
		-	ACT vs LY \$ B(W)	51,827	670	(1.2,6.1)	•	) c	(13,217)	38.610		(3.442)	î o	۰	(410)	(337)	(10,633)	(3,242)	(4,981)	(517)	(3,403)	174.280	(110)	147,214		185,824		<b>-</b>		0	0	0	0	185,824		(11,014)	174,810
			LAST YEAR	1,972,377	360,000	409,930	0	• •	269,935	1,702,442		206,189	11,628	0	\$	13,493	183,282	85,479	31,18	2,028	2	338.953	1,697	854,560		847,881			٥	0	0	0	•	847,881	970700	224,346	622,935
	Ę	<u> </u>	% INC/	\$2%	3 0%	200	800	0.0%	%5°E~	5.4%		3.4%	2.0%	%0.0	%0.0	4.6%	4.5%	-1.2%	200	-15.7%	800	0.0%	-6.5%	-1.8%		8.0%	7000	%0.0	0.0%	%0:0	%0.0	%0.0	%0.0	8.0%	200	4.476	9,3%
	VEAD TO DATE	TEAK 10 U	POR/PAR %REV	42.4%	808	200	%00	%0.0	6.0%	36.4%		3.99	0.22	0.00	0.00	0.24	3.4	1.61	0.20	5 6	800	3.03	0.03	0,15		21.1%	000	000	0.00	0.00	0.00	0.00	0.00	21.1%	* 0.0	0,0,0	16.1%
		П	ACT VS BUD \$ B(W)	99,514	(10.556)	( c	<b>.</b>	٥	(10,556)	88,958		7,388	241	0	(450)	(614)	(8,370)	(1,036)	(4,961)	(345)	e c	9	(110)	(12,350)		76,608	c	• •	0	0	٥	•	0	76,608	2 707	0,131	67,811
			BUDGET	1,924,690	272.596		•	0	272,596	1,652,094		217,019	11,861	0	0	13,216	185,545	686.78	200	007,7	. 0	164,673	1,697	694,997		957,097	С		0	0	0	0	•	957,097	227 463	20111	729,934
		0,0,00	% REV	42,9%	80%	7,00	0.0%	%0.0	%0.9	36.9%		3,85	0,21	000	0.0	0.25	70.5	2 6	200	1%	0.0	3,03	0.03	15.0%		21.9%	0.00	000	0.00	0.00	0.00	800	000	21.9%	2.0%	-	16.9%
lingford		ľ	ACTUAL	2,024,204	283,152	•		0	283,152	1,741,052		209,631	11,520	٥	G :	13,830	5193,991	15/50	2,546	4.073	٥	164,673	1,807	707,346		1 033 705	0	0	0	0	۰,	۰ ۰	5	1,033,705	235.960		797,745
Marriott International, Inc. MSB P&L Report 31 - Courtyard NA Agal 7311F5 - Wallingford For Month of December, 2018 in USD			OPERATING RESULTS	GROSS OPERATING PROFIT	Base Management Fees		•	ĺ	TOTAL MANAGEMENT FEES	INCOME BEFORE NON-OP INC & EXP	NON-OP INC & EXP DETAIL	Real Estate Tax	Property Tax	Prior Year Adj Tax	Guest Accidents	Casually Insurance	Chain Southern	Loses Darmonto	Property insurance	Overfünder Sales Tax	Prior Year Adjustment	Loan Repayment/CAM Charges	Other Investment Factors	TOTAL NON-OP INC & EXPS		EBITDA Excluding Owner Expenses	Rent Expense R.E. P.P Taxes	Base Fees	Other Owner Expense	Fixed Rent Exp	Land Min Rent Exp	Cand Percentage New Exp	OWNER CAPENSES	ЕВПОА	REPLACEMENT RESERVE		-98,0% EBITDA less REPLACEMENT RESERVE
		*ZWC	DEC	-33.0%	8.7%	0.0%	0.0%	0.0%	8.7%	-38.4%		0.3%	<u>~</u>	200	8000	2 20	70.07	195.2%	36.0%	0.0%	%0.0	69.8%	-12.6%	30.0%		-115.7%	%0.0	0.0%	%0.0	%0.0	80.0			115.7%	8.7%		-98.0%
		POR/PAR	%REV	33.1%	6.0%	%0'0	0.0%	0.0%	%0°9	27.1%		3.76	2.5	8 8	8 8	3 %	8 -	0.19	0.0	0.0%	0.00	5,66	0,03	74.0%		7.9%	0.00	0.00	8 8	3 5	8 8	8 8	800	2.5%	2.0%		.2.5%
		ACT vs LY	\$ B(W)	(30,861)	1,467	0	0	٥	1,467	(29,394)		(22)	( <del>1</del> 9	2 6	3	(303)	6,120	(1,686)	(60)	(1,220)	0	18,275	(16)	17	1747	(161,8)	0	0	0 (	> <			,	(8,151)	1,223		(6,928)
			LAST YEAR	93,550	16,940	٥	0	٩	16,940	76,620		17,383	96	> §	3 0	15071	8.738	864	167	6	0	26.153	130	na'c'en		#0"/	0	0	0 (	•	<b>,</b>	•	,	7,044	14,117		(7,072)
	HONTH	% INC	7	-32.8%	8.8%	%0.0	%0.0	%0.0	8.8%	-38.2%	,	3.6%	8//	800	100.0%	16%	52.1%	-175.6%	-20.3%	0.0%	0.0%	%0.0	-12,6%	4.0 M	20,000	104,176	%0'0	%0.0	%000	8 8	%0°0	%00		104 1%	8.8%		-210.9%
	CURRENT MONTH	POR/PAR	%REV	33.0%	6,0%	%0.0	%0.0	%0.0	6.0%	27.0%		3.92	77.0	3 6	91	328	5	0.20	9.0	%0.0	0.00	E 3	47 5%	20.2	92.0	0,076	0.00	0.0	8.0	3 8	0.00	000		9.5%	5.0%		4.5%
		ACT vs BUD P	\$ B(M)	(30,658)	1,499	0	٥	0	1,499	(29,159)		£	- '	9	823	(245)	2,842	(1,625)	(38)	(1,220)	0	€ 9	1 284	-	(37.076)	(510,12)	0	0	0	•			,	(27,875)	1,249		(26,626)
		`	BUDGET	93,356	16,971	0	۰	٥	16,971	76,385		18,085	88	•	823	15,129	5.459	925	189	0	0	7,888	49.616		26.760	60,107	0	0		,	• •	۰	.	26,769	\$4,143		12,626
		PORPAR	% REV	24.3%	6.0%	%0.0	%0.0	0.0%	6.0%	18.3%		3.78	7 8	9 9	000	333	0.57	0.55	0.05	0.5%	00.00	£ 8	18 7%		79 46%		0.00	8	3 8	3 5	8 8	8		0.4%	2.0%		-5.4%
			ACTUAL	62,699	15,473	0	0		13,473	47,226		17,438		(100)	0	15,374	2,618	2,550	227	1,220	•	7,888	48.332		(4 408)	(200.5)		۰ .	-			0		(4,106)	12,894		(14,000)

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	W DAY	Ž.	DEC	20.00	3	326	4,479	1.0%		 %	700	2	16,3%	-2.7%
	070/000		%REV	4 90	?			2.98		12.81	0.85		0.36	33.7%
	O CTAN DIE		\$ B(W)	(440)	1	23		299		11,345	(238)	(1000	8	(8,312)
	٩		BUOGET			14.32		161,248	600 070	7/9'060	28.617	47.670	12,070	303,327
	OR/PAR		% REV	4.37				2.84	126.	0.7	0.81	200	>	35.2%
	۵		ACTUAL	49.022	1	13.98	120 000	158,648	685 527	70,000	29,157	10.611	2	311,639
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	PORJPAR % INC	VD0.	1	1.52 4.7%		4.7%	2 86 4 902	e p			6.00 8.7%	۲		31, 7% +22.1%
	ACT VS LY POR/PAR % INC		1	(167) 1.52 4.7%		(0.30)	298 4 992	2000	2,0%		W/761- C/70 (SCZ)	۲	24.46	(4:303) 31,176 -22.176
	LY PORJPAR %		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	3,595 (167) 1,52		(0.00)	13.728 621 2.86 4.892	2007	10.35 -9.0%	1000	· c/'0 (sez)	۲	24.46	(4,303) 31,179
	LY PORJPAR %	4 BAW	, and (1)	(167) 1.52	10 10	(0.00)	234 2 98	000 CT	(4,325) 10.35 -9.0%	1000	· c/'n (scz) co/'i	1,111 0.86 55.0% To	74 500	(4,303) 31,179
	76 INC/ ACT VS LY PORJPAR 7/	LASTYFAD CRAW WDEN	and think was as	3,595 (167) 1,52	10 10	(0.00)	234 2 98	8/8/t 00:7	47,796 (4,325) 10,35 -9,0%	1000	· c/'n (scz) co/'i	2,021 1,111 0.86 55.0% To	74 500	20.70 (4.303) 31.70
	PUMPAR % INC. ACT VS LY PORPAR %	A DEC LASTYFAR CRAW WORL		3,595 (167) 1,52	10 10	(90.0) 00.01	234 2 98	9/0°F 00°F	4.3% 47,796 (4,325) 10.35 .9.0%	25. 4 10. 4 25. 4 25. 4 25. 4	(528) (529) (712)	2,021 1,111 0.86 55.0% To	22.00. 20.474 (4.602) 24.46	62.10 (666.4) 11.07 (67.00)
THE PARTY OF THE P	PUMPAR % INC. ACT VS LY PORPAR %	A DEC LASTYFAR CRAW WORL		1,49 -5.9% 3,595 (167) 1,52	10000	(0.00) (0.00)	2.67 -2.1% 13.228 631 2.86	8/Dit 00:2	10.82 4.3% 47,796 (4,325) 10.35 .9.0%	25. 4 10. 4 25. 4 25. 4 25. 4	C) (SCZ) SO() W(12)	0.81 52.5% 2,021 1,111 0.86 55.0% To	20 EG. 23 Oct. 20 474 (4 EGO) 24 460	621'15 (200't) 11'07 (2'0') 21'15
THE PARTY OF THE P	ACT VE BUD FURFAR 76 INC. ACT VS LY PORIPAR 76	S BAW) "REV DEC LAST VEAD COM COL	(A) (A) (A) (A) (A) (A) (A) (A) (A) (A)	(209) 1,49 -5.9% 3,595 (167) 1,52	1 400	(0.00) (0.00)	(255) 2.67 -2.1% 13.228 633 2.86	8/P/T 0000	(2,166) 10.82 4.3% 47,796 (4,325) 10.35 .9.0%	25. 4 10. 4 25. 4 25. 4 25. 4	62'0 (827) 99'1 WITH CIG (107)	5 1,006 0,81 52.5% 2,021 1,111 0,86 55.0% To	(4 633) 20 Eq. 23 Ag. 50 474 (4 603) 54 400	(4,003) 31,170



STR # 27519 / Created October 19, 2020

## Monthly STAR Report: Courtyard New Haven Wallingford

For the Month of September 2020

Surency, US Bollar - Competitive Set Data Excludes Subject Property

0 1 <u>α α 4 π</u> <u>ල</u> 7 2 20 19 28 4dditional Revenue RevPAR Analysis (TrevPAR) Segmentation Day Of Week - Running 12 Month Segmentation Day Of Week - Running 3 Month Additional Revenue ADR Analysis (TrevPOR) Segmentation Day, Of Week - Current Month. Segmentation Day Of Week - Year to Date Day of Week & Weekday/Weekend Segmentation Occupancy Analysis Monthly Performance at a Glance Segmentation Response Report Segmentation Ranking Analysis Segmentation RevPAR Analysis Segmentation Index Analysis Segmentation ADR Analysis Segmentation at a Glance Daily Data for the Month Competitive Set Report Table Of Contents Response Report STAR Summary

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# Tab 2 - Monthly Performance at a Glance - My Property vs. Competitive Set

Phone: (203) 284-9400 Wallingford, CT 06492-1946 Owner: Clarion Partners 600 Northrop Rd MgtCo: None ChainID: HVNWA Courtyard New Haven Wallingford For the Month of: September 2020 STR # 27519

Monthly Competitive Set Data Excludes Subject Property Date Created: October 19, 2020

	000	Occupancy (%)			ADR			RevPAR	
	My Prop	My Prop Comp Set Index (MPI)	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	45.7	36.8	124.2	95.78	93.44	102.5	43.82	34.42	127.3
Year To Date	35.2 37.9 92.7	37.9	92.7	96.08	91.07	105.5	33.79	34.56	8 <b>2</b> 6
Running 3 Month	49.8	43.0	115.8	95.86	93,44	102.6	47.76	40.19	118.8
Running 12 Month	24.4 44.7	44.7	<b>99.4</b>	100.96	94.81	106.5	44.81	42.35	105.8

		Occupancy	>		ADR			RevPAR	
	My Prop	Comp Set Index	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	-36.4	-44.8	15.2	-17.3	-11.4	-6.7	-47.4	-51.1	7.5
Year To Date	-45.8	-45.8 -42.6		-17.8	-12.9	29-	-55.5	-50.0	0,17-
Running 3 Month	-31.6	-39.2	12.4	-18.6	-12.1	-7.4	-44.3	-46.5	4.
Running 12 Month	-32.3	-32.3 -31.8	20	727	<b>S</b>	4.6	40.9	-37.5	<b>E.G.</b>

September 2020 vs. 2019 Percent Change (%)

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Tab 3 - STAR Summary - My Property vs. Comp Set and Industry Segments Courtyard New Haven Wallingford 600 Northrop Rd Wallingford, CT 06492-1946 Phone: (203) 284-9400

Owner: Clarion Partners

MgtCo: None

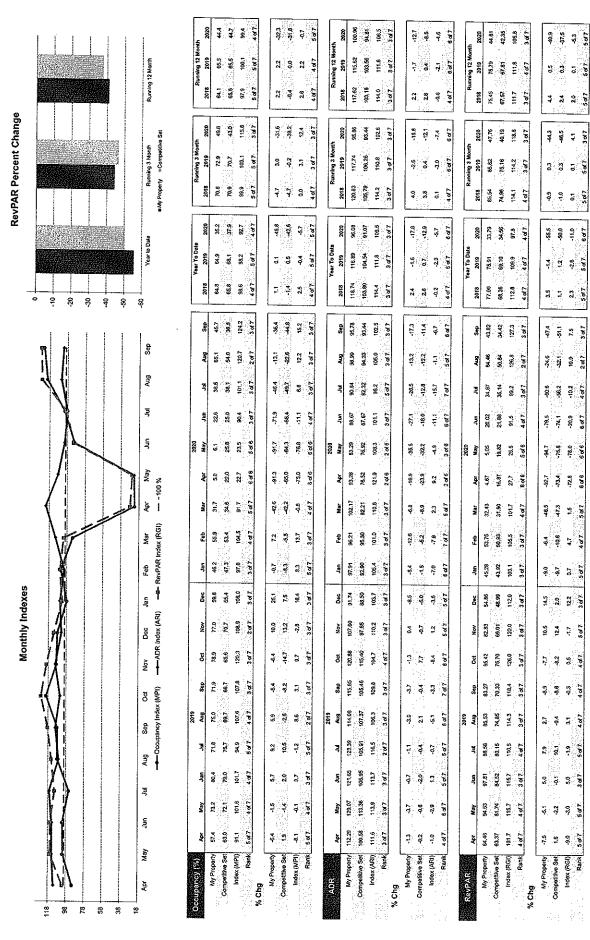
STR # 27519 ChainID: HVNWA

				Occupancy (%)	ارد⁄ (%) اردر					S	fjddi	
	Current	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Courtyard New Haven Wallingford Market: Connecticut Area	45.7	-36.4	35.2	45.8	49.8	-31.6	44.4	-32.3	0.0	0.4	0.0	0.3
Market Class Tuscale Class	48.6	-33.9	4	-35.7		-30.9		-26.1	6,1-			0.6-
Submarket: New Haven/Waterbury, CT	45.9	-33.6	44.2	-31.9		-29.2		-24.0	2.9			-0.8
Submarket Scale: Upscale Chains		-44.7	45.3	-38.9	53.5	-33.5	51.8	-29.2	10.7	-1.8	-0.7	0.2
Competitive Set: Competitors	36.8	-44.8	37.9	-42.6	43.0	-39.2	44.7	-31.8	0.0	-41	0.0	-3.1
				Average Da	aily Rate					Deman	nand	
	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Courtyard New Haven Wallingford	95.78	-17.3	96.08	-17.8	95.86	-18.6	100.96	-12.7	-36.4	-45.6	-31.6	-32.1
Market: Connecticut Area	105.63	-15.5	101.60	-15.7	108.13	-14.6	107.38	-10.5	-32.3	-37.9	-31.6	-28.5
Market Class: Upscale Class	109.97	-16.7	110.08	-13.7	112.23	-14.6	116.07	9.8	-35.2	-38.9	-33.8	-28.4
Submarket: New Haven/Waterbury, CT	98.91	-12.0	92.94	-15.8	98.93	-12.7	98.68	-10.2	-31.7	-33.1	-28-3	-24.7
Submarket Scale: Upscale Chains	113.16	-21.5	113.83	-20.3	113.30	-22.0	123.46	-13.3	-38.8	-40.0	34.0	-29.1
Competitive Set: Competitors	93.44	-11.4	91.07	-12.9	93.44	-12.1	94.81	-8.5	44.8	-45.0	39.2	-33.9
				RevPAR	AR					Rev	Revenue	
	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Courtyard New Haven Wallingford	43.82	47.4	33.79	-55.5	47.76	44.3	44.81	40.9	47.4	-55.3	-44.3	-40.7
Market: Connecticut Area	48.83	-42.7	41.84	45.6	54.23	-40.7	49.40	-34.3	42.8	7.25	-41.6	-36.0
Market Class: Upscate Class	53.43	-45.0	48.56	44.5	59.16	7,0	58.16	-32.6	46.0	47.3	-43.5	-34.7
Submarket: New Haven/Waterbury, CT	45.40	-41.5	41.10	42,6	50.46	-38.2	47.94	-31.8	-39.8	-43,6	-38.3	-32.3
Submarket Scale: Upscale Chains	50.21	-56.6	51.59	51.3	60.62	48.2	63.92	-38.6	-52.0	-52.2	-48.5	-38.5
Competitive Set: Competitors	34.42	-51.1	34.56	-50.0	40.19	46.5	42.35	-37.5	-51.1	-52.1	-46.5	-39.5
			Cens	us/Sample - Pr	Census/Sample - Properties & Rooms	ы				Pipe	Pipeline	
	to be the second	Census			Sample	e entreteriens all est Paul In Habitativi (14 (14	%ample %	le %	Shift billide the shick data bet became an exercise and	Market: Con	Market: Connecticut Area	
	Properties	ies	Rooms	Properties	rties	Rooms	Rooms	ns	Under Co	Under Construction	Planning	ing
Market: Connecticut Area		237	25578		146	17183		67.2	Properties	Rooms	Properties	Rooms
Market Class: Upscale Class	:	25	6444		42	5551		86.1	8	290	13	1362
Submarket: New HavenWaterbury, CF			7088		22	5246		74.0	Č	•	:	
Submarket Scale: Upscale Chains			2005		- 47	2005		100.0	<u></u>	е нею раде гог	see heip page tor pipeline detinitions	ś
Competitive Set: Competitors		9	782	tatakana, m	9	782		100.0				•

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Tab 4 - Competitive Set Report

Phone: (203) 284-9400		30 Date Created: October 19, 2020 Monthly Compatitive Set Data Excludes Subject Property
3d Walingford, CT 06492-1946	A MgtCo: None Owner: Clerkon Partners	ber 19, 2020 Monthly Comp
600 Northrop Rd	MgtCo: None	Date Crested: Octo
Courtyard New Haven Walingford	STR # 27519 ChainID: HVNWA	For the Month of: September 2020



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### Tab 5 - Response Report

Wallingford, CT 06492-1946 Owner: Clarion Partners Date Created: October 19, 2020 600 Northrop Rd MgtCo: None STR # 27519 ChainID: HVNWA Courtyard New Haven Wallingford For the Month of: September 2020

Phone: (203) 284-9400

This Year

Sep 19 - Rosh Hashanah Sep 28th - Yorn Kippur Sep 7th - Labor Day

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Sun	Mon	Tue	Wed	Thu	Fi	Sat
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 22	23	7	25	8	22	78

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Sep 2nd - Labor Day

Last Year

Sept 30th - Rosh Hashanah

STR#	Name	City, State	Zip	Phone	Rooms	Rooms Open Date
27519	Courtyard New Haven Wallingford	Waltingford, CT	06492-1946	36492-1946 (203) 284-9400	149	199004
7618	Best Western Plus North Haven	North Haven, CT	06473-1305	36473-1305 (203) 269-6700	143	197406
11118	Fairfield Inn New Haven Wallingford	Wallingford, CT	06492-2555	(203) 284-0001	116	198506
12289	Red Roof Inn Meriden	Menden, CT	06450-4732	(203) 235-5154	124	198805
21220	Courtyard Hartford Cromwell	Gromwell, CT	06416-1015	08416-1015 (860) 635-1001	145	198605
23725	Four Points by Sheraton Menden	Menden, CT	06450-7124	(203) 238-2380	150	198608
53580	Homewood Suites by Hilton Wallingford-Meriden Wallingford, CT	Wallingford, CT	06492-2555	6492-2555 (203) 284-2600	104	200507
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Data received:

O = Monthly Only

= Monthly & Daily



## Monthly STAR Report: Courtyard New Haven Wallingford

For the Month of December 2019

Currency US Dollar / Competitive Set Data Excludes Subject Property

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entation Day Of Week - Running 12 Worth	17 Additional Revenue ADR Analysis (T
onal Revenue ADR Analysis (TrevPOR)	18 Additional Revenue RevPAR Analysis
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revPOR) - 2nd Comp

lg 3 Month - 2nd Comp lg 12 Month - 2nd Comp

t Month - 2nd Comp Date - 2nd Comp

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support@str.com www.str.com

# Tab 2 - Monthly Performance at a Glance - My Property vs. Competitive Set

Phone: (203) 284-9400		Date Created: January 17, 2020 Monthly Competitive Set Data Excludes Subject Property
600 Northrop Rd Wallingford, CT 06492-1946	ion Partners	Monthly Compe
Wallingford	Owner: Clar	luary 17, 2020
600 Northrop Rd	MgtCo: None Owner: Clarion Partners	
Haven Wallingford	ChainID: HVNWA	f: December 2019
Courtyard New Haven Wallin	STR # 27519	For the Month of: December

		<del>,</del>					
		Index (RGI)	112.0	112.4	120.3	112.4	
	RevPAR	Comp Set	48.99	67.95	64.52	67.95	
	ጁ						
		My Prop	54.86	76.35	77.65	76.35	
		(RI)	7	4	တ	4	
		Index (ARI)	103.7	110.4	106.9	110	%) əbil
6	ADR	Comp Set	88.50	103.70	101.12	103.70	
r 2016	1	O					Perc
December 2019		My Prop	91.74	114.50	108.07	114.50	8 2048
De		•					cember 2019 vs. 2018 Percent Change (%)
	(%)	Index (MPI)	108.0	104.8	112.6	101.8	Deeen
	Occupancy (%)	My Prop Comp Set Index	55.4	65.5	63.8	65.5	
	000	My Prop	59.8	66.7 65.5 101.8	71.8	66.7 65.5 101.8	
			_		_	ر المراجعة المراجعة المراجعة المراجعة المراجعة المراجعة المراجعة المراجعة المراجعة المراجعة المراجعة المراجعة المراجعة المراجعة ال	
			Montř	o Date	Mont	Mont	
			Current Month	Year To Date	Running 3 Month	Running 12 Month	
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	,	Occupancy	<u>~</u>		צח			KEVFAR	
	My Prop	My Prop Comp Set Index	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	25.1	7.5	16.4	-8.5	-5.0	-3.6	14.5	2.0	12.2
Year To Date	1.8	9.0		-2.1	2.0	-2.8	<b>8.00</b>		Σ <u>.</u>
Running 3 Month	6.7	0.3	6.4	-3.5	9.0	4.1	3.0	6.0	2.1
Running 12 Month		1.8		2.1	2.0	-5. -5.	<b>8:0-</b>		-1.5

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Tab 3 - STAR Summary - My Property vs. Comp Set and Industry Segments Courtyard New Haven Wallingford 600 Northrop Rd Wallingford, CT 06492-1946

Owner: Clarion Partners

MgtCo: None

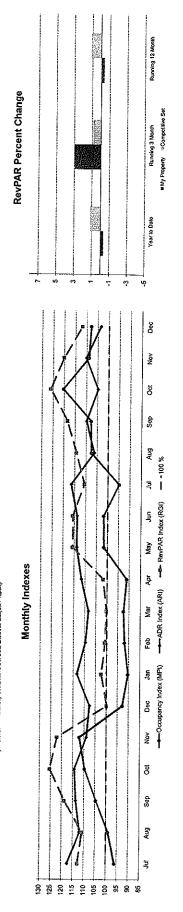
STR # 27519 ChainID: HVNWA

Phone: (203) 284-9400

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reains Curre Mont (1) 10 10 10 10 10 10 10 10 10 10 10 10 10	3.1 1.3 2.4 7.5 7.5 6.0 6.5 -0.5 -0.5	68.1 72.9 65.5 65.5 114.50 127.60 127.60 110.24	2.1 00.3 1.1 C.5 C.5 C.5 C.5 C.5 C.5 C.5 C.5 C.5 C.5	66.8 61.0	4	62.7	Q	0.0	10	0.0	0.0
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Courtyard New Haven Wallingford 54.86 Market: Connecticut Area 53.25	14.5	76.35 75.32	6.0°	77.65	3.0	76.35	-0.3	14.5	-0.3 6.9	3.0	-0.3
Market Class: Upscale Class Submarket: New Haven/Waterbury, CT 47.80	2.9	86.84	-1.5	84.94 67.48	2.5	86.84 70.02	-1.5	6.3 6.1	7 7	မ	1.7
	0.7	103.79	1.1	97.74 64.52	-1.3	103.79 67.95	-2.0	11.5	-1.0	4.8	-1.0
		Census	Census/Sample - Properties & Rooms	perties & Roo	ms				Pipaline	line	
	Census			Sample		%ample %	% e)		Market: Connecticut Area	ecticut Area	
Properties	rties	Rooms	Properties	ies	Rooms	Rooms	ШS	Under Construction	struction	Planning	Đu
Market: Connecticut Area	236	25704		147	17704		68.9	Properties	Rooms	Properties	Rooms
Market Class: Upscale Class	23	6708		£3	6054		90.3	E.	290	13	1426
Submarket New Haven/Waterbury CT	88 <del>.</del>	5966		2	5162		74.1	See	Help page for p	See Help page for pipeline definitions.	ci.
		782		<u>2</u>	782		100.0				

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Counted New Henes Wallington 600 Neutrop Rd Wallington; CT 08482-1946 Phone: (2013) 284-9400
STR # 27519 Charalti: HANNY Mg1Cc: None Owner: Clarin Perhes
For the Month of December 2019 Date Created: January 17, 2020 Monthly Competitive Set Date Excludes Subject Property Tab 4 - Competitive Set Report



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	Sop	71.9	107.8	307	5.4	-8,2	F	3017		Sep	115.85	105.48	109.8		5.7	0.4	33	707		98	83.27	20.00	3077		-8.9	9	40.7	
	Aug	75.0	107.6	<u>ه</u>	5.9	, 2,	88	2017		Aug	114,08	107.37	106.3	500	-3.0	21	5.1	6 of 7		Aug	85.53	20 .	3017		2.7	40	3.1	
	97	71.8	676	507	9.2	10.5	7.7	5 of 7		3	123.39	105.91	116.5	5	÷	4.0	6.7	507		亨	88.58	2 .	4077		7.9	10.1	-1.9	
2019	Jun	79.0	101.7	4047	5.7	20	3.7	30/7	2019	en?	121.65	106.95	113.7	5	-0.7	-20	5.	507	2019	Sun	97.81	76.40	30,7		20	6	36.7	
	May	73.2	101.6	784	5.	*	£.	407		May	129.07	113.36	113.9		-3.7	8.0-	-2.9	6017		Мау	2 2 23 2		407		5.1	-22	-3.0 5.017	
	ğ	57.4	£	5047	4.6	6,	89	507		Apr	112.29	100.58	111.6		÷.	-0.2	9	40.7		Apr	64.46	201.2	6		-7.5	9.	-9.0 5.d?	
	Mar	55.3	925	201		-27	4.7	507		Mar	109.59	101.17	3.06.7		7	4.8	0.7	3047		Mar	60.64	200	50/7		6.0	2	4.0 5 of 7	
	gg.	52 58 7.88	97.9	104	-11.8	22	13.7	607		Feb	110,14	67/0	3 04 7		2	5.8	7	5017		Feb	57.42	8 00 5	4017		-10.8	8.1	-17.5 6 of 7 5	
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	ä		82.8	100	5.5	6.3		2017		å		₹:	30,7	4 1	4		φ 4	6 01.7		ž			507		-10.0	72	-18.0 6 of 7	
	Nov	84.4 70.0 47.8 76.9 62.4 51.5	112.1	5	8.3	3.4 -121 5.3	23.3	20/8		Nov	107,15	88	3 of 7		2.3	-2.6 1.9	(.)	3016		Nov	74,98 47.91 61.39 48.01	1221			10.8		10.0 29.5 -16.0 2 of 7 2 of 6 of 7	
99	ğ	76.9	109.7	. 50	18.6	7	<b>4</b> .7	30/7	80	8	122,48	107.13 98.36	307		80	80	0.4	6 of 7		ğ	103.33				12.9		20,7	
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	Aug	65.8 70.8 76.0 63.5 71.5 72.7	99.0 104.5	5	4	34				A.0			3017		1.	4.4		507			53.31 91.40 75.16 76.95	110.8			- 45		507	
	25	85 85 5.	8	5	8.55		-0.8	507		J.			3047		6.8	3.7	3.0	3077		Jug	72.83	112.7	4017				507	
% A5			Index (MPt)	4		attive Set	dex (MPI)	Rank			Property	and over	Index (ARI) Rank		Property	titive Set	Index (ARI)	San A	ď		My Property npetitive Set	Index (RGI) 112.7	Rank	Ļ		ifive Set	Rank	
Occupancy (%)		My Property Competitive Set	<b>.5</b>	% Chg	\$	Competitive Set	Index (MPI)	Rank 507 507	VNP		My Property	Competitive Set 106.37	<b>⊆</b> ()	% Chg	My Property	Competitive Set 3.7	Index (ARt)		RevPAR	THE CONTRACTOR	My Property 82.09 Competitive Set 72.83	Ď.		% Chg	My Property	Samp	Index (RG)	
		i de la		÷		(j)				É	3	ŧ	21				5.7				Kį.	: 		-		H		

### Tab 5 - Response Report

Wallingford, CT 06492-1946 Owner: Clarion Partners Date Created: January 17, 2020 Courtyard New Haven Wallingford 600 Northrop Rd MgtCo: None ChainID: HVNWA For the Month of: December 2019 STR # 27519

Phone: (203) 284-9400

This Year

Dec 23rd - First Day of Hanukkah Dec 24th - Christmas Eve Dec 25th - Christmas Day Dec 26th - First Day of Kwanzaa Dec 31st - New Year's Eve

Last Year

December 2019 (This Year) Wed Thu 26 19 28 두 육 성 Sun Mon Tue ო 2: ⊏ 3 2 o . ∞ . <del>∞</del> 8 33 5 2 8

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Dec 3rd - First Day of Hanukkah Dec 24th - Christmas Eve Dec 25th - Christmas

Dec 26th - First Day of Kwanzaa Dec 31st - New Year's Eve

STR#	Name	City, State	ZIp	Phone	Rooms Open Date	Open Date
27519	Courtyard New Haven Wallingford	Wallingford, CT	06492-1946	06492-1946 (203) 284-9400	149	199004
7618	Best Western Plus North Haven	North Haven, CT	06473-1305	473-1305 (203) 269-6700	143	197406
11118	Fairfield Inn New Haven Wallingford	Wallingford, CT	06492-2555	(203) 284-0001	116	198506
12289	Red Roof (nn Meriden	Meriden, CT	06450-4732	06450-4732 (203) 235-5154	124	198805
21220	Courtyard Hartford Cromwell	Cromwell, CT	06416-1015	06416-1015 (860) 635-1001	145	198605
23725	Four Points by Sheraton Meriden	Meriden, CT	06450-7124	(203) 238-2380	150	198608
53580	Homewood Suites by Hilton Wallingford Meriden Wallingford, CT		06492-2555	06492-2555 (203) 284-2600	19	200507

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Data received:

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= Monthly & Daily O = Monthly Only

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### **CALCULATOR METHOD**

### **HOTELS: LIMITED SERVICE (595)**

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT	Sq. M.	COST Cu. Ft.	Sq. Ft.
	Excellent	Metal or stone, heal-absorbent or double glazing	Fine detail and carpet, good plaster and wall covenings, some custom suites	Best lighting, wet bar, top-quality plumbing	Hot and chilled water (zoned)	1991.32	18.50	185.00
Α	Good	Face brick, metal or good concrete or stucco panels,	Typical good continential or motor hotel, few public rooms	*Lighting/plumbing above code, standard fixtures, some extras	Warm and cool air (zoned)	1668,40	15.50	155.00
	Average	Face brick, metal, concrete or EIFS panels, plain exterior	Plaster/drywall and paint, good carpet, some built-in extras, support services	*Some good suites, lighting and plumbing fixtures,	Heat pump system	1442.36	13.40	134.00
	Low cost	Brick, concrete block, metal stud panels, little ornamentation	Small lobby, some carpet and tile, typical economy facility	*Minimum lighting/plumbing, few extras	Indiv. thru-wall heat pumps	1205.56	11.20	112.00
	Excellent	Metal or stone, heal-absorbent or double glazing	Fine detail and carpet, good plaster and wait coverings, some custom suites	*Best lighting, wet bor, top-quality plumbing	Hot and chilled water (zoned)	1905.21	17.70	177.00
В	Good	Face brick, metal or good concrete or stucco panels	Typical good commercial or motor hotel, few public rooms	*Lighting/plumbing above code, standard fixtures, some extras	Warm and cool air (zoned)	1593.06	14.80	148.00
	Average	Face brick, metal, concrete or EIFS panels, plain exterior	Plaster/drywall and paint, good carpet, some built-in extras, support services	*Some good suites, lighting and plumbing fixtures,	Heat pump system	1377.78	12.80	128.00
	Low cost	Brick, concrete block, synthetic plaster, little ornamentation	Small lobby, some carpet and tile, typical economy facility	*Minimum lighting/plumbing, few extres	indiv. thru-wali heat pumps	1140.97	10.60	106.00
	Excellent	Metat or concrete panels, stone, brick, individual design	Fine detail and carpet, good plaster and wall coverings	*Excellent lighting, quality plumbing	Warm and cool air (zoned)	1754.52	16.30	163.00
_	Good	Brick, metal or concrete and glass, good trim and entrance	Typical good motor hotel or all suites, few public rooms	*Lighting/plumbing above code, standard fixtures, some extras	Heat pump system	1442.36	13.40	134.00
C	Average	Block or brick, standard front, small lobby, vending area	Drywall, carpet, vinyl composition, minimum suites, no food services	*Standard fixtures, guest laundry, small lobby restrooms	Indiv. thru-wall heat pumps	1140.97	10.60	106.00
	Low cost	Brick or concrete block	Painted block, some carpet and tile	"Minimum lighting/plumbing	Indiv. ht. pumps	952,61	8.85	88.50
	Good	Brick veneer, EIFS, metal and glass, good entrance and trim	Typical good motor hotel or all suites, few public rooms	*Lighting/plumbing above code, standard fixtures, some extras	Heat pump system	1377.78	12.80	128.00
D	Average	Siding or stucco, standard front, small lobby, vending area	Drywail, carpet, vinyl composition, minimum suites, no food services	*Standard fixtures, guest loundry, small lobby restrooms	indiv, thru-wall heat pumps	1087.15	10.10	101.00
	Low cost	Stucco or siding, very plain	Dryweil, wood or asphalt tile	*Minimum lighting/plumbing	Indiv. ht. pumps	909.55	8.45	84.50
S	Average	Insufated panels, some ornamentation	Drywall, carpet and vinyl composition, breakfast hospitality area only	*Adequate lighting and plumbing, some good fixtures	Indiv. thru-wall heat pumps	1044.10	9.70	97.00

NOTE: Fireplaces, balconies and canoples are not included, see Pages 34 - 35. For load-bearing sports-court roof, add \$6.05 per square foot of roof (\$65.12 per square meter). For courts, see Section 67. For individual time-share lock-off efficiency surites, add \$1230.00 to \$2220.00 per unit.

BUILT-IN APPLIANCES – May be computed from Section 12, the Segregated Cost, Section 42, or from the Unit-in-Place Costs.

BASEMENT UNITS - Use 80% of comparable aboveground units. For semi-basement living units, use 90%.

MULTISTORY BUILDINGS – Add .5% (1/2%) for each story, over three, aboveground, to all base costs excluding mezzanines, up to 30 stories; over 30, add .4% (4/10%) for each additional story.

MEZZANINES - Do not use story height or area/perimeter multipliers with mezzanine costs.

\$PRINKLERS - Systems are not included. Costs should be added from Page 35.

\*ELEVATORS – Building base costs which include elevators are marked with an asterisk (\*). If the subject building has no elevators, deduct the following from the base costs for buildings on this page which are so marked. For buildings not marked or for basement or mezzanine stops, add costs from Page 35.

CLASSES A and B	Sq. M.	Sq. Ft.	CLASSES C, D and S	Sq. M.	Sq. Ft.
Excellent	61.46	5.71	Excellent	37.78	3.51
Good	52.31	4.86	Good	28.20	2.62
Average	43.81	4.07	Average	20.88	1.94
Low Cost	37 14	3.45	Low Cost	15.07	1.40

KITCHENS - For units having kitchens or built-in kitchen units, see Section 52 Page 6.

MARSHALL VALUATION SERVICE The data included on this page becomes obsolete after update delivery, scheduled for November 2020.

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11/2018

### **Current Local Multipliers**

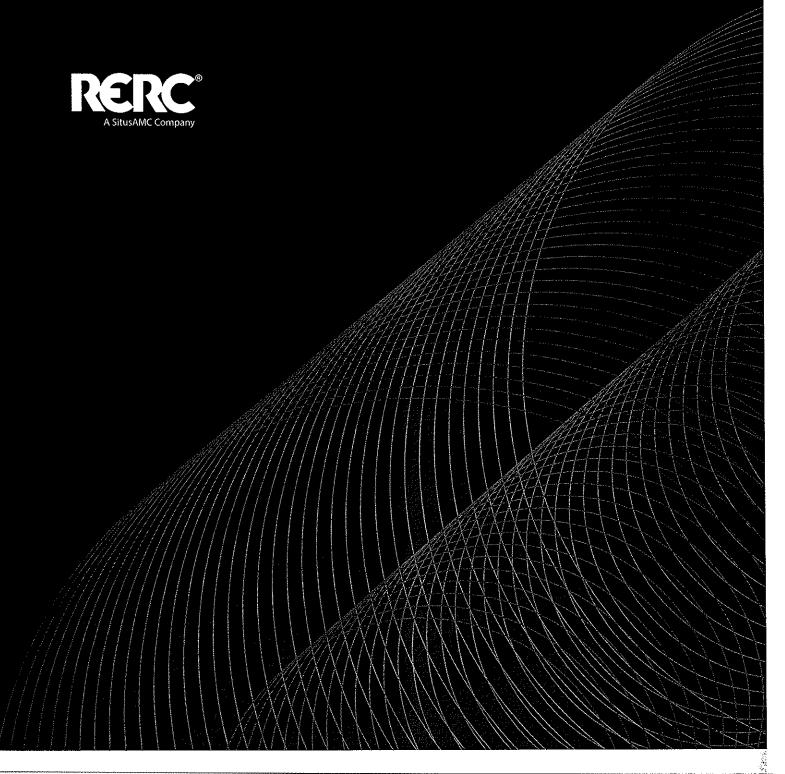
CLASS	A	В	C	D	S	State
CONNECTICUT	1.17	1.17	1.16	1.16	1.16	CT
Bridgeport	1.19	1.19	1.20	1.19	1.20	CT
Bristol	1.15	1.16	1.15	1.13	1.15	CT
Danbury	1.18	1.19	1.19	1.21	1.19	CT
Fairfield	1.16	1.16	1.19	1.18	1.17	CT
Greenwich	1.31	1.29	1.25	1.27	1.33	CT
Hartford	1.17	1.19	1.18	1.18	1.17	CT
Meriden	1.14	1.15	1.14	1.14	1.13	CT
Middletown	1.14	1.15	1.16	1.15	1,12	CT
Milford	1.12	1.11	1.10	1.10	1.12	CT
New Britain	1.15	1.16	1.15	1.14	1.12	CT
New Haven	1.17	1.16	1.15	1.12	1.15	CT
New London	1.11	1.12	1.10	1.14	1.09	CT
Norwich	1.11	1.12	1.10	1.13	1.09	CT
Stamford	1.29	1.29	1.25	1.27	1.32	CT
Waterbury	1.15	1.14	1.10	1.10	1.13	CT
Windsor Locks	1.15	1.17	1.15	1.14	1.15	CT

### **Current Cost Multipliers**

SEC 11	SEC 12	SEC 14	SEC 15
(11/18)	(8/18)	(2/18)	(11/17)

		T			
Eastern	A	1.05	1.06	1.07	1.02
	В	1.06	1.06	1.07	1.01
	C	1.03	1.03	1.05	1.03
	<u> </u>	1.01	1.03	1.04	1.01
	<u> </u>	1.06	1.07	1.07	1.04

### REAL ESTATE REPORT



### Regional Investment Criteria | Second-Tier<sup>1</sup> Investment Properties

	Office			Industrial			Retail			Apt Student Housing	
	CBD	SUB	WHSE	R&D	FLEX	RGNL MALL	PWR CNTR	NEIGH/ COMM			
WEST INVE Pre-Tax Yiel						10-12-07					
Range	7.0 - 12.0	7.5 - 12.0	7.5 - 12.0	7.3 - 12.0	7.5 - 12.0	7.0 - 12.3	8.0 - 13.0	7.0 - 9.5	6.0 - 11.0	7.0 - 10.0	9.5 - 13.0
Average	8.8	9.3	8.5	8.9	8.8	9.8	9.7	8.7	7.7	8.5	10.9
Going-In Ca	ip Rate (%)									12422	
Range	6.0 - 10.0	5.5 - 11.0	5.5 - 7.5	6.0 - 10.0	5.5 - 10.0	6.5 - 10.3	6.0 - 10.5	5.0 - 8.5	5.0 - 7.0	5.0 - 9.0	7.5 - 11.0
Average	7.0	7.4	6.7	7.2	7.1	7.9	8.0	7.2	5.8	6.5	9.0
Terminal Ca	p Rate (%)										
Range	6.0 - 10.5	6.5 - 11.5	6.0 - 8.0	6.5 - 10.5	6.0 - 10.5	7.5 - 11.8	7.0 - 11.8	6.0 - 9.0	5.5 - 8.0	6.5 - 8.0	8.5 - 11.5
Average	7.5	8.0	7.3	7.9	7.7	8.9	8.7	8.0	6.5	7.2	9.6
MIDWEST I Pre-Tax Yiel	NVESTMEN d Rate (IRR	NT CRITERIA ) (%)	A			使应示。 使用多数					
Range	6.0 - 12.8	6.5 - 13.3	7.0 - 10.5	7.0 - 11,0	7.0 - 11.5	6.0 - 16.5	6.0 - 12.5	6.0 - 15.5	5.0 - 10.0	5.0 - 12.0	8.0 = 14.5
Average	9.6	9.8	8.9	9.4	9.4	10.4	9.9	9.9	8.3	8.8	11.1
Going-In Ca	p Rate (%)										<b>直</b> 带 电流
Range	6.0 - 10.0	6.0 - 10.0	5.5 - 8.5	6.0 - 9.0	6.0 - 9.5	6.5 <b>-</b> 14.5	6.5 - 12.3	6.5 - 12.5	5.5 - 8.5	5.5 - 10.0	7.0 - 11.5
Average	8.2	8.3	7.6	8.1	8.2	9.3	8.8	8.5	- 175 <b>6:7</b> 5 11 g	7.5	9.5
Terminal Ca	p Rate (%)	4.4									
Range	6.5 - 11.0	6.5 - 10.5	6.0 - 9.0	6.5 - 10.0	6.5 - 10.0	7.0 - 15.5	7.0 - 12.5	7.0 - 13.0	6.0 - 8.5	6.0 - 10.5	8.0 - 12.0
Average	8.6	8.7	8.1	8.7	8.8	9.8	9.2	9.0	7.4	8.2	10.0
SOUTH INV Pre-Tax Yiel											
Range	7.0 - 10.3	7.0 - 10.3	7.0 - 11.0	7.0 - 10.5	6.0 - 12.0	7.8 - 10.8	8.0 - 10.5	8.0 - 10.5	6.5 - 9.0	7.0 - 9.3	9.0 - 12.3
Average	8.8	9.0	8.6	8.9	8.9	9.1	9.2	8.8	202074	8.0	10.3
Going-In Ca	ip Rate (%)										
Range	6.5 - 9.0	6.0 - 9.0	5.3 - 9.5	7.09.5	-6.0 - 9.5	7.5 - 10.5	6.0 - 10.5	7.0 - 9.5	5.0 - 8.0	6.0 - 7.8	- 7.0 - 12.8
Average	7.8	7.8	7.2	7.8	7.7	8.4	8.2	7.8	6.2	7.1	9.3
Terminal Ca	p Rate (%)										
Range	7.0 - 9.5	7.0 - 10.0	5.8 - 10.0	7.5 - 10.0	7.0 - 10.0	7.0 - 11.0	6.0 - 11.0	7.3 - 10.0	5.5 - 8.4	7.0 - 8.2	8.0 - 13.8
Average	8.3	8.4	7.8	8.4	8,3	8.9	8.7	8.4	6.7	7.7	9.9
EAST INVES Pre-Tax Yiel											
Range	8.0 - 12.0	8.0 - 12.0	6.5 - 11.0	-7.5 - 11.0	7.0 - 11.0	9.0 - 15.0	8.0 - 15.0	8.0 - 14.0	7.0 - 10.0	7.5 - 13.0	9.4 - 17.0
Average	9.6	9.6	8.3	8.9	8.9	10.5	10.0	9.9	8.2	9.2	11.3
Going-In Ca	p Rate (%)			1000							
Range	5.5 - 10.0	5.0 - 10.0	4.5 - 10.0	5.0 - 9.3	5.0 - 9.4	6.0 - 11.0	6.0 - 11.0	5.5 - 10.5	5.0 - 9.0	6.0 - 10.0	8.0 - 12.0
Average	7.9	8.0	6.8	7.5	7.5	8.8	8.4	8.1	6.5	7.9	9.5
Terminal Ca	ip Rate (%)										
Range	6.5 - 11.0	5.0 - 11.0	5.0 - 9.5	4:0 - 9.7	6.0 - 9.9	7.8 - 12.0	6.0 - 12.0	5.5 - 12.0	5.5 - 9.5	6.5 <b>-</b> 12.0	8,5 14.0
and production of the control of the Control of the			the second section of the second				8.9				

<sup>&</sup>lt;sup>1</sup> Second-tier investment properties are defined as aging, former first-tier properties, in good to average locations. A list of RERC-defined regions is located in the *RERC Scope and Methodology* section in the back of this report. **Source** RERC, 4Q 2020.

### Regional Investment Criteria | Third-Tier<sup>1</sup> Investment Properties

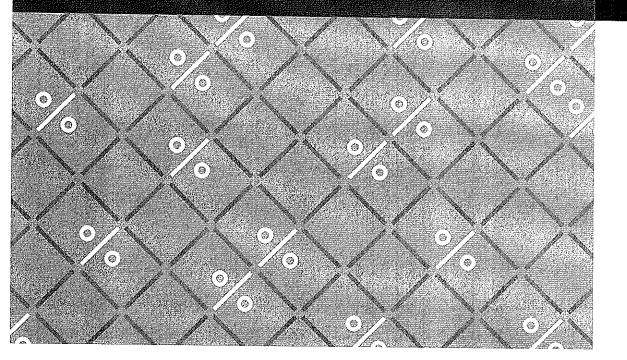
	Of	fice		Industrial			Retail		Apt	Student Housing	Hotel
	CBD	SUB	WHSE	R&D	FLEX	RGNL MALL	PWR CNTR	NEIGH/ COMM			
WEST INVE Pre-Tax Yiel											
Range	8.5 - 12.0	8.5 - 12.0	7.5 - 12.0	8.0 - 12.0	7.8 - 12.0	9.0 - 12.5	8.0 - 13.0	8.0 - 11.0	7.0 - 12.0	7.5 - 10.0	10.0 - 13.0
Average	9.4	9.8	9.0	9.3	9.3	10.4	10.1	9.4	8.4	8.9	11.4
Going-In Ca			0.55		TOTAL SALVE AND TARREST						
Range	6.5 - 8.5	7.0 - 8.8	6,0 - 8.5	6.3 - 8.5	6.0 - 8.3	7.5 - 10.5	6.5 - 10.8	5.5 - 9.0	5.3 - 8.0	5.5 - 9.0	8.5 - 11.0
Average	7.5	7.8	7.0	7.5	7.4	8.5	8.3	7.7	6.3	7.0	9.4
Terminal Ca	-1317/1310047/202X9EMSM12		State of the					62.45			
Range	7.0 - 9.0	7.5 - 9.8	6.5 - 9.0	6.5 - 9.8	6.5 - 9.0	8.0 - 12.0	7.5 - 12.0	6.5 - 9.5	5.5 - 9.0	7.0 - 9.0	9.5 - 11.5
Average MIDWEST I	8.2	8.4	7.7	8.3	8.0	9.1	8.9	8.3	7.0	7.7	10.0
Pre-Tax Yiel			A								
Range	8.5 - 12.0	8.8 - 12.0	7.5 - 12.5	8.5 - 13.0	7.5 - 13.5	8.8 - 17.0	9.0 - 15.0	8.5 - 15.0	- 7.5 - 12.0	5.5 - 13.5	8.0 - 16.5
Average	10.5	10.6	9.8	10.4	10.3	11.7	11.3	10.9	9.3	10.0	12.4
Going-In Ca	p Rate (%)										1
Range	7.0 - 11.0	7.5 - 11.0	6.5 - 10.5	7.8 - 11.0	7.8 - 11.5	7.8 - 16.5	7.8 - 13.0	7.5 - 13.3	6.0 - 10.0	6.0 - 12.0	8.3 - 13,0
Average	9.3	9.3	8.5	9.1	9.1	10.4	9.8	9.7	7	8.3	10.8
Terminal Ca	p Rate (%)					(State 4)					and G
Range	7.5 - 11.1	8.0 - 11.1	7.0 - 11.0	8.0 - 11.5	7,5 - 12.0	8.4 - 15.3	8.3 - 13.3	8.0 - 13.8	6.5 - 10.5	6.5 - 12.0	8.8 - 13.0
Average	9.6	9.7	9.0	9.6	9.6	10.8	10.2	10.0	8.3	9.0	11.3
SOUTH INV Pre-Tax Yiel											
Range	8.3 - 11.5	8.5 - 11.5	7.0 - 12.0	8.5 - 12.0	7.0 - 12.0	7.0 - 12.0	7.0 - 12.0	7.0 - 12.0	6.8 - 10.0	7.5 - 10.0	8.0 - 16.5
Average	9.6	9.9	9.2	9.9	9.6	9.8	9.8	9.5	.8.3	8,9	s 🙀 11.5
Going-In Ca	p Rate (%)										
Range	6.8 - 10.5	7.9 - 11.0	6.0 - 11.0	7.5 - 11.0	7.0 - 11.0	7.0 - 11.0	7.0 - 11.0	7.0 - 11.0	5.8 - 8.5	7.5 - 8.5	8.0 - 13.5
Average	8.5	8.7	7.9	8.7	8.5	8.9	8.8	8.5	6.9	8.0	10.2
Terminal Ca								表表系统		中心主力	
Range	7.3 - 11.0	8.0 - 12.0	6.5 - 11.5	7.8 - 12.0	7.8 - 12.0	8.0 - 11.5	8.0 - 11.5	7.5 - 12.0	6.3 - 9.0	8.0 - 9.0	9.0 - 14.5
Average	9.0	9.2	8.4	9.1	9.1	9.7	9.4	9.1	7.5	8.6	11.0
EAST INVES											
Range	8.5 - 12.0	9.0 - 14.0	6.5 - 12.0	8.0 - 12.0	7.5 <b>-</b> 12.0	9.5 - 13.5	9.0 - 13.0	8.3 - 14.0	7.5 - 11.0	8.3 - 13.0	9.8 - 17.0
Average	10.2	10.4	8.8	9.4	9.3	11,1	10.4	10,6	8.8	9.7	12.3
Going-In Ca											
Range	6.5 - 10.5	6.8 - 10.5	5.0 - 10.0	5.0 - 10.0	6.0 - 11.0	7.0 - 11.3	7.0 - 11.5	7.0 - 11.0	5.5 - 9.0	5.0 - 10.0	8.5 - 16.0
Average	8.5	8.7	74	8.2	8.3	9.4	9.0	8.7	7.0	8.3	10.6
Terminal Ca											
Range	7.0 - 11.0	8.0 - 11.0	5.5 - 11.0	6.0 - 10.5	5.0 - 10.5	7.0 - 12.0	7.0 - 12.0	7.5 - 12.0	6.0 - 9.5	6.5 - 12.0	9.0 - 16.5
Average	9.0	9.4	8.1	8.7	8.4	10.1	9.6	9.6	7.8	9.0	11.3

<sup>&</sup>lt;sup>1</sup> Third-tier investment properties are defined as older properties with functional inadequacies and/or in marginal locations. A list of RERC-defined regions is located in the *RERC Scope and Methodology* section in the back of this report.

Source RERC, 4Q 2020.

### Unknowns Dampen CRE Sales Activity

PwC Real Estate Investor Survey™





### National Limited-Service Midscale & Economy Lodging Segment

The lodging sector has been the most challenged real estate sector according to many investors who use the words "devastation" and "severe" to describe the impact of COVID-19. "Hopefully, it gets better from here," remarks a participant.

- "It's been devastating with business and group travel more or less evaporating overnight," says another.
- While leisure travel has kept the lights on in certain areas, many anticipate that source of demand waning as summer comes to a close.
- Over the next 12 months, our surveyed investors foresee property value changes ranging from -50.0% to +3.0% and averaging -14.2%.

### FORECAST VALUE CHANGE [NEXT 12 MONTHS]:

Range: (50.0%) - 3.0%

Average: (14.2%)

### **KEY 3Q20 SURVEY STATS\***

### Replacement Reserve:

As a % of total revenue (1)

Range

3.0% to 6.0%

Average

4.4% =

### Base Management Fee As a % of total revenue

, .. .. .. .. .. ........

Range

2.0% to 5.0%

Average

3.5%

### Breakeven Occupancy Ratio (2)

Range

45.0% to 62.0%

Average

54.5% ▼

- \* **▼**, **△**, = change from 1Q 2020
- (1) for both FF&E and structural repairs
- (2) the occupancy level when expenses and revenues are equal

Table 34

### NATIONAL LIMITED-SERVICE MIDSCALE & ECONOMY LODGING SEGMENT

Third Quarter 2020

	CURRENT	1Q 2020	1 YEAR AGO	3 YEARS AGO	5 YEARS AGO
DISCOUNT RATE (IRR)					
Range	8.00% - 12.00%	7.50% - 12.00%	8.00% - 14.00%	8.50% - 13.00%	8.50% - 12.00%
Average	9.80%	10.00%	10.55%	11.00%	10.53%
Change (Basis Points)		-20	<b>- 75</b>	- 120	<del>- 73</del>
OVERALL CAP RATE (OAR) <sup>a</sup>					
Range	7.00% - 12.00%	7.50% 11.00%	7.50% - 12.00%	7.75% – 11.00%	7.50% – 10.00%
Average	9.50%	9.10%	9.15%	9.08%	8.78%
Change (Basis Points)	System 4.50	+ 40	+ 35	+ 42	+ 72
RESIDUAL CAP RATE	*				
Range	8.00% - 12.00%	7.75% – 12.00%	7.75% – 12.00%	7.75% - 11.00%	7.75% – 10.50%
Average	9.50%	9.33%	9.48%	9.83%	9.50%
Change (Basis Points)		+ 17	+ 2	-33	0.0070
AVERAGE DAILY RATE					Tara da e e ga
Range	(10.00%) - 5.00%	0.00% 4.00%	0.00% - 4.00%	(2.50%) - 4.00%	2.00% – 5.00%
Average	(0.10%)	2.10%	2.00%	2.30%) = 4.00%	2.00% <b>-</b> 5.00%
Change (Basis Points)		- 220	- 210	- 240	-360
OPERATING EXPENSE				210	000
Range	0.000/ 4.000/	0.500/ 5.000/	0.000/ - 0.00/	B 500/ 0 440/	
Average	2.00% - 4.00% 2.95%	2.50% – 5.00% 3.15%	2.00% – 5.00%	2.50% – 3.00%	2.50% - 3.00%
Change (Basis Points)	2.90%	- 20	3.05% 10	2.95% 0	2.95%
,		-20	-10	U	0
MARKETING TIME®					
Range	2 – 12	2 – 12	2 – 12	2 – 12	2 - 12
Average	6.6	6.6	6.2	6.9	7.0
Change (▼, ▲, =)		=	×▲ ingle process	▼	•

a. Rate on unleveraged, all-cash transactions b. Initial rate of change c. In months



### **BOARD OF ASSESSMENT APPEALS**

Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member

Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

Phone - 203-294-2001 Fex - 203-294-2003

TS LEB ST WID: RP

### Hearing No. 2020-104 APPLICATION

APPEAL OF ASSESSED VALUATION BOARD OF ASSESSMENT APPEALS GRAND LIST OF OCTOBER 1, 2020

**HEARING DATE:** M055355H 0-17 **Property Owner:** Appellant (if other than owner): Gregory F. Servodidio, Esq., c/o Pullman & Comley, LLC Wal-Mart Real Estate Business Trust Name of Owner's Agent Name of property Owner P.O. Box 8050 - Mail Stop 0555 90 State House Square **Malling Address** Mailing Address Hartford, CT 06103 Bentonville, AR 72712-8050 City, State, Zip City, State, Zip (479) 204-3835 (860) 424-4332 Phone Phone Appellant's Capacity o Owner a Owner's Agent (if Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.) Gregory F. Servodidio, Esq. February 17, 2021 Print applicant name and date Applicant signature Fill out only the section for the property type under appeal. Plate# \_\_\_\_ Motor Vehicle: Year \_\_Make /Model: \_ \_Mileage\_\_ Real Estate: 844 North Colony Road (MBLU: 77/ / 23/ /) (Address and/or Assessor's Map/Block/Lot/Unit Number) Personal Property: Unique ID: \_\_\_\_ \_\_\_\_ DBA: \_ if you are submitting an appraisal or other similar evidence, you <u>must</u> submit a copy along with your application. What MARKET VALUE does the applicant place on the property? : \$ 12,112,725 (100% FMV) Briefly state the basis of the Appeal: The subject property is overvalued and overassessed. See attached e-mail with: i) Walmart's income approach to value as of October 1, 2020; ii) a settlement spreadsheet with the stipulated market values for Walmart properties located in other Connecticut municipalities; and iii) sales information of other Walmart properties. The attached e-mail and materials were provided to the revaluation company following Walmart's informal hearing for the subject property. DO NOT WRITE BELOW THIS LINE - BAA Use Only I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief. Signature(s) of (Must be signed in the presence of the Board) Date: Owner(s) or Agent: \_\_ Print Name Voting Record **Initials** Motion: \_ Thomas Vitali Carl Bonamico Robert Avery

## Appeals to the Wallingford Board of Assessment Appeals

### **General Instructions**

Anyone claiming to be aggrieved by the actions of the assessor has the right to an appeal before the Board of Assessment Appeals.

Appeals must be presented to the Board of Assessment Appeals (BAA) at one of its March or September meetings. The BAA meets in September each year to hear **ONLY** Motor Vehicle Appeals. All other matters must be taken up at meetings held during the month of March.

September Meetings: The BAA will advertise the date of its September meeting in a local newspaper (Record-Journal). The September meeting is for Motor Vehicles Only. Taxpayers should appear with their vehicle and/or any evidence or documentation to support their claim. Appeals are handled on a first-come, first-serve basis.

March Meetings: In order to be heard by the BAA at its March Session, you must file a written application no later than February 20th. The BAA will receive all applications and schedule their meetings accordingly. If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application. Once you have made application to the BAA, you will be notified in writing where and when to appear for your hearing.

#### **APPEALS PROCEDURE**

- ✓ Appear at the time and place prescribed by the BAA (Please be on time)
- You MUST complete a separate form for each property you wish to appeal
- If you cannot or do not wish to appear, have your attorney or agent appear as your representative (Written authorization is required)
- ✓ The BAA may reschedule an appointment for good cause if another time is available.
- NOTE: Unless you receive written confirmation of a rescheduled appointment, you or your agent must appear at the time and place first prescribed by the BAA
- ✓ FAILURE TO APPEAR MAY RESULT IN A DEFAULT Denial of your claim
- You will be sworn under oath to be truthful in answering questions concerning your property
- You will have the opportunity to present evidence (appraisals, photographs, reports, etc.)
- You will be allowed to question the assessor regarding the assessment of your property
- ✓ Remember It is your responsibility to prove your claim
- ✓ An appraisal by a qualified Appraiser is not required, but is recommended
- ✓ You must pay your taxes as they come due or interest and penalties will be applied.
- Consult with the Tax Collector for payment instructions while your appeal is pending
- Notice of the Board's Decision will be mailed to the <u>property owner</u> unless otherwise requested in writing by appellant

For further information you may wish to review the Connecticut General Statutes, as amended, relative to appeal rights. Below is a list of just some of those laws for your convenience. NOTE: We do not provide legal advice, however we want you to be well informed of your appeal rights. For a complete listing of applicable laws and competent, proper legal advice, we urge you to consult with an attorney.

Section	Connecticut General Statutes
12-110	Sessions of the board of assessment appeals.
12-111	Appeals to the board of assessment appeals.
12-112	Limit of time for appeals.
12-113 (as amended)	When board of assessment appeals may reduce lists.
12-114 (as amended)	Board of assessment appeals to impose a penalty if reducing the assessment of A taxpayer who did not file a personal property declaration.
12-115 (as amended)	Board of assessment appeals may make supplemental additions to grand lists.
12-117a	Appeals from boards of tax review or boards of assessment appeals.
12-119	Remedy when property wrongfully assessed.

All information and correspondence with the BAA should be directed to:

Board of Assessment Appeals Tom Vitali, Chairman Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

1-203-294-2001 - Telephone<>1-203-294-2003 Fax

**To:** Vision Government Solutions

Board of Assessment Appeals, Town of Wallingford

**RE:** 844 North Colony Road (PID: #15159)

This is to authorize Gregory F. Servodidio, Michael J. Marafito, or any other attorney of Pullman & Comley, LLC, 90 State House Square, Hartford, Connecticut to meet with representatives of the Town of Wallingford or its designees to discuss the proposed October 1, 2020 assessment of the above-referenced real estate and, if necessary, to sign and file a written appeal with the Board of Assessment Appeals and to appear before the Board on our behalf for the purposes of appealing the October 1, 2020 assessment of the above-referenced property, presenting the owner's opinion of the fair market value of the property and taking any other related actions.

Very truly yours, Wal-Mart Real Estate Business Trust

By: <u>Brandon Caplena</u> Brandon Caplena

**Duly Authorized** 

# Marafito, Michael J.

From: Sent: To: Subject:	Marafito, Michael J. <mmarafito@pullcom.com> Thursday, December 17, 2020 11:28 AM jwilliams@vgsi.com Walmart Wallingford - Informal Hearing Follow-up</mmarafito@pullcom.com>
Jim,	
Thanks for meeting with me this during the hearing:	s morning. For your review, I have attached the following documents that we discussed
Walmart's income appre	oach for the subject property as of 10-1-2020;
<ul> <li>A settlement spreadshe have settled appeals on</li> </ul>	et arraying the stipulated FMV for all of the Walmart properties in Connecticut that we ; and
<ul> <li>A spreadsheet arraying 2005 (which include two</li> </ul>	the sale transactions of all Walmart's properties that it has sold in the Northeast since oppositely sales in Connecticut in 2020).
I have also attached an authoriz	ation form from Walmart permitting me to represent them at today's informal hearing.
Target entered into a lease for it rent of \$9.00/sf NNN. This is supstore is almost three times the s	income approach, as I mentioned during our meeting, we are aware of the fact that its new, 59,364 sf store at Bishop's Corner, West Hartford as of November 2, 2018 for a pportive of Walmart's market rent estimate considering that the Wallingford Walmart size of the Target West Hartford store (together with other considerations). It also illers to move to smaller store sizes.
We believe that all of these data \$12,112,725 (\$70.41 per square	a points support our fair market value opinion for the Wallingford property of foot).
Thanks,	
Michael	
Michael J. Marafito Attorney	<del></del>
Pullman & Comley LLC 90 State House Square Hartford, CT 06103-3702 T 860 424 4360 • F 860 424 43 mmarafito@pullcom.com • www.	
V-card • Bio • Directions	

Please consider the environment before printing this message.

BRIDGEPORT HARTFORD SPRINGFIELD STAMFORD WATERBURY WESTPORT WHITE PLAINS

THIS MESSAGE AND ANY OF ITS ATTACHMENTS ARE INTENDED ONLY FOR THE USE OF THE DESIGNATED RECIPIENT, OR THE RECIPIENT'S DESIGNEE, AND MAY CONTAIN INFORMATION THAT IS CONFIDENTIAL OR PRIVILEGED. IF YOU ARE NOT THE INTENDED RECIPIENT, PLEASE (1) IMMEDIATELY NOTIFY PULLMAN & COMLEY ABOUT THE RECEIPT BY TELEPHONING (203) 330-2000; (2) DELETE ALL COPIES OF THE MESSAGE AND ANY ATTACHMENTS; AND (3) DO NOT DISSEMINATE OR MAKE ANY USE OF ANY OF THEIR CONTENTS.

# **CONFIDENTIAL**

# WALMART WALLINGFORD 844 NORTH COLONY ROAD

# **OWNER'S OPINION OF FAIR MARKET VALUE AS OF 10-1-2020**

Building Size (SF)		172,027
Rent PSF (NNN)		\$ 7.00
Potential Gross Income		\$ 1,204,189
LESS: Vacancy & Collection Loss	5%	\$ 60,209
Effective Gross Income		\$ 1,143,980
LESS: Unreimbursed Expenses/Reserves	10%	\$ 114,398
Net Operating Income		\$ 1,029,582
Capitalization Rate		 8.5%
Owner's Opinion of Fair Market Value		\$ 12,112,725
Owner's Opinion of Fair Market Value PSF		\$ 70.41
Town's Fair Market Value		\$ 18,743,700
Town's Fair Market Value PSF		\$ 108.96

# CONFIDENTIAL

	SA	ES OF WALMA	RT PROPER'	IIES II	I THE NORTHE	ES OF WALMART PROPERTIES IN THE NORTHEAST OVER 70,000 SF FROM 2005—PRESENT	90 SF F	COM 2005-	RESENT
			-						
		<b>Building Area</b>							
City/Town	State	(SF)	Store Type		ale Price	Sale Date	Sale	Price PSF	Purchaser
MANCHESTER, CT	Ե	139,151	SAM	'n	6,800,000	9/29/2020•	s	48.87	STATE OF CONNECTICUT
ORANGE, CT	Ե	134,664	SAM	s	3,950,000	2/22/2020	v	29.33	2 BOSTON POST ROAD ASSOCIATES, LLC; R&R ORANGE VENTURES, LLC
SEABROOK, NH	Z	136,020	SAM	s	10,200,000	7/31/2019	v	74.99	AMBER SEABROOK ASSOCIATES LLC/IND-WHSING
SYRACUSE, NY	Š	134,344	SAM	s	5,675,000	5/30/2019	v,	42.24	HAMPSHIRE SYRACUSE SS DIV LLC
HENRIETTA, NY	W	133,616	SAM	s	5,200,000	5/7/2019	s	38.92	1600 MARKETPLACE LLC
JAMESTOWN (ELLICOTT), NY	ž	114,547	SAM	4	3,450,000	2/22/2019	s	30.12	JR & J II LLC
WOONSOCKET, RI	œ	121,163	W/W	s,	600,000	10/26/2017	v	4.95	OJL OF WOONSOCKET
SEABROOK, NH	¥	139,809	W/M	٠,	4,700,000	1/31/2017	<b>~</b>	33.62	OCEAN STATE JOB LOT
MANCHESTER, NH	H	115,216	W/W	w	11,050,000	7/15/2016	v	95.91	CARMAX AUTO SUPERSTORES
EAST WAREHAM, MA	MA	121,392	W/W	*	4,200,000	9/30/2015	v	34.60	OCEAN STATE JOB LOT
NIAGARA FALLS, NY	ž	135,661	SAM	٠,	2,100,000	9/25/2015	w	15,48	SS3S PORTER LLC / REGER HOLDINGS LLC
CLAY (SYRACUSE NW), NY	Ϋ́	116,697	W/M	s	4,825,000	7/29/2014	s	41.35	JR & R H, LLC
JOHNSTOWN (GLOVERSVILLE), NY	W	93,262	W/W	45	1,687,000	1/6/2014	43	18.09	JR & R II, LLC
ROCKLAND, ME	ME	94,233	W/W	v	3,125,000	12/12/2013	s	33.16	OCEAN STATE JOB LOT
ERIE (W), PA	Æ	129,351	W/W	s	2,450,000	10/1/2013	v,	18.94	PASSPORT WEST EIGHTH, LLC
HAMBURG, NY	ķ	131,374	W/W	s	2,000,000	7/30/2013	۰,	15.22	INDUSTRIAL PROCESSING SOLUTIONS, LLC
NORTH ADAMS, MA	MA	96,052	W/W	s,	2,200,000	7/12/2013	v,	22.90	OCEAN STATE JOB LOT
HUDSON, NY	Κλ	125,886	W/W	v	1,887,500	4/8/2013	Ś	14.99	PREMIER RIVERVIEW LLC
DERRY, NH	H	119,701	W/W	v	4,045,000	12/28/2012	v	33.79	OSIL OF CONCORD, LLC
NIAGARA FALLS, NY	Α¥	117,270	W/W	v	1,500,000	2/28/2012	v	12.79	PATRICK GABRIEL
TUNKHANNOCK, PA	ă	75,892	W/M	v	1,650,000	1/5/2012	v,	21.74	1959 W. NORTHWEST HWY, LLC
PITISTON, PA	¥	120,502	W/W	w	2,900,000	11/16/2010	v	24.07	RENDA ANTONACCIÓ HOLDINGS, LLC
SENECA FALLS, NY	Ν	71,201	W/W	'n	1,250,000	10/19/2010	s	17.56	BRUCE HENRY PROPERTIES, LLC
PLYMOUTH, MA	MA	137,921	SAM	'n	4,500,000	8/6/2010	v	32.63	LAHAM MANAGEMENT & LEASING, INC
SCARBOROUGH, ME	Æ	118,931	W/W	<b>پ</b>	955'555'5	12/23/2009	w	46.71	MARDEN'S SURPLUS AND SALVAGE
BANGOR, ME	Σ	114,850	W/W	Ś	5,000,000	11/18/2009	s	43.54	LOWE'S HOME CENTERS, INC.
ELLSWORTH, ME	ME	94,133	W/W	s	3,625,000	11/18/2009	s,	38.51	MARDEN'S SURPLUS AND SALVAGE
SANFORD, ME	Æ	93,159	W/W	٠,	2,956,000	10/7/2009	s	31.73	OCEAN STATE JOB LOT
LEWISBURG, PA	Ą	96,920	M/M	s	2,500,000	6/14/2007	s	25.79	WES MARKETS, INC
HOPEWELL, NY	W	92,303	W/W	s	4,400,000	9002/02/9	s	47.67	SILAGI DEVELOPMENT
HERMITAGE, PA	¥	114,790	W/W	v	2,750,000	9002/42/1	٠,	23.96	CLEARVIEW CROWN PARTNERS, L.P.
COVENTRY, RI	₹	104,387	W/W	w	3,600,000	11/15/2005	۰۰	34.49	INVALID - OSI OF COVENTRY LLC
WATERVILE, ME	ME	93,880	M/M	s	2,600,000	5/2/2005	<b>~</b>	27.69	MARDEN'S SURPLUS AND SALVAGE
ST. MARYS, PA	*	72,869	W/W	s	1,220,000	1/28/2005	<b>~</b>	16.74	CLEARVIEW CROWN PARTNERS, L.P.
JOHNSTOWN, PA	¥	116,009	W/W	s	3,850,000	1/28/2005	v	33.19	CLEARVIEW INVESTMENT, LTD.
WILKES-BARRE, PA	PA	119,446	W/M	s	3,700,000	1/14/2005	v	30.98	W/S DEVELOPMENT ASSOCIATES LLC
TOTAL		4,086,602			\$133,701,056			\$32.72	
	MANCHESTER, CT ORANGE, CT SEABROOK, NH SYRACUSE, NY HENRIEITA, NY HENRIEITA, NY HOONSOCKET, RI SEABROOK, NH MANCHESTER, NH EAST WAREHAM, MA NIAGARA FALLS, NY ROCKLAND, ME ERIE (NW), PA HAMBURG, NY DOHNSTOWN (GLOVERSVILE), NY ROCKLAND, ME ERIE (NW), PA HAMBURG, NY NORTH ADAMS, MA HUDSON, NY DERRY, NH NIAGARA FALLS, NY PLYMOUTH, MA SCARBOROUGH, ME BANGOR, ME ELISWORTH, MA SCARBOROUGH, ME SANFORD, ME ELISWORTH, RI SANFORD, ME SANFORD,		State  St	State (SF)  CT 139,451  CT 139,451  NH 136,020  NY 134,344  NY 134,547  RI 121,1392  NY 135,616  NY 135,616  NY 135,616  NY 135,616  NY 135,806  NY 135,806  NY 135,806  NY 135,806  NY 135,807  NY 136,931  NY 137,270  NY 136,931  NY 137,270  NY 136,931  NY 137,270  NY 136,931  NY 137,270  NY 136,931  NY 137,270  NY 136,931  NY 137,270  NY 136,931  NE 134,790  RE 93,880  PA 16,009  PA 119,746  PA 119,746  PA 119,746  PA 119,746  PA 119,746  PA 119,746	State         (\$F)         Stone Type         5           CT         139,151         \$AM         \$           CT         134,664         \$AM         \$           NY         134,344         \$AM         \$           NY         134,344         \$AM         \$           NY         134,344         \$AM         \$           NY         134,344         \$AM         \$           NY         114,547         \$AM         \$           NH         112,132         W/M         \$           NH         115,216         W/M         \$           NY         115,697         W/M         \$           NY         115,932         W/M         \$           NY         113,374         W/M         \$           NY         113,374         W/M         \$           NY         113,374         W/M         \$           NY         1129,321         W/M         \$           NY         112,320         W/M         \$           NY         112,320         W/M         \$           NY         113,321         W/M         \$           NY         113,321	State         (\$F)         Stone Type         Sale           CT         139,151         \$5M         \$           CT         134,664         \$5M         \$         1           NY         134,444         \$5M         \$         1           NY         133,616         \$5M         \$         1           NY         133,616         \$5M         \$         1           NY         112,163         \$V/M         \$         1           NH         115,216         \$V/M         \$         1           NY         113,372         \$V/M         \$         1           NY         113,374         \$V/M         \$         1           NY         113,374         \$V/M         \$         1           NY         115,301         \$V/M         \$         1           NY         112,322         \$V/M         \$	State         (\$F)         Stone Type         Sale Price           CT         139,151         \$AM         \$ 6,800,000         \$           CT         134,664         \$\$AM         \$ 6,800,000         \$           NY         134,344         \$\$AM         \$ 10,200,000         \$           NY         134,344         \$\$AM         \$ 10,200,000         \$           NY         134,344         \$\$AM         \$ 10,200,000         \$           NY         114,547         \$\$AM         \$ 5,200,000         \$           NY         113,602         \$\$AM         \$ 4,200,000         \$           NH         113,936         \$\$W/M         \$ 4,200,000         \$           NY         115,216         \$\$W/M         \$ 1,105,000         \$           NY         115,213         \$\$W/M         \$ 1,105,000         \$           NY         115,21         \$\$W/M         \$ 1,105,000         \$           NY         113,374         \$\$W/M         \$ 1,105,000         \$           NY         113,372         \$\$W/M         \$ 1,200,000         \$           NY         113,372         \$\$W/M         \$ 1,200,000         \$           NY <td< td=""><td>State         (\$F\$)         Stone Type         Sale Price         Sale Date           CT         133,151         SAM         \$ 680,000         9/79/2020*           CT         134,564         SAM         \$ 1950,000         2/17/2020           NY         134,664         SAM         \$ 10,200,000         7/17/2019           NY         134,344         SAM         \$ 10,200,000         7/17/2019           NY         134,344         SAM         \$ 10,200,000         7/17/2019           NY         134,344         SAM         \$ 10,200,000         7/17/2019           NY         134,547         SAM         \$ 5,200,000         5/71/2019           NY         114,547         SAM         \$ 4,200,000         10/12/2019           NY         115,516         W/M         \$ 4,200,000         10/12/2019           NY         115,592         W/M         \$ 4,200,000         10/12/2013           NY         115,697         W/M         \$ 1,105,000         10/12/2013           NY         115,000         10/12/2013         10/12/2013           NY         113,00         10/12/2013         10/12/2013           NY         113,00         10/12/2013         10/12/2</td><td>Starke         (\$F)         Stone Type         Sale Price         Sale Sale Price         Sale Sale Sale Sale Sale Sale Sale Sale</td></td<>	State         (\$F\$)         Stone Type         Sale Price         Sale Date           CT         133,151         SAM         \$ 680,000         9/79/2020*           CT         134,564         SAM         \$ 1950,000         2/17/2020           NY         134,664         SAM         \$ 10,200,000         7/17/2019           NY         134,344         SAM         \$ 10,200,000         7/17/2019           NY         134,344         SAM         \$ 10,200,000         7/17/2019           NY         134,344         SAM         \$ 10,200,000         7/17/2019           NY         134,547         SAM         \$ 5,200,000         5/71/2019           NY         114,547         SAM         \$ 4,200,000         10/12/2019           NY         115,516         W/M         \$ 4,200,000         10/12/2019           NY         115,592         W/M         \$ 4,200,000         10/12/2013           NY         115,697         W/M         \$ 1,105,000         10/12/2013           NY         115,000         10/12/2013         10/12/2013           NY         113,00         10/12/2013         10/12/2013           NY         113,00         10/12/2013         10/12/2	Starke         (\$F)         Stone Type         Sale Price         Sale Sale Price         Sale Sale Sale Sale Sale Sale Sale Sale

\*State Bond Commission approved funds for purchase on this date.

### WALMART STIPULATED JUDGMENT SUMMARIES

Municipality	Property Address & Store Number	Municipal Building SF	; Revaluation Year	Sti	pulated FMV _(100%)*	Stipulat	ed FMV PSF*
Bristol	1400 Farmington Avenue #2719	122,737	2012	\$	10,350,000	\$	84.33
Bristol	1400 Farmington Avenue #2719	122,737	2017	\$	11,000,000	\$	89.62
Bristol (Neighborhood Market)	325 Oakland Street #2305	54,205	2012	\$	5,400,000	\$	99.62
Bristol (Neighborhood Market)	325 Oakland Street #2305	54,205	2017	\$	3,500,000	\$	64.57
Putnam	625 School Street #1980	142,599	2014	\$	11,400,000	s	79.94
Shelton	465 Bridgeport Avenue #2163	123,860	2016	\$	12,000,000	\$	96.88
Waterford	155 Waterford Parkway North #2331	201,755	2012	\$	17,548,278	\$	86.98
Waterford	155 Waterford Parkway North #2331	201,755	2017	<b>\$</b>	17,548,278	\$	86.98
Norwich	220 Salem Turnpike #2170	125,884	2013	\$	9,364,900	\$	74.39
Norwich	220 Salem Turnpike #2170	122,921	2018	\$	10,596,400	\$	86.20
Brooklyn	450 Providence Road #5777	147,139	2015	\$	13,000,000	\$	88.35
Lisbon	180 River Road #2854	182,533	2016	\$	16,650,000	\$	91.22
Orange (Sams)	2 Boston Post Road #6442	137,576	2017	\$	7,000,000	\$	50,88
Naugatuck	1100 New Haven Road #2284	145,226	2012	\$	12,205,400	\$	84.04
Naugatuck	1100 New Haven Road #2284	145,226	2018	s	12,205,400	\$	84.04
Hartford	495 Flatbush Avenue #5095	178,466	2016	\$	15,800,000	\$	88.53
Manchester (Sams)	69 Pavilions Drive #8195	139,151	2016	\$	12,000,000	\$	86.24
Manchester (WM)	420 Buckland Hills Drive #1891	144,679	2016	\$	13,750,000	\$	95.04
New Haven	315 Foxon Boulevard #5439	166,041	2016	\$	15,000,000	\$	90.34
Cromwell	161 Berlin Road #2299	168,397	2012	\$	12,798,200	\$	76.00
Cromwell	161 Berlin Road #2299	168,397	2017	\$	12,798,200		76.00

Average	\$ 84.10

<sup>\*</sup> These are compromise values reached between the parties based on the particular facts and circumstances of each appeal. Walmart's opinions of fair market value for the subject properties were lower in each case.

Total Card Land Units Parcel Total Land Area:	B Use Code Description Zone Land Type Land Units Unit Price I. Factor Site Index Cond. Nbhd.	LAND: LINE VALUATION SECTION	Permit Id Issue Date Type Description Amount Insp Date % Comp Date Comp		·		Nobel Name B Tracing	Total	Year Code Description Amount Code Description Number Amo			GIS ID 15159 Assoc Pid#  RECORD OF OWNERSHIP BK-VOLPAGE SALE DATE   O/U   V/I   SALE PRICE	ENG MAP Easement Town Line P# IND PARK Lot	SUPPLEMENTA	WAL-MART REAL ESTATE BUSINES  1 Level 2 Public Water 1 Paved 4 Bus. District
	Notes Location		mments Date id Type	Total Appraised Parcel Value	Special Land Value Total Appraised Parcel Value Valuation Method	Appraised Up (B) Value (Bidg)	Appraised Xf (B) Value (Bldg)	Appraised Bidg. Value (Card)	Comm Int	Total 13120600 Total 13650000 total	Ass 5,8 7,7	Total 18,743,700 13,120,600 PREVIOUS ASSESSMENTS (HISTORY)		2-2	Description Code Appraised COM LAND 2-1 8,348,500
Total Land Value 8,348,500	Location Adjustment Adj Unit Pric Land Value		Type Is Cd Purpose/Result	le 18,743,700		9) 8,348,500		APPRAISED VALUE SUMMARY 9,475,500	S. D. DARK CONTOURS OF A SECURE	13650000   total   13650000	-1/5 D		VISION	7,276,700 WALLINGFORD, CT	Assessed 6148

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Pric Land Value	t Adj Unit Pric	Location Adjustment	Locati		Notes	Nhbd Adj	Nbhd. Nhb	Cond. Nb	Site Index C	Fac	Unit Price I.	its		ne Land Type	<u> </u>	Description	B Use Code
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### **BOARD OF ASSESSMENT APPEALS**

Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member

Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

Phone - 203-294-2001 Fax - 203-294-2003

Hearing No <u>2020 - 103</u>

Signature(s) of

Owner(s) or Agent:

### **APPLICATION**

APPEAL OF ASSESSED VALUATION BOARD OF ASSESSMENT APPEALS GRAND LIST OF OCTOBER 1, 2020 TBLEB.51 MTO:48 MTED MEREZEEK

	GOARD OF ASSESSING FOR THE CONTROL OF THE CONTROL O	<del>-</del>	Over med on	of Variational State State State Confession 1 Co. 13
Property Owner: RSS COMM2014UBS  c/o RM Bradley Mana  Name of property Owner 225 Asylum Aven  Mailing Address Hartford, CT 0610  City, State, Zip  860-241-2705  Phone	ue 03	Name of Owner's A 90 State House Mailing Address Hartford, CT 0 City, State, Zip	k, Esq., Pullman & Co Agent Square	
Appellant's Capacity o Owner (If Agent, attach a copy of Agency Agreement or Pow Elliott B. Pollack, Esq.; February 1 Print applicant name and date	ver of Attorney. Original ag	vner's Agent genov proviment must be si Applicant signature	utynitted at learing.)	
Fill out <u>on</u>	ly the section for th	e property type unde	er appeal.	
Motor Vehicle: Year Make /Mode	d:	Plate#	Mileage	
Real Estate: 110 Leigus Road; M (Address and/or Asses				
Personal Property: Unique ID:	DBA: _		·	
If you are submitting an appraisal o	r other similar evi	dence, you <u>must</u> s	ubmit a copy along w	th your
What MARKET VALUE does the applicant	t place on the propert	y?: \$ <u>22,500,</u>	000 - 100% FMV	
Briefly state the basis of the Appeal: <u>The</u>	property is overv	alued and overass	sessed.	
(Attach additional	page, documentation	n or appraisal if neede	rd)	
DO NOT WRITE BELOW THIS LINE - BA  I hereby solemnly swear that knowledge and belief.	•		true and accurate to t	he best of my

Date:

(Must be signed in the presence of the Board)

February 17, 2021

To: Board of Assessment Appeals, Town of Wallingford

Re: 110 Leigus Road (PID: 14639)

This is to authorize Elliott B. Pollack, Esq., Michael J. Marafito, Esq., or any other attorney of Pullman & Comley, LLC, 90 State House Square, Hartford, Connecticut to sign and file a written appeal with the Wallingford Board of Assessment Appeals and to appear before the Board on our behalf for the purposes of appealing the October 1, 2020 assessment of the above-referenced property, presenting the owner's opinion of the fair market value of the property and taking any other related actions.

Very truly yours, RSS COMM2014UBS5-CT CHL, LLC

DocuSigned by:

Duly Authorized

Adam Singer



Elizabeth P. Simonetti Paralegal

90 State House Square Hartford, CT 06103-3702 p 860 424 4341 f 860 424 4370 esimonetti@pullcom.com www.pullcom.com

February 17, 2021

### VIA FEDEX

Board of Assessment Appeals Wallingford Town Hall – Room 101 45 South Main Street Wallingford, CT 06492 Tel. (203) 294-2001

Re: RSS COMM2014UBS5-CT CHL, LLC - 110 Leigus Road

Dear Mr. Vitali, Chairman:

Enclosed for filing is an Application to the Wallingford Board of Assessment Appeals regarding the above-referenced property. Also enclosed is a copy to be date-stamped and returned to me in the self-addressed, stamped envelope provided.

Thank you.

Sincerely yours,

# Betsy

Elizabeth P. Simonetti Paralegal

Encs.

Dent 2/18/2021

Total Card Land Units 104.810 AC	1 3400 OFFICE BLD M9 I5 1 3400 OFFICE BLD M9 I5 1 3400 OFFICE BLD M9 I5	de Description Z OFFICE BLD M9	CONTRACTOR OF THE PROPERTY OF	34403-4057 08-21-2020 CA 34403 04-20-2020 CM 34359 03-24-2020 CM 32999 01-08-2019 CA C - Approval 32999 11-01-2018 TI Commercial 31422 06-14-2017 CM Commercial	Permit Id Issue Date Type Description	EASEMENT 1199/0527.	BURNS MCDONNELL	ANTHEM BC/BS	GJA EXEMPTION TO BE APPLIED THRU 2017 GL			Nbhd Nbhd Name		Total		Year Code Description	EXEMPTIONS	C ORATIO	GIS ID	225 ASYLUM AVE  Census: Old MBLU TC MAP # TC MAP # Record Lot	C/O RM BRADLEY MANAGEMENT C Alt Pro ID		/ Swampy
	43,560 SF 2.76 1. 32,450 AC 120,200 1. 71,360 AC 8,000 1.	its Unit Price I. SF 2.76 1		66,000 237,920 09-20-2019 32,900 09-20-2019 10-10-2017 950,000 10-10-2017	Amount Insp Date %			RECHECK 10/2020	GENERAT	4/20 FOR L	NOTES	σ	ASSESSING NEIGHBORHOOD	0.00		Amount Code I			BK-VOL/PAGE SALE DATE	<b>-</b>	014001001		
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	TLANDS	Notes Locat		01-05-2021 JW1 04-28-2020 LS 10-07-2019 SJ 09-20-2019 KC 10-10-2017 IF 05-08-2017 SJ 10-01-2015 KC		Total Appraised Parcel Value		Valuation Method	l otal Appraised Parcel Value	Special Land Value	Appraised Land Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Xf (B) Value (Bidg)	Appraised Bidg. Value (Card)	APPRA		24923300 lotal lotal	Assessed Year Code 7,618,300 2019 2-1 17,305,000 2-2 2-5	Total 35,604,600 24,923,300 PREVIOUS ASSESSMENTS (HISTORY)			-	2-1 10,883,300
Total Land Valu	0 7.31 0 318,530 0 3,200	Ą	_	03 01 Measured 06 16 Letter Sent-C 02 63 Permit Chec 02 62 Permit - Inte 06 16 Letter Sent-C 07 63 Permit Chec	Type Is Cd Purpo	cel Value			liue		<b>д</b> )	3ldg)	(dg)	ard)	APPRAISED VALUE SUMMARY		i Otal 30245300 i Otali 30245300 i Otali This signature acknowledges a visit by a Data Collector or Assessor	,,,,,	24,923,300 ENTS (HISTORY)	<	17,303,000		17 305 000
Total Land Value 10,883,300	318,600 30 10,336,300 00 228,400		_	Measured Measured Letter Sent-Cost informatio Permit Check - No Measur Permit - Interior Insp Only Letter Sent-Cost Informatio Permit Check - No Measur	Purpose/Result	35,604,600		C	35,604,600	35 co.4 co.0	10,883,300	989,700	17,100	23,714,500			sor Sor	N e >		ISION	WALLINGFORD, CT		

% Comn Wall 1st Floor Use: AC Type EAS CAN FBM FUS FUS SLB SLB UBM UGR PAT1 SPR2 ELV2 PAV1 PAT2 Ceiling/Wall Model LT12 Wall Height Rooms/Prtns Frame Type Baths/Plumbing Bldg Use Heating Type Interior Wall 2 Roof Cover Roof Structure Exterior Wall 2 Exterior Wall 1 Occupancy Stories: Grade Property Location 110 LEIGUS RD Vision ID 14639 Total Bedrms Interior Floor 2 Interior Wall 1 Heat/AC Total Rooms Heating Fuel nterior Floor Total Baths Element Sprinklers Wet Patio-Avg Sprinklers Wet/ Paving-Asphalt HSw/Four Lt Pass Elev Patio-Good Garage Under Basement, Unfinished Upper Story, Finished Basement, Finished Canopy First Floor OB - OUTBUILDING & YARD ITEMS(L) CONSTRUCTION DETAIL 3482374 348 5.00 28 27 01 04 500 94 02 02 03 12.00 Il Gross Liv / Lease Area Description Sus-Ceil & WL Office Flat Glass/Thermo Average Average Fireprf Steel OFFICE BLD M94 Forced Air-Duc Carpet Ceram Clay Til Drywaii Pre-finsh Metl Commercial Heat/AC Pkgs Central Tar & Gravel 200,00 50 291,40 10,000 1,272 BUILDING SUB-AREA SUMMARY SECTION
IN Living Area Floor Area Eff Au Description Unit Price Account # 25000.00 4600.00 16.00 6.00 3.00 00 1.40 2020 2020 2007 2012 2012 2012 2012 2007 B0287500 9,053 141,176 291,405 141,176 //XF - BUILDING EXTRA FEA RCS Cost to Cure Ovr Condition % Remodel Rating Effective Year Built Cond. Cd Cost to Cure Ovr Comment Misc Imp Ovr Comment Misc Imp Ovr Dep % Ovr RCNLD Percent Good External Obsol Functional Obsol Depreciation % Dep Ovr Comment Condition Trend Factor Depreciation Code ear Built ear Remodeled 3400 Code ତ ଦ ଦ > ດ lemen CONSTRUCTION DETAIL (CONTINUED) 429,456 300,737 18,105 141,176 95,901 26,810 41,176 OFFICE BLD M94 5,652 % Good COST/MARKET VALUATION 2222222 Map ID 1,130 9,053 141,176 Eff Area 141,176 Description Grade MIXED USE 159  $\omega \omega >$ 0 >66/ / 11/ / Grade Adj 63 23,714,500 1.75 1.35 1.35 0.00 0.00 <del>- 25</del> 0 12 2007 125.17 25.02 62.59 125.17 37,641,987 0.00 31.29 37.55 Bldg # 11 11 11 Undeprec Value Appr Percentage 17,670,407 141,437 17,670,407 1,006,709 1,133,126 567,000 217,400 8 Value 19,901 9,300 17,100 96,000 Bldg Name Sec # 1 of 器 緊 Card # 앜 State Use 3400 Print Date 2/18/2021 10:43:07 A